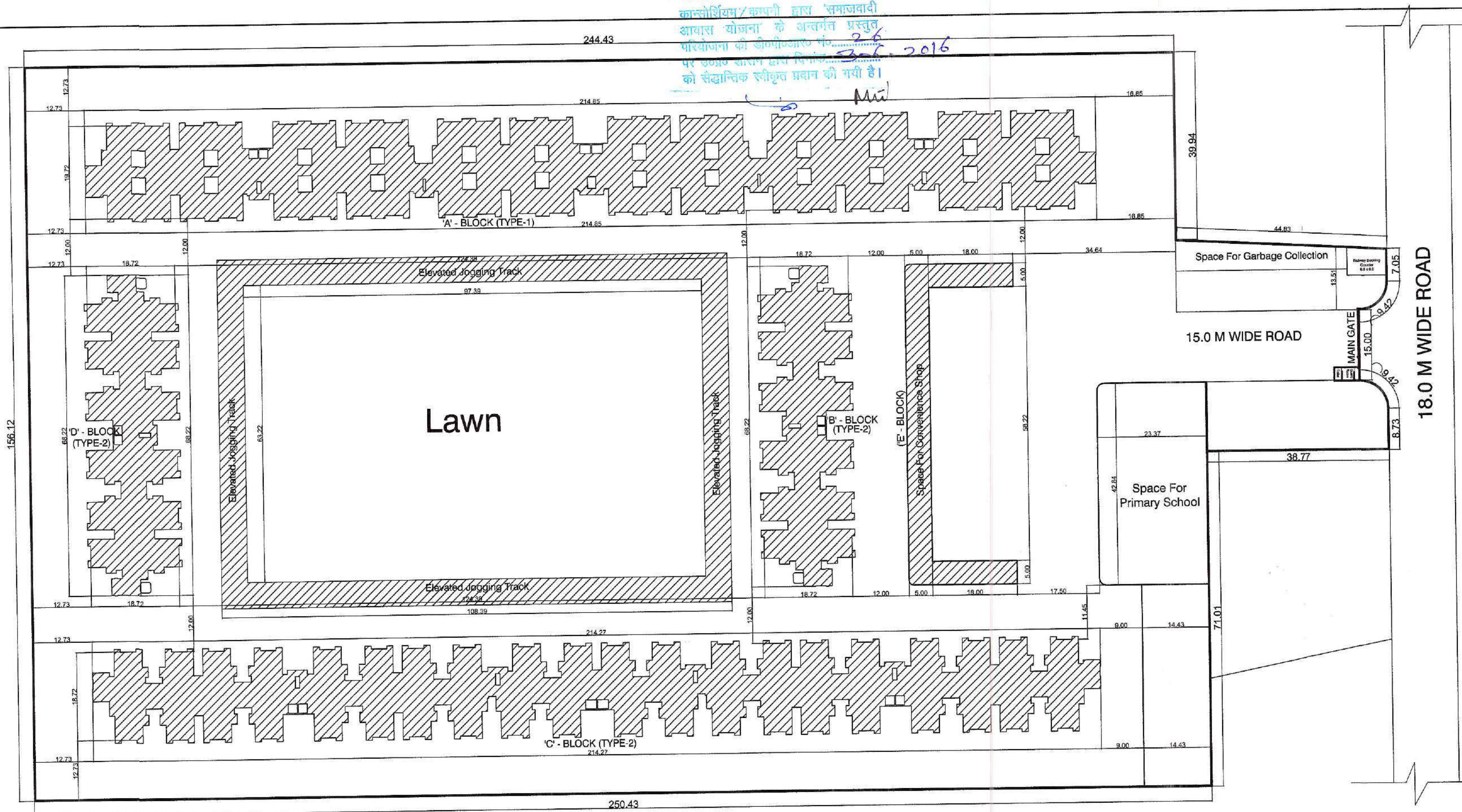
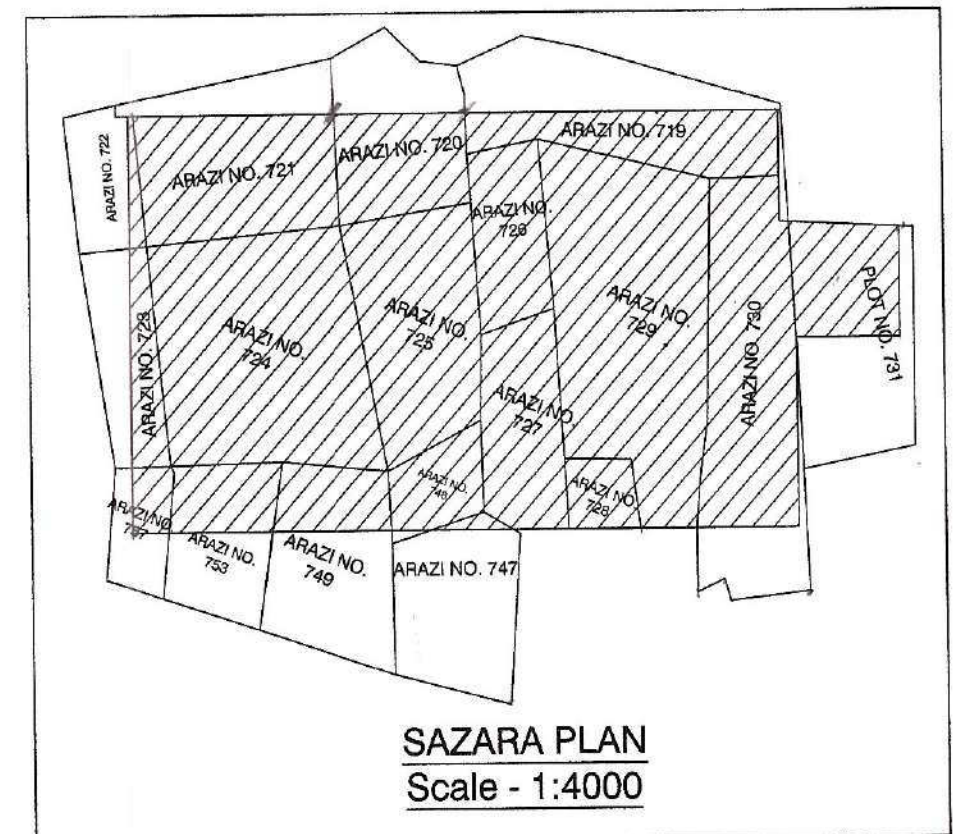


नैरास रतन हाउसिंग डेवलपमेंट लि.  
कायदेविषय/कानूनी द्वारा समझौता  
आवास योजना के अन्तर्गत प्रस्तुत  
परियोजना की योजनांकृत नं. 2016  
पर उपरोक्त सातों काम दिनांक 2016  
को सैद्धांतिक स्वीकृत प्रदान की गयी है।

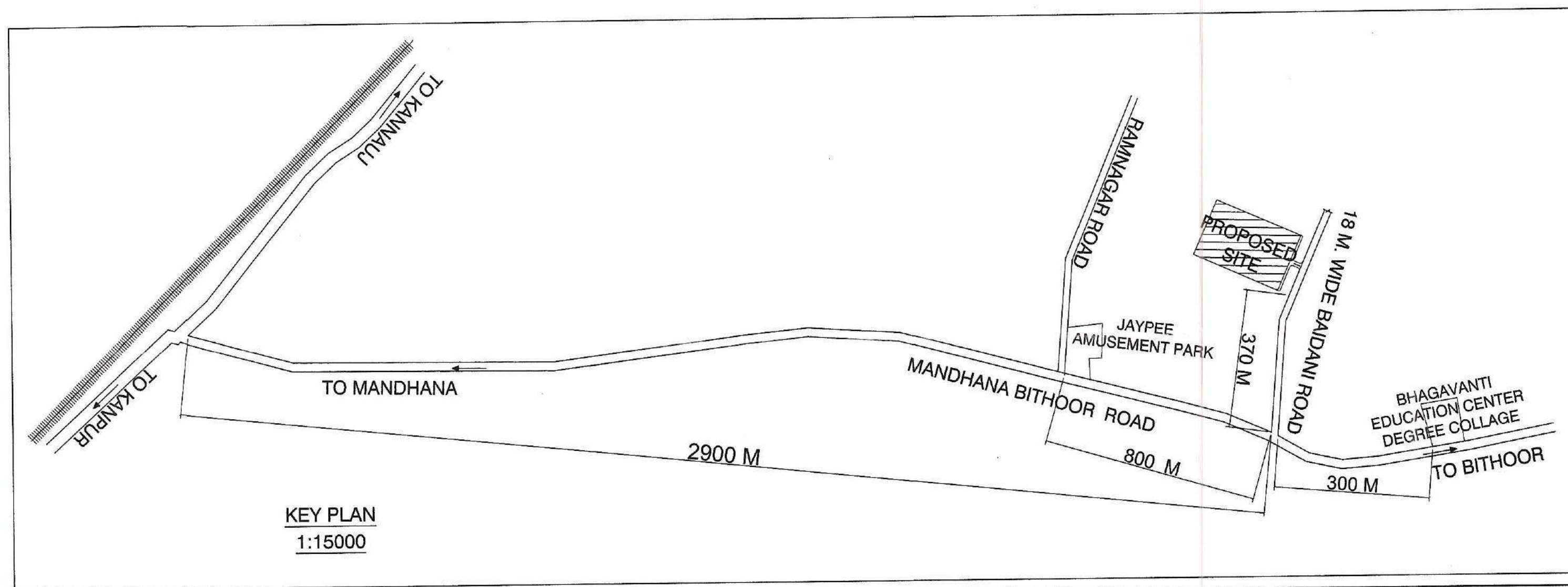


**SITE PLAN**  
Scale - 1:1000



**SAZARA PLAN**  
Scale - 1:4000

| Arazi Details |           |                                  |                         |
|---------------|-----------|----------------------------------|-------------------------|
| Sl.No.        | Arazi No. | Purchased Area According To Deed | Area Of Arazi In Scheme |
| 1.            | 720       | 2970 Sq. Mt.                     | 1862.47 Sq. Mt.         |
| 2.            | 719       | 4000 Sq. Mt.                     | 2141.08 Sq. Mt.         |
| 3.            | 730       | 5220 Sq. Mt.                     | 4291.08 Sq. Mt.         |
| 4.            | 757       | 1540 Sq. Mt.                     | 366.37 Sq. Mt.          |
| 5.            | 753       | 1740 Sq. Mt.                     | 1018.96 Sq. Mt.         |
| 6.            | 722       | 1330 Sq. Mt.                     | 201.23 Sq. Mt.          |
| 7.            | 723       | 2580 Sq. Mt.                     | 886.00 Sq. Mt.          |
| 8.            | 721       | 4300 Sq. Mt.                     | 3369.10 Sq. Mt.         |
| 9.            | 749       | 3480 Sq. Mt.                     | 1038.10 Sq. Mt.         |
| 10.           | 747       | 2970 Sq. Mt.                     | 102.39 Sq. Mt.          |
| 11.           | 724       | 6050 Sq. Mt.                     | 6050.00 Sq. Mt.         |
| 12.           | 725       | 4200 Sq. Mt.                     | 4200.00 Sq. Mt.         |
| 13.           | 726       | 2050 Sq. Mt.                     | 2050.00 Sq. Mt.         |
| 14.           | 727       | 2770 Sq. Mt.                     | 2313.98 Sq. Mt.         |
| 15.           | 728       | 610 Sq. Mt.                      | 677.70 Sq. Mt.          |
| 16.           | 729       | 8600 Sq. Mt.                     | 7143.84 Sq. Mt.         |
| 17.           | 748       | 1020 Sq. Mt.                     | 998.41 Sq. Mt.          |
| 18.           | 731       | 3180 Sq. Mt.                     | 1777.23 Sq. Mt.         |
| Total         |           |                                  | 40467.92 Sq. Mt.        |



**KEY PLAN**  
1:15000

For Ratan Housing Development Limited  
(Dhananjay Tiwari)  
Authorized Signatory

PROPOSED RESIDENTIAL APARTMENT BUILDING PLAN ON  
ARAZI NO. 719 Part, 720 Part, 721 Part, 722 Part, 723 Part,  
724, 725, 726, 727, 728, 729, 730 Part, 731 Part, 747 Part,  
748, 749 Part, 753 Part, 757 Part. VILLAGE- BAIDANI,  
PARGANA - BILHAUR, TEH. - BILHAUR, DIST. - KANPUR (UP)

OWNED BY :  
1. Pushpanjali City Planners Pvt. Ltd.  
2. M/S Baidani Infra Heights Pvt. Ltd.  
3. M/S Mandhana Infra Heights Pvt. Ltd.

OWNER'S SIGN :

ENGINEER'S SIGN/ ARCHITECT'S SIGN

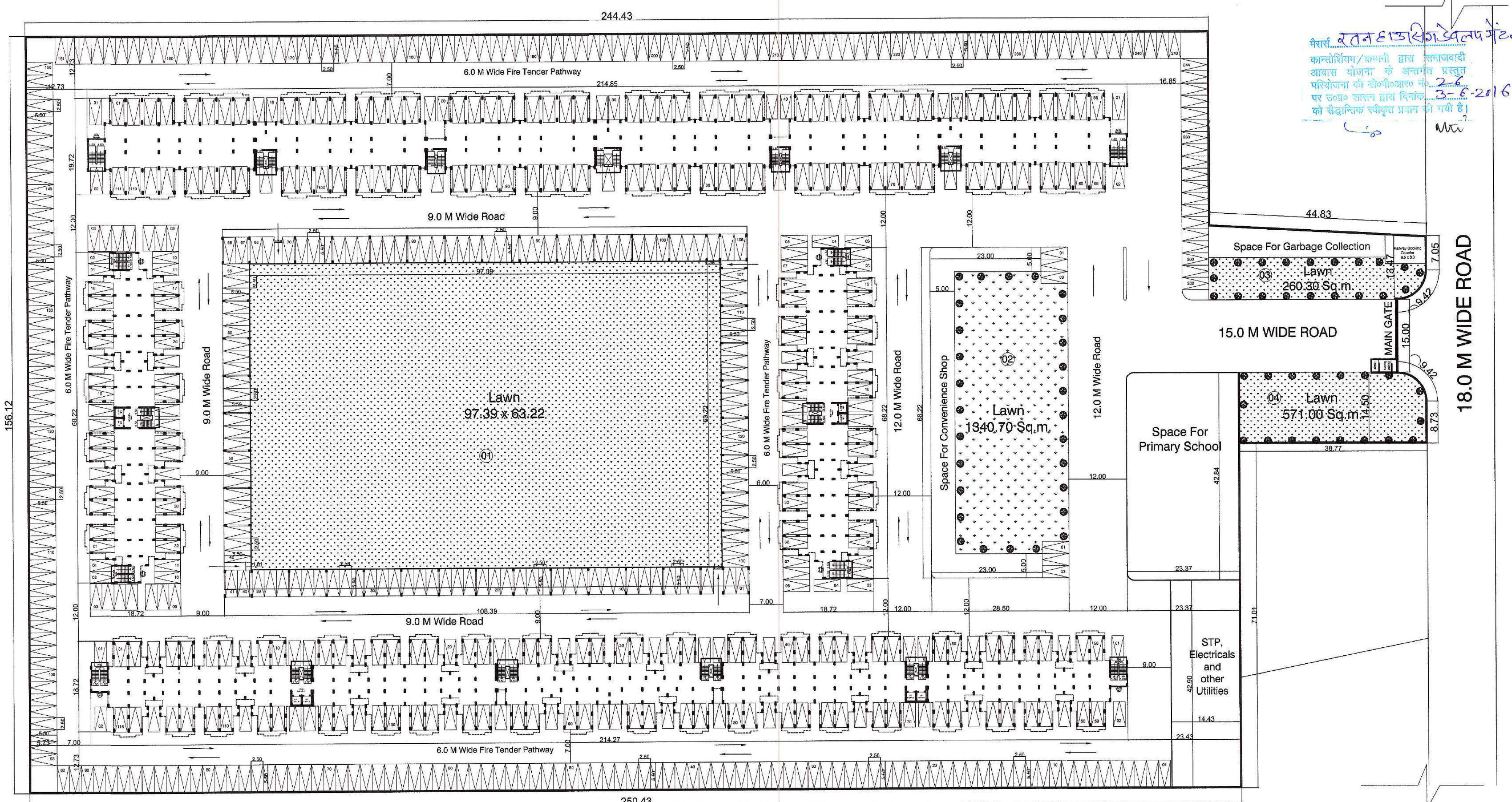
**ARCHITECT**  
PAVAN K. SAWLANI  
REG No. CA/0902/2005

Scale - 1:1000

DRW. No. - 1/9

North





मेसर्स रातन हाउसिंग डेवलपमेंट लि.  
कान्पूरीयम/कम्पनी द्वारा सहाजवादी  
आवास योजना के अन्तर्गत प्रस्तुत  
परियोजना की बीबीओआर में 2-6  
पर संशोधन द्वारा दिनांक 3-8-2016  
को सैद्धांतिक स्वीकृत प्रदान की गयी है।

## PARKING LAYOUT 1:1000

**PARKING CALCULATION**

TOTAL NOS. OF UNIT = 1332 NOS.  
(RULE - 1 CAR PER 2 UNIT)  
CARS REQUIRED =  $1332 \times \frac{1}{2} = 666$  CAR

(RULE - 10% EXTRA CAR FOR VISITORS )  
CARS REQUIRED FOR VISITORS =  $666 \times \frac{10}{100} = 66.6$  CAR  
Say = 67 CAR

TOTAL NOS. OF CAR REQUIRED  
= 666 + 67 = 733 CAR'S

NO. OF CARS PROVIDED = 733 CAR'S

| PARKING CHART |                               |             |
|---------------|-------------------------------|-------------|
| SNO.          | FLOOR OF PARKING              | NO. OF CARS |
| 1.            | COVD. PARKING(Single Parking) | 427         |
| 2.            | OPEN PARKING (Single Parking) | 306         |
| TOTAL         |                               | 733         |

For Ratan Housing Development Limited  
(Dhananjay Tiwari)  
Authorised Signatory

PROPOSED RESIDENTIAL APARTMENT BUILDING PLAN ON  
ARAZI NO. 719 Part., 720 Part., 721 Part., 722 Part., 723 Part.,  
724, 725, 726, 727, 728, 729, 730 Part., 731 Part., 747 Part.,  
748, 749 Part., 753 Part., 757 Part. VILLAGE- BAIDANI ,  
PARGANA - BILHAUR, TEH. - BILHAUR, DIST. - KANPUR (UP)

OWNED BY :  
1. Pushpanjali City Planners Pvt. Ltd.  
2. M/S Baidani Infra Heights Pvt. Ltd.  
3. M/S Mandhana Infra Heights Pvt. Ltd.

OWNER'S SIGN :

ENGINEER'S SIGN/ ARCHITECT'S SIGN  
ARCHITECT  
RAJAN & ASSOCIATES  
113/27, Main Road, Vikar Pur, Kanpur  
Phone No. 4600023823

Scale - 1:1000  
DRW. No. - 3/9

North

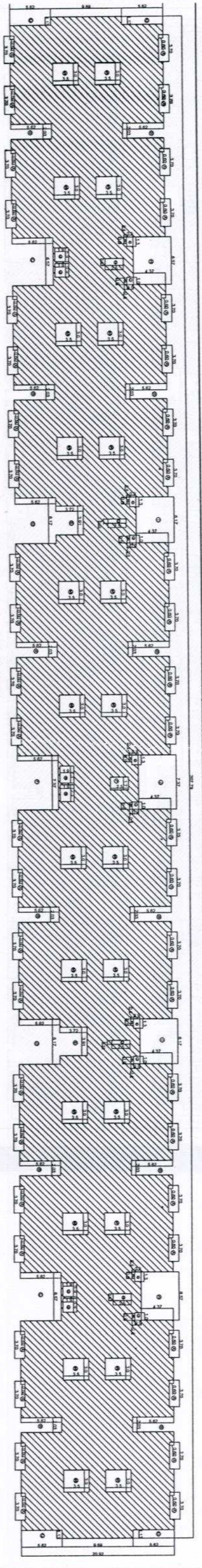
रतन एच सिटी डेवलपमेंट लि.

3-6-2016

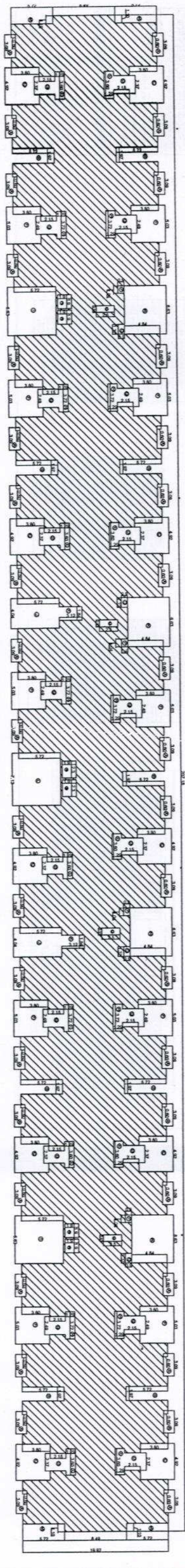
26

Mr

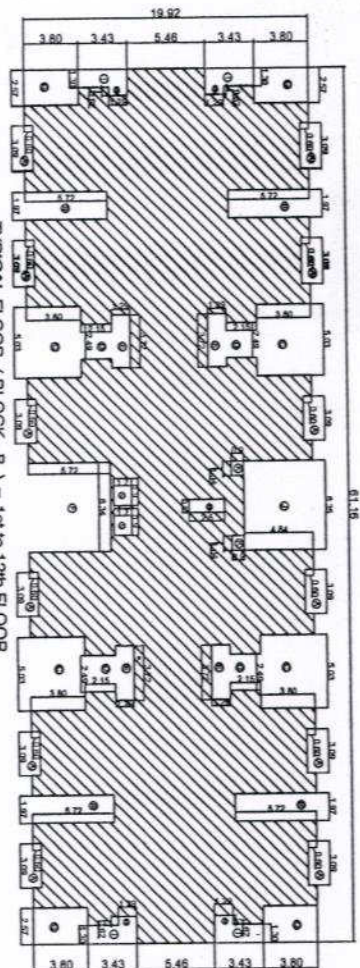
TYPICAL FLOOR (BLOCK - A) = 1st to 12th FLOOR



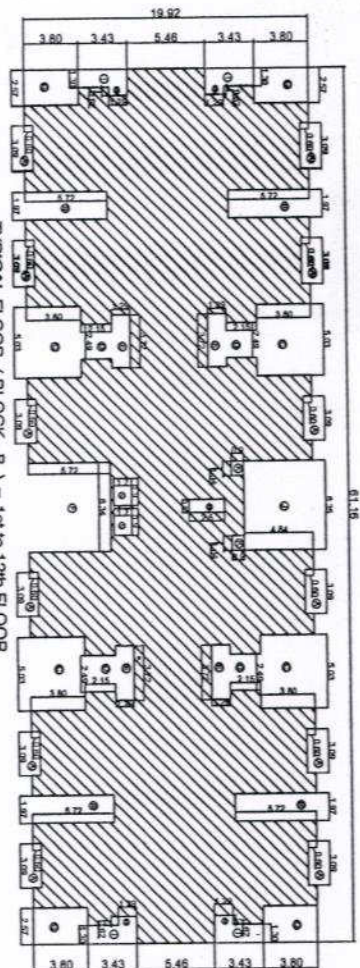
TYPICAL FLOOR (BLOCK - C) = 1st to 12th FLOOR



TYPICAL FLOOR (BLOCK - B) = 1st to 12th FLOOR



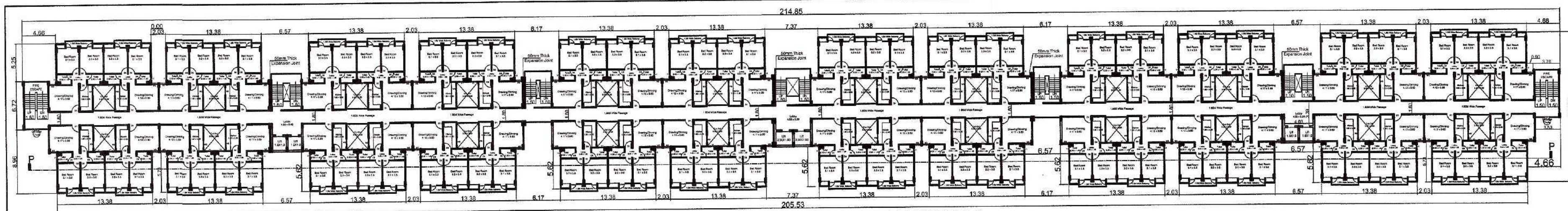
TYPICAL FLOOR (BLOCK - D) = 1st to 11th FLOOR



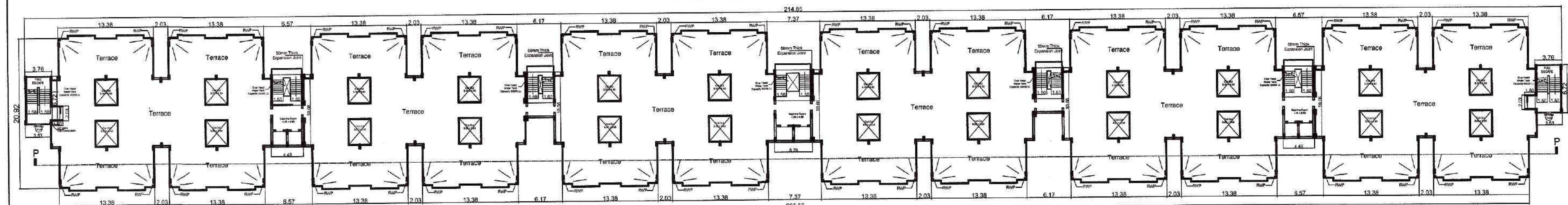
AREA CALCULATION (BLOCK - A)

| TOTAL AREA OF FLOOR                                    |              |               |               |               | TOTAL AREA OF FLOOR                                    |              |               |               |               | TOTAL AREA OF FLOOR                                    |              |               |               |               |
|--------------------------------------------------------|--------------|---------------|---------------|---------------|--------------------------------------------------------|--------------|---------------|---------------|---------------|--------------------------------------------------------|--------------|---------------|---------------|---------------|
| Sl. No.                                                | Particulars  | Area (sq. m.) | Area (sq. m.) | Area (sq. m.) | Sl. No.                                                | Particulars  | Area (sq. m.) | Area (sq. m.) | Area (sq. m.) | Sl. No.                                                | Particulars  | Area (sq. m.) | Area (sq. m.) | Area (sq. m.) |
| 1.                                                     | Room         | 11.31         | 12            | 12.00         | 12                                                     | Room         | 11.31         | 12            | 12.00         | 23                                                     | Room         | 11.31         | 12            | 12.00         |
| 2.                                                     | Corridor     | 1.50          | 12            | 1.50          | 13                                                     | Corridor     | 1.50          | 12            | 1.50          | 24                                                     | Corridor     | 1.50          | 12            | 1.50          |
| 3.                                                     | Service Area | 1.50          | 12            | 1.50          | 14                                                     | Service Area | 1.50          | 12            | 1.50          | 25                                                     | Service Area | 1.50          | 12            | 1.50          |
| 4.                                                     | Staircase    | 1.50          | 12            | 1.50          | 15                                                     | Staircase    | 1.50          | 12            | 1.50          | 26                                                     | Staircase    | 1.50          | 12            | 1.50          |
| 5.                                                     | Lift         | 1.50          | 12            | 1.50          | 16                                                     | Lift         | 1.50          | 12            | 1.50          | 27                                                     | Lift         | 1.50          | 12            | 1.50          |
| 6.                                                     | Common Area  | 1.50          | 12            | 1.50          | 17                                                     | Common Area  | 1.50          | 12            | 1.50          | 28                                                     | Common Area  | 1.50          | 12            | 1.50          |
| 7.                                                     | W.C.         | 1.50          | 12            | 1.50          | 18                                                     | W.C.         | 1.50          | 12            | 1.50          | 29                                                     | W.C.         | 1.50          | 12            | 1.50          |
| 8.                                                     | Room         | 1.50          | 12            | 1.50          | 19                                                     | Room         | 1.50          | 12            | 1.50          | 30                                                     | Room         | 1.50          | 12            | 1.50          |
| 9.                                                     | Corridor     | 1.50          | 12            | 1.50          | 20                                                     | Corridor     | 1.50          | 12            | 1.50          | 31                                                     | Corridor     | 1.50          | 12            | 1.50          |
| 10.                                                    | Service Area | 1.50          | 12            | 1.50          | 21                                                     | Service Area | 1.50          | 12            | 1.50          | 32                                                     | Service Area | 1.50          | 12            | 1.50          |
| 11.                                                    | Staircase    | 1.50          | 12            | 1.50          | 22                                                     | Staircase    | 1.50          | 12            | 1.50          | 33                                                     | Staircase    | 1.50          | 12            | 1.50          |
| 12.                                                    | Lift         | 1.50          | 12            | 1.50          | 23                                                     | Lift         | 1.50          | 12            | 1.50          | 34                                                     | Lift         | 1.50          | 12            | 1.50          |
| 13.                                                    | Common Area  | 1.50          | 12            | 1.50          | 24                                                     | Common Area  | 1.50          | 12            | 1.50          | 35                                                     | Common Area  | 1.50          | 12            | 1.50          |
| 14.                                                    | W.C.         | 1.50          | 12            | 1.50          | 25                                                     | W.C.         | 1.50          | 12            | 1.50          | 36                                                     | W.C.         | 1.50          | 12            | 1.50          |
| 15.                                                    | Room         | 1.50          | 12            | 1.50          | 26                                                     | Room         | 1.50          | 12            | 1.50          | 37                                                     | Room         | 1.50          | 12            | 1.50          |
| 16.                                                    | Corridor     | 1.50          | 12            | 1.50          | 27                                                     | Corridor     | 1.50          | 12            | 1.50          | 38                                                     | Corridor     | 1.50          | 12            | 1.50          |
| 17.                                                    | Service Area | 1.50          | 12            | 1.50          | 28                                                     | Service Area | 1.50          | 12            | 1.50          | 39                                                     | Service Area | 1.50          | 12            | 1.50          |
| 18.                                                    | Staircase    | 1.50          | 12            | 1.50          | 29                                                     | Staircase    | 1.50          | 12            | 1.50          | 40                                                     | Staircase    | 1.50          | 12            | 1.50          |
| TOTAL DEPENDENT AREA = 880.79 SQ. M.                   |              |               |               |               | TOTAL DEPENDENT AREA = 880.79 SQ. M.                   |              |               |               |               | TOTAL DEPENDENT AREA = 880.79 SQ. M.                   |              |               |               |               |
| COVERED AREA ON TERRACE FLOOR = 382.79 S.Q.            |              |               |               |               | COVERED AREA ON TERRACE FLOOR = 382.79 S.Q.            |              |               |               |               | COVERED AREA ON TERRACE FLOOR = 382.79 S.Q.            |              |               |               |               |
| TOTAL COVERED AREA (GROUND + TERRACE) = 1263.58 SQ. M. |              |               |               |               | TOTAL COVERED AREA (GROUND + TERRACE) = 1263.58 SQ. M. |              |               |               |               | TOTAL COVERED AREA (GROUND + TERRACE) = 1263.58 SQ. M. |              |               |               |               |

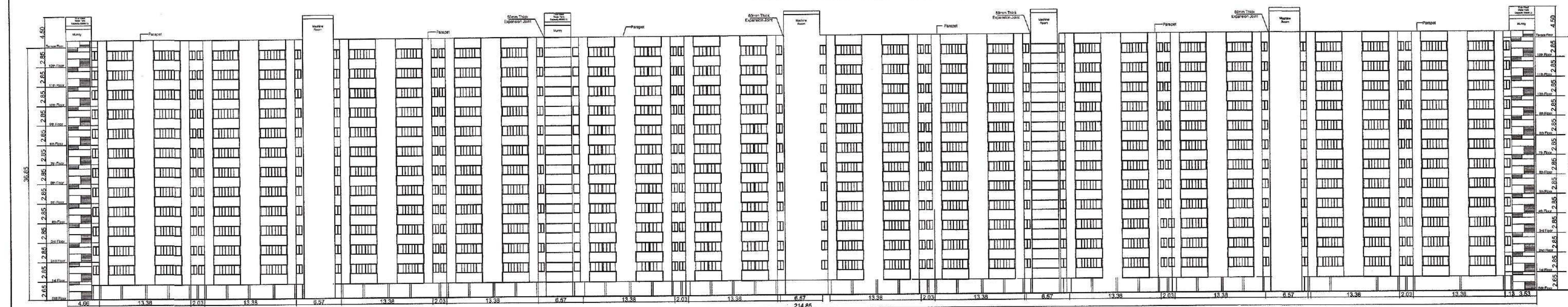
मेसर्स. रतन हाउसिंग डेवलपमेंट लि.  
कांस्ट्रक्शियन/कम्पनी द्वारा 'समाजवादी  
आवास योजना' के अन्तर्गत प्रस्तुत  
परियोजना की डीपीआर नं. 2016  
पर उक्त शासन द्वारा दिनांक 06-06-2016  
को सैद्धांतिक स्वीकृत प्रदान की गयी है।



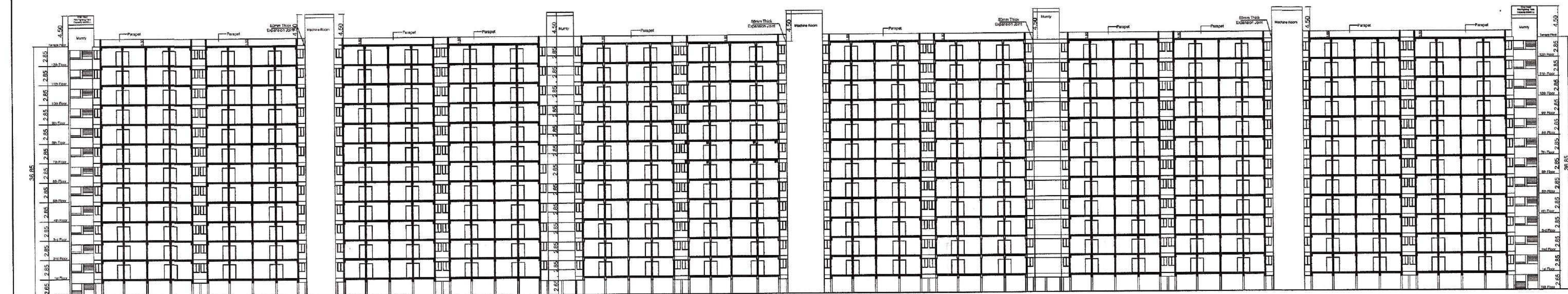
TYPICAL FLOOR PLAN ( BLOCK - A ) = 1st to 12th FLOOR (TYPE-1)



TERRACE FLOOR PLAN ( BLOCK - A ) (TYPE-1)

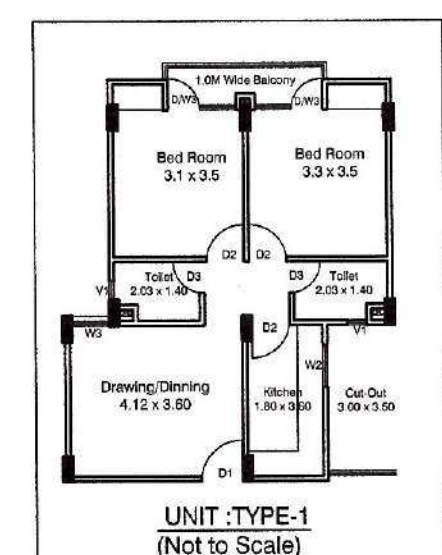


FRONT ELEVATION ( BLOCK - A ) (TYPE-1)



SECTION - PP ( BLOCK - A ) (TYPE-1)

| S.N. | TYPE | SILL | SOFFIT | SIZE      |
|------|------|------|--------|-----------|
| 1.   | D0   | 2.1  | 2.4    | 2.4 X 2.7 |
| 2.   | D1   | 2.1  | 2.4    | 1.0 X 2.1 |
| 3.   | D2   | 2.1  | 2.4    | 0.9 X 2.1 |
| 4.   | D3   | 2.1  | 2.4    | 0.9 X 2.1 |
| 5.   | DW1  | 2.4  | 2.4    | 2.3 X 2.4 |
| 6.   | DW2  | 2.4  | 2.4    | 1.8 X 2.4 |
| 7.   | DW3  | 2.4  | 2.4    | 1.0 X 2.4 |
| 8.   | V1   | 0.9  | 2.4    | 1.2 X 1.5 |
| 9.   | V2   | 0.9  | 2.4    | 1.0 X 1.5 |
| 10.  | V3   | 0.9  | 2.4    | 0.9 X 1.5 |
| 11.  | V4   | 0.9  | 2.4    | 0.8 X 1.5 |
| 12.  | V1   | 1.8  | 2.4    | 0.8 X 0.8 |



| TYPE-1                   |                |                |              |
|--------------------------|----------------|----------------|--------------|
| AREA STATEMENT UNIT PLAN |                |                |              |
| S. NO.                   | AREA           | DIMENSIONS (M) | AREA (Sq. M) |
| 1.                       | Drawing/Dining | 4.12 x 3.80    | 15.66        |
| 2.                       | Kitchen        | 1.00 x 3.00    | 3.00         |
| 3.                       | Toilet - 01    | 2.03 x 1.40    | 2.84         |
| 4.                       | Toilet - 02    | 2.03 x 1.40    | 2.84         |
| 5.                       | Bed Room - 01  | 3.10 x 3.50    | 10.85        |
| 6.                       | Bed Room - 02  | 3.30 x 3.50    | 11.55        |
| 7.                       | Corridor - 01  | 1.20 x 0.60    | 0.72         |
| 8.                       | Corridor - 02  | 1.20 x 0.60    | 0.72         |
| 9.                       | Lobby          | 2.03 x 1.29    | 2.62         |
| TOTAL                    |                |                | 53.82 SQ. M. |

| BALCONIES (B) |         |                |              |
|---------------|---------|----------------|--------------|
| S. NO.        | AREA    | DIMENSIONS (M) | AREA (Sq. M) |
| 1.            | Balcony | 1.00 x 3.91    | 3.91         |
| TOTAL         |         |                | 3.91 SQ. M.  |

| WALL AREA (C) |           |                |              |
|---------------|-----------|----------------|--------------|
| S. NO.        | AREA      | DIMENSIONS (M) | AREA (Sq. M) |
| 1.            | Wall Area | -              | 5.55         |
| TOTAL         |           |                | 5.55 SQ. M.  |

| CARPET AREA      |  |                 |  |
|------------------|--|-----------------|--|
| A + B            |  | 77.54 SQ. M.    |  |
| A + B + C        |  | 81.45 SQ. M.    |  |
| TOTAL BUILT AREA |  | 49867.37 SQ. M. |  |
| TOTAL BUILT AREA |  | 49867.37 SQ. M. |  |
| TOTAL NO. OF DUS |  | 578 DUS         |  |

For Ratan Housing Development Limited

(Dated: 06/06/2016)

PROPOSED RESIDENTIAL APARTMENT BUILDING PLAN ON PLOT NO. 719  
Pac. 720 Part, 721 Part, 722 Part, 723 Part, 724 Part, 725 Part, 726 Part, 727 Part, 728 Part,  
729 Part, 730 Part, 731 Part, 732 Part, 733 Part, 734 Part, 735 Part, 736 Part, 737 Part,  
VILLAGE: BAIKUNI, PARGANA: BILHAUR, TEH. - BILHAUR,  
DIST. - KANPUR (UP)

OWNED BY :  
1. Pushpanjali City Planners Pvt. Ltd.  
2. M/S Baidani Infra Heights Pvt. Ltd.  
3. M/S Mandhana Infra Heights Pvt. Ltd.

ENGINEER'S SIGN/ ARCHITECT'S SIGN  
**ARCHITECT**  
PAVAN K. SAWLANI  
REG. NO. 069065005  
BHAVAN ASSOCIATES  
H/O 21, Mukesh Nagar, Kanpur 208024  
Phone No. 0520623225

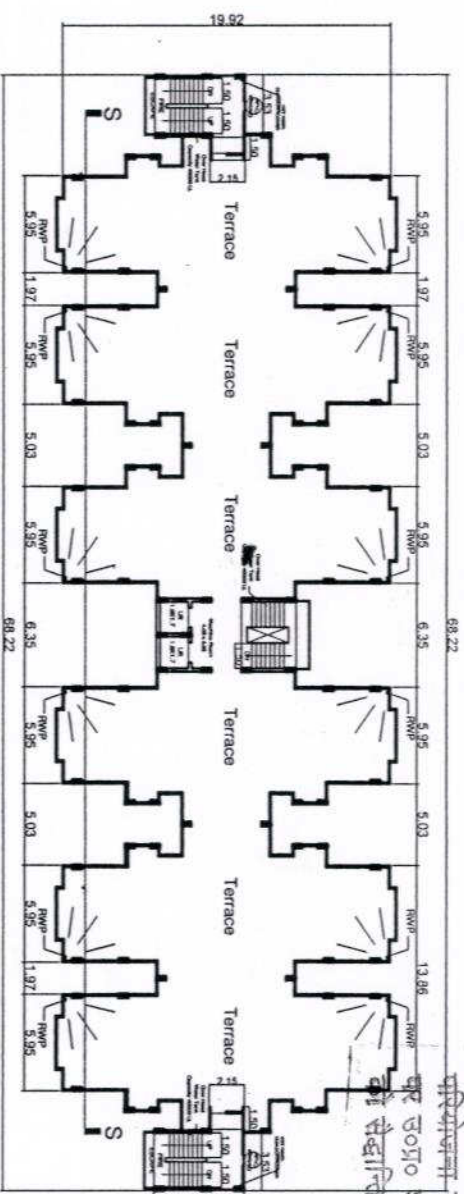
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DRW. No. - 5/9

(N) North

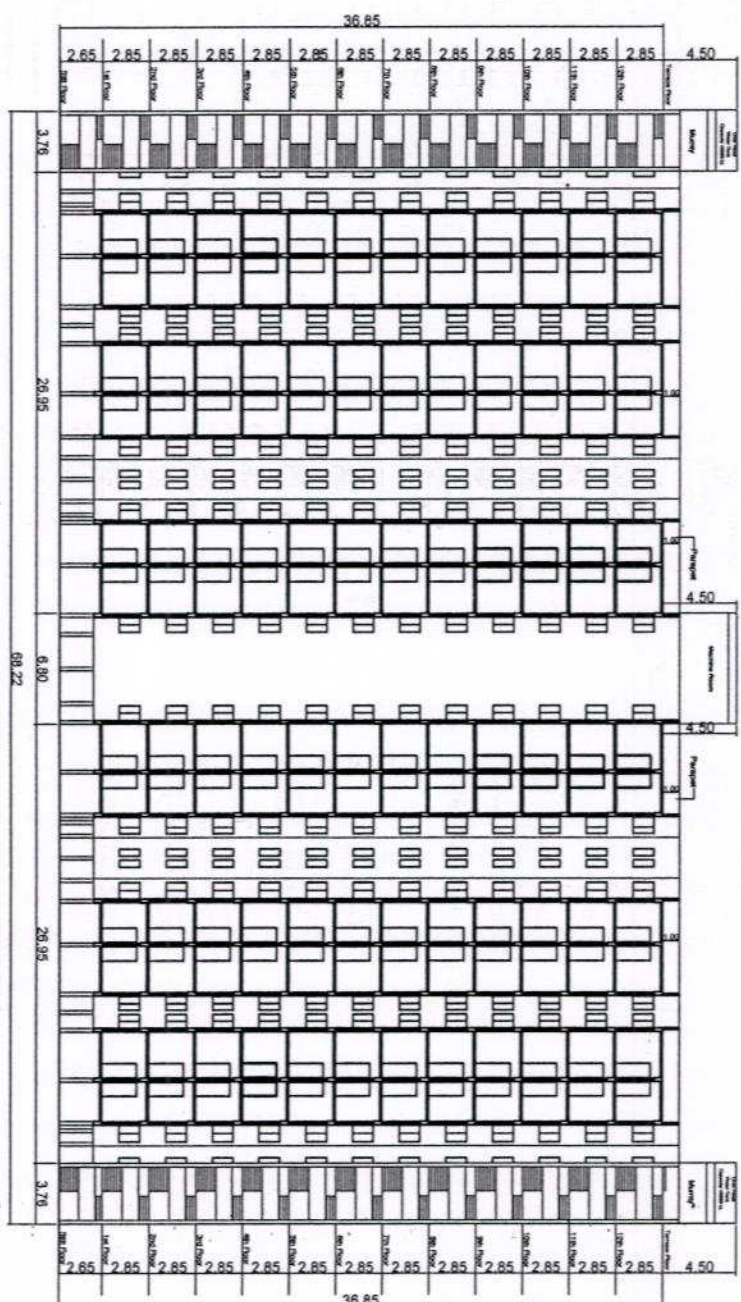
कान्तीशिवम/कमनी द्वारा समाजवादी  
आवास योजना के अन्तर्गत प्रस्तुत

Handwritten signature: *J. M. W. Turner*

2



TERRACE FLOOR PLAN ( BLOCK - B) (TYPE-2)



SECTION - SS ( BLOCK-B) (TYPE-2)



| SCHEDULE OF DOORS & WINDOWS |      |      |        |         |
|-----------------------------|------|------|--------|---------|
| S.N.                        | TYPE | SILL | SOFFIT | SIZE    |
| 1.                          | D1   | —    | 2.7    | 2.4X2.7 |
| 2.                          | H1   | —    | 2.4    | 1.0X2.1 |
| 3.                          | D2   | —    | 2.1    | 0.9X2.1 |
| 4.                          | D3   | —    | 2.1    | 0.8X2.1 |
| 5.                          | DW1  | —    | 2.4    | 2.3X2.4 |
| 6.                          | DW2  | —    | 2.4    | 1.6X2.4 |
| 7.                          | DW3  | —    | 2.4    | 1.0X2.4 |
| 8.                          | W1   | 0.9  | 2.4    | 1.2X1.5 |
| 9.                          | W2   | 0.9  | 2.4    | 1.0X1.5 |
| 10.                         | W3   | 0.9  | 2.4    | 0.9X1.5 |
| 11.                         | W4   | 0.9  | 2.4    | 0.8X1.5 |
| 12.                         | V1   | 1.8  | 2.4    | 0.6X0.6 |

For Ratan Housing Development Limited



(Dhnanjay Tiwari)

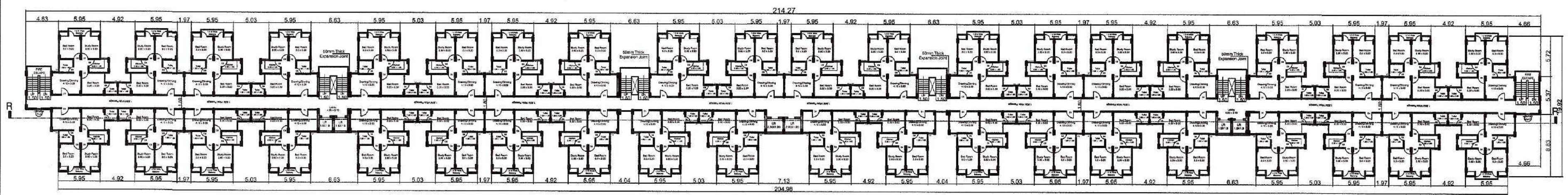
(Dhananjay Tiwari)  
Authorised Signatory

PAVAN K  
PAVAN & ASSOCIATES  
HQ 21, Mahalinga Chowdhan Nagar, Kumbhari  
Phone No. 0800902023

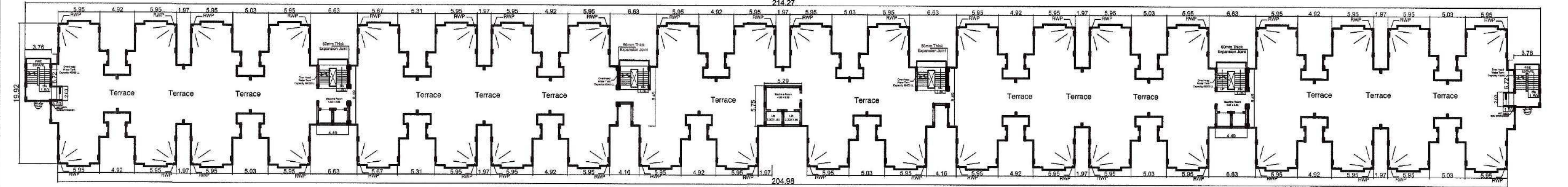
Scale - 1:125  
DRW. No. - 6/9

DRW. No. - 6/9

मैसर्स रतन हाउस डेवलपमेंट लि.  
कान्पोजिचिंग/कम्पनी द्वारा समाजवादी  
आवास योजना के अन्तर्गत प्रस्तुत  
परियोजना की डीपीआर नं. 26  
पर नया समान हवा विमान नं. 6-2016  
को सैद्धान्तिक स्वीकृत प्रदान की गयी है।  
ucl



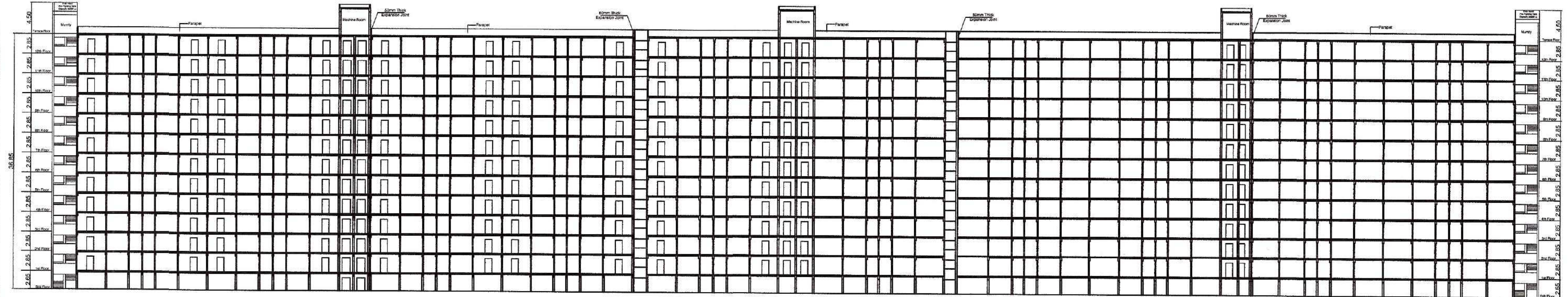
TYPICAL FLOOR PLAN ( BLOCK - C ) = 1st to 12th FLOOR (TYPE-2)



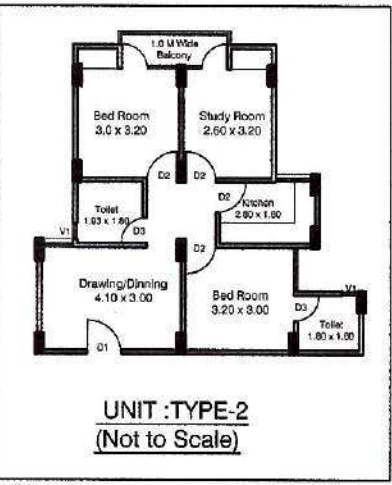
TERRACE FLOOR PLAN ( BLOCK - C ) (TYPE-2)



FRONT ELEVATION ( BLOCK - C ) (TYPE-2)



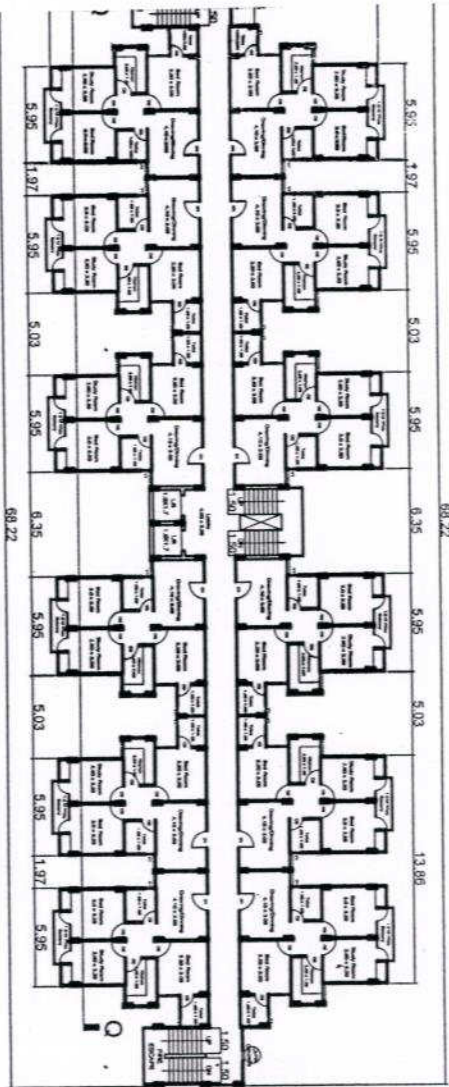
SECTION - RR ( BLOCK - C ) (TYPE-2)



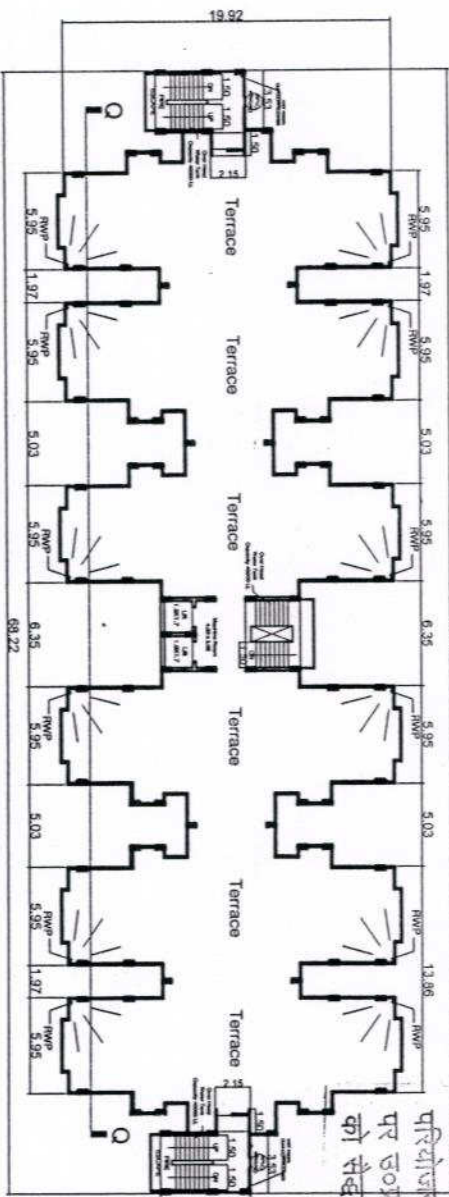
UNIT :TYPE-2  
(Not to Scale)

**TYPE-2**

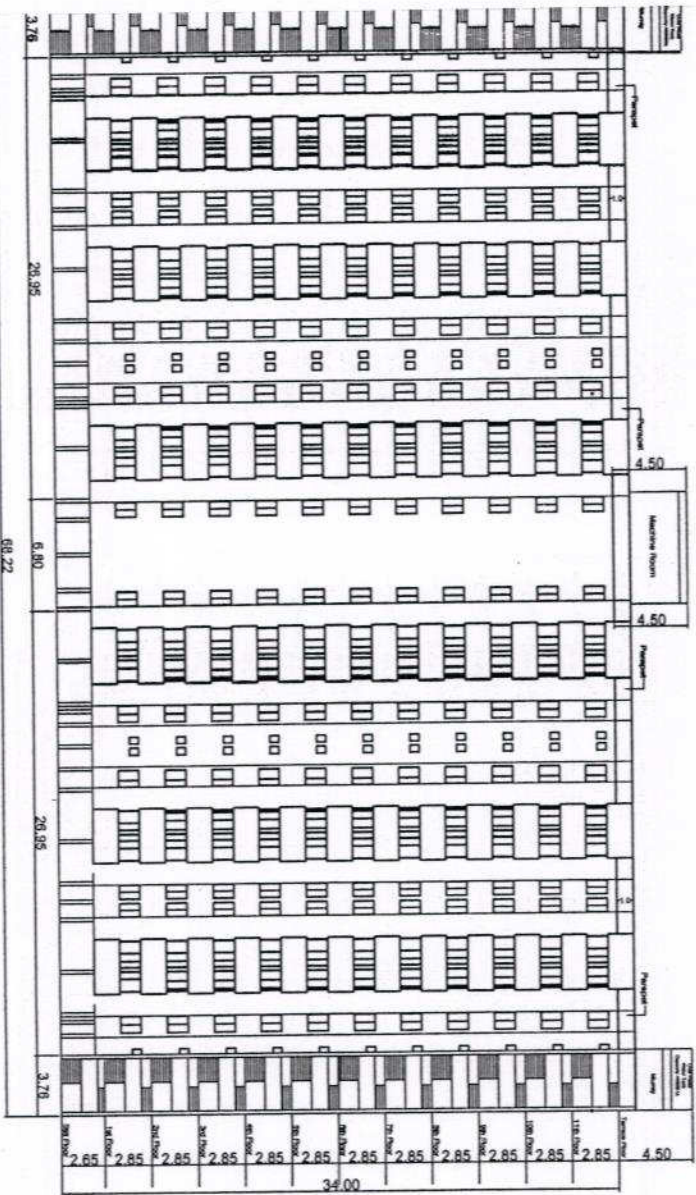
| <b>AREA STATEMENT UNIT PLAN</b> |               |                    |              |
|---------------------------------|---------------|--------------------|--------------|
| <b>AREA (A)</b>                 |               |                    |              |
| S.NO.                           | AREA          | QUANTITIES (sq. m) | AREA (sq. m) |
| 1.                              | Dining/Dining | 4.10               | 3.10         |
| 2.                              | Kitchen       | 2.00               | 1.80         |
| 3.                              | Living        | 1.80               | 1.80         |
| 4.                              | Bed Room      | 3.70               | 3.70         |
| 5.                              | Bed Room      | 3.70               | 3.70         |
| 6.                              | Bed Room      | 3.70               | 3.70         |
| 7.                              | Bed Room      | 3.70               | 3.70         |
| 8.                              | Bed Room      | 3.70               | 3.70         |
| 9.                              | Bed Room      | 3.70               | 3.70         |
| 10.                             | Bed Room      | 3.70               | 3.70         |
| 11.                             | Bed Room      | 3.70               | 3.70         |
| 12.                             | Bed Room      | 3.70               | 3.70         |
| 13.                             | Bed Room      | 3.70               | 3.70         |
| 14.                             | Bed Room      | 3.70               | 3.70         |
| 15.                             | Bed Room      | 3.70               | 3.70         |
| 16.                             | Bed Room      | 3.70               | 3.70         |
| 17.                             | Bed Room      | 3.70               | 3.70         |
| 18.                             | Bed Room      | 3.70               | 3.70         |
| 19.                             | Bed Room      | 3.70               | 3.70         |
| 20.                             | Bed Room      | 3.70               | 3.70         |
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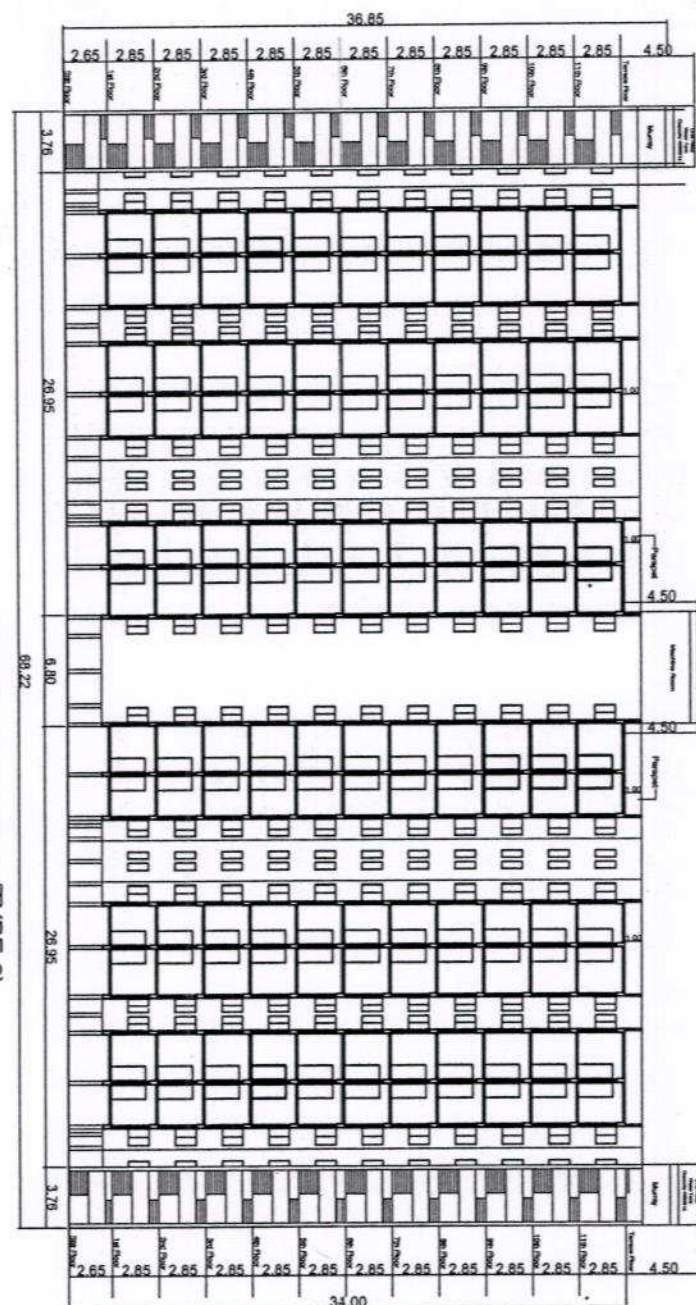
TYPICAL FLOOR PLAN (BLOCK - D) = 1st to 11th FLOOR (TYPE-2)



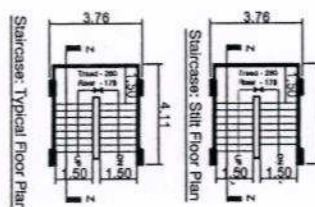
TERRACE FLOOR PLAN (BLOCK - D) (TYPE-2)



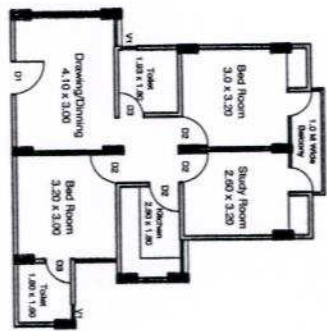
FRONT ELEVATION (BLOCK - D) (TYPE-2)



SECTION - ZZ



Staircase Typical Floor Plan



UNIT : TYPE-2  
(Not to Scale)

| AREA STATEMENT (UNIT PLAN) |             |               |                |
|----------------------------|-------------|---------------|----------------|
| S. No.                     | Particulars | Area (sq. m.) | Area (sq. ft.) |
| 1.                         | Living Room | 12.00         | 129.17         |
| 2.                         | Bed Room    | 10.00         | 107.64         |
| 3.                         | Kitchen     | 6.00          | 64.59          |
| 4.                         | Bathroom    | 4.00          | 42.90          |
| 5.                         | Veranda     | 2.00          | 21.48          |
| 6.                         | Staircase   | 2.00          | 21.48          |
| 7.                         | W.C.        | 1.00          | 10.76          |
| 8.                         | Storage     | 1.00          | 10.76          |
| 9.                         | Other       | 1.00          | 10.76          |
| 10.                        | Total       | 35.00         | 375.32         |

| SCHEDULE OF DOORS & WINDOWS |      |      |           |
|-----------------------------|------|------|-----------|
| S.N.                        | TYPE | SILL | SIZE      |
| 1.                          | R/S  | 2.7  | 2.4 X 2.7 |
| 2.                          | D1   | 2.4  | 1.0 X 2.1 |
| 3.                          | D2   | 2.1  | 0.9 X 2.1 |
| 4.                          | D3   | 2.1  | 0.8 X 2.1 |
| 5.                          | DWT  | 2.4  | 2.3 X 2.4 |
| 6.                          | DW2  | 2.4  | 1.6 X 2.4 |
| 7.                          | DW3  | 2.4  | 1.0 X 2.4 |
| 8.                          | W1   | 2.4  | 1.2 X 1.5 |
| 9.                          | W2   | 2.4  | 1.0 X 1.5 |
| 10.                         | W3   | 2.4  | 0.9 X 1.5 |
| 11.                         | W4   | 2.4  | 0.8 X 1.5 |
| 12.                         | V1   | 1.8  | 0.6 X 0.6 |

For Ratan Housing Development Limited

(Dhananjay Tiwan)  
Authorised Signatory

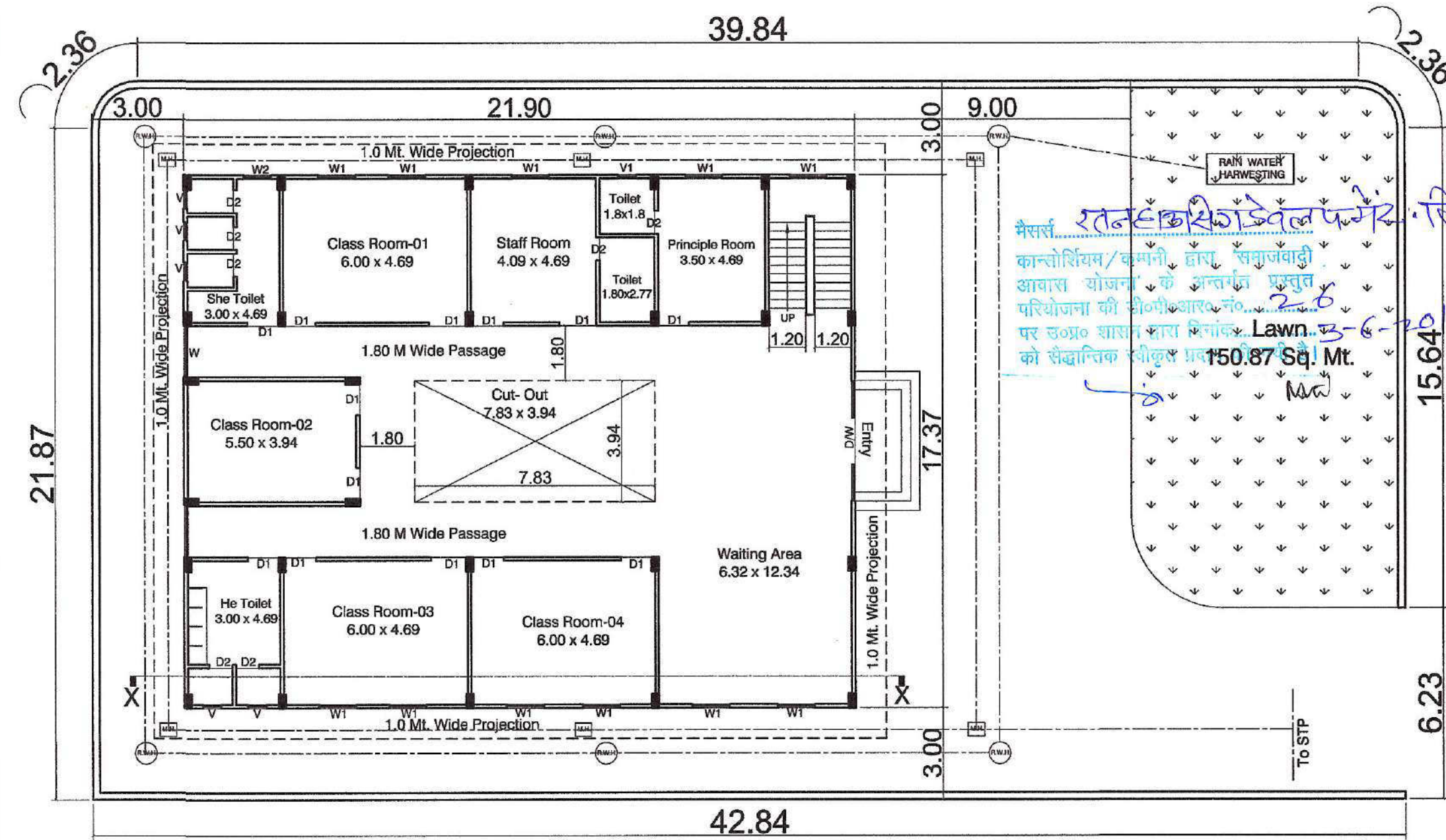
ENGINEER'S SIGN/ ARCHITECT'S SIGN  
**PAVAN K. SAWHANI**  
REGISTERED ARCHITECT  
No. 1155  
Scale - 1:125  
DRW. No. - 8/9

North

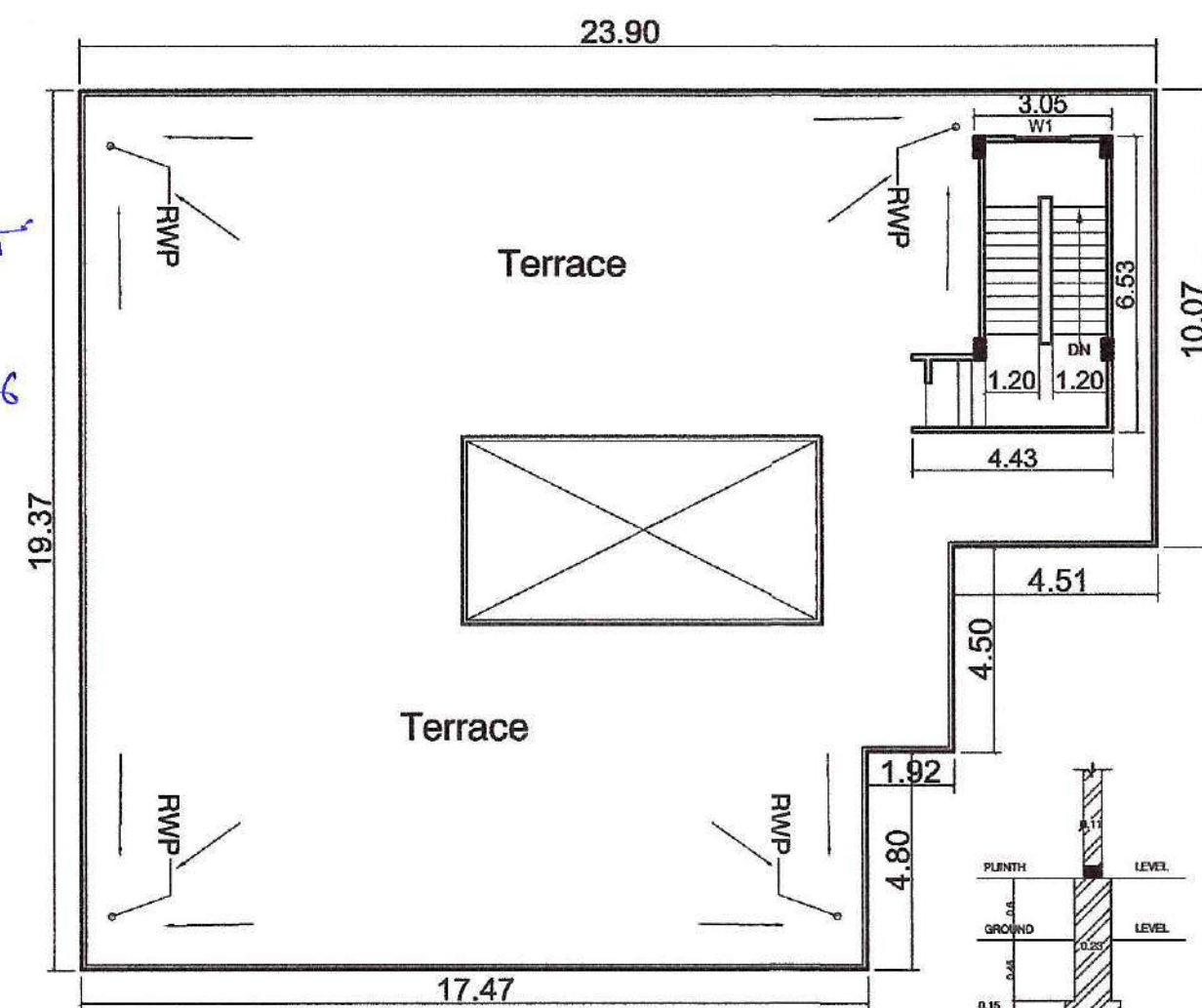
महोदय, राजस्थान सरकार के आवास योजना के अन्तर्गत प्रयुक्त परियोजना की डीपीआर नं. 26-2016 पर उक्त शासन द्वारा दिनांक 26-6-2016 को सैद्धांतिक स्वीकृत प्रदान की गयी है।

आवास योजना के अन्तर्गत प्रयुक्त परियोजना की डीपीआर नं. 26-2016

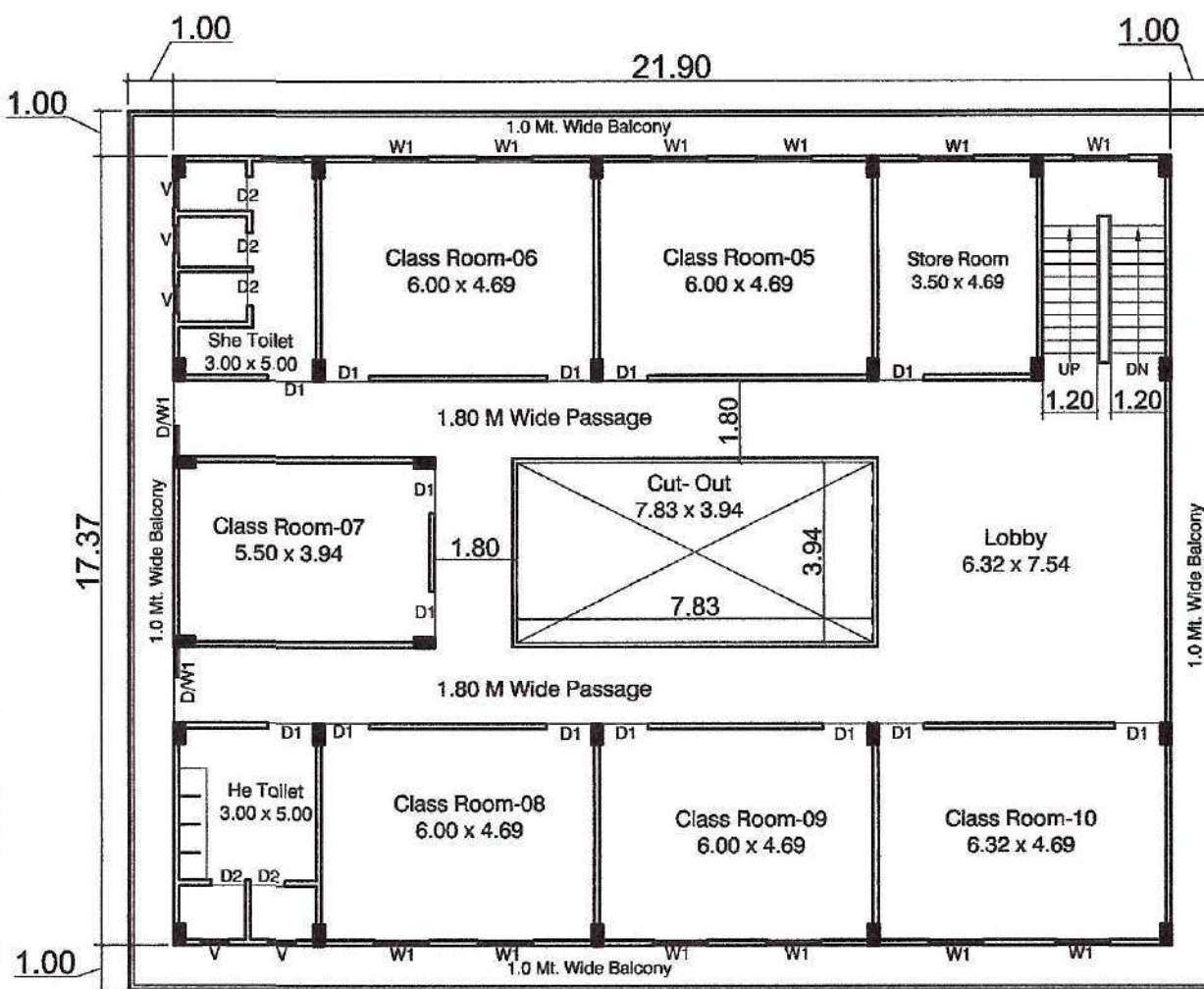
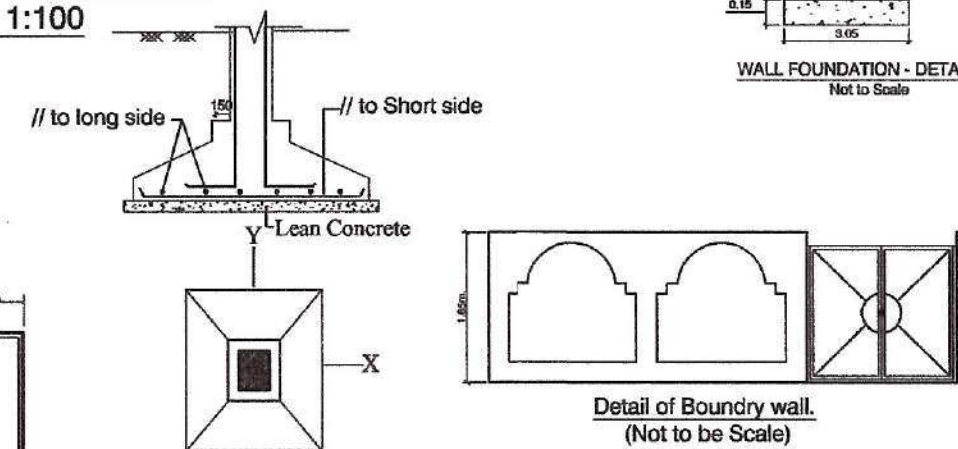
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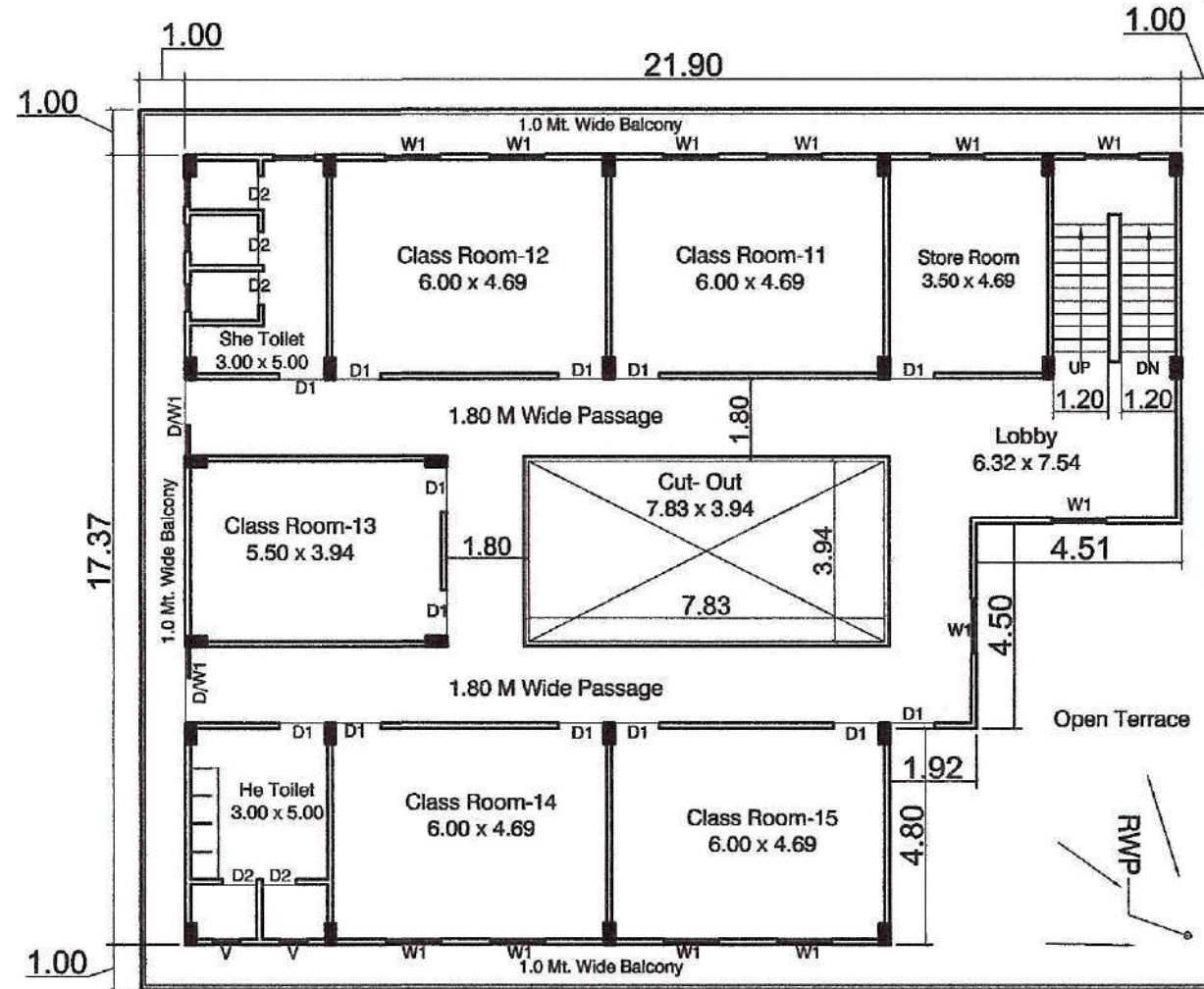
GROUND FLOOR PLAN  
SCALE - 1:100



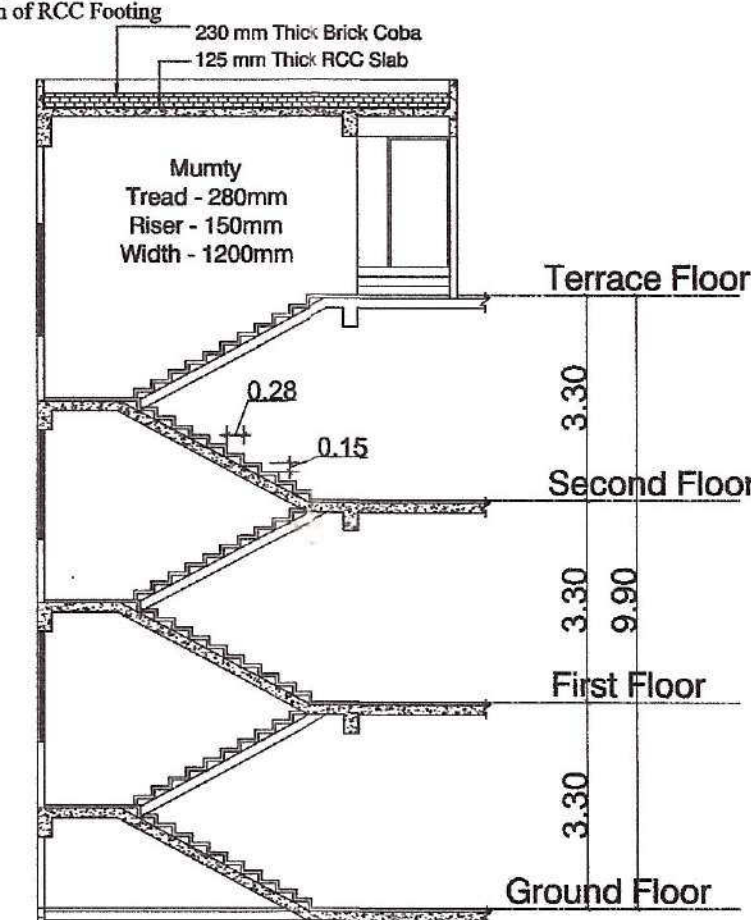
TERRACE FLOOR PLAN  
SCALE - 1:100



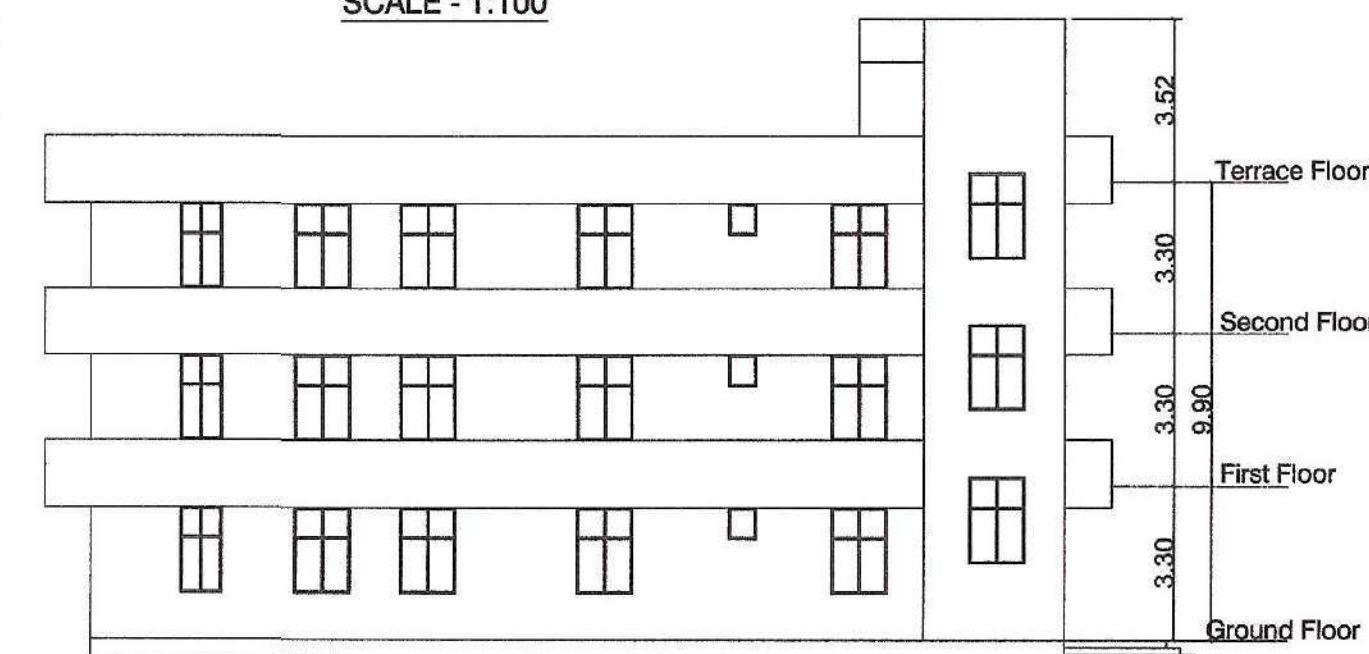
FIRST FLOOR PLAN  
SCALE - 1:100



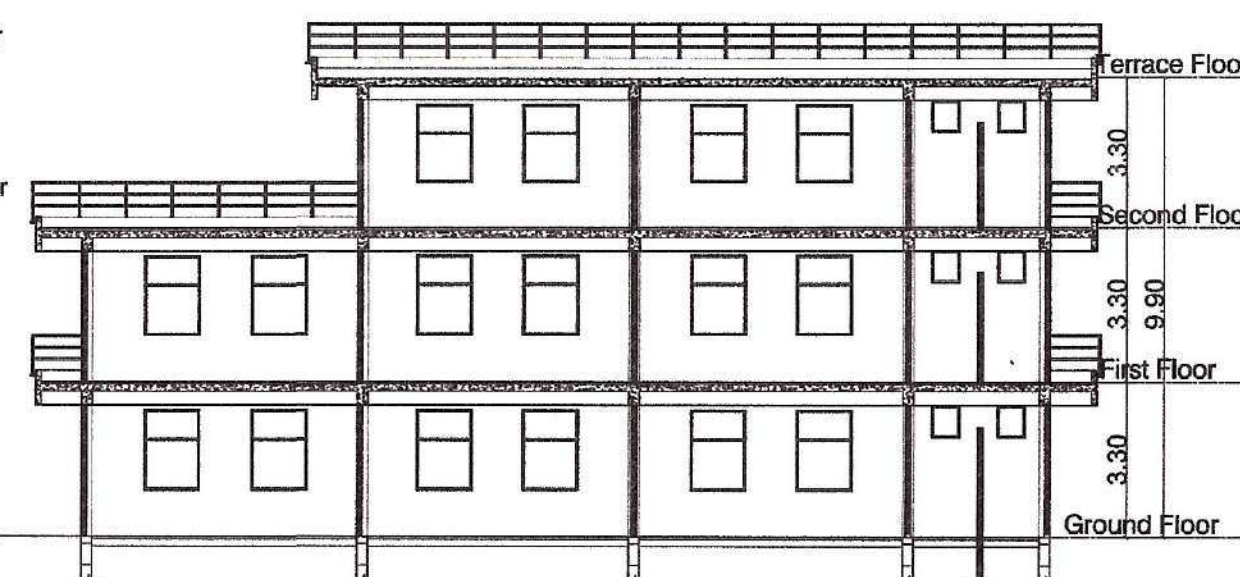
SECOND FLOOR PLAN  
SCALE - 1:100



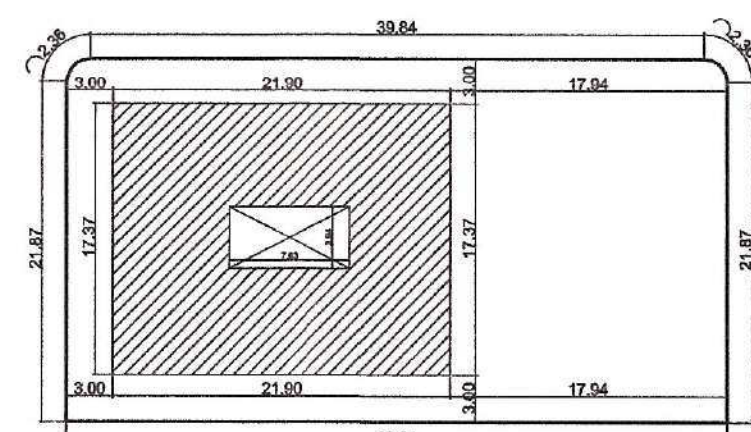
Typical Section of Stair Case  
Scale - 1:75



ELEVATION  
SCALE - 1:100



SECTION - XX  
SCALE - 1:100



SITE PLAN  
SCALE - 1:300

CERTIFICATE  
CERTIFIED THAT THERE IS NO Pavement OR PROPERTY  
MAINTAINED BY ANY GOVT. DEPT. BELONGING TO RAILWAY  
ADMINISTRATION WITHIN 30.0 M. FROM THE SITE IN QUESTION

SPECIFICATION  
1. LIME CONC. IN FOUNDATION 1:6:12  
2. BRICK WORK IN CM 1:6  
3. RCC IN BEAM & COLUMNS BEAM FOUNDATION 1:2:4  
4. PLASTER IN CM. IN 1:6

SCHEDULE OF DOORS & WINDOWS

| S.N. | TYPE | SILL | SOFFIT | SIZE      |
|------|------|------|--------|-----------|
| 1.   |      |      |        |           |
| 2.   | D1   | 2.1  |        | 1.0 X 2.1 |
| 3.   | D2   | 2.1  |        | 0.8 X 2.1 |
| 4.   | D/W  | 2.8  |        | 3.9 X 2.4 |
| 5.   | DW1  | 2.8  |        | 2.3 X 2.4 |
| 6.   | W1   | 1.0  | 2.8    | 1.2 X 1.8 |
| 7.   | W2   | 1.0  | 2.8    | 0.9 X 1.8 |
| 8.   | V1   | 1.8  | 2.8    | 0.6 X 0.6 |

Area Calculation

|    |                            |   |                      |
|----|----------------------------|---|----------------------|
| 1. | Total Land Area (Proposed) | = | 1000.00 SQ.M.        |
| 2. | F.A.R.                     | = | 1.0                  |
| 3. | Allowable Area             | = | 1.0 x 1000.00 SQ.M.  |
|    |                            | = | 1000.00 SQ.M.        |
| 4. | Total Landscape Area(15%)  | = | 15/100 x 1000.0 SQ.M |
|    |                            | = | 150.0 SQ.M.          |

|    |                            |   |              |
|----|----------------------------|---|--------------|
| 1. | Covd. Area on Ground Floor | = | 349.56 SQ.M. |
| 2. | Covd. Area on First Floor  | = | 349.56 SQ.M. |
| 3. | Covd. Area on Second Floor | = | 298.38 SQ.M. |

Total Covd. Area = 997.50 SQ.M.

Ground Coverage = 34.96 %  
Landscape Area Provided = 150.87 Sq. M.

For Raian Housing Development Limited  
(Dhananjay Tiwari)  
Authorised Signatory

PROPOSED SCHOOL BUILDING PLAN ON ARAZI NO. 719 Part.,  
720 Part., 721 Part., 722 Part., 723 Part., 724, 725, 726, 727, 728,  
729, 730 Part., 731 Part., 747 Part.,  
748, 749 Part., 753 Part., 757 Part.VILLAGE- BAIDANI ,  
PARGANA - BILHAUR, TEH. - BILHAUR, DIST. - KANPUR (UP)

OWNED BY :  
1. Pushpanjali City Planners Pvt. Ltd.  
2. M/S Baidani Infra Heights Pvt. Ltd.  
3. M/S Mandhana Infra Heights Pvt. Ltd.

ENGINEER'S SIGN/ ARCHITECT'S SIGN

ARCHITECT

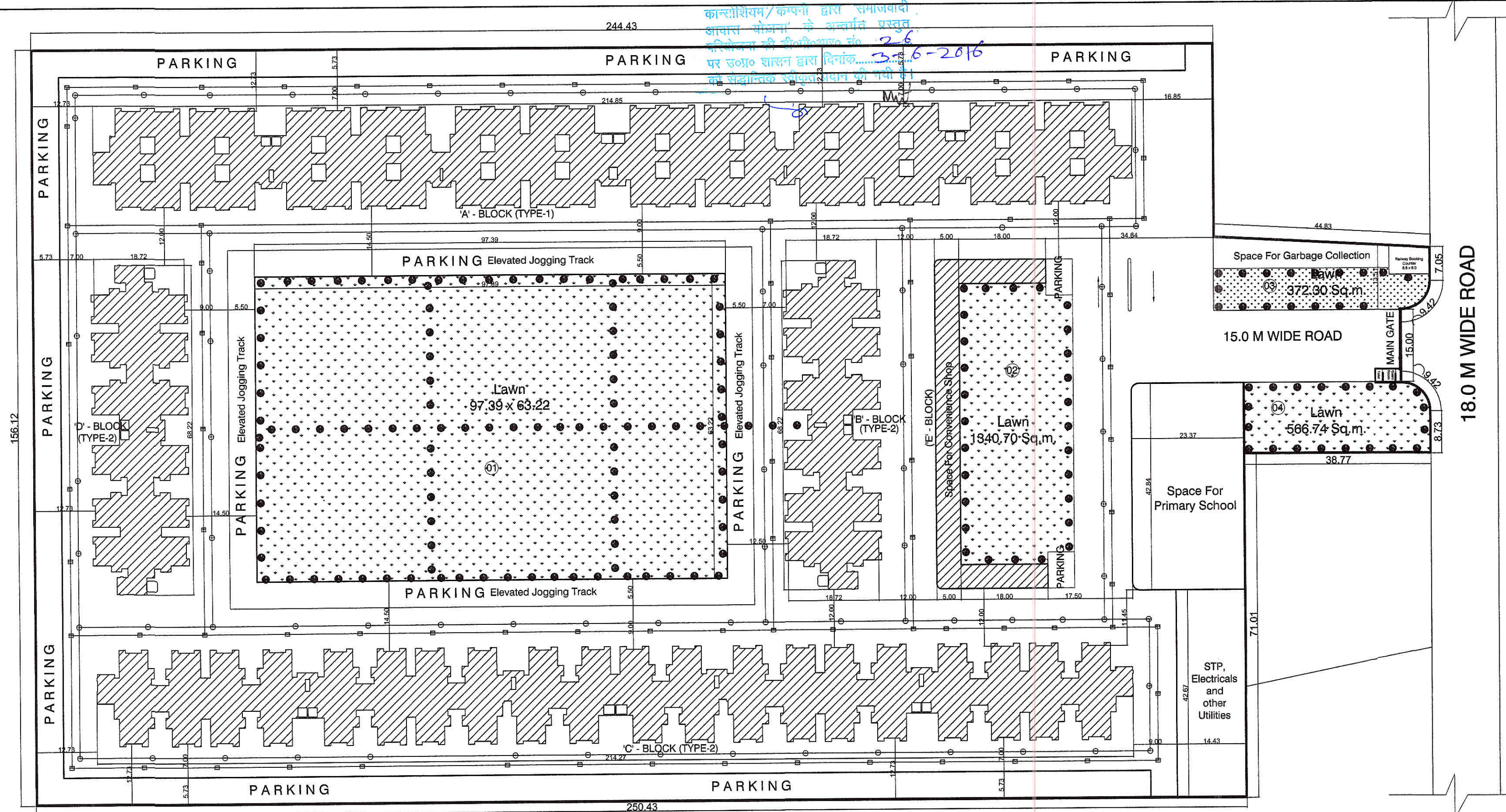
PAVAN K. SAWLANI  
P. & A. ASSOCIATES  
PLOT NO. 150, VILLAGE - RAJNAGAR, DIST. - KANPUR  
Phone No. 08008252523

Scale - 1:100

DRW. No. - 9/9

North

रतन एडवोकेट्स प्रा. लि.  
कानपुर शिवम/कम्पनी द्वारा समाजवादी  
आवास योजना के अन्तर्गत प्रस्तुत  
पर ३००० वास्तेन द्वारा निर्मित ३२६-२०१६  
के संवैधानिक अधिकारों का पालन भी नहीं है।



LAYOUT PLAN (1:1000)

| PROPOSED GROUP HOUSING UNDER U.P. SAMAJWADI AWAS YOUNA,<br>AT VILLAGE-BAIDANI TEH. - BILHAUR, DIST. - KANPUR (UP) |                                     |                                   |                                                                |
|-------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------------|----------------------------------------------------------------|
| S. NO.                                                                                                            | NORMS                               | PERMISSIBLE/REQUIRED              | PROPOSED                                                       |
| 1.                                                                                                                | GREEN AREA @ 15% OF PLOT AREA       | 0.15 X 39467.92 = 5920.19 SQ. M.  | 8436.11 SQ. M. (21.37%)                                        |
| 2.                                                                                                                | GROUND COVERAGE @ 50% OF PLOT AREA  | 0.50 X 39467.92 = 19733.96 SQ. M. | 8733.94 SQ. M. (22.13%)                                        |
| 3.                                                                                                                | F.A.R @ 2.5 (ON PLOT AREA)          | 2.5 X 39467.92 = 98669.80 SQ. M.  | 96301.08 SQ. M.                                                |
| 4.                                                                                                                | BUILDING HEIGHT                     | 35.0 M. - 45.0 M.                 | 36.85 M.                                                       |
| 5.                                                                                                                | SET BACK                            | 12.0 M. ON ALL SIDE               | FRONT 16.85 M<br>LEFT 12.73 M<br>RIGHT 12.73 M<br>BACK 12.73 M |
| 6.                                                                                                                | TOTAL DUS @ 500 UNITS / HECTARE     | 3.946792 X 500 = 1973.00 UNITS    | 1332 UNITS                                                     |
| 7.                                                                                                                | DENSITY @ 5 PERSON / UNIT           | 5 X 1973 = 9865 PERSONS           | 5 X 1332 = 6660 PERSONS                                        |
| 8.                                                                                                                | (a). PARKING @ 1 CAR / 2 UNITS      | 1332/2 = 666 No.                  | 666 No.                                                        |
|                                                                                                                   | (b). 10% EXTRA PARKING FOR VISITORS | 67 No.                            | 67 No.                                                         |
| TOTAL                                                                                                             |                                     | 733 No.                           | 733 No.                                                        |
| 9.                                                                                                                | TREES @ 50/HECTARE                  | 3.946792 X 50 = 197 TREES         | 200 TREES                                                      |

| AREA CHART       |       |               |                        |                           |                    |                |                        |                    |                        |                    |                             |                      |
|------------------|-------|---------------|------------------------|---------------------------|--------------------|----------------|------------------------|--------------------|------------------------|--------------------|-----------------------------|----------------------|
| TYPE OF BUILDING | BLOCK | NO. OF FLOORS | NO. OF UNITS PER FLOOR | TOTAL NO. OF UNITS        | FAR AREA PER FLOOR | TOTAL FAR AREA | NON FAR AREA PER FLOOR | TOTAL NON FAR AREA | BUILTUP AREA PER FLOOR | TOTAL BUILTUP AREA | SUPER BUILTUP AREA PER UNIT | CARPET AREA PER UNIT |
| TYPE-1           | A     | G+12          | 48                     | 576                       | 3422.78            | 41,073.36      | 414.71                 | 8814.01            | 3837.49                | 49987.37           | 86.61                       | 57.54                |
|                  | B     | G+12          | 12                     | 144                       | 896.20             | 10,754.40      | 121.88                 | 2480.64            | 1018.08                | 13235.04           | 91.91                       | 59.40                |
| TYPE-2           | C     | G+12          | 40                     | 480                       | 3008.76            | 36,105.12      | 384.84                 | 8011.68            | 3393.60                | 44116.80           | 91.91                       | 59.40                |
|                  | D     | G+11          | 12                     | 132                       | 896.20             | 9,858.20       | 114.81                 | 2273.92            | 1011.01                | 12132.12           | 91.91                       | 59.40                |
| TYPE-3 (SHOP)    | E     | G             | 34                     | 34                        | 510                | 510            | 115                    | 115                | 625                    | 625                | ---                         | ---                  |
| TOTAL            |       |               |                        | 1332 Aff. Hou<br>34 Shops | 98,301.08          |                |                        |                    | 1,19,996.33            |                    |                             | 8733.94              |

| GREEN BELT                                                                                                                                     |                |
|------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| TOTAL PLOT AREA = 39467.92 SQ.M.<br>LANDSCAPE AREA REQUIRED = 39467.92 X 15%<br>= 5920.19 SQ.M.<br>LANDSCAPE AREA GIVEN = 8436.11 SQ.M.<br>OK. |                |
| Given Landscape Area :                                                                                                                         |                |
| Sr.no.                                                                                                                                         | Landscape Area |
| 1                                                                                                                                              | 6157.00 Sq.m.  |
| 2                                                                                                                                              | 1340.07 Sq.m.  |
| 3                                                                                                                                              | 372.30 Sq.m.   |
| 4                                                                                                                                              | 566.74 Sq.m.   |
| 8436.11 Sq.m.                                                                                                                                  |                |

CERTIFICATE  
CERTIFIED THAT THERE IS NO Pavement OR PROPERTY  
MAINTAINED BY ANY GOVT. DEPT. BELONGING TO RAILWAY  
ADMINISTRATION WITHIN 30.0 M. FROM THE SITE IN QUESTION

| SPECIFICATION |                                       |        |  |
|---------------|---------------------------------------|--------|--|
| 1.            | LIME CONC. IN FOUNDATION              | 1:6:12 |  |
| 2.            | BRICK WORK IN CM                      | 1:6    |  |
| 3.            | RCC IN BEAM & COLUMNS BEAM FOUNDATION | 1:2:4  |  |
| 4.            | PLASTER IN CM. IN                     | 1:6    |  |

| SCHEDULE OF DOORS & WINDOWS |      |      |        |           |
|-----------------------------|------|------|--------|-----------|
| S.N.                        | TYPE | SILL | SOFFIT | SIZE      |
| 1.                          | R/S  | ---  | 2.7    | 2.4 X 2.7 |
| 2.                          | D1   | ---  | 2.4    | 1.0 X 2.1 |
| 3.                          | D2   | ---  | 2.1    | 0.9 X 2.1 |
| 4.                          | D3   | ---  | 2.1    | 0.8 X 2.1 |
| 5.                          | DW1  | ---  | 2.4    | 2.3 X 2.4 |
| 6.                          | DW2  | ---  | 2.4    | 1.6 X 2.4 |
| 7.                          | DW3  | ---  | 2.4    | 1.0 X 2.4 |
| 8.                          | W1   | 0.9  | 2.4    | 1.2 X 1.5 |
| 9.                          | W2   | 0.9  | 2.4    | 1.0 X 1.5 |
| 10.                         | W3   | 0.9  | 2.4    | .9 X 1.5  |
| 11.                         | W4   | 0.9  | 2.4    | .8 X 1.5  |
| 12.                         | V1   | 1.8  | 2.4    | 0.6 X 0.6 |

| PROPOSED AREA CHART<br>TYPE-1 & TYPE-2   |                           |                 |                 |                 |                     |                                                    |
|------------------------------------------|---------------------------|-----------------|-----------------|-----------------|---------------------|----------------------------------------------------|
| TOTAL AREA OF THE PLOT = 42430.00 SQ. M. |                           |                 |                 |                 |                     |                                                    |
| S. NO.                                   | DESCRIPTION OF COVD. AREA | TYPE-1 (Sq. M.) | TYPE-2 (Sq. M.) | TYPE-3 (Sq. M.) | TOTAL AREA (Sq. M.) | TOTAL AREA CONSIDERED FOR FAN CALCULATION (Sq. M.) |
| 1.                                       | STREET/ROAD               | 3422.78         | 896.20          | 3008.76         | 896.20              | 8733.94                                            |
| 2.                                       | 1st FLOOR                 | 3422.78         | 896.20          | 3008.76         | 896.20              | 8733.94                                            |
| 3.                                       | 2nd FLOOR                 | 3422.78         | 896.20          | 3008.76         | 896.20              | 8733.94                                            |
| 4.                                       | 3rd FLOOR                 | 3422.78         | 896.20          | 3008.76         | 896.20              | 8733.94                                            |
| 5.                                       | 4th FLOOR                 | 3422.78         | 896.20          | 3008.76         | 896.20              | 8733.94                                            |
| 6.                                       | 5th FLOOR                 | 3422.78         | 896.20          | 3008.76         | 896.20              | 8733.94                                            |
| 7.                                       | 6th FLOOR                 | 3422.78         | 896.20          | 3008.76         | 896.20              | 8733.94                                            |
| 8.                                       | 7th FLOOR                 | 3422.78         | 896.20          | 3008.76         | 896.20              | 8733.94                                            |
| 9.                                       | 8th FLOOR                 | 3422.78         | 896.20          | 3008.76         | 896.20              | 8733.94                                            |
| 10.                                      | 9th FLOOR                 | 3422.78         | 896.20          | 3008.76         | 896.20              | 8733.94                                            |
| 11.                                      | 10th FLOOR                | 3422.78         | 896.20          | 3008.76         | 896.20              | 8733.94                                            |
| 12.                                      | 11th FLOOR                | 3422.78         | 896.20          | 3008.76         | 896.20              | 8733.94                                            |
| 13.                                      | 12th FLOOR                | 3422.78         | 896.20          | 3008.76         | 896.20              | 8733.94                                            |
| 14.                                      | MUNITY                    | 120.30          | 120.30          | 41.78           | 41.78               | 7377.74                                            |
| 15.                                      | MACHINE ROOM              | 77.40           | 77.40           | 23.05           | 23.05               | 288.45                                             |
| 16.                                      | GUARDS ROOM               | ---             | ---             | ---             | ---                 | 45.0                                               |
| 17.                                      | ELECTRICALS               | ---             | ---             | ---             | ---                 | 50.00                                              |

TOTAL COVD. AREA = 98,301.08 Sq. m.

| Area Calculation |                                                                      |
|------------------|----------------------------------------------------------------------|
| 1.               | Total Land Area (Proposed) = 40467.92 SQ.M.                          |
| 2.               | Area Reserved For Primary School = 1000.00 SQ.M.                     |
| 3.               | Balance Area = 39467.92 SQ.M.                                        |
| 4.               | F.A.R. = 2.5                                                         |
| 5.               | Allowable Area = 2.5 x 39467.92 SQ.M.<br>= 98,669.80 SQ.M.           |
| 6.               | Total Landscape Area (15%) = 15% x 39467.92 SQ.M.<br>= 5920.19 SQ.M. |
| 7.               | Density = 500 units / 10,000.0 SQ.M.                                 |
| 8.               | Allowable No. of Units = 500 x 39467.92<br>= 1973.00 Units           |
| 9.               | Achieved Unit<br>TYPE-01 = 576 Units<br>TYPE-02 = 756 Units          |

Total Achieved Unit = 1332 Units

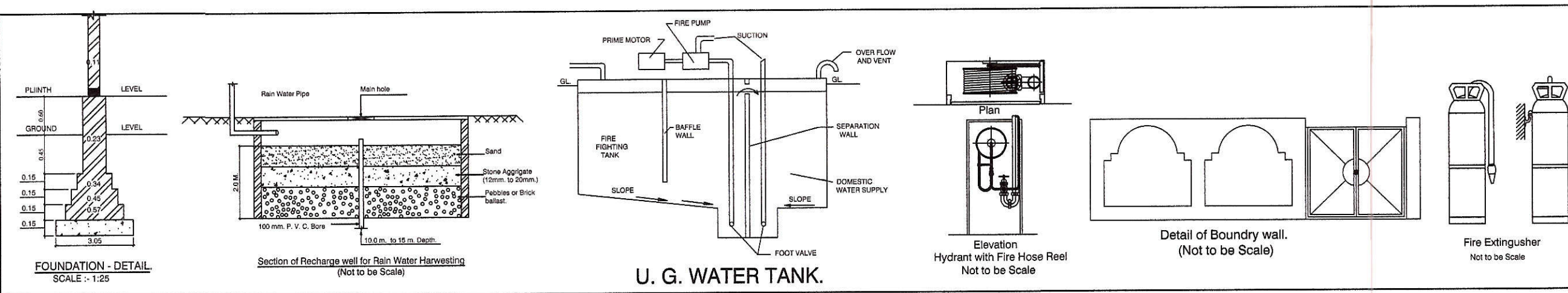
For Ratan Housing Development Limited  
  
(Dhananjay Tiwari)  
Authorised Signatory

PROPOSED RESIDENTIAL APARTMENT BUILDING PLAN ON  
ARAZI NO. 719 Part., 720 Part., 721 Part., 722 Part., 723 Part.,  
724, 725, 726, 727, 728, 729, 730 Part., 731 Part., 747 Part.,  
748, 749 Part., 753 Part., 757 Part.VILLAGE-BAIDANI,  
PARGANA - BILHAUR, TEH. - BILHAUR, DIST. - KANPUR (UP)

OWNED BY :  
1. Pushpanjali City Planners Pvt. Ltd.  
2. M/S Baidani Infra Heights Pvt. Ltd.  
3. M/S Mandhana Infra Heights Pvt. Ltd.

ENGINEER'S SIGN/ ARCHITECT'S SIGN  
  
PAVAN K. SAWLANI  
P.K. SAWLANI & ASSOCIATES  
HIG 21, Main Road, Indira Nagar, Kanpur-205004  
Phone No. 05060623823

Scale - 1:1000  
DRW. No. - 2/9



FIRE FIGHTING INSTALLATION  
FIRE FIGHTING REQUIREMENT AND INSTALLATIONS :  
1. Classification of Building Based on Occupancy : RESIDENTIAL  
Sub Division A-4 Apartment houses (Flats)  
2. Type of Building : Above 35m but not exceeding 45m in Height Occupancy  
3. Fire Extinguisher : Provisions for certain fire extinguishers are done on each floor of the building  
4. Hose Reel : Provisions for Hose reel are done on each floor of the building  
5. Down Corner : Provisions for Down Corner are done.  
6. Fire Alarm Systems : Manually operated electrical fire alarm system is to be installed building with one call box located at each floor.  
7. Terrace tank : Terrace water tank of 95,000.0 liters is given for Fire Fighting.Terrace Water Tank of 8,000,000.0 liters is given for Domestic.  
8. UG tank : UG water tank of 4,00,000.0 liters is given for Fire Fighting.  
9. Terrace Pump : Terrace pump 900 LPM is given.