

# PERFECT VALUERS

(PANEL VALUER OF FIXED & MOVABLE ASSEST)

C-481, Street No-11, Maylis Park,

Delhi-110033

M-9582166798 & 9711633053

Email Id [perfectvaluers2012@gmail.com](mailto:perfectvaluers2012@gmail.com),

[perfectvaluers2012@yahoo.in](mailto:perfectvaluers2012@yahoo.in)

REF. NO. SBI/2019-20/FZ

DATED: 24.06.2019

PROPERTY SITUATED AT	:-	PROPERTY BEARING NO. 26, BLOCK-A, JHILMIL INDUSTRIAL AREA, SHAHDARA, DELHI
OWNER	:-	MR. ARUN KUMAR JAIN S/O MR. R.D. JAIN
ACCOUNT NAME	:-	M/S R.D. METAL
FAIR MARKET VALUE	:-	RS. 10,17,00,000/-
RELIZABLE VALUE	:-	RS. 8,64,00,000/-
GUIDE LINE VALUE	:-	Rs. 3,47,67,819/-
CONSTRUCTION VALUE FOR INSURANCE PURPOSE	:-	RS. 97,00,000/-
BRANCH NAME	:-	STATE BANK OF INDIA, SME SHAHDARA, DELHI





# PERFECT VALUERS

( PANEL VALUER OF FIXED & MOVABLE ASSEST )

C-481, Street No. 11, Majlis Park,  
Delhi-110033

M.: 9582166798 & 9711633053

Email Id: [perfectvaluers2012@gmail.com](mailto:perfectvaluers2012@gmail.com);  
[perfectvaluers2012@yahoo.in](mailto:perfectvaluers2012@yahoo.in);

## VALUATION REPORT OF IMMOVABLE PROPERTY

Name & address of Branch :	STATE BANK OF INDIA, SME SHAHDARA, DELHI
Name of Customers (s)/ Borrowal Unit: (fir which valuation report in sought)	M/S R.D. METAL
1:-	<b>INTRODUCTION:-</b>
a)	Name of the property owner (with address & Phone Nos.) : MR. ARUN KUMAR JAIN S/O MR. R.D. JAIN
b)	Purpose of Valuation : Fair Market Value For Bank Credit Facilities
c)	Date of Inspection Property : 26.06.2018
d)	Date of Valuation Report : 27.06.2018
e)	Name of the Developer of property (in case of developer built properties) : N.A
2.	<b>PHYSICAL CHARACTERISTICS OF THE PROPERTY</b>
A).	Location of property
i)	Nearby Landmark : Near Chintamani Restaurant, Shahdara
ii)	Postal Address of the property : Property Bearing No. 26, Block-A, Jhilmil Industrial Area, Shahdara, Delhi
iii)	Area of the plot/ land (supported by a plan) : 334.40 sq. mtrs. i.e. 400 sq. yards.
iv)	Type of Land: Solid, Rocky, Marsh Land, reclaimed land, water- logged, Land locked. : Solid Land
v)	Independent access/approach to the property etc. : Common approach
vi)	Google Map Location of the property with a neighborhood layout map : Attached
vii)	Details of roads abutting the : 60' Wide Road



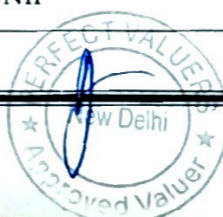


# ECT VALUERS

	viii)	Description of adjoining property	:	North- Property no. 25 & South- Property no. 27		
	ix)	Plot no. Survey No.	:	Property Bearing No. 26		
	x)	Ward/ Village/ Taluka	:	Jhilmil Industrial Area, Shahdara		
	xi)	Sub-Registry/ Block	:	Block-A		
	xii)	District	:	Delhi-110019		
	xiii)	Any other aspect	:	Nil		
B).		Plinth Area, Carpet area and saleable area to be mentioned separately and clarified	:	<b>FLOORS</b>	<b>COVERED AREA (permissible area)</b>	
				Basement	1000 sq. ft.	
				GF	2160 sq. ft.	
				FF	2160 sq. ft.	
				SF	2160 sq. ft.	
				<b>Total area</b>	<b>7480 sq. ft.</b>	
C).		Boundaries of the Property	:	<b>As per Sale deed</b>	<b>Actual</b>	
				North	Plot no. 25	Property no. 25
				South	Plot no. 27	Property no. 27
				East	Road 60' wide	Road 60' wide
				West	Service Lane	Service Lane

## 3. TOWN PLANING PARAMETERS

i	Master plan Provision related to property in terms of land use	:	Industrial area
ii	FAR Floor area Wise/ FSI Floor space Index Permitted & Consumed	:	Permissible 180%
		:	Utilized 180%
iii	Ground floor Coverage	:	Permissible 60%
		:	Utilized 60%
iv	Comment on whether Co- Occupancy certificated has been issued or not	:	Not provided
v	Comment on unauthorized constructions if any	:	No
vi	Transferability of developmental rights if any, building by laws provisions as applicable to the property viz. setbacks, height restriction etc.	:	As per EDMC (East Delhi Municipal Corporation Norms) Height - 15 mtr.
vii	Planning area/ zone	:	Industrial
viii	Developmental controls	:	EDMC
ix	Zoning regulations	:	EDMC
x	Comment on the surrounding land uses and adjoining properties in terms of uses	:	Industrial plotted
xi	Comment on Demolition proceedings if any	:	No
xii	Comment on compounding/ regularization proceedings	:	N.A
xiii	Any other Aspect	:	Nil





## DOCUMENTS DETAILS AND LEGAL ASPECTS OF PROPERTY

Ownership Documents		:	Photocopy of Conveyance Deed dt. 17.09.2014, Regd. No. 15892, Book No. 1, Vol. No. 5305 on Page No. 134 to 136 Registered in SR-VII New Delhi
i.	Sale Deed, Gift Deed, Lease Deed		
ii.	TIR of the property		
b)	Name of the Owner/s	:	MR. ARUN KUMAR JAIN S/O MR. R.D. JAIN
c)	Ordinary status of freehold or leasehold including restrictions on transfer	:	Free hold
d)	Agreement of easement if any	:	Not Applicable
e)	Notification of acquisition if any	:	No
f)	Notification of road widening if any	:	No
g)	Heritage restriction, if any	:	No
h)	Comment on transferability of the property ownership	:	Easily transferable through Sale Deed
i)	Comment on existing mortgages/ charges /encumbrances on the property, if any	:	Already mortgage
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	:	Owner to Disclose
k)	Building Plan sanction: Authority Approving the plan- Name of the office of the Authority- Any violation from the approved building plan-	:	Not provided by borrower
l)	Whether property is agricultural Land if yes, any conversion is contemplated	:	No
m)	Whether the property is SARFAESI compliant	:	Yes
n)	i) All legal documents, receipts related to electricity, Water Tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. ii) Observation on Dispute or Dues if any in payment of Bills/ taxes to be reported.	:	Property Tax Receipt No. DK-87612, amount Rs. 35,899/- dt. 18.07.2018 in the name of Arun Kumar Jain for the year of 2017-18 to 2018-19  Electricity Bill CA No. 151652408 dt. 11.04.2018 in the name of Mr. Arun Kumar Jain
o)	Whether entire piece of land on which the unit is set up property is situated has been mortgaged or to be mortgaged.	:	Already mortgage
p)	Qualification in TIR/Mitigation suggested if any	:	Bank to verify
q)	Any other aspect	:	Nil





## DOCUMENTS DETAILS AND LEGAL ASPECTS OF PROPERTY

Ownership Documents		:	Photocopy of Conveyance Deed dt. 17.09.2014, Regd. No. 15892, Book No. 1, Vol. No. 5305 on Page No. 134 to 136 Registered in SR-VII New Delhi
i.	Sale Deed, Gift Deed, Lease Deed		
ii.	TIR of the property		
b)	Name of the Owner/s	:	MR. ARUN KUMAR JAIN S/O MR. R.D. JAIN
c)	Ordinary status of freehold or leasehold including restrictions on transfer	:	Free hold
d)	Agreement of easement if any	:	Not Applicable
e)	Notification of acquisition if any	:	No
f)	Notification of road widening if any	:	No
g)	Heritage restriction, if any	:	No
h)	Comment on transferability of the property ownership	:	Easily transferable through Sale Deed
i)	Comment on existing mortgages/ charges /encumbrances on the property, if any	:	Already mortgage
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	:	Owner to Disclose
k)	Building Plan sanction: Authority Approving the plan- Name of the office of the Authority- Any violation from the approved building plan-	:	Not provided by borrower
l)	Whether property is agricultural Land if yes, any conversion is contemplated	:	No
m)	Whether the property is SARFAESI compliant	:	Yes
n)	i) All legal documents, receipts related to electricity, Water Tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. ii) Observation on Dispute or Dues if any in payment of Bills/ taxes to be reported.	:	Property Tax Receipt No. DK-87612, amount Rs. 35,899/- dt. 18.07.2018 in the name of Arun Kumar Jain for the year of 2017-18 to 2018-19  Electricity Bill CA No. 151652408 dt. 11.04.2018 in the name of Mr. Arun Kumar Jain
o)	Whether entire piece of land on which the unit is set up property is situated has been mortgaged or to be mortgaged.	:	Already mortgage
p)	Qualification in TIR/Mitigation suggested if any	:	Bank to verify
q)	Any other aspect	:	Nil



## ECONOMIC ASPECTS OF THE PROPERTY

i) Reasonable letting value	: No Information
ii) If property is occupied by tenant	: Owner occupied
-Number of tenants	: } Not Applicable
-Since how long (tenant wise)	
-Status of tenancy right	
Rent received per month (tenant-wise) with a comparison of existing market rent	
iii) Taxes and other outgoings	: Not provided
iv) Property Insurance	
v) Monthly Maintenance charges	
vi) Security Charges	
vii) Any other aspect	

## 6: SOCIO CULTURAL ASPECTS OF THE PROPERTY

a) Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby etc.	: Industrial
b) Whether property belongs to social infrastructure like hospital, school, old age home etc.	: No

## 7:- FUNCTIONAL AND UTILITARIAN ASPECTS OF THE PROPERTY

A) Description of the functionality and utility of the property in terms of	
i) Space Allocation	: Sufficient
ii) Storage Spaces	: Yes
iii) Utility Spaces Provided Within the Building	: Provided
iv) Car Parking Facility	: Open
v) Balconies Etc.	: Yes
B) Any other aspect	: Nil





## ECONOMIC ASPECTS OF THE PROPERTY

i) Reasonable letting value	:	No Information
ii) If property is occupied by tenant	:	Owner occupied
-Number of tenants	}	Not Applicable
-Since how long (tenant wise)		
-Status of tenancy right		
Rent received per month (tenant-wise) with a comparison of existing market rent		
iii) Taxes and other outgoings	:	Not provided
iv) Property Insurance		
v) Monthly Maintenance charges		
vi) Security Charges		
vii) Any other aspect		

6:

## SOCIO CULTURAL ASPECTS OF THE PROPERTY

a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby etc.	:	Industrial
b)	Whether property belongs to social infrastructure like hospital, school, old age home etc.	:	No

7:-

## FUNCTIONAL AND UTILITARIAN ASPECTS OF THE PROPERTY

A)	Description of the functionality and utility of the property in terms of		
i)	Space Allocation	:	Sufficient
ii)	Storage Spaces	:	Yes
iii)	Utility Spaces Provided Within the Building	:	Provided
iv)	Car Parking Facility	:	Open
v)	Balconies Etc.	:	Yes
B)	Any other aspect	:	Nil





## INFRASTRUCTURE AVAILABILITY

Description of aqua infrastructure availability in terms of:

- |  |   |                           |
|--|---|---------------------------|
| i) Water supply                                    | : | Existing Govt. Sewer Line |
| ii) Sewerage/sanitation system underground or open | : | -do-                      |
| iii) Storm Water drainage                          | : | Existing Govt. Sewer Line |

**B) Description of other physical infrastructure facilities viz.**

- |   |   |          |
|---|---|----------|
| i) Solid Waste Management                         | } | Provided |
| ii) Electricity                                   |   |          |
| iii) Road and Public transport connectivity       |   |          |
| iv) Availability of other public utilities nearby |   |          |

**C) Social Infrastructure in terms of**

- |   |   |         |
|---|---|---------|
| i) School   | } | Near by |
| ii) Medical Facilities                                      |   |         |
| iii) Recreational facility in terms of parks and open space |   |         |

**9: MARKETABILITY OF THE PROPERTY**

**A) Marketability of the property in terms of:**

- |  |   |   |
|--|---|---|
| i) Locational attributes                               | : | Average   |
| ii) Scarcity   | : | Available                                       |
| iii) Demand and supply of the kind of subject property | : | Average   |
| iv) Comparable sale prices in the locality             | : | Rs. 2,20,000/- to Rs. 2,50,000/- per sq. yards. |

- |  |   |     |
|--|---|-----|
| <b>B)</b> Any other aspect which has relevance on the value or marketability of the property | : | Nil |
|--|---|-----|

**10: ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY**

- |   |   |   |
|---|---|---|
| <b>a)</b> Type of construction                                  | : | RCC Framed structure  |
| <b>b)</b> Material & technology used                            | : | RCC, Brick Work, reinforcement, sand Cement etc. and old Technology |
| <b>c)</b> Specifications  | : | Average   |
| <b>d)</b> Maintenance issues                                    | : | Average   |
| <b>e)</b> Age of the building                                   | : | 35 yrs old (Built in 1984) renovated time to time                   |
| <b>f)</b> Residual Life of the building                         | : | 20 yrs.   |
| <b>g)</b> Total life of the building                            | : | 55 yrs.   |
| <b>h)</b> Extent of deterioration                               | : | Nil   |
| <b>i)</b> Structural safety                                     | : | Sound   |
| <b>j)</b> Protection against natural disaster viz earthquakes   | : | Not known   |
| <b>k)</b> Visible damage in the building                        | : | No  |
| <b>l)</b> System of air-conditioning                            | : | No  |
| <b>m)</b> Provision of firefighting                             | : | No  |
| Copies of the plan and elevation of the building to be included | : | Owner to supply   |



# ECT VALUERS

## ENVIRONMENTAL FACTORS

b)	Use of environmental friendly building materials, Green Building Techniques if any	:	No
c)	Provision of rain water harvesting	:	Not Provided
d)	Use of solar heating and lightening systems, etc.,	:	Not provided
	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	:	No, Industrial area

## ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY

12:			
A)	Descriptive account on whether the building is modern old fashioned plain looking or decorative heritage value, presence of landscape elements etc.	:	Modern fashioned (Presently renovated building)

## 13. (VALUATION)

B)	Methodology of valuation-procedures adopted for arriving at the valuation.	:	Land and Building Method
	Valuers may consider Various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales and reconciliation of various factors on which final value judgment is arrived at.	:	Land and Building available
C)	Prevailing Market Rate / Price trend of the property in the locality / city from property search sites viz magick bricks. Com, 99 acres.com, makaan.com etc, if available	:	Land Rate ranges between Rs. 2,20,000/- to Rs. 2,50,000/- per sq. yards. Rate of Land by adopting PMR Rs. 2,30,000/- per sq. yards.
c)	Guideline Rate obtained from Registrar's office/ State Govt. Gazette/Income Tax Notification	:	Registrar's office- VII, New Delhi / Delhi





**SUMMARY OF VALUATION**

i) <b>Guideline Value</b>	: 334.40 sq. mtrs. @ Rs. 46,200/- per sq. mtrs x 2 = Rs. 3,08,98,560/-
a) Land:	
b) Building:	: 694.91. mtrs. @ Rs. 6,960/- per sq. mtrs. x 0.8 = Rs. 38,69,259/-
<b>Guideline Value (I + II)</b>	: Rs. 3,47,67,819/- (Rupees Three Crore Forty Seven Lacs Sixty Seven Thousand Eight Nineteen Only)
<b>ii) Fair Market Value</b>	: Rs. 10,17,00,000/- (Rupees Ten Crore Seventeen Lacs only)
<b>iii) Realizable Value</b> (15% less than the present market value)	: Rs. 8,64,00,000/- (Rupees Eight Crore Sixty Four Lacs only)
<b>iv) Forced/ Distress Sale value</b> (25% less than the present market value)	: Rs. 7,63,00,000/- (Rupees Seven Crore Sixty Three Lacs only)
e) In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette Justification on variation has to be given.	: There is variation of more than 20% in valuation as per circle rate and market rate as circle rate is fixed by Govt. Revenue Deptt. for the purpose of stamp duty which is generally less than market rates. Presently property is under construction, we are providing circle rate after completion. Market rates are determined based on current market practical dynamics i.e. location, amenities, utility, locality, size, slump, demand & supply, shape, frontage, level etc. The concerned property has the following advantage/amenities & facilities nearby as Hospital, transport ability etc.
Details of last two transactions in the locality/area to be provided, if available	: In the instant case 2 sale transactions in the area are not available hence we are providing Dealer No. for assessing the nearby value in the particular area.  <b>Real Estate :</b> 1. Aggarwal properties: M-9899772730, 9811904414 2. Sagar Associates:s 9810557610, 9212518090



ANNEXURE-I

**A. Brief description of the property under Valuation**

- The property under valuation is an Industrial property built as Basement + GF + 2 storied on a plot of 334.40 sq. mtrs. or 400 sq. yards. situated at Block-A, Jhilmil Industrial Area, Shahdara.
- Sanctioned plan is not provided, hence absence of plan permissible area as per bye laws is considered for valuation.
  - Subject property is 35 yrs. old (renovated time to time) and owner occupied for Industrial use as on date.
  - The property comprising one big hall in Basement; two rooms, one working hall, one toilet, one pantry two servant rooms and toilet at GF; one hall, two room and one toilet at FF & SF. One service lift are installed in the building.
  - The property located near Near Chintamani Restaurant, Sahdara, Delhi.

**B. VALUATION OF BUILDING**

S. No	Particulars of item	Plinth area Sq. ft.	Age of building	Depreciated replacement rate of construction Rs.	Replacement cost Rs.	Net value Rs.
1.	Basement	1000	35/55	1,000/-	10,00,000/-	10,00,000/-
2.	GF	2160	35/55	1,100/-	23,76,000/-	23,76,000/-
3.	FF	2160	35/55	1,000/-	21,60,000/-	21,60,000/-
4.	SF	2160	35/55	1,000/-	21,60,000/-	21,60,000/-
		7480		TOTAL	76,96,000/-	76,96,000/-

**Part - C (Extra Items) Building: (Amount in Rs.)**

1)	Portico	:	
2)	Ornamental front door	:	
3)	Sit out/Verandah with steel grills	:	Rs. 5,00,000/-
4)	Over head water tank	:	
5)	Extra Steel/Collapsible gates	:	Rs. 5,00,000/-

**Part - D (Amenities): (Amount in Rs.)**

1)	Ward Robes, Showcase, Wooden Cubbourard	:	
2)	Interior decorations	:	
3)	Architectural elevation works	:	Rs. 5,00,000/-
4)	Paneling works	:	
5)	Aluminum works	:	
6)	Common Amenities	:	
7)	Separate for utility Block	:	
	TOTAL	:	Rs. 5,00,000/-

**Part - E (Miscellaneous): (Amount in Rs.)**

1)	Separate for guard rooms, DG room, visitor room	:	
2)	For Luggage 2 Nos lift	:	Included in cost construction
3)	Trees, gardening	:	
	TOTAL	:	NIL



**CT VALUERS**

(Services): (Amount in Rs.)

	Open wall, Hand pump, overhead tank	:	
2)	Drainage arrangements	:	
3)	Compound wall	:	Rs. 10,00,000/-
4)	Steel Gate	:	
5)	Pavement	:	
6)	Electrical fittings & Other	:	
7)	Lift	:	
	<b>TOTAL</b>	:	<b>Rs. 10,00,000/-</b>

**Total Abstract of the Entire Property**

		MARKET VALUE Rs.	GLR VALUE Rs.
Part - A	Land (400 sq. yards. @ Rs. 2,30,000/- per sq. yard.)	9,20,00,000/-	3,08,98,560/-
Part - B	Building	76,96,000/-	38,69,259/-
Part - C	Extra Items	5,00,000/-	NIL
Part - D	Amenities	5,00,000/-	NIL
Part - E	Miscellaneous	Nil	NIL
Part - F	Services	10,00,000/-	
Total Cost		10,16,96,000/-	3,47,67,819/-
Say		10,17,00,000/-	--
Cost of Construction for Insurance Purpose		97,00,000/-	--





I hereby declare that:

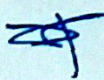
The information provided is true and correct to the best of my knowledge and belief.

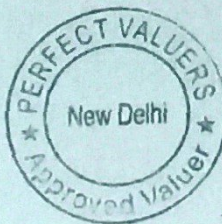
The analysis and conclusions are limited by the reported assumptions and conditions.

- iii) We have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity of the Standards of Reporting enshrined in the above Handbook.
- iv) We have no direct or indirect interest in the above property valued.  
Our representative inspected the site on **22.06.2019** in the presence of **Mr. Arun Jain**.
- v) We are a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to life time.
- vi) We are an approved Valuer under SARFAESI ACT 2002 and am approved by the Bank.
- vii) We have not been depanelled or removed from any Bank/ Financial Institution/Government Organization at any point of time in the past.
- ix) We have submitted the valuation Report (s) directly to the Bank.

Place : New Delhi  
Date : 24.06.2019  
Note : This report contains 13 pages

**FOR PERFECT VALUERS**

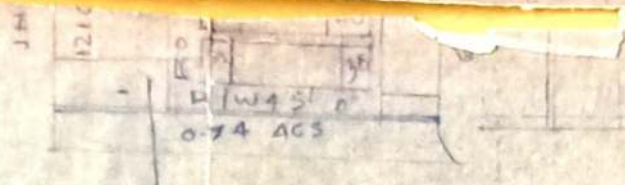
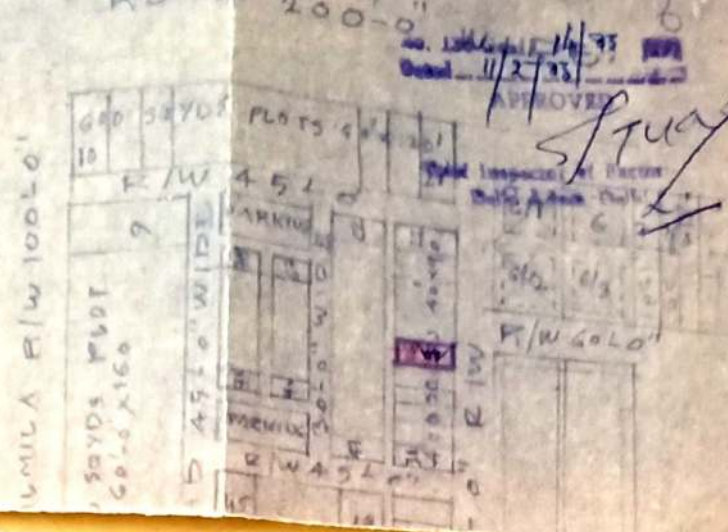
  
**(DINESH KUMAR SHARMA)**  
(Govt. Regd. Valuer)  
(Regd. No. Cat-I/286/2009)











## PART LAYOUT PLAN

### AREA CHART.

- A. OF PLOT  $40'0'' \times 90'0'' = 3600 \text{ SQFT} = 334.45 \text{ SQM.}$   
 B. OF  $3600 = 2160 \text{ SQFT} = 200.67 \text{ SQM.}$   
 AT G.F. 50% OF  $3600 = 1800 \text{ SQFT} = 167.22 \text{ SQM.}$   
 G.F. - A  $40'0'' \times 19'0'' = 760.00 \text{ SQFT}$   
           B  $30'0'' \times 15'0'' = 450.00 \text{ SQFT}$   
           C  $30'0'' \times 8'0'' = 240.00 \text{ SQFT}$   
           D  $40'0'' \times 20'0'' = 800.00 \text{ SQFT}$   
           TOT AL  $1700.00 \text{ SQFT} = 157.24 \text{ SQM.}$   
 D COVD AT B.F.  $= 32'0'' \times 16'10''/2 = 259.33 \text{ SQFT} = 24.06 \text{ SQM.}$   
 D COVD AT G.F.  $3600 - 1800.00 = 1800.00 \text{ SQFT} = 167.22 \text{ SQM.}$   
 AT M.F. 25% OF  $1800 = 450 \text{ SQFT} = 41.80 \text{ SQM.}$   
 D COVD AT M.F.  $16'0'' \times 15'0'' = 240.00 \text{ SQFT} = 22.31 \text{ SQM.}$   
 AT F.F. 10% OF  $3600 = 360 \text{ SQFT} = 33.44 \text{ SQM.}$   
 D COVD AT F.F.  $17'0'' \times 16'0'' = 272.00 \text{ SQFT} = 25.32 \text{ SQM.}$

### TABLE OF DOORS & WINDOWS & VENTILATOR

9'0" x 7'0"	1	3'0" x 3'6"
12'0" x 7'0"	1	4'0" x 3'0"
7'0" x 7'0"	1	1'6" x 2'6"
10'0" x 4'6"	1	11'7" x 2'6"
10'0" x 7'0"	1	
2'0" x 7'0"		
4'0" x 7'0"		
3'0" x 7'0"		
4'0" x 4'6"		
3'0" x 4'6"		
9'0" x 4'6"		

WORK SHOW RED ☐

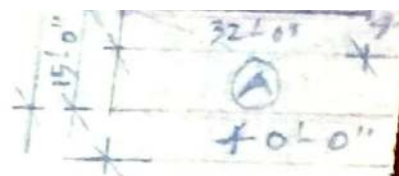
WORK IN C.M. 1/4

IN E' BEAM SHALL BE PROVIDED WHERE NECESSARY  
 AT DADO IN W.C. & BATH  
 ANY DOOR SHOULD BE OPEN OUT SIDE  
 NO WORKER SHALL BE EMPLOYED  
 WORKER SHALL BE 10  
 OF TRADE SHALL BE DRYING WIRE WITH

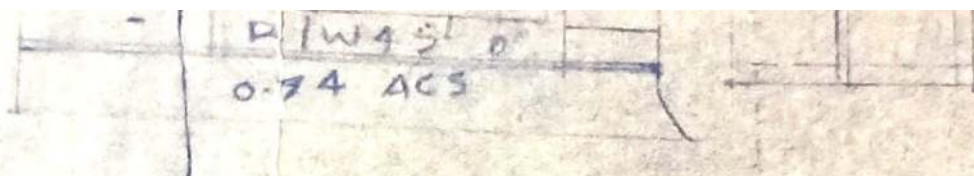
*K. Lalani*

K. Lalani  
 ARCHITECT





SITE PLAN



PART LAYOUT PLAN

# AREA CHART.

TOTAL AREA OF PLOT  $40'-0" \times 90'-0" = 3600 \text{ SQFT} = 334.45 \text{ SQM}$ .

F.A.R. 60% OF 3600 = 2160 SQFT = 200.67 SQM.

PER COVD AT G.F. 50% OF 3600 = 1800 SQFT = 167.22 SQM.

OPEN AT G.F. - A  $40'-0" \times 15'-0" = 600.00 \text{ SQFT}$

B  $9'-0" \times 15'-9" = 126.00 \text{ SQFT}$

C  $30'-1\frac{1}{2}" \times 8'-7\frac{1}{2}" = 259.83 \text{ SQFT}$

D  $40'-0" \times 20'-4\frac{1}{2}" = 815.00 \text{ SQFT}$

TOTAL 1700.83 SQFT. = 167.24 SQM.

PROPOSED COVD AT B.F. =  $32'-0" \times 16'-10\frac{1}{2}" = 540 \text{ SQFT} = 50.16 \text{ SQM}$ .

PROPOSED COVD AT G.F.  $3600 - 1800.83 = 1799.17 \text{ SQFT} = 167.14 \text{ SQM}$ .

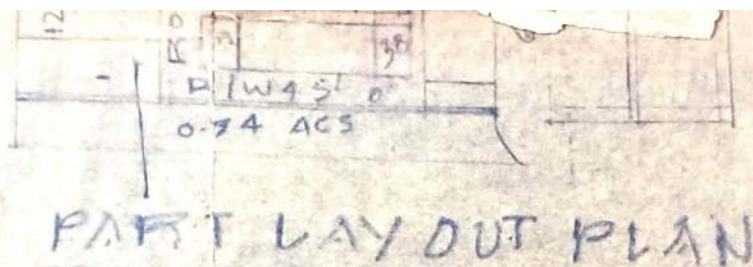
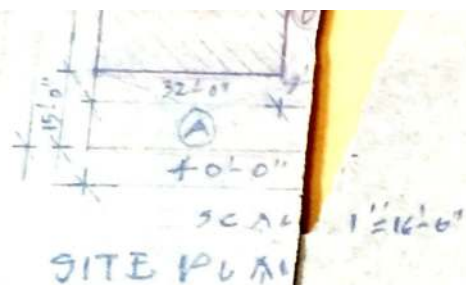
PER COVD AT M.F. 25% OF 1800 = 450 SQFT OR 41.80 SQM.

PROPOSED COVD AT M.F.  $16'-4" \times 15'-1" = 251.25 \text{ SQFT} = 23.34 \text{ SQM}$

PER COVD AT F.F. 10% OF 3600 = 360 SQFT OR 33.44 SQM.

PROPOSED COVD AT F.F.  $17'-6" \times 16'-6" = 298.45 \text{ SQFT} = 27.82 \text{ SQM}$





### AREA CHART

TOTAL AREA OF PLOT  $40'-0" \times 90'-0" = 3600 \text{ SQFT} = 334.45 \text{ SQM}$ .

F.A.R. 6% OF  $3600 = 2160 \text{ SQFT} = 200.67 \text{ SQM}$ .

PER COVD AT G.F. 50% OF  $3600 = 1800 \text{ SQFT} = 167.22 \text{ SQM}$ .

OPEN AT G.F. - A  $40'-0" \times 15'-0" = 600.00 \text{ SQFT}$

B  $9'-0" \times 15'-0" = 126.00 \text{ SQFT}$

C  $30'-1/2" \times 8'-7/2" = 259.83 \text{ SQFT}$

D  $40'-0" \times 20'-4 1/2" = 815.00 \text{ SQFT}$

TOTAL  $1700.83 \text{ SQFT} = 167.24 \text{ SQM}$ .

PROPOSED COVD AT B.F.  $= 32'-0" \times 16'-10 1/2" = 540 \text{ SQFT} = 50.16 \text{ SQM}$ .

PROPOSED COVD AT G.F.  $3600 - 1800.83 = 1799.17 \text{ SQFT} = 167.14 \text{ SQM}$ .

PER COVD AT M.F. 25% OF  $1800 = 450 \text{ SQFT} = 41.80 \text{ SQM}$ .

PROPOSED COVD AT M.F.  $15'-0" \times 15'-0" = 225 \text{ SQFT} = 20.94 \text{ SQM}$ .

PER COVD AT F.F. 10% OF  $3600 = 360 \text{ SQFT} = 33.44 \text{ SQM}$ .

PROPOSED COVD AT F.F.  $17'-6" \times 16'-6" = 298.45 \text{ SQFT} = 26.82 \text{ SQM}$ .



G5

9'-0" x 4'-6"

# NOTES

PROPOSED WORK SHOW RED ☐  
ALL BRICK WORK IN C.M. 1:4  
R.C.C. COLUMN & BEAM SHALL BE PROVIDED WHERE NECESSARY  
3'-0" HEIGHT DADO IN W.C. & BATH  
ALL FACTORY DOOR SHOULD BE OPEN OUT SIDE  
NO. FEMALE WORKER SHALL BE EMPLOYED  
NO. OF WORKER SHALL BE 10  
NATURE OF TRADE SHALL BE DRYING WIRE MILL.

K. K. K. (Ma)

1.1.2013

KASTURBI LALL & BROS  
ARCHITECT & INTERIOR DESIGNER  
RADHU CREMA BUILDING  
G.T. ROAD SHAHDARA DELHI-34

LT BY R32117  
SCALE 1"=4'-0" ARCHITECTS



6

ROAD 200'-0"

no. 130  
Dated 11/27/83

14/83

APPROVED

*[Signature]*

Inspector of Factors  
Dell Adams - Dallas

600 50 YDS PLOTS 60' x 120'

R/W 45' x 0'

9 PARKING 22' x 90'

6/2 6/3 1/2 1/3