

## **PRAKASH ASSOCIATES**

ARCHITECT, CONSULTING STRUCTURAL ENGINEER, GOVT. REGISTERED VALUER

B-2/2, SECTOR 18, ROHINI, DELHI - 110 089. Ph : 011 - 27882622, (M):9868109216

E-mail :vermaprakash10@yahoo.co.in

: **Sonu Saxena : 8287406498**

### **PRAKASH VERMA**

F.I.V., M.I.E. ( I )

Structural Engineer

Chartered Engineer

Govt. Approved Valuer

Cat.No. I/117/2000-01/459

### **Ar. SHIVANI VERMA**

CA/2016/78324

M. Planning (Urban & Regional)

NIT Patna

### **Er. ANAND VERMA**

B.E ( civil )

M.E. ( Infra Structure )

Thapar University

State Bank of India

SME Naraina, New Delhi

Date: 28.01.2025

### **VALUATION REPORT FOR IMMOVABLE PROPERTIES**

#### **Reference No**

<b>A)</b>	<b>GENERAL</b>	
1.1	Purpose for which the valuation is made	: Fair Market Value
2.	a) Date of inspection	: 06.01.2025
	b) Date on which the valuation is made	: 28.01.2025
3.	List of documents produced for perusal	: Copy of Sale Deed
4.	Name of the owner(s) and his/their address(es) with phone number (details of share of each owner in case of joint ownership)	: Mr. Rajiv Anand  M/S :- ESS AAR AUTOMOTIVE PVT. LTD Mob no. 9899984857
5.	Brief description of the property (including leasehold/freehold etc.)	: This is a under construction industrial plot with B+G+3 storied Building Nearby : Mayapuri Metro Station
6.	Location of the property	
	a) Plot No. /Survey No.	: Industrial Plot No. A-21
	b) Door No.	: Block-A
	c) T.S No./village	: Rewari Line industrial Area Phase-1, Mayapuri, New Delhi
	d) Ward/Taluka	:
	e) Mandal District	: New Delhi
7.	Postal Address of the property	: Industrial Plot No- A-21, Block-A, Rewari Line industrial Area Phase-1, Mayapuri, New Delhi
8.	City/Town	: New Delhi
	Residential Area	:
	Commercial Area	: -

	Industrial Area	:	- Mayapuri	
9.	Classification of the area			
	a) High/Middle/Poor	:	Middle	
	b) Urban/Semi Urban/Rural	:	Urban	
10.	Coming Under Corporation Limit/ Village Panchayat/ Municipality	:	Municipal Corporation of Delhi	
11.	Whether covered under any State /Central Govt. enactments (e.g. Urban Land Ceiling Act)or notified under agency area/scheduled area/cantonment area	:	Municipal Corporation of Delhi	
12.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	None	
13.	Boundaries of the property			
	North	:	Road	
	South	:	Other	
	East	:	Entry	
	West	:	Road	
14.1	Dimension of site	:	A	B
			As per the Deed	Actuals
	North	:	The Plot area is 1308.712 sq.mt. 1565.22 sq.yd. Plinth Area-2220.0 sq.mt.(23895 sq.ft.)	The Plot area is 1308.712 sq.mt. 1565.22 sq.yd. Plinth Area-2220.0 sq.mt. (23895 sq.ft.)
	South	:		
	East	:		
	West	:		
14.2	Latitude, Longitude and Coordinates of the site	:	Latitude : 28°37'53.6"N Longitude: 77°07'40.1"E	
15.	Extent of the site	:	No	
16.	Extent of the site considered for valuation(least of 14 A & 14 B)	:	Plot Area : 1308.712 sq.mt. (1565.22 sq.yd.)	
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Under Construction 70 % work has been done	
<b>B)</b>	<b>CHARACTERISTICS OF THE SITE</b>			
1.	Classification of locality		Industrial Area	
2.	Development of surrounding areas		Yes	
3.	Possibility of frequent flooding / sub-merging		No	
4.	Feasibility to the Civic amenities like school,		1.0 KM.	

	hospital, bus stop, market etc.		
5.	Level of land with topographical conditions		Leveled
6.	Shape of land		Rectangular
7.	Type of use to which it can be put		As per bye-laws
8.	Any usage restriction		No
9.	Is plot in town planning approved layout?		Yes
10.	Corner plot or intermittent plot?		Corner Plot
11.	Road facilities		Yes
12.	Type of road available at present		Yes
13.	Width of road – is it below 20 ft. or more than 20 ft.		More than 40 Ft.
14.	Is it a land – locked land?		Industrial Land
15.	Water potentiality		Yes
16.	Underground sewerage system		Yes
17.	Is power supply available at the site?		Yes
18.	Advantage of site	:	Near Market
			Public Facility
19.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)		None
<b>PART-A (VALUATION OF LAND)</b>			
1.	Size of Plot	:	
	North	:	The Plot area is 1308.712 sq.mt. (1565.22 sq.yd.)
	South	:	
	East	:	
	West	:	
2.	Total extent of the land	:	1308.712 sq.mt. (1565.22 sq.yd.)
3.	Prevailing market rate (Along with details/reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Rs. 4,75,000.00 per sq.yd. to Rs. 5,00,000.00 per sq. yd. (99 acres attached)
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Plot area = 1308.712 sq.mt. Land rate = Rs. 46,200 per sq.mt.X2 Land value = Rs. 92400X1308.712 sq.mt. = Rs. 12,09,24,989.00.....A

			Plinth Area= 2220.0 sq.mt.(23895 sq.ft.) Contraction rate – 8040.0 per sq.mt. Construction Value = Rs. 8040 x 2220.0= Rs. 1,78,48,800.00.....B Property Value (A+B) = <b>Rs. 13,87,73,789.00</b>
5.	Assessed/Adopted rate of valuation	:	Rs. 4,95,000.00 per sq.yd.
6.	Estimated Value of Land	:	Plot area = 1308.712 sq.mt. (1565.22 sq.yd.) Value of land = Rs. 4,95,000.00X 1565.22 sq. yd. = Rs. 77,47,83,900.00
<b>PART-B (VALUATION OF THE BUILDING )</b>			
1.	Technical details of the building		
a.	Type of Building (Residential / Commercial / Industrial)		Industrial
b.	Type of construction (Load bearing / RCC/ Steel Framed)		RCC
c.	Year of construction		New (Under Construction )
d.	Number of floors and height of each floor including basement, if any		N.A
e.	Plinth area floor-wise		2220.0 sq.mt (23895.0 sq.ft.)
f.	Condition of the building		
	i. Exterior-Excellent, Good, Normal, Poor	:	Under Construction
	ii. Inferior- Excellent, Good, Normal,Poor	:	Under Construction
g.	Date of issue and Validity of the layout of approved map/plan	:	Map sanctioned by MCD File no-10118242 Dated : 24.04.2024
h.	Approved map/plan issuing authority	:	MCD
i.	Whether genuineness or authenticity of approved map/plan is verified	:	N.A
j.	Any other comments by our empanelled valuers on authentic of approved plan	:	N/A

**Specification of construction (floor wise) in respect of**

S.No.	Description	Ground floor	Other Floors
1.	Foundation	N.A	NA
2.	Basement	N.A	No
3.	Superstructure	N.A	Yes

4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)		Iron door & Frame window	Iron door & Frame window
5.	RCC works		RCC	RCC
6.	Plastering		Yes	Yes
7.	Flooring, Skirting, dadoing		N.A	N.A
8.	Special finish as marble, granite, wooden paneling, grills, etc		N.A	N.A
9.	Roofing including weather proof course		N.A	No
10.	Drainage		N.A	No
<b>S. No.</b>	<b>Description</b>		<b>Ground floor</b>	<b>Other Floors</b>
2.	Compound wall	:	N.A	N.A
	Height	:	N.A	N.A
	Length	:	N.A	N.A
	Type of construction	:	N.A	N.A
3.	Electrical installation			
	Type of wiring	:	Internal wiring	Internal wiring
	Class of fittings (superior / ordinary / poor)	:	N.A	N.A
	Number of light points	:	As per site	As per site
	Fan points	:	As per site	As per site
	Spare plug points	:	As per site	As per site
	Any other item	:	N.A	N.A.
4.	Plumbing installation			
	a) No. of water closets and their type	:	As per site	As per site
	b) No. of wash basins	:	As per site	As per site
	c) No. of urinals	:	As per site	As per site
	d) No. of bath tubs	:	As per site	As per site
	e) Water meter, taps, etc.	:	As per site	As per site
	f) Any other fixtures	:	N.A	N.A

### DETAILS OF THE VALUATION

S.No	Particulars of items	Plinth area	Roof height	Age of the building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs.	Net Value after depreciations Rs.
1.	B+G+3	2220.0 sq.mt (23895)	12'	Under construction	1800	Rs.4,30,11,000.00	-	Rs.4,30,11,000.00

### Part C-(ExtraItems)(Amount inRs.)

1.	Portico	:	N.A.
2.	Ornamental front door	:	N.A.
3.	Sit out/ Verandah with steel grills	:	N.A.
4.	Overhead water tank	:	N.A.
5.	Extra steel/ collapsible gates	:	N.A.
	<b>Total</b>	:	

### PartD-(Amenities)(Amount inRs.)

1.	Wardrobes	:	No
2.	Glazed tiles	:	No
3.	Extra sinks and bath tub	:	No
4.	Marble / ceramic tiles flooring	:	No
5.	Interior decorations	:	No
6.	Architectural elevation works	:	No
7.	Paneling works	:	No
8.	Aluminum works	:	No
9.	Aluminum hand rails	:	No
10.	False ceiling	:	No
	<b>Total</b>		

### PartE-(Miscellaneous)

(Amount inRs.)

1.	Separate toilet room	:	No
2.	Separate lumber room	:	N.A.
3.	Separate water tank/ sump	:	N.A.
4.	Trees, gardening	:	N.A.
	<b>Total</b>		

### PartF-(Services)

(Amount inRs.)

1.	Water supply arrangements	:	Yes
2.	Drainage arrangements	:	Yes
3.	Compound wall	:	N.A.
4.	C. B. deposits, fittings etc.	:	N.A.
5.	Pavement	:	N.A.

	<b>Total</b>	:	
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**Total abstract of the entire property**

Part- A	Land	:	Rs.77,47,83,900.00
Part- B	Building	:	Rs. 4,30,11,000.00
Part- C	Extra Items	:	Rs.
Part- D	Amenities	:	Rs.
Part- E	Miscellaneous	:	Rs.
Part- F	Services	:	Rs.
	Total	:	Rs. 81,77,94,900.00
	<b>SAY</b>	:	<b>Rs. 81,77,94,000.00</b>

Market value is driven by current market scenario & guidelines. Value provided in state govt. notifications is for registration of properties for paying stamp duty.

1) Salability = Average

2) Likely rental value in future = Rs. 10,00,000.00 to Rs. 12,00,000.00 per month

3) Any likely income = Same as rental value

4) The residual age of the property is 60 years.

5) The local dealer contact No. 9810008745 (Goyal Properties)

(6) Insurance Value of the property = Rs. 4,30,11,000.00

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specification is as under

<b>1.</b>	<b>Market Value of Property</b>	<b>Rs. 81,77,94,000.00</b>
<b>2.</b>	<b>Fair Market Value of the property (Realizable value 90% )</b>	<b>Rs. 73,60,15,000.00</b>
<b>3.</b>	<b>Distress Value of the property</b>	<b>Rs. 55,20,11,000.00</b>

Place: New Delhi  
Date: 28.01.2025

Signature  
PRAKASH VERMA

It is certified that the value given in the valuation report dated 25.01.2025 by the Bank's approved valuer Mr. PrakashVerma is fair and reasonable as per discreet and independent enquiries made during our visit dated 06.01.2025

Office/Manager

Name

Date

Branch in charge

Name

Date

Enclosures: Declaration from the valuer in format E (Annexure E)

Model code of conduct for valuer (Annexure F)

Google map location.

99 acres references

### **DECLARATION FROM VALUERS**

I hereby declare that-

- a. The information furnished in my valuation report dated 28.01.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued.
- c. I have personally inspected the property on 06.01.2025. The work is not subcontracted to any valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the handbook on Policy, standards and procedure for Real Estates Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for the valuation in the Part-B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the bank for the respective asset class is in conformity to the "Standards" as enshrined for the valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of conduct for empanelment of Valuer in the bank (Annexure F-A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34AB of the Wealth Tax Act, 1957.
- j. I am the proprietor/partner/authorized official of the firm/company/ who is competent to sign this valuation report.
- k. Further I hereby provide the following information/



S.No.	PARTICULARS	VALUER COMMENT
1.	Background information of the asset being valued	Property valued as per Market survey
2.	Purpose of valuation and appointing authority	Finding the fair market value Appointing authority : SBI SME Naraina , New Delhi
3.	Identity of the valuer and any other experts involved in the valuation	Prakash Verma Valuer
4.	Disclosure of valuer interest or conflict, if any	No
5.	Date of appointment, valuation date and date of report	Date of appointment : 06.01.2025 Valuation date : 06.01.2025 Date of report : 06.01.2025
6.	Inspections and/or investigations undertaken	Inspections of property and surroundings taken
7.	Nature and sources of the information used or relied upon	Local Market survey and various internet sites (Attached)
8.	Procedures adopted in carrying out the valuation and valuation standards followed.	Personally visiting the property, inquiry and tool photographs of the property and conducting market survey and thus appointing the composite rate.
9.	Restrictions on use of the report if any	For Bank Purpose only
10.	Major factors that were taken into account during the valuation	Location and maintenance of the property
11.	Caveats limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuers which shall not be for the purpose of limiting his responsibility for the valuation report	None

**MODEL CODE OF CONDUCT FOR VALUERS**  
**(Adopted in line with companies (Registered Valuers and Valuation Rules, 2017))**

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

- **Integrity and Fairness**

1. A valuer shall in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealing with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

- **Professional Competence and Due Care**

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice prevailing regulations/guidelines and techniques.
9. In the preparation of the valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have separate arrangement with other valuers.

- **Independence and Disclosure of interest**

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/it's relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in “mandate snatching” or offering “convenience valuations” in order to cater to a company or client’s needs.
18. As an independent valuer, the valuer shall not charge success fee (success fees may be defined as a compensation/incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

- **Confidentiality**

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

- **Information Management**

21. A valuer shall ensure that he/it maintains written contemporaneous records for any decision taken, the reasons for taking the decision and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for the inspection and investigations carried out by the authority any person authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority the tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

- **Gifts and hospitality**

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation- For the purpose of this code the term “ relative” shall have the same meaning defined in clause(77) of section 2 of the Companies Act,2013 (18 of 2013).

26.A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/itself or to obtain or retain an advantage in the conduct of profession for himself/itself.

- **Remuneration and Costs**

27.A valuer shall provide services for remuneration which is charged in a transparent manner is a reasonable reflection of the work necessarily and properly undertaken and is not inconsistent with the applicable rules.

28.A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering services.

- **Occupation, employability and restrictions**

29.A valuer shall refrain from accepting too many assignments, if he/it unlikely to be able to devote adequate time to each of his/its assignments.

30.A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Date: 28.01.2025

Place : New Delhi

Signature  
PRAKASH VERMA

## Online Reference

**₹85 Cr** @ 5,31,250 per sq.yards  
Estimated EMI ₹67,88,983

STATUS NOT AVAILABLE

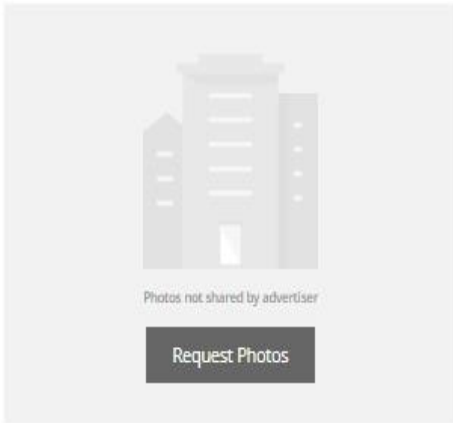
Manufacturing for Sale  
In Mayapuri Industrial Area Phase 1, Delhi

Overview

Owner Details

Articles

Property (0)



Area  
Plot area 1600 sq.yards  
(1337.8 sq.m.)

Configuration  
Manufacturing  
with No Washrooms

Price  
₹85 Crore+ Govt Charges & Tax  
@ 5,31,250 per sq.yards (Negotiable)

Address  
Mayapuri Industrial Area Phase 1, Delhi

Facing  
South

Property Age  
0 to 1 Year Old

Home > Commercial property for sale in Delhi / NCR > Commercial property for sale in Delhi > Factory for sale in Delhi > Factory for sale in Mayapuri > Factory for sale in Mayapuri Industrial Area Phase 1

**₹5.25 Cr** @ 3,54,729 per sq.yards  
Estimated EMI ₹4,19,320  
STATUS NOT AVAILABLE

Factory for Sale  
In Mayapuri Industrial Area Phase 1, Delhi

Overview

Dealer Details

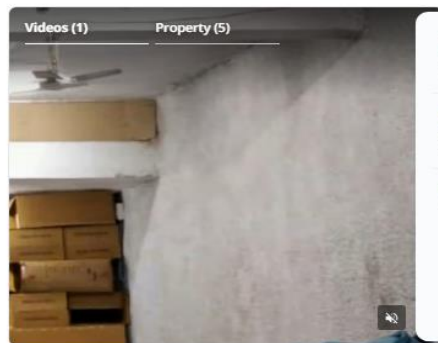
Recommendations

Articles

**Sumit Mehta**  
FEATURED DEALER | Member Since May, 2017

Contact Dealer **FREE**

Ready to move Property | Posted on Jan 27, 2025



Videos (1)

Property (5)

Area  
Plot area 148 sq.yards  
(123.75 sq.m.)

Configuration  
Factory  
with 4 Washrooms

Price  
₹5.25 Crore  
@ 3,54,729 per sq.yards (Negotiable)

Address  
Mayapuri Industrial Area Phase 1, Delhi

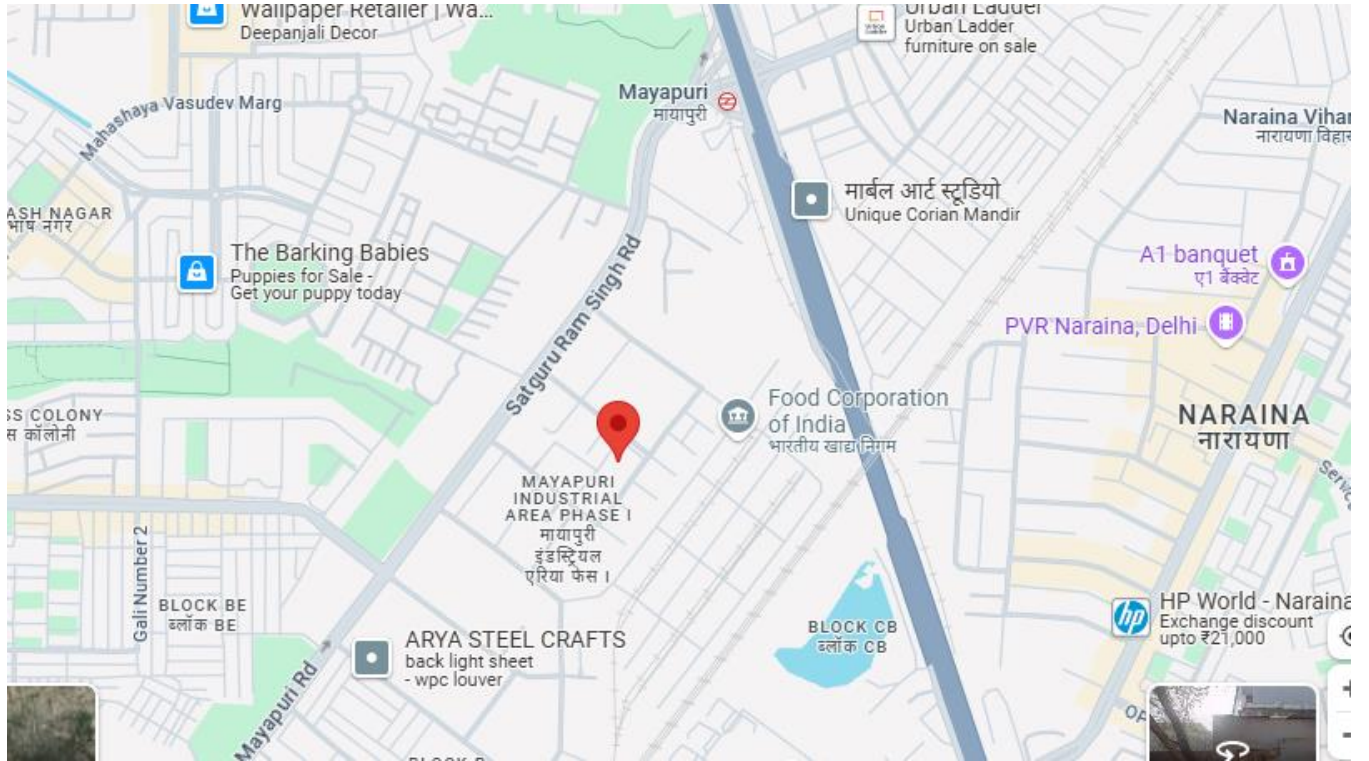
Facing  
West

Property Age  
5 to 10 Year Old

Places nearby  
Mayapuri Industrial Area Phase 1, Delhi

View All (46)

## GOOGLE MAP

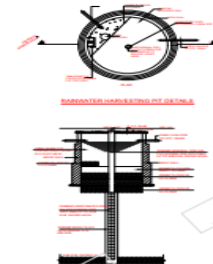
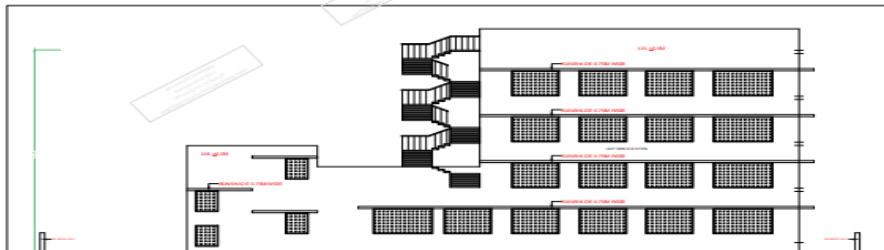
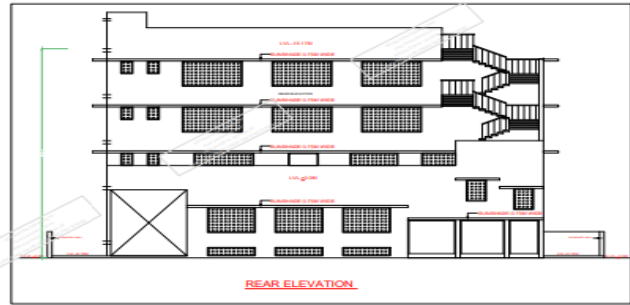
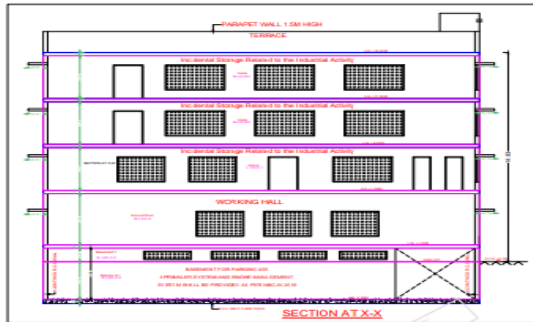


28°37'53.6"N 77°07'40.1"E

28.631553, 77.127806



## SANCTIONED MAP



### AREA CALCULATIONS:-

TOTAL PLOT AREA =  $29.580\text{M} \times 44.243\text{M} = 1308.712 \text{ SQ.M}$

PERM. GROUND COVERAGE 50% OF PLOT AREA =  $654.356 \text{ SQ.M}$

PERM. F.A.R 200% OF PLOT AREA =  $2617.424 \text{ SQ.M}$

#### DETAIL OF OPEN AREA

1 =  $3.96\text{M} \times 6.10\text{M} = 24.16 \text{ SQ.M}$

2 =  $1.83\text{M} \times 1.83\text{M} = 3.35 \text{ SQ.M}$

3 =  $1.83\text{M} \times 1.83\text{M} = 3.35 \text{ SQ.M}$

4 =  $3.96\text{M} \times 6.10\text{M} = 24.16 \text{ SQ.M}$

55.02 SQ.M

PROPOSED COVD. AREA ON GROUND FLOOR = AREA(A) - OPEN AREA

=  $21.90\text{M} \times 30.75\text{M} - 55.02 \text{ SQ.M} = 675.27 - 55.02 \text{ SQ.M} = 620.25 \text{ SQ.M}$

PROPOSED COVD. AREA ON FIRST FLOOR = AREA(B) - OPEN AREA(1+2)

=  $21.96\text{M} \times 16.12\text{M} - (24.16 + 3.35) \text{ SQ.M} = 353.99 - 27.51 \text{ SQ.M} = 326.48 \text{ SQ.M}$

PROP.COVD. AREA ON SECOND FLOOR = SAME AS F. FLOOR =  $326.48 \text{ SQ.M}$

PROP.COVD. AREA ON THIRD FLOOR = SAME AS S. FLOOR =  $326.48 \text{ SQ.M}$

PROP.COVD. AREA ON BASEMENT = SAME AS GRD. FLOOR =  $620.25 \text{ SQ.M}$

PROP.COVD. AREA ON ALL FLOOR =  $620.25 + 326.48 + 326.48 + 326.48 \text{ SQ.M}$   
=  $1599.69 \text{ SQ.M}$

PROPOSED F.A.R =  $\frac{1599.69 \times 100}{1308.712} = 122.23\%$

### PARKING CALCULATIONS:-

TOTAL COVD. AREA ON ALL FLOORS =  $1599.69 \text{ SQ.M}$

REQUIRED ECS =  $1599.69 / 50 = 31.99 \text{ ECS}$

ECS PROVIDED IN OPEN AREA =  $\text{AREA}(W+X+Y+Z) / 23$

W =  $29.58\text{M} \times 6.10\text{M} = 180.44 \text{ SQ.M}$

X =  $4.57\text{M} \times 30.75\text{M} = 140.53 \text{ SQ.M}$

Y =  $29.58\text{M} \times 7.39\text{M} = 218.60 \text{ SQ.M}$

Z =  $30.75\text{M} \times 3.05\text{M} = 93.79 \text{ SQ.M}$

633.36 SQ.M

ECS PROVIDED IN OPEN AREA =  $633.36 - (3.00 \times 2.00 \times 23)$

Other Street  
OS, RIGHT SIDE ROAD, 18.287

**PROPERTY NO. A-21, BLOCK-A, MAYAPURI PHASE -1, NEW DELHI**





**PROPERTY NO. A-21, BLOCK-A, MAYAPURI PHASE -1, NEW DELHI**

