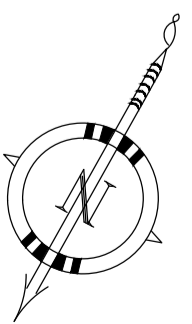


SITE PLAN

COMMERCIAL AREA STATEMENT		SQM
SNO.	PARTICULARS	
1	TOTAL PLOT AREA	10350.00
2	TOTAL PERMISSIBLE F.A.R.	19356.88
a	PERMISSIBLE BASIC F.A.R. (1.75)	18097.50
b	PERMISSIBLE 5% OF GREEN BUILDING F.A.R.	949.38
	TOTAL PERMISSIBLE F.A.R. (A+B)	19356.88
3	PROPOSED F.A.R. AREA	19344.92
A	LOWER GROUND FLOOR	5360.53
B	UPPER GROUND FLOOR	4900.89
C	FIRST FLOOR	4500.89
D	SECOND FLOOR	3531.70
E	THIRD FLOOR	964.29
F	BALCONY F.A.R. AREA	966.92
	TOTAL F.A.R. AREA (A+B+C+D+E+F)	19344.92
4	PROPOSED NON F.A.R. AREA	12540.88
A	LOWER BASEMENT AREA	461.95
B	UPPER BASEMENT AREA	6202.78
C	FIRE STAIR CASE (3 NOS.)	966.49
D	2 M WIDE BALCONY AREA	2652.19
E	FACILITY AREA	557.06
F	ESS & HVAC PLANT ROOM	624.47
G	UTP	275.80
H	STP	182.15
I	GUARD ROOM AREA	9.00
J	METER ROOM AREA	9.00
	TOTAL NON F.A.R. AREA (A-B+C+D+E+F+G+H+I+J)	12540.88
6	REQUIRED PARKING	397
	@ 2 ECS PER 100 SQM FAR	
7	PROPOSED PARKING AS PER PARKING LAYOUT PLAN	400
A	BASEMENT NORMAL PARKING	60
B	BASEMENT MECHANICAL PARKING (183 NOS X 2 ECS)	328
C	SURFACE PARKING	14
	TOTAL PROPOSED PARKING AS PER PARKING LAYOUT PLAN (A+B+C)	400
8	TOTAL BUILT-UP AREA	32485.80
A	TOTAL NON F.A.R. AREA	12540.88
B	TOTAL F.A.R. AREA	19844.92
	TOTAL BUILT-UP AREA (A+B)	32485.80



PROJECT :-
 PROPOSED COMMERCIAL BUILDING
 "THE HIVE" ON COMMERCIAL BLOCK-L
 AT ANAND VIHAR SCHEME, HAPUR

BUILDERS & PROMOTERS :-
 Modulux Elite Build LLP

DRAWING TITLE :-
 SITE PLAN

<p>Space Designers International B-54, Sector-67, NOIDA-201301 Ph: 91-11-27110771 to 11078 email: sdiindia@gmail.com www.spacedesigners.com</p>	ARCHITECTS ARCHITECTS SIGNATURE DRC. No. :- 01
	ARCHITECTS SIGNATURE M. Sandeep Kumar Architectural Specialty

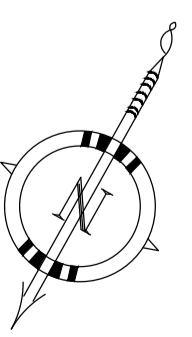
Digitally signed by NITIN GAUR
 Date: 12 Jan 2025 13:47:45
 Designation: Vice Chairman

Signature Verified
 Date: 12 Jan 2025 13:47:45
 Designation: Vice Chairman

TOTAL PLOT AREA		COMMERCIAL BUILDING, ANAND VIHAR, SCHEME BLOCK-L, HAPUR					10850.00	SQM
FLOOR	COVERED AREA (FOR FAR) (Sqm)	BALCONY IN F.A.R. (Sqm)	NON FAR BALCONY (2M Wide) (Sqm)	FACILITY AREA (Sqm)	FIRE STIRCASE (NON FAR) (Sqm)	TOTAL COVERED AREA FOR FEE (Sqm)	G=(A+B+C+D+E)	
LOWER BASEMENT	(A)	(B)	(C)	(D)	(E)			
UPPER BASEMENT								
GROUND COVERAGE AREA	5951.690							
LOWER GROUND FLOOR	5360.530	122.400	223.540	60.357	184.863	5951.69		
UPPER GROUND FLOOR	4600.888	324.420	769.804	59.953	164.407	5919.47		
FIRST FLOOR	4600.888	324.420	769.804	59.953	164.407	5919.47		
SECOND FLOOR	3331.703	215.380	808.500	88.366	160.198	4604.15		
THIRD FLOOR	964.289		80.540	114.003	188.112	1346.94		
Mumty, Machine Room				174.430		174.43		
WATER TANK					104.500	104.50		
TOTAL	18858.30	966.62	2652.19	557.06	966.49	24020.65		

TOTAL AREA CALCULATION						
FLOOR	COVERED AREA (With Balcony FAR) (Sqm)	2.0 M Wide BALCONY AREA (Non FAR) (Sqm)	FACILITY AREA (Sqm)	FIRE STAIRCASE (Non FAR Area) (Sqm)	TOTAL COVERED AREA (For Fee) (Sqm)	F=(A+B+C+D-FIRE STAIR CASE AREA)
LOWER BASEMENT	(A)	(B)	(C)	(D)		F=(A+B+C+D-FIRE STAIR CASE AREA)
UPPER BASEMENT						
LG+UGF+1ST+2ND+3RD+ MUMTY	19844.92	2652.19	557.06	966.49	24020.65	
METER ROOM					9.00	
GUARD ROOM					9.00	
ESS & HVAC PLANT ROOM					624.47	
UGT					275.80	
STP					182.15	
TOTAL	19844.92	2652.19	557.06	966.49	32485.80	

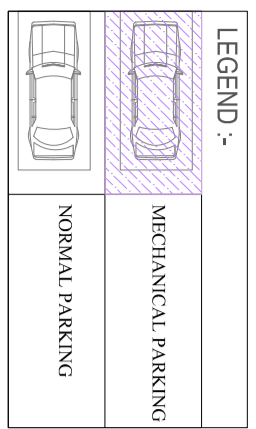
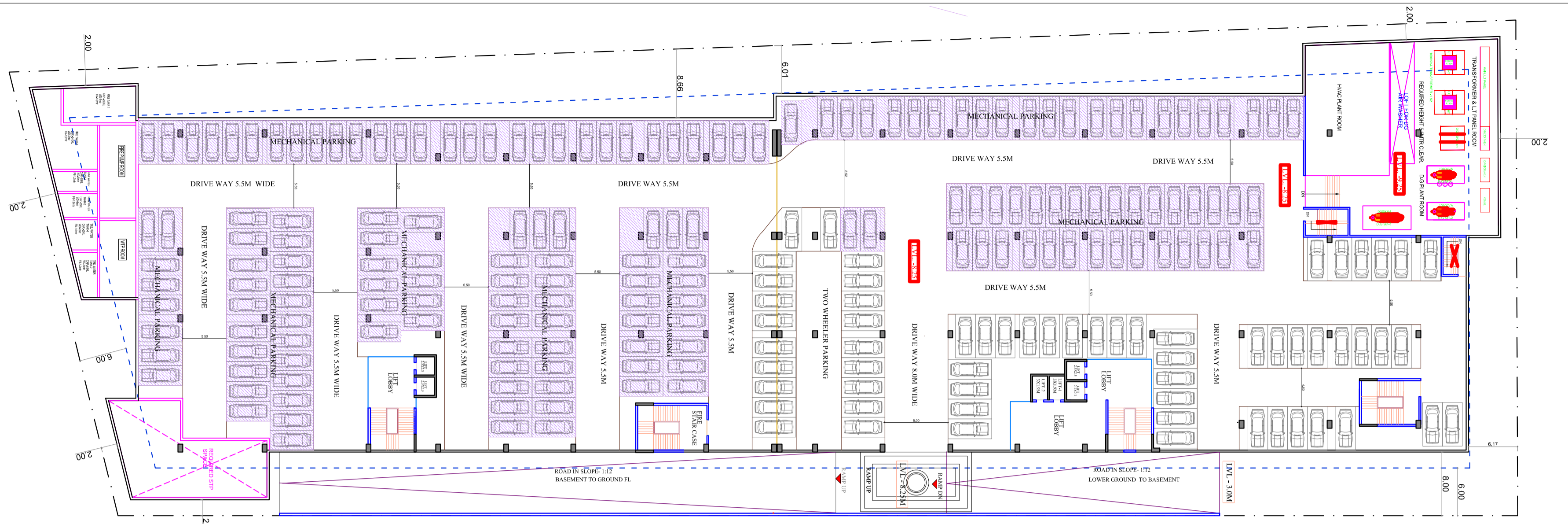
TOTAL PLOT AREA						10850
TOTAL PROPOSED GROUND COVERAGE AREA (Including guard room & meter room)						5969.69
TOTAL PROPOSED FACILITY AREA						557.06
TOTAL PROPOSED FAR AREA						19844.92
PERMISSABLE BASIC FAR AREA (BFAR)						18987.50
ADDITIONAL 5% GREEN BUILDING FAR AREA						949.38
TOTAL						19936.88
TOTAL PERMISSIBLE F.A.R. AREA						1.84
PERMISSIBLE FACILITY AREA (5% OF AVAILED FAR)						5.00%
TOTAL PERMISSIBLE FAR AREA WITH FACILITY AREA						20933.72
TOTAL PROPOSED FAR AREA WITH FACILITY AREA						20401.98
BALANCE FAR AREA						531.74
TOTAL AREA FOR FEE CALCULATION						32485.80
SAY AS						32,486



PROJECT :-
PROPOSED COMMERCIAL BUILDING
"THE HIVE" ON COMMERCIAL BLOCK-L
AT ANAND VIHAR SCHEME, HAPUR
BUILDERS & PROMOTERS :-
Modulux Elite Build LLP

DRAWING TITLE :-
AREA DETAIL

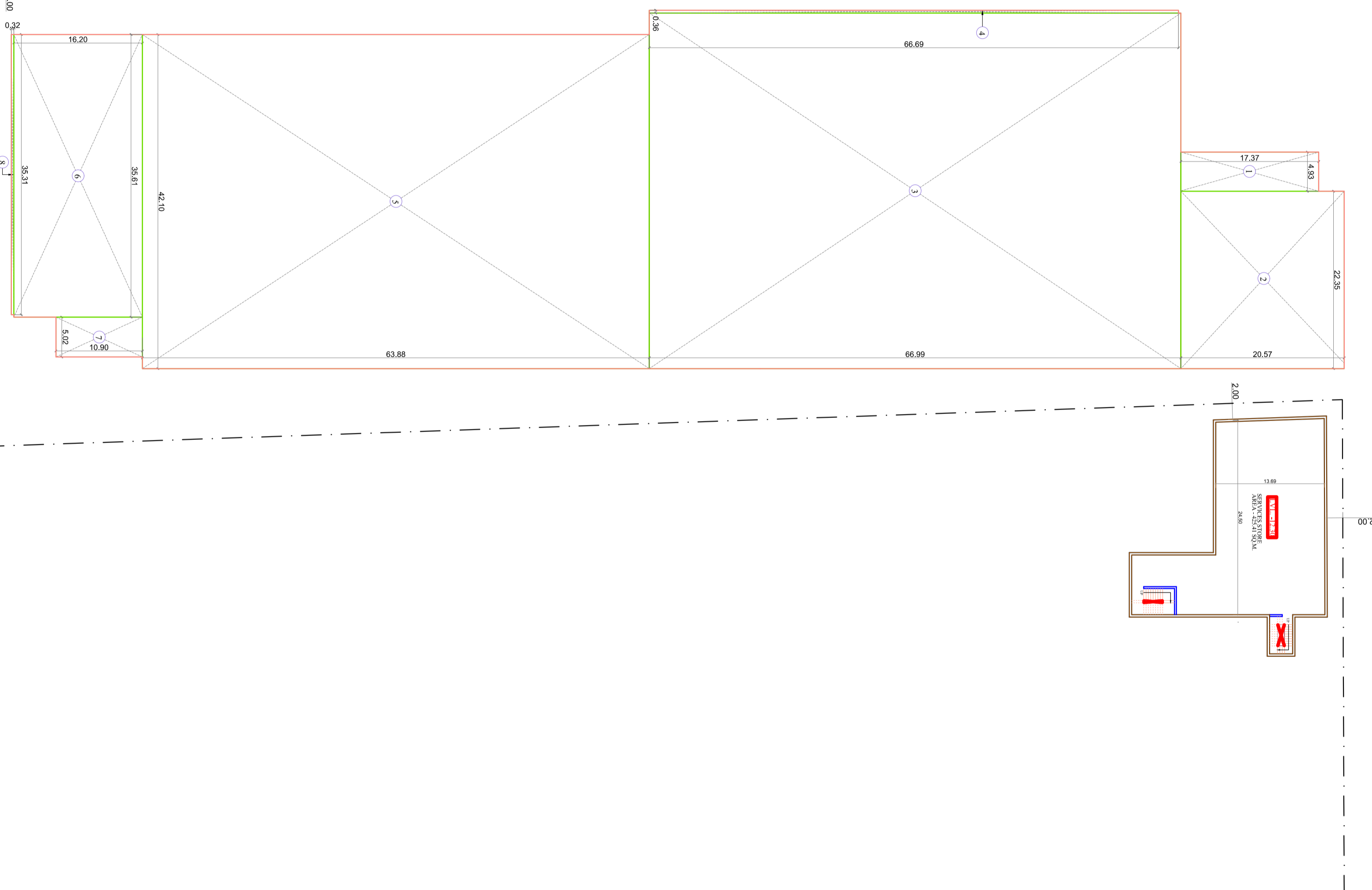
<p>ARCHITECTS: Space Designers International B-44, Sakinaka, KODIA, 20101 Ph: 91 97110577 81330 www.spaceid.com</p>	<p>FOR MODULUX ELITE BUILD LLP Modulux Elite Build LLP Additional Signatory</p>	CHECKED BY :-	SCALE :-	DATE :-
		1:300		
<p>ARCHITECT'S SIGNATURE</p>		DRG. No. :- 02		



TOTAL BASEMENT NON F.A.R. AREA = TOTAL BASEMENT AREA = 6902.78 SQ.MT.
 TOTAL BASEMENT PARKING AREA = BASEMENT AREA - BASEMENT DEDUCTION AREA = 6902.78 - 373.75 = 6529.03 SQ.MT.

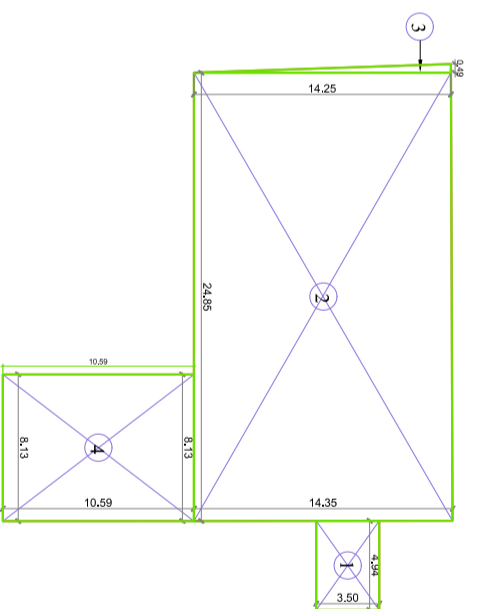
AREA DETAIL			
1	UPPER BASEMENT	6902.78	SQ.MT.
2	ESS & HVAC PLANT ROOM	624.47	SQ.MT.
3	STP	182.15	SQ.MT.
4	UGT	275.80	SQ.MT.

PROPOSED PARKING AS PER PARKING LAYOUT PLAN			
A	BASEMENT NORMAL PARKING	60	
B	BASEMENT MECHANICAL PARKING (163 NOS X 2 EGGS)	226	
C	SURFACE PARKING	14	
TOTAL PROPOSED PARKING AS PER PARKING LAYOUT PLAN (A+B+C)		400	



UPPER BASEMENT FLOOR AREA STATEMENT			
NON F.A.R. AREA			
S.No.	DIMENSION	AREA (SQM)	
1	4.93	X	17.37
2	22.35	X	20.57
3	44.8	X	66.99
4	0.36	X	24.01
5	42.1	X	63.88
6	35.61	X	576.88
7	5.02	X	10.90
8	35.31	X	11.30
TOTAL			6902.78

UPPER BASEMENT FLOOR AREA STATEMENT			
DEDUCTION AREA DETAILS			
S.No.	DIMENSION	AREA (SQM)	
1	6	X	7.75
2	5.55	X	0.25
3	11.67	X	10.96
4	9.92	X	4.30
5	6.37	X	2.53
6	6.14	X	9.18
7	5.1	X	2.55
8	0.25	X	2.80
9	11.99	X	5.80
TOTAL			373.75

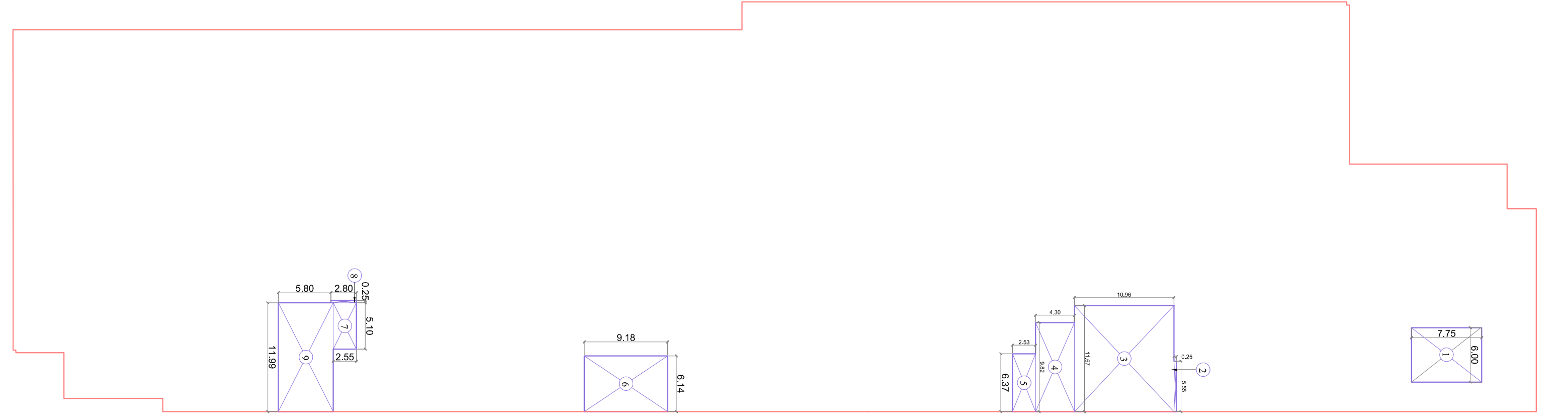


LOWER BASEMENT PLAN FOR STORAGE

LOWER BASEMENT FLOOR AREA STATEMENT

NON F.A.R. AREA			
S.No.	DIMENSION	AREA (SQM)	
1	4.94	X	3.50
2	24.83	X	(14.25+14.35)/2
3	0.49/2	X	14.25
4	8.13	X	10.59
TOTAL			461.95

DEDUCTION DETAIL OF UPPER BASEMENT



Signature Verified
 Digitally signed by NITIN GAUR
 Date: 12.08.2025 13:47:45
 Designation: Vice Chairman

Signature Verified
 Digitally signed by NITIN GAUR
 Date: 12.08.2025 13:47:45
 Designation: Vice Chairman

PROJECT :-
 PROPOSED COMMERCIAL BUILDING
 "THE HIVE" ON COMMERCIAL BLOCK-L
 AT ANAND VIHAR SCHEME, HAPUR

BUILDERS & PROMOTERS :-
 Modulux Elite Build LLP

DRAWING TITLE :-
 LOWER & UPPER
 BASEMENT PLAN

ARCHITECTS:
 Space Designers International
 53A Sector-14, Gurgaon-122009
 Phone: 01299-420000, 01299-420001
 Fax: 01299-420002, 01299-420003
 Email: info@sdicons.com, www.sdicons.com

CHECKED BY :- [Signature] DATE:-
 13/08/25

FOR MODULUX ELITE BUILD LLP
 [Signature]
 Authorized Signatory

ARCHITECTS SIGNATURE
 DRG. No. - 03



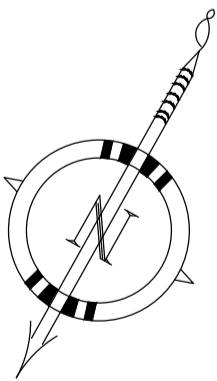
LOWER GROUND FLOOR PLAN

UPPER GROUND FLOOR PLAN

PROJECT :-
PROPOSED COMMERCIAL BUILDING
AT ANAND VIHAR SCHEME, HAPUR

BUILDERS & PROMOTERS :-
Modulux Elite Build LLP

DRAWING TITLE :-
LOWER & UPPER GROUND
FLOOR PLAN



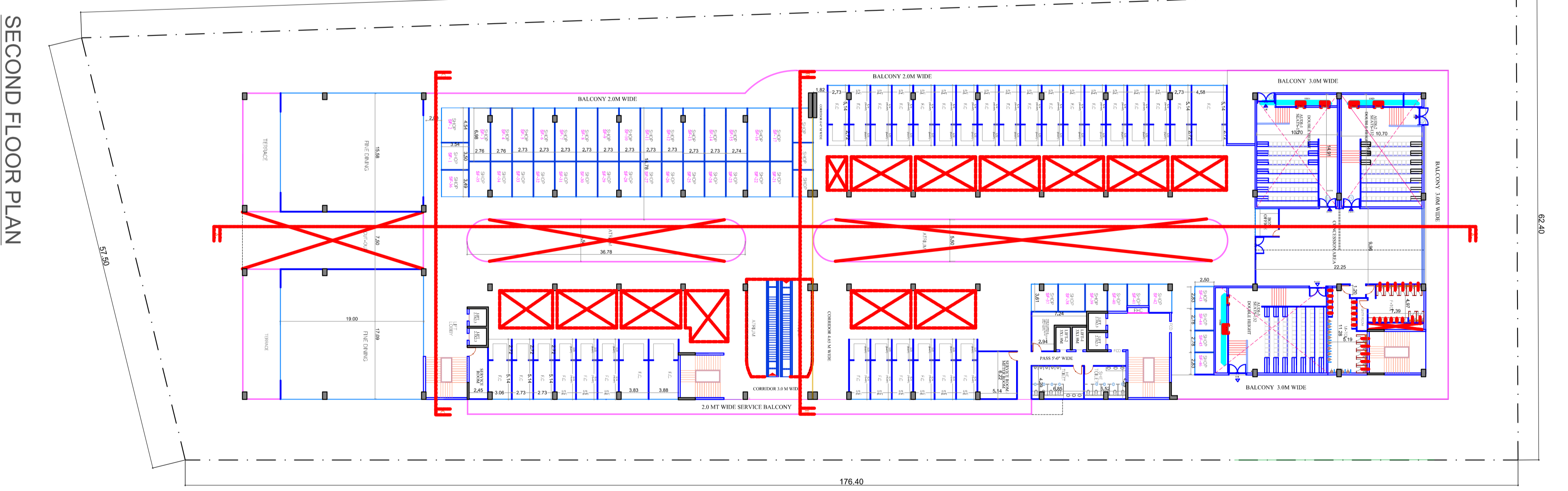
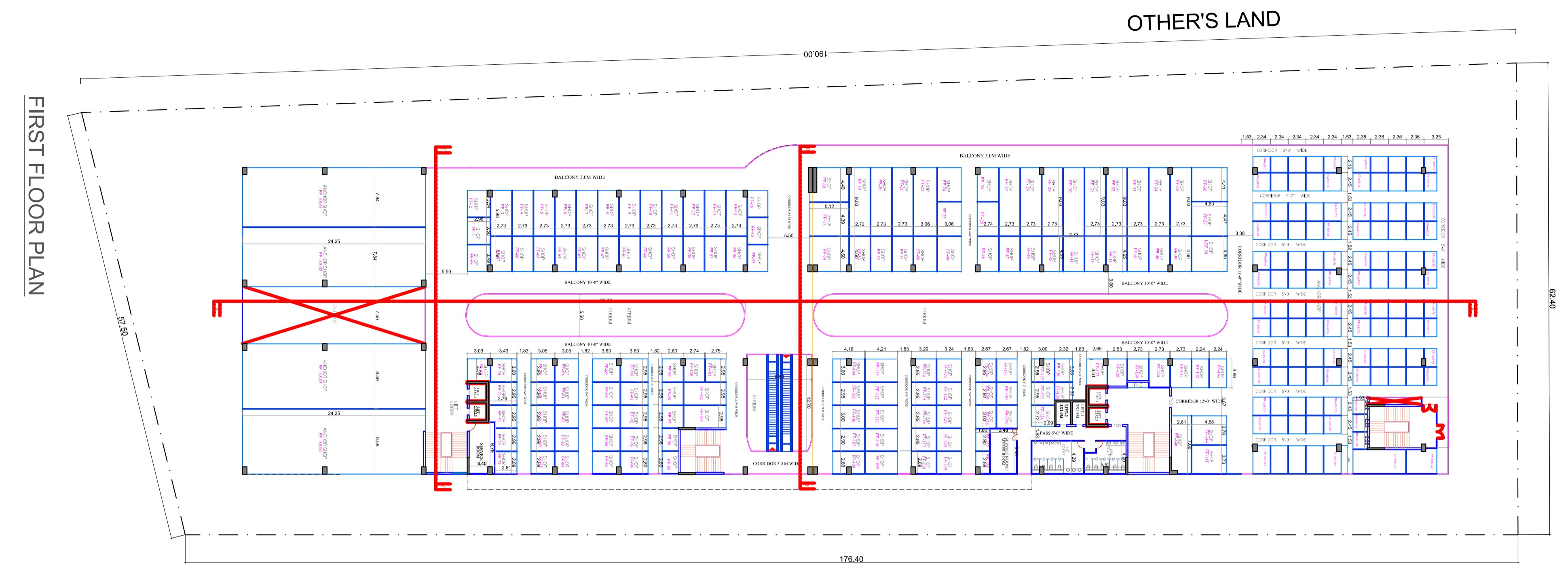
ARCHITECTS :-
Space Designers International
B-54 Sector 29, NOIDA-201301
Email: info@sdicons.com, www.sdicons.com

CHECKED BY :- SCALE: 1:300 **DATE :-**

ARCHITECTS SIGNATURE:
DRG. No. :- 04

FOR MODULUX ELITE BUILD LLP
Authorized Signatory

Mr. Sandeep Kumar
Authorized Signatory



FIRST FLOOR PLAN

SECOND FLOOR PLAN



PROJECT :-
 PROPOSED COMMERCIAL BUILDING
 "THE HIVE" ON COMMERCIAL BLOCK-L
 AT ANAND VIHAR SCHEME, HAPUR

BUILDERS & PROMOTERS :-
 Modulux Elite Build LLP

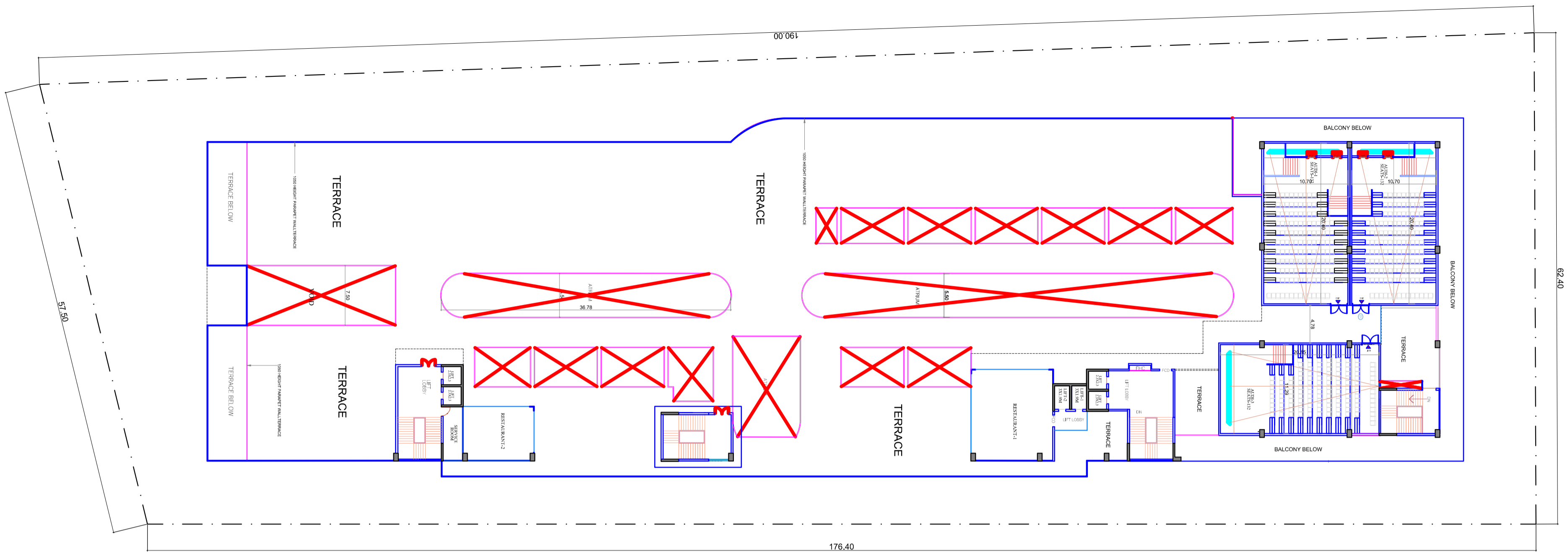
DRAWING TITLE :-
 FIRST & SECOND FLOOR PLAN

ARCHITECTS:
 Sparo Designz International
 B-54, Sector-47, Noida-201301
 Ph: 9971183771, 91 820
 Email: sparodesignz@gmail.com, www.sparodesignz.com

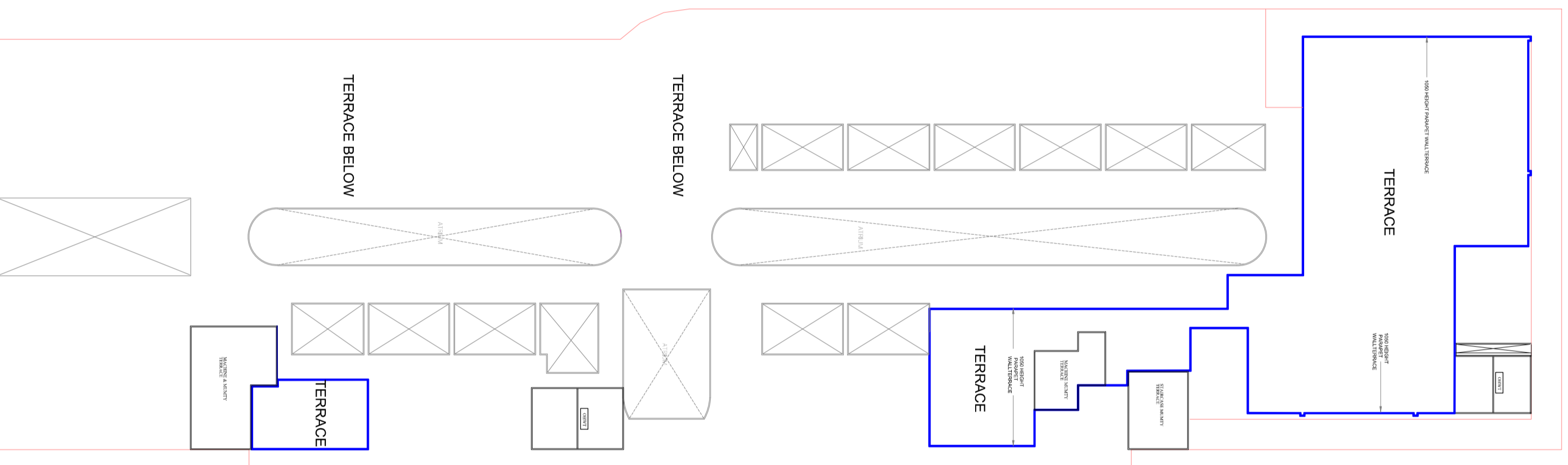
CHECKED BY :-
 SCALE :-
 DATE :-

ARCHITECT'S SIGNATURE
 DRG. No. :-05

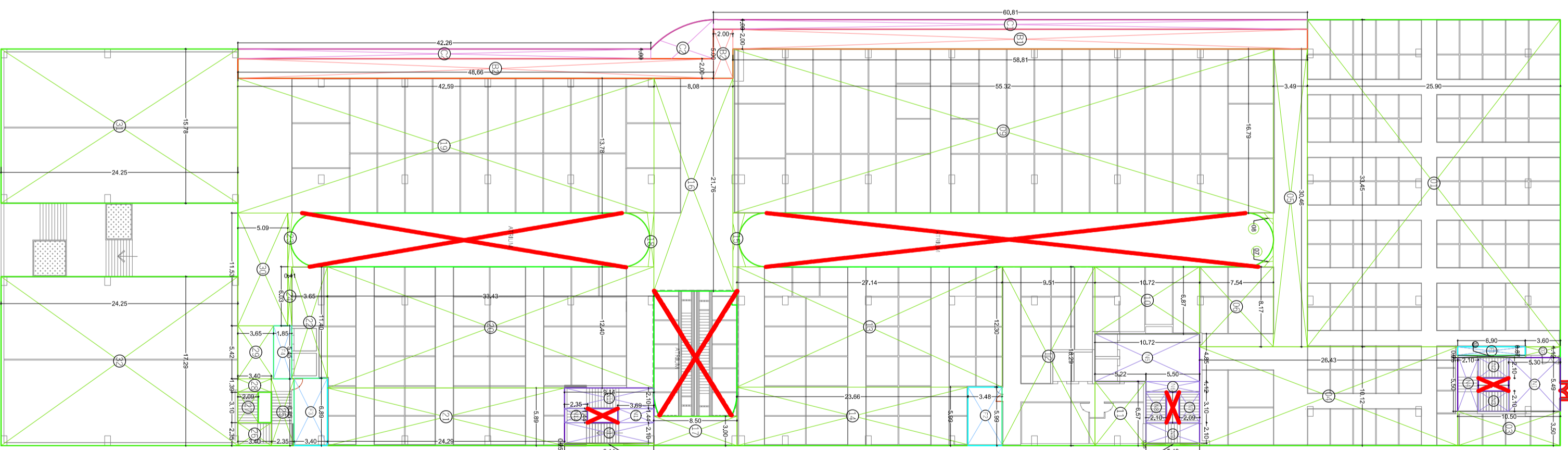




THIRD FLOOR PLAN



TERRACE PLAN



AREA DETAILS OF LOWER GROUND FLOOR

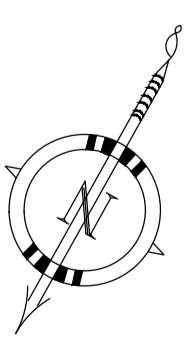
LOWER GROUND FLOOR AREA STATEMENT			
S.No.	DIMENSION	AREA(SQ.M)	
1	33.450 X 25.300	=	846.355
2	1.120 X 3.000	=	4.032
3	3.500 X 10.500	=	36.750
4	10.120 X 26.430	=	267.472
5	30.460 X 3.490	=	106.305
6	8.170 X 7.540	=	61.602
7	AS FER P-LINE	=	1.600
8	AS FER P-LINE	=	1.600
9	16.700 X 55.320	=	923.823
10	6.670 X 10.720	=	71.466
11	6.570 X 5.270	=	34.295
12	18.290 X 9.510	=	173.938
13	12.300 X 27.140	=	333.822
14	5.990 X 23.660	=	141.723
15	AS FER P-LINE	=	7.570
16	21.700 X 8.880	=	173.821
17	3.000 X 8.300	=	24.900
18	AS FER P-LINE	=	25.250
19	13.780 X 42.590	=	586.890
20	12.400 X 33.430	=	414.532
21	5.890 X 24.280	=	143.009
22	11.400 X 3.650	=	41.610
23	AS FER P-LINE	=	5.830
24	0.410 X 6.030	=	2.472
25	6.850 X 2.350	=	16.098
26	2.350 X 3.400	=	7.990
27	3.100 X 2.890	=	6.479
28	5.190 X 3.690	=	19.145
29	11.530 X 5.090	=	58.668
30	15.780 X 24.250	=	383.665
31	17.290 X 24.250	=	419.283
32	0.250 X 6.090	=	1.523
33	0.250 X 9.140	=	2.285
34	0.250 X 5.290	=	1.373
35	TOTAL	=	5963.53

LOWER GROUND FLOOR AREA STATEMENT			
S.No.	DIMENSION	AREA(SQ.M)	
1	1.120 X 60.81	=	68.100
2	AS FER P-LINE	=	19.330
3	1 X 42.26	=	42.260
	TOTAL	=	127.69

LOWER GROUND FLOOR AREA STATEMENT			
S.No.	DIMENSION	AREA(SQ.M)	
B1	2.000 X 58.100	=	116.200
B2	3.000 X 46.070	=	138.210
B3	2.000 X 1.850	=	3.700
	TOTAL	=	258.11

LOWER GROUND FLOOR AREA STATEMENT			
S.No.	DIMENSION	AREA(SQ.M)	
F1	0.870 X 6.900	=	6.003
F2	5.990 X 3.480	=	20.845
F3	6.990 X 3.400	=	23.676
F4	5.450 X 1.850	=	10.083
	TOTAL	=	60.58

LOWER GROUND FLOOR AREA STATEMENT			
S.No.	DIMENSION	AREA(SQ.M)	
N1	5.490 X 5.300	=	29.097
N2	2.100 X 3.100	=	6.510
N3	2.100 X 3.100	=	6.510
N4	5.500 X 2.100	=	11.550
N5	4.950 X 10.720	=	51.992
N6	1.120 X 5.300	=	6.160
N7	3.100 X 2.100	=	6.510
N8	3.100 X 2.100	=	6.510
N9	2.100 X 5.490	=	11.529
N10	2.100 X 9.140	=	19.194
N11	1.440 X 3.690	=	5.314
N12	1.440 X 3.350	=	4.824
N13	2.100 X 9.140	=	19.194
	TOTAL	=	184.86



PROJECT :-
PROPOSED COMMERCIAL BUILDING
"THE HIVE" ON COMMERCIAL BLOCK-L
AT ANAND VIHAR SCHEME, HAPUR

BUILDERS & PROMOTERS :-
Modlux Elite Build LLP

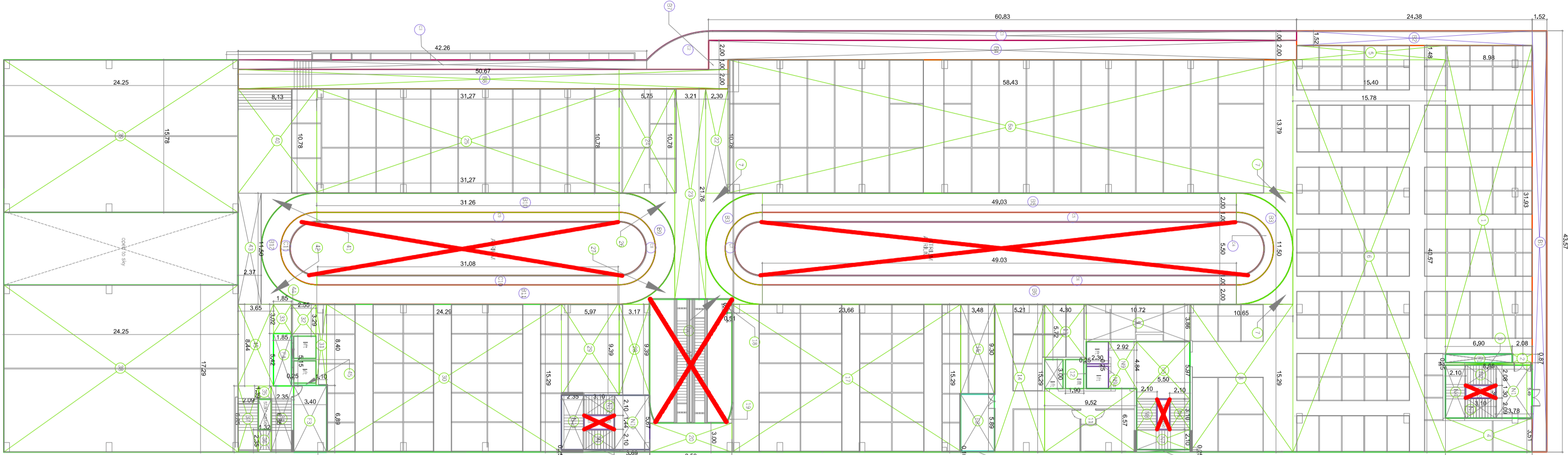
DRAWING TITLE :-
THIRD & TERRACE
FLOOR PLAN & AREA DETAIL

ARCHITECTS:
Space Designers International
B-34, Sector-17, Noida
Phone: 0120-2710000
www.spaceid.com

CHECKED BY: SCALES: 1:300
DATE:

ARCHITECT'S SIGNATURE:
M. Sandeep Kumar
Authorized Signatory

DRG. No. :- 06



UPPER GROUND FLOOR AREA STATEMENT					
F.A.R. AREA	DIMENSION	AREA (SQM)			
1	31.940 X 8.980	=	286.731		
2	0.870 X 2.080	=	1.810		
3	0.750 X 8.980	=	2.245		
4	3.100 X 8.980	=	11.530		
5	1.480 X 15.900	=	22.732		
6	40.370 X 15.780	=	640.195		
6a	13.790 X 38.830	=	805.950		
7	AS PER P.LINE	7.050	3	=	21.270
8	AS PER P.LINE	10.050	1	=	162.859
9	3.860 X 10.200	=	41.379		
10	0.250 X 5.900	=	1.375		
11	6.570 X 9.500	=	62.546		
12	5.720 X 4.800	=	24.596		
13	15.900 X 5.310	=	24.596		
14	15.900 X 3.480	=	79.651		
15	3.900 X 3.480	=	32.384		
16	5.720 X 3.480	=	31.709		
17	10.200 X 2.300	=	24.784		
18	0.510 X 0.900	=	0.459		
19	AS PER P.LINE	0.360	2	=	0.860
20	3.000 X 8.900	=	25.500		
21	10.200 X 2.300	=	24.784		
22	21.760 X 3.210	=	69.850		
23	10.780 X 5.720	=	61.985		
24	10.780 X 31.270	=	337.091		
25	AS PER P.LINE	5.466	1	=	5.466
26	3.900 X 3.170	=	29.766		
27	15.900 X 5.900	=	54.608		
28	3.900 X 2.500	=	6.890		
29	3.000 X 1.850	=	5.587		
30	3.000 X 2.950	=	8.900		
31	3.000 X 1.850	=	5.587		
32	3.900 X 2.500	=	8.900		
33	3.000 X 2.950	=	8.900		
34	6.500 X 2.500	=	16.098		
35	1.900 X 1.900	=	1.815		
36	2.500 X 1.900	=	1.102		
37	17.900 X 24.250	=	419.333		
38	15.900 X 24.250	=	382.665		
39	17.900 X 8.130	=	87.641		
40	10.780 X 8.130	=	87.641		
41	AS PER P.LINE	7.080	1	=	7.080
42	AS PER P.LINE	7.080	1	=	7.080
43	5.150 X 2.370	=	27.255		
44	8.400 X 0.950	=	3.188		
45	8.400 X 3.850	=	32.056		
	TOTAL	=	4600.89		

UPPER GROUND FLOOR AREA STATEMENT

BALCONY IN F.A.R.					
S.No.	DIMENSION	AREA (SQM)			
C1	AS PER P.LINE	60.83	1	=	60.830
C2	1	19.290	1	=	19.290
C3	1	42.26	1	=	42.260
C4	AS PER P.LINE	48.01	1	=	48.010
C5	AS PER P.LINE	49.03	1	=	49.030
C6	1	10.440	1	=	10.440
C7	AS PER P.LINE	10.440	1	=	10.440
C8	AS PER P.LINE	31.270	1	=	31.270
C9	1	31.270	1	=	31.270
C10	1	10.240	1	=	10.240
C11	AS PER P.LINE	TOTAL	1	=	324.620

UPPER GROUND FLOOR AREA STATEMENT

NON F.A.R. BALCONY (UP TO 2.0 MET)					
S.No.	DIMENSION	AREA (SQM)			
B1	43.370 X 1.500	=	66.256		
B2	15.20 X 24.380	=	37.058		
B3	AS PER P.LINE	30.270	2	=	60.540
B4	2.000 X 49.050	=	98.100		
B5	2.000 X 49.050	=	98.100		
B6	2.000 X 1.000	=	10.000		
B7	2.000 X 50.670	=	101.340		
B8	AS PER P.LINE	30.270	1	=	30.270
B9	AS PER P.LINE	31.270	1	=	62.540
B10	2.000 X 31.270	=	29.510		
B11	2.000 X 31.270	=	29.510		
B12	AS PER P.LINE	TOTAL	1	=	769.80

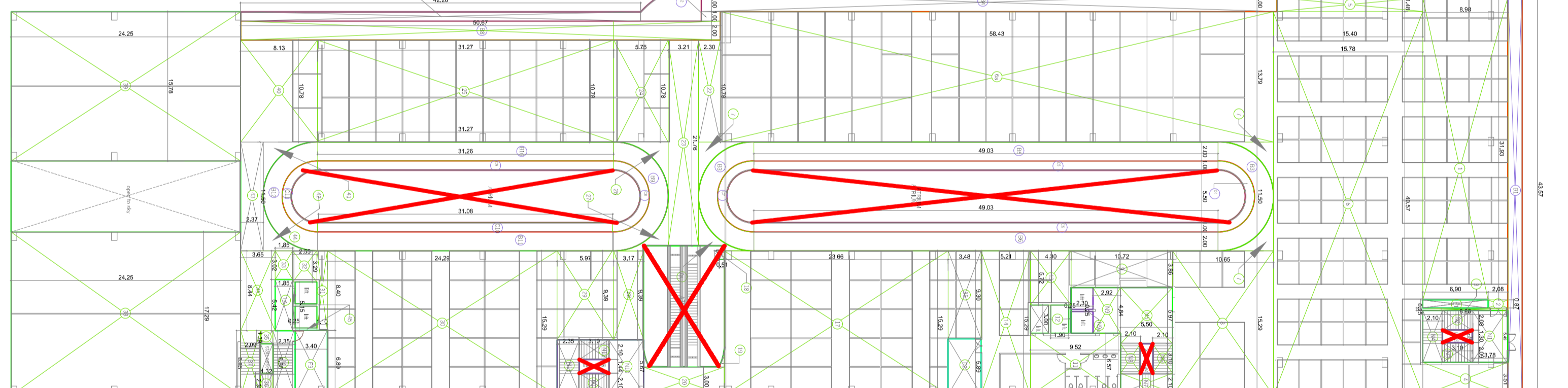
UPPER GROUND FLOOR AREA STATEMENT

FACILITY AREA			
S.No.	DIMENSION	AREA (SQM)	
F1	0.870 X 6.900	=	6.003
F2	6.880 X 5.980	=	20.487
F3	6.880 X 3.400	=	23.426
F4	5.420 X 1.850	=	10.027
	TOTAL	=	59.935

UPPER GROUND FLOOR AREA STATEMENT

FIRE STAIRCASE (NON F.A.R. AREA)			
S.No.	DIMENSION	AREA (SQM)	
N1	5.480 X 3.780	=	20.732
N2	2.080 X 3.100	=	6.448
N3	2.090 X 3.100	=	6.479
N4	5.900 X 2.100	=	11.529
N5	5.900 X 3.500	=	32.850
N6	3.100 X 5.500	=	11.550
N7	2.100 X 5.900	=	6.510
N8	4.800 X 2.100	=	14.133
N9	0.250 X 2.900	=	0.575
N10	5.600 X 3.850	=	20.812
N11	2.100 X 3.100	=	6.510
N12	2.100 X 3.100	=	6.510
N13	5.800 X 2.900	=	15.411
	TOTAL	=	164.41

AREA DETAILS OF UPPER GROUND FLOOR



FIRST FLOOR AREA STATEMENT					
F.A.R. AREA	DIMENSION	AREA (SQM)			
1	31.940 X 8.980	=	286.731		
2	0.870 X 2.080	=	1.810		
3	0.750 X 8.980	=	2.245		
4	3.100 X 8.980	=	11.530		
5	1.480 X 15.900	=	22.732		
6	40.370 X 15.780	=	640.195		
6a	13.790 X 38.830	=	805.950		
7	AS PER P.LINE	7.050	3	=	21.270
8	AS PER P.LINE	10.050	1	=	162.859
9	3.860 X 10.200	=	41.379		
10	0.250 X 5.900	=	1.375		
11	6.570 X 9.500	=	62.546		
12	5.720 X 4.800	=	24.596		
13	15.900 X 5.310	=	24.596		
14	15.900 X 3.480	=	79.651		
15	3.900 X 3.480	=	32.384		
16	0.100 X 23.660	=	361.761		
17	15.900 X 23.660	=	361.761		
18	0.510 X 0.900	=	0.459		
19	AS PER P.LINE	0.480	2	=	0.860
20	3.000 X 8.900	=	25.500		
21	10.200 X 2.300	=	24.784		
22	21.760 X 3.210	=	69.850		
23	10.780 X 5.720	=	61.985		
24	10.780 X 31.270	=	337.091		
25	AS PER P.LINE	7.100	1	=	7.100
26	AS PER P.LINE	5.740	1	=	5.740
27	3.900 X 3.170	=	29.766		
28	15.900 X 5.900	=	54.608		
29	3.900 X 2.500	=	6.890		
30	3.000 X 1.850	=	5.587		
31	3.000 X 2.950	=	8.900		
32	3.900 X 2.500	=	8.900		
33	3.000 X 2.950	=	8.900		
34	6.500 X 2.500	=	16.098		
35	1.900 X 1.900	=	1.815		
36	2.500 X 1.900	=	1.102		
37	17.900 X 24.250	=	419.333		
38	15.900 X 24.250	=	382.665		
39	17.900 X 8.130	=	87.641		
40	10.780 X 8.130	=	87.641		
41	AS PER P.LINE	7.080	1	=	7.080
42	AS PER P.LINE	7.080	1	=	7.080
43	5.150 X 2.370	=	27.255		
44	8.400 X 0.950	=	3.188		
45	8.400 X 3.850	=	32.056		
	TOTAL	=	4600.89		

FIRST FLOOR AREA STATEMENT

BALCONY IN F.A.R.					
S.No.	DIMENSION	AREA (SQM)			
C1	1	19.290	1	=	19.290
C2	AS PER P.LINE	42.26	1	=	42.260
C3	AS PER P.LINE	48.01	1	=	48.010
C4	AS PER P.LINE	49.03	1	=	49.030
C5	1	10.440	1	=	10.440
C6	1	49.03	1	=	49.030
C7	AS PER P.LINE	10.440	1	=	10.440
C8	AS PER P.LINE	10.200	1	=	10.200
C9	1	31.270	1	=	31.270
C10	1	31.270	1	=	31.270
C11	AS PER P.LINE	TOTAL	1	=	324.620

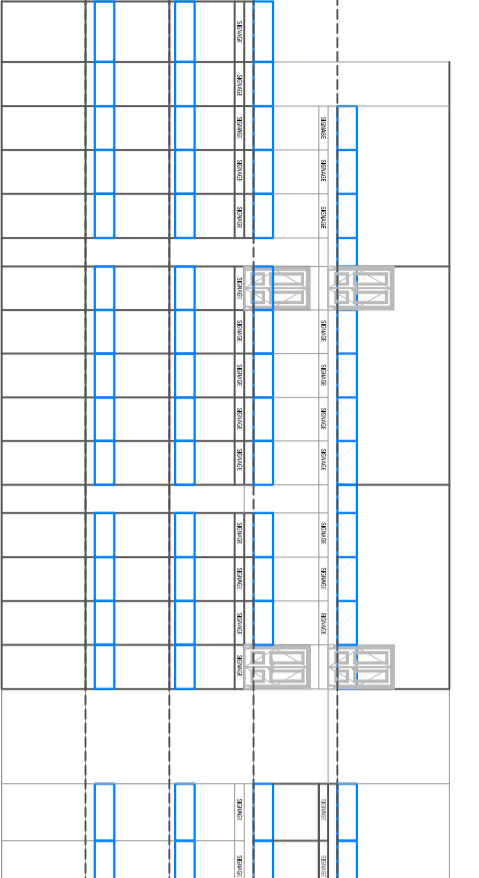
FIRST FLOOR AREA STATEMENT

NON F.A.R. BALCONY (UP TO 2.0 MET)					
S.No.	DIMENSION	AREA (SQM)			
B1	43.370 X 1.500	=	66.256		
B2	1.520 X 24.380	=	37.058		
B3	AS PER P.LINE	30.270	2	=	60.540
B4	2.000 X 49.050	=	121.660		
B5	2.000 X 49.050	=	98.100		
B6	2.000 X 1.000	=	10.000		
B7	2.000 X 50.670	=	101.340		
B8	2.000 X 30.270	=	101.340		
B9	AS PER P.LINE	30.270	1	=	30.270
B10	2.000 X 31.270	=	62.540		
B11	2.000 X 31.270	=	29.510		
B12	AS PER P.LINE	TOTAL	1	=	769.80

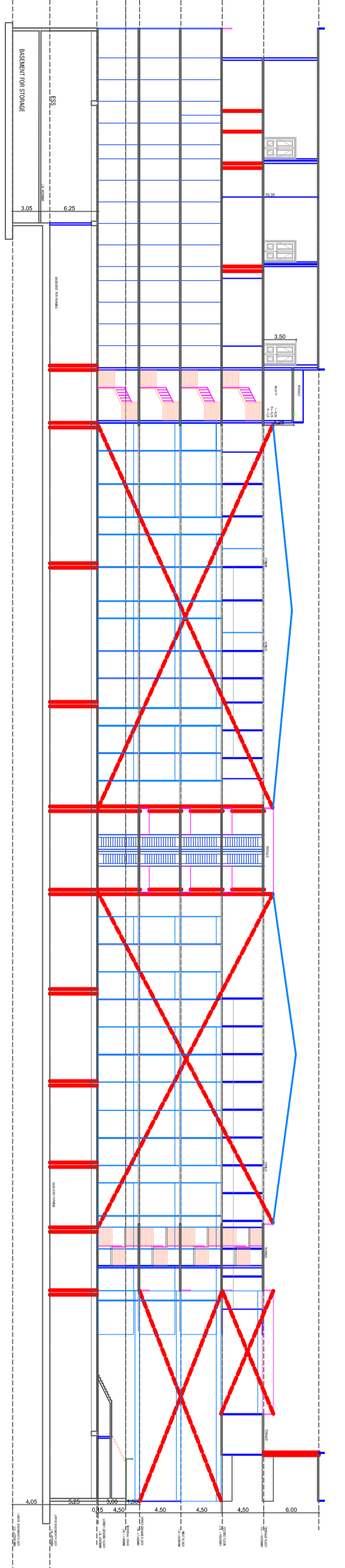
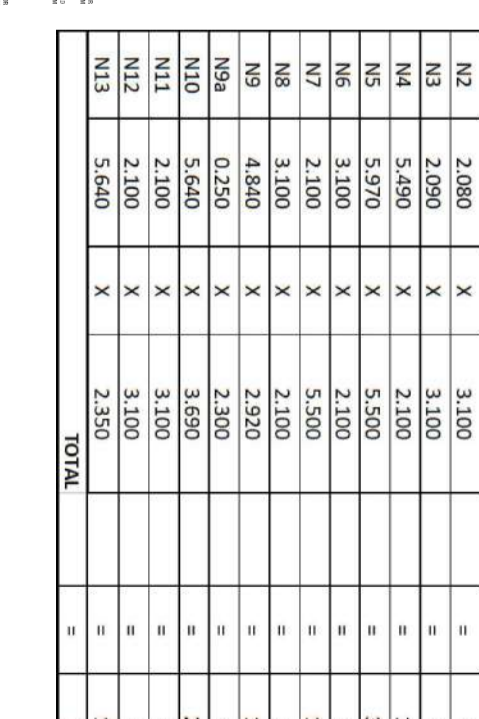
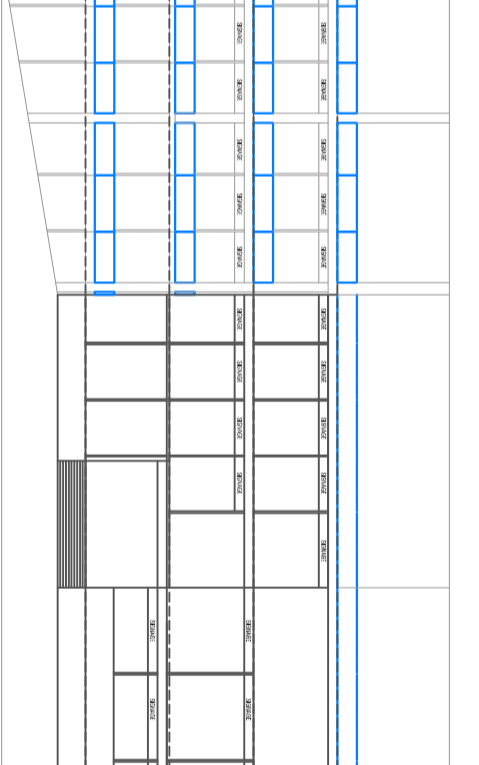
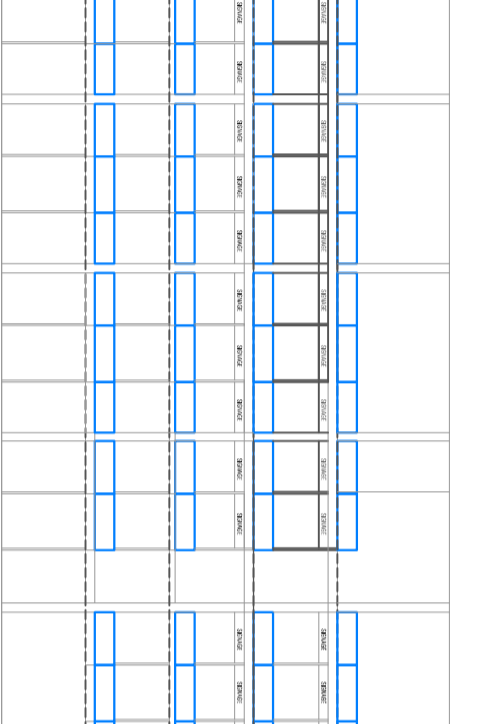
FIRST FLOOR AREA STATEMENT

FACILITY AREA			
S.No.	DIMENSION	AREA (SQM)	
F1	0.870 X 6.900	=	6.003
F2	6.880 X 5.980	=	20.487
F3	6.880 X 3.400	=	23.426
F4	5.420 X 1.850	=	10.027
	TOTAL	=	59.935

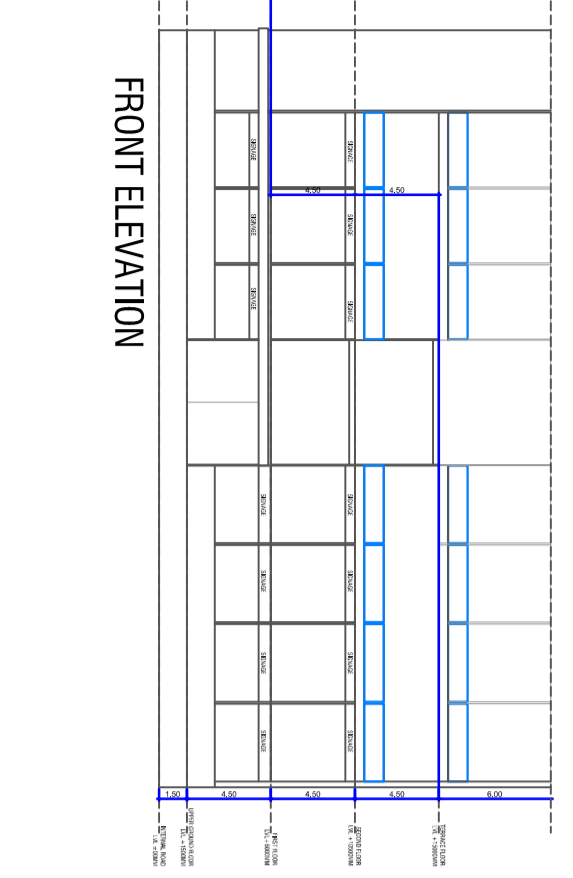
AREA DETAILS OF FIRST FLOOR



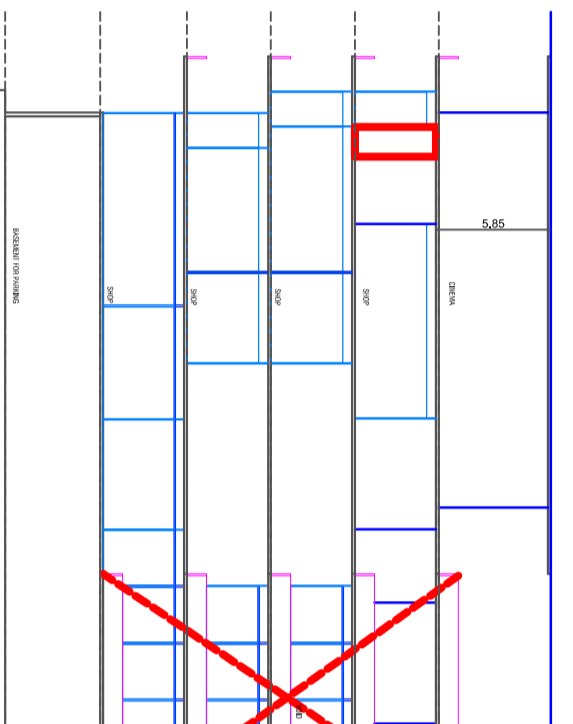
SIDE ELEVATION



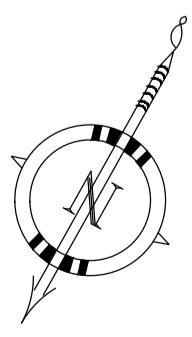
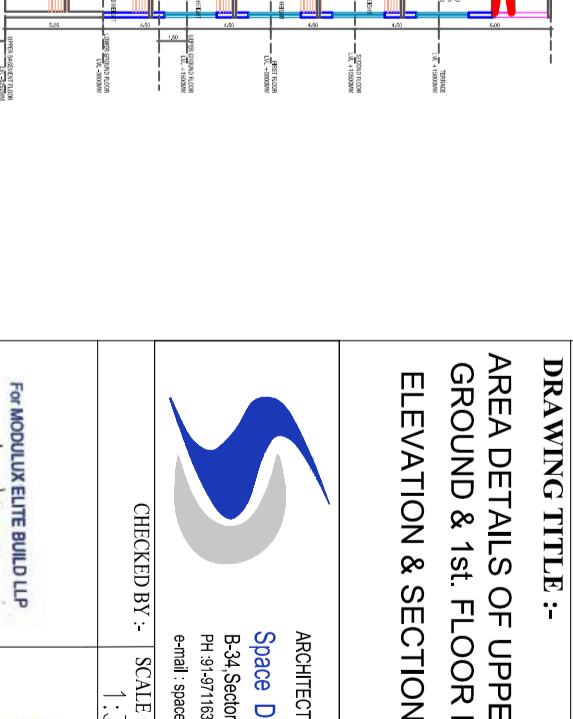
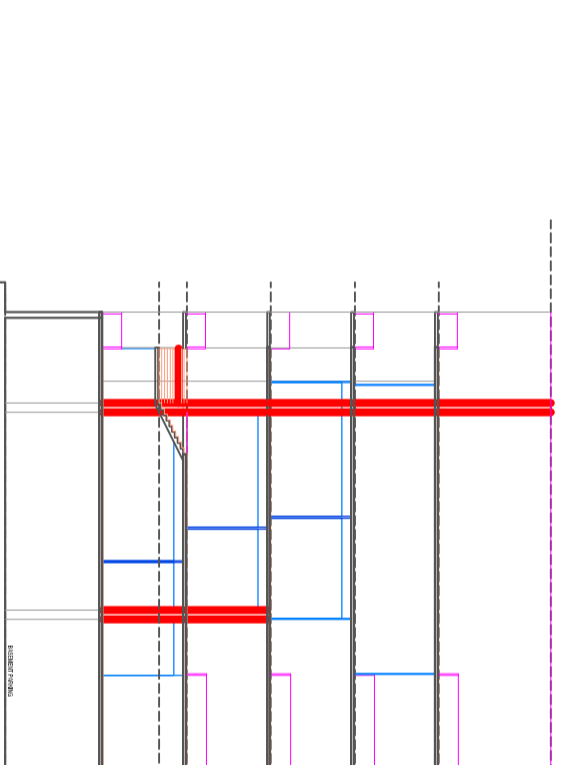
SECTION-A-A



SECTION-BB



SECTION-CC



PROJECT :-
 PROPOSED COMMERCIAL BUILDING
 AT ANAND VIHAR SCHEME, HAPUR

BUILDERS & PROMOTERS :-
 Modulux Elite Build LLP

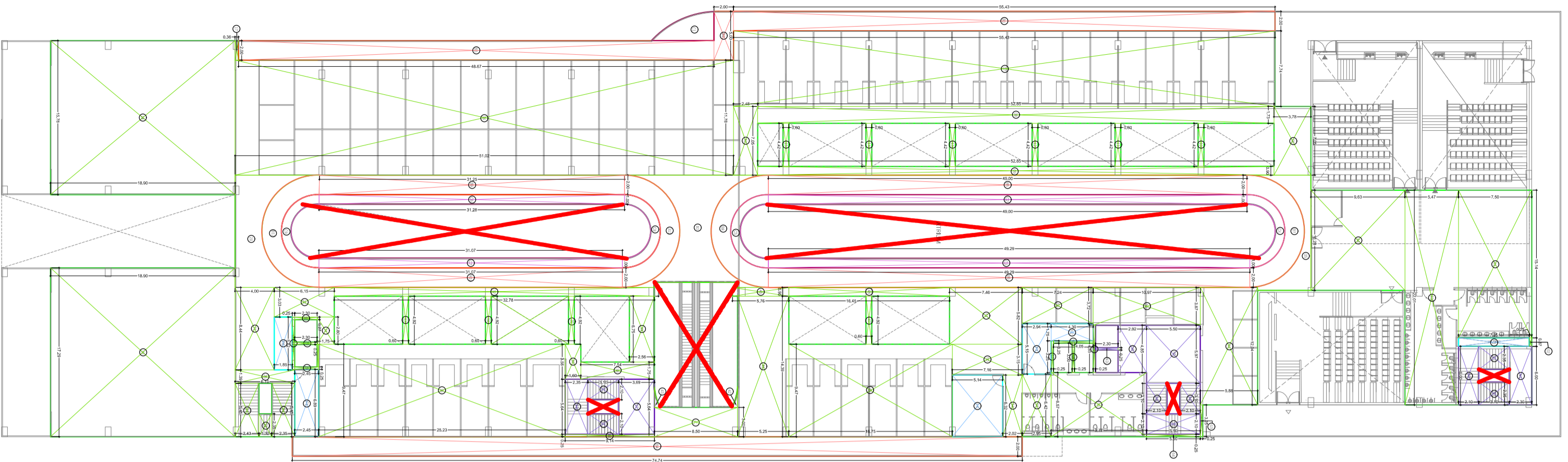
DRAWING TITLE :-
 AREA DETAILS OF UPPER
 GROUND & 1st FLOOR PLAN
 ELEVATION & SECTION

ARCHITECTS:
 Space Designers International
 B-84 Sector-67, Noida-201301
 Email: sdi@spaceid.com, www.spaceid.com

CHECKED BY :- DATE :-
 1.3.00

FOR MODULUX ELITE BUILD LLP
 Authorized Signatory

ARCHITECT'S SIGNATURE
 DRG. No. :- 07



AREA DETAILS OF SECOND FLOOR

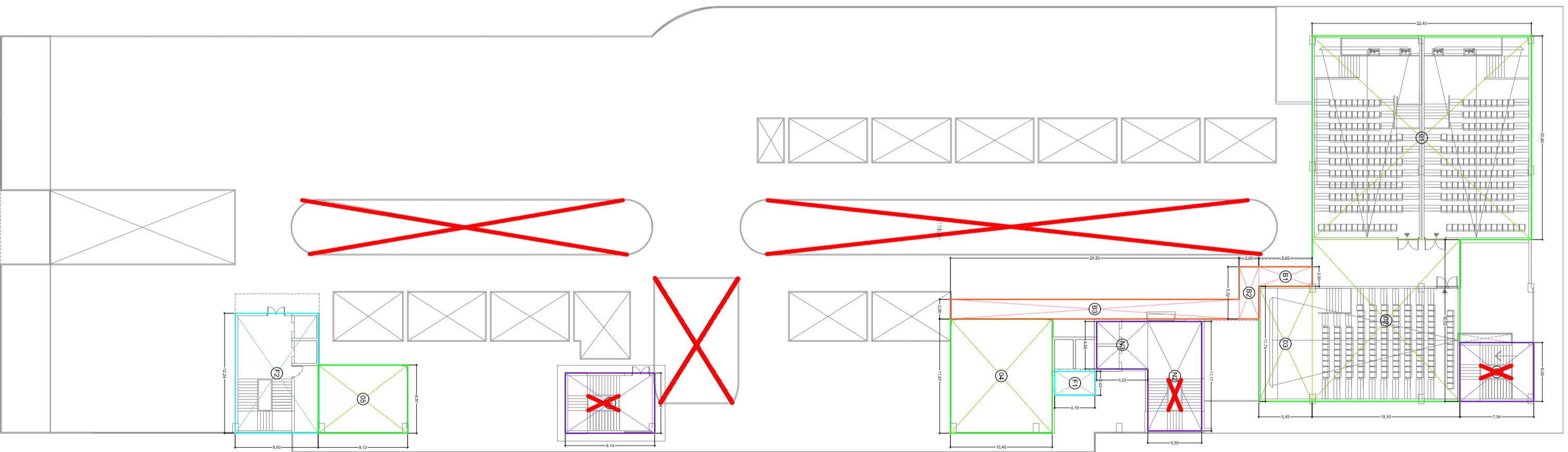
SECOND FLOOR AREA STATEMENT		
F.A.R. AREA	DIMENSION	AREA (SQM)
1	13.14 X 7.50	98.35
2	0.87 X 0.25	0.22
3	22.01 X 5.47	120.39
4	10.28 X 6.88	70.73
5	AS PER P.LINE	26.65
6	7.05 X 3.78	26.65
7	7.74 X 58.43	452.63
8	0.73 X 52.85	38.56
9	11.11 X 0.60	6.67
10	4.42 X 0.60	2.65
11	4.42 X 0.60	2.65
12	4.42 X 0.60	2.65
13	4.42 X 0.60	2.65
14	4.42 X 0.60	2.65
15	4.42 X 0.60	2.65
16	11.78 X 50.02	590.02
17	13.28 X 18.80	249.72
18	17.29 X 18.80	325.06
19	AS PER P.LINE	45.61
20	8.44 X 4.00	33.76
21	6.00 X 2.10	12.60
22	5.45 X 2.43	13.24
23	2.35 X 1.32	3.10
24	2.35 X 1.32	3.10
25	5.45 X 2.35	12.81
26	5.45 X 2.35	12.81
27	5.42 X 0.25	1.36
28	0.25 X 2.45	0.61
29	0.25 X 2.30	0.58
30	2.20 X 1.75	3.85
31	2.20 X 1.75	3.85
32	0.90 X 32.78	29.50
33	4.92 X 0.60	2.95
34	4.92 X 0.60	2.95
35	4.92 X 0.60	2.95
36	9.47 X 28.24	268.63
37	3.58 X 1.60	5.73
38	1.75 X 7.54	13.20
39	6.75 X 7.54	50.88
40	AS PER P.LINE	60.78
41	3.00 X 8.50	25.50
42	AS PER P.LINE	0.45
43	AS PER P.LINE	2.24
44	0.25 X 9.14	2.29
45	14.89 X 5.25	78.55
46	0.90 X 5.76	5.18
47	4.92 X 0.60	2.95
48	4.92 X 0.60	2.95
49	9.47 X 18.75	176.62
50	3.00 X 7.16	21.55
51	5.82 X 7.46	43.42
52	3.00 X 10.07	30.21
53	3.67 X 10.07	36.92
54	6.32 X 2.02	12.77
55	6.42 X 2.95	18.94
56	5.76 X 0.25	1.44
57	5.76 X 0.25	1.44
58	3.00 X 0.25	0.75
59	3.00 X 0.25	0.75
60	1.48 X 0.25	0.37
61	1.48 X 0.25	0.37
62	7.05 X 2.48	17.48
63	3.25 X 0.25	0.81
64	0.25 X 5.50	1.38
TOTAL =		3331.70

SECOND FLOOR AREA STATEMENT		
BALCONY IN F.A.R.	DIMENSION	AREA (SQM)
C1	AS PER P.LINE	12.91
C2	1.00 X 48.00	48.00
C3	1.00 X 48.29	48.29
C4	AS PER P.LINE	10.45
C5	AS PER P.LINE	31.28
C6	1.00 X 31.28	31.28
C7	1.00 X 31.10	31.10
C8	AS PER P.LINE	10.45
C9	AS PER P.LINE	44.44
TOTAL =		215.38

SECOND FLOOR AREA STATEMENT		
NON F.A.R. BALCONY (UP TO 2.0 MT)	DIMENSION	AREA (SQM)
B1	2.00 X 58.43	116.86
B2	2.00 X 2.00	4.00
B3	2.00 X 48.07	96.14
B4	2.00 X 48.00	96.00
B5	2.00 X 48.00	96.00
B6	2.00 X 48.29	96.58
B7	AS PER P.LINE	29.73
B8	AS PER P.LINE	62.50
B9	2.00 X 31.07	62.14
B10	2.00 X 31.07	62.14
B11	AS PER P.LINE	28.85
B12	AS PER P.LINE	80.29
TOTAL =		658.50

SECOND FLOOR AREA STATEMENT		
FACILITY AREA	DIMENSION	AREA (SQM)
F1	0.87 X 7.25	6.30
F2	1.75 X 4.90	7.53
F3	5.15 X 2.94	15.14
F4	6.34 X 2.14	13.56
F5	5.42 X 1.85	10.03
TOTAL =		88.57

SECOND FLOOR AREA STATEMENT		
FIRE STAIRCASE (NON F.A.R. AREA)	DIMENSION	AREA (SQM)
S1	6.00 X 2.30	13.80
S2	6.00 X 2.10	12.60
S3	6.00 X 2.10	12.60
S4	2.35 X 8.10	19.09
S5	5.97 X 5.50	32.84
S6	2.10 X 5.50	11.55
S7	3.10 X 2.10	6.51
S8	3.10 X 2.10	6.51
S9	4.85 X 2.92	14.16
S10	0.25 X 2.90	0.73
S11	2.54 X 8.08	20.51
S12	2.10 X 8.10	17.01
S13	2.10 X 8.10	17.01
S14	5.54 X 8.10	44.91
TOTAL =		184.20



AREA DETAILS OF THIRD FLOOR

THIRD FLOOR AREA STATEMENT		
F.A.R. AREA	DIMENSION	AREA (SQM)
1	20.80 X 22.40	465.92
2	16.52 X 15.10	249.65
3	11.67 X 10.60	123.67
4	11.67 X 10.60	123.67
5	6.97 X 9.12	63.57
TOTAL =		964.29

THIRD FLOOR AREA STATEMENT		
NON F.A.R. BALCONY (UP TO 2.0 MT)	DIMENSION	AREA (SQM)
B1	2.00 X 5.65	11.30
B2	5.15 X 2.94	15.14
B3	2.00 X 20.50	41.00
TOTAL =		67.54

THIRD FLOOR AREA STATEMENT		
FACILITY AREA	DIMENSION	AREA (SQM)
F1	2.43 X 4.10	9.96
F2	12.24 X 8.50	104.04
TOTAL =		114.00

THIRD FLOOR AREA STATEMENT		
FIRE STAIRCASE (NON F.A.R. AREA)	DIMENSION	AREA (SQM)
N1	6.00 X 7.54	45.24
N2	11.17 X 5.50	61.44
N3	4.85 X 5.22	25.32
N4	6.14 X 9.14	56.12
TOTAL =		188.11

AREA DETAILS OF SECOND FLOOR

PROJECT :-
PROPOSED COMMERCIAL BUILDING
"THE HIVE" ON COMMERCIAL BLOCK-L
AT ANAND VIHAR SCHEME, HAPUR

BUILDERS & PROMOTERS :-
Modulux Elite Build LLP

DRAWING TITLE :-
AREA DETAIL OF
2nd & 3rd FLOOR

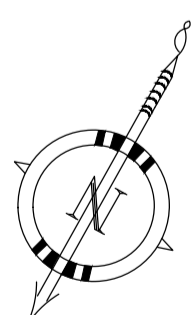
ARCHITECTS
Space Designers International
B-54 Sector-27, NOIDA-201301
email: spacedesigners@gmail.com, www.spacedo.com

ARCHITECTS SIGNATURE
M. Sandeep Kumar
Addressed Signatory

DRG. No. :- 08

CHECKED BY: SCALE: DATE: 1:300

Signature Verified
Digitally signed by NITIN GAUR
Date: 2024.06.16 13:47:45
Designation: Vice Chairman



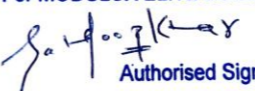
RETAIL AREA DETAIL

LOWER GROUND FLOOR (RETAIL SHOP)		UPPER GROUND FLOOR (RETAIL SHOP)		FIRST FLOOR (RETAIL SHOP)		SECOND FLOOR (RETAIL SHOP)		LOWER GROUND FLOOR (KIOSHK SHOP)	
SHOP NO	CARPET AREA (SQ.M)	SHOP NO	CARPET AREA (SQ.M)	SHOP NO	CARPET AREA (SQ.M)	SHOP NO	CARPET AREA (SQ.M)	SHOP NO	CARPET AREA (SQ.M)
UGF-1	26.20	UGF-1	10.73	FF-1	10.59	SF-1	12.57	K1	6.03
UGF-2	20.83	UGF-2	10.22	FF-2	10.44	SF-2	16.30	K2	5.94
UGF-3	20.61	UGF-3	16.31	FF-3	16.47	SF-3	19.14	K3	5.94
UGF-4	20.61	UGF-4	16.46	FF-4	16.46	SF-4	19.23	K4	5.94
UGF-5	20.83	UGF-5	16.24	FF-5	16.24	SF-5	19.19	K5	6.07
UGF-6	20.61	UGF-6	16.24	FF-6	16.24	SF-6	18.97	K6	5.61
UGF-7	20.61	UGF-7	16.46	FF-7	16.46	SF-7	18.97	K7	5.94
UGF-8	20.83	UGF-8	16.24	FF-8	16.24	SF-8	19.19	K8	5.94
UGF-9	20.61	UGF-9	16.24	FF-9	16.24	SF-9	18.96	K9	5.94
UGF-10	20.61	UGF-10	16.46	FF-10	16.46	SF-10	18.98	K10	6.07
UGF-11	20.83	UGF-11	16.24	FF-11	16.24	SF-11	19.19		
UGF-12	24.89	UGF-12	16.24	FF-12	16.24	SF-12	18.97	TOTAL SQ.M	59.42
UGF-13	24.63	UGF-13	16.46	FF-13	16.46	SF-13	18.97	TOTAL SQ.FT	639.60
UGF-14	28.42	UGF-14	16.01	FF-14	16.07	SF-14	19.19		
UGF-15	25.34	UGF-15	9.52	FF-15	9.46	SF-15	18.81		
UGF-16	28.95	UGF-16	9.65	FF-16	9.56	SF-16	20.39		
UGF-17	29.18	UGF-17	22.99	FF-17	22.73	SF-17	20.39		
UGF-18	28.95	UGF-18	19.87	FF-18	20.13	SF-18	11.40		
UGF-19	28.92	UGF-19	24.44	FF-19	24.44	SF-19	9.46		
UGF-20	12.19	UGF-20	24.67	FF-20	24.67	SF-20	8.87		
UGF-21	12.19	UGF-21	24.44	FF-21	24.44	SF-21	13.48		
UGF-22	12.19	UGF-22	24.42	FF-22	27.40	SF-22	13.48		
UGF-23	9.92	UGF-23	15.48	FF-23	14.11	SF-23	12.28		
UGF-24	9.92	UGF-24	15.66	FF-24	14.09	SF-24	12.69		
UGF-25	9.57	UGF-25	12.61	FF-25	12.70	SF-25	12.46		
UGF-26	29.18	UGF-26	12.40	FF-26	12.32	SF-26	12.46		
UGF-27	28.95	UGF-27	24.67	FF-27	24.67	SF-27	12.69		
UGF-28	28.95	UGF-28	24.45	FF-28	24.45	SF-28	12.47		
UGF-29	29.18	UGF-29	24.43	FF-29	24.43	SF-29	12.46		
UGF-30	28.97	UGF-30	24.67	FF-30	24.67	SF-30	12.69		
UGF-31	28.97	UGF-31	24.46	FF-31	24.46	SF-31	12.46		
UGF-32	29.18	UGF-32	24.46	FF-32	24.46	SF-32	12.46		
UGF-33	28.97	UGF-33	24.67	FF-33	24.67	SF-33	12.69		
UGF-34	28.97	UGF-34	24.46	FF-34	24.46	SF-34	12.65		
UGF-35	25.96	UGF-35	24.46	FF-35	24.46	SF-35	12.56		
UGF-36	25.74	UGF-36	21.03	FF-36	20.89	SF-36	12.70		
UGF-37	25.97	UGF-37	20.81	FF-37	20.95	SF-37	12.18		
UGF-38	16.17	UGF-38	21.78	FF-38	21.78	SF-38	12.53		
UGF-39	16.17	UGF-39	12.48	FF-39	12.48	SF-39	9.89		
UGF-40	16.39	UGF-40	12.48	FF-40	12.48	SF-40	9.12		
UGF-41	16.18	UGF-41	12.70	FF-41	12.70	SF-41	7.88		
UGF-42	16.18	UGF-42	12.49	FF-42	12.49	SF-42	10.93		
UGF-43	16.39	UGF-43	12.48	FF-43	12.48	SF-43	7.22		
UGF-44	16.16	UGF-44	12.70	FF-44	12.70	SF-44	7.09		
UGF-45	16.16	UGF-45	12.48	FF-45	12.48	SF-45	7.09		
UGF-46	16.39	UGF-46	12.46	FF-46	12.46	SF-46	7.22		
UGF-47	16.68	UGF-47	12.70	FF-47	12.70	TOTAL SQ.M	640.97		
UGF-48	20.92	UGF-48	12.85	FF-48	12.85	TOTAL SQ.FT	6899.40		
UGF-49	16.14	UGF-49	16.21	FF-49	14.68				
UGF-50	16.14	UGF-50	12.47	FF-50	14.00				
UGF-51	16.39	UGF-51	12.45	FF-51	12.45				
UGF-52	16.17	UGF-52	12.68	FF-52	12.68				
UGF-53	27.51	UGF-53	12.47	FF-53	12.47				
UGF-54	25.17	UGF-54	22.88	FF-54	22.88				
UGF-55	16.51	UGF-55	9.50	FF-55	9.50				
UGF-56	16.51	UGF-56	12.24	FF-56	12.28				
UGF-57	16.29	UGF-57	12.69	FF-57	12.69				
UGF-58	16.51	UGF-58	12.46	FF-58	12.46				
UGF-59	16.30	UGF-59	12.46	FF-59	12.46				
UGF-60	16.28	UGF-60	12.69	FF-60	12.69				
UGF-61	16.51	UGF-61	12.47	FF-61	12.47				
UGF-62	16.29	UGF-62	12.46	FF-62	12.46				
UGF-63	16.29	UGF-63	12.69	FF-63	12.69				
UGF-64	16.51	UGF-64	12.46	FF-64	12.46				
UGF-65	26.44	UGF-65	12.46	FF-65	12.46				
UGF-66	26.74	UGF-66	12.69	FF-66	12.69				
UGF-67	9.10	UGF-67	12.54	FF-67	12.65				
UGF-68	9.60	UGF-68	10.57	FF-68	10.43				
UGF-69	9.83	UGF-69	9.37	FF-69	8.94				
UGF-70	9.66	UGF-70	9.99	FF-70	10.42				
UGF-71	11.21	UGF-71	11.21	FF-71	11.21				
UGF-72	13.50	UGF-72	10.41	FF-72	10.41				
UGF-73	8.42	UGF-73	8.36	FF-73	8.45				
UGF-74	8.28	UGF-74	8.33	FF-74	8.25				
UGF-75	8.76	UGF-75	8.92	FF-75	8.76				
UGF-76	9.11	UGF-76	9.11	FF-76	9.11				
UGF-77	9.12	UGF-77	9.12	FF-77	9.12				
UGF-78	9.12	UGF-78	9.12	FF-78	9.12				
UGF-79	8.93	UGF-79	9.06	FF-79	9.22				
UGF-80	9.27	UGF-80	9.05	FF-80	9.20				
UGF-81	9.29	UGF-81	9.13	FF-81	9.13				
UGF-82	8.92	UGF-82	9.13	FF-82	9.13				
UGF-83	9.13	UGF-83	9.13	FF-83	9.13				
UGF-84	9.13	UGF-84	8.90	FF-84	8.74				
UGF-85	9.13	UGF-85	10.44	FF-85	10.25				
UGF-86	8.74	UGF-86	10.84	FF-86	10.84				
UGF-87	10.29	UGF-87	10.84	FF-87	10.84				
UGF-88	10.78	UGF-88	10.84	FF-88	10.84				
UGF-89	10.84	UGF-89	10.61	FF-89	10.80				
UGF-90	10.84	UGF-90	10.84	FF-90	11.02				
UGF-91	10.48	UGF-91	10.70	FF-91	10.70				
UGF-92	11.03	UGF-92	10.71	FF-92	10.71				
UGF-93	10.89	UGF-93	10.70	FF-93	10.70				
UGF-94	10.72	UGF-94	10.65	FF-94	10.46				
UGF-95	10.70	UGF-95	6.35	FF-95	6.29				
UGF-96	10.71	UGF-96	6.22	FF-96	6.22				
UGF-97	10.66	UGF-97	8.22	FF-97	8.22				
UGF-98	10.92	UGF-98	8.26	FF-98	8.26				
UGF-99	6.29	UGF-99	8.27	FF-99	8.27				
UGF-100	6.28	UGF-100	16.92	FF-100	8.24				
UGF-101	8.22	UGF-101	16.51	FF-101	8.38				
UGF-102	8.26	UGF-102	16.42	FF-102	16.51				
UGF-103	8.01	UGF-103	12.19	FF-103	16.42				
UGF-104	8.41	UGF-104	12.51	FF-104	12.40				
UGF-105	8.18	UGF-105	12.51	FF-105	12.51				
UGF-106	8.33	UGF-106	12.50	FF-106	12.51				
UGF-107	16.35	UGF-107	11.96	FF-107	12.50				
UGF-108	16.51	UGF-108	12.49	FF-108	11.74				
UGF-109	16.42	UGF-109	12.50	FF-109	12.49				
UGF-110	11.69	UGF-110	12.50	FF-110	12.50				
UGF-111	12.45	UGF-111	12.50	FF-111	12.50				
UGF-112	12.46	UGF-112	12.71	FF-112	12.50				
UGF-113	12.46	UGF-113	9.36	FF-113	12.93				
UGF-114	11.98	UGF-114	9.69	FF-114	9.52				
UGF-115	8.50	UGF-115	9.69	FF-115	9.69				
UGF-116	8.09	UGF-116	9.69	FF-116	9.69				
UGF-117	8.56	UGF-117	9.19	FF-117	9.69				
UGF-118	12.56	UGF-118	9.69	FF-118	9.02				
UGF-119	12.56	UGF-119	9.69	FF-119	9.51				
UGF-120	12.56	UGF-120	9.69	FF-120	9.69				
UGF-121	12.56	UGF-121	9.69	FF-121	9.69				
UGF-122	12.33	UGF-122	9.85	FF-122	9.69				
UGF-123	9.01	UGF-123	4.83	FF-123	10.02				
UGF-124	9.68	UGF-124	5.36	FF-124	7.74				
UGF-125	9.69	UGF-125	8.14	FF-125	5.36				
UGF-126	9.69	UGF-126	8.15	FF-126	8.22				
UGF-127	9.25	UGF-127	7.60	FF-127	8.15				
UGF-128	9.87	UGF-128	8.14	FF-128	7.60				
UGF-129	9.87	UGF-129	8.15	FF-129	8.22				
UGF-130	9.69	UGF-130	8.14	FF-130	8.15				
UGF-131	9.69	UGF-131	8.76	FF-131	8.28				
UGF-132	9.69	UGF-132	9.00	FF-132	8.76				
UGF-133	9.69	UGF-133	8.41	FF-133	9.00				
UGF-134	9.51	UGF-134	5.47	FF-134	8.41				
UGF-135	4.82	UGF-135	7.20	FF-135	5.47				
UGF-136	5.36	UGF-136	9.35	FF-136	7.20				
UGF-137	8.06	UGF-137	9.11	FF-137	9.35				
UGF-138	8.04	UGF-138	7.87	FF-138	9.11				
UGF-139	7.56	UGF-139	10.06	FF-139	7.87				
UGF-140	8.18	UGF-140	10.32	FF-140	10.06				
UGF-141	8.18	UGF-141	8.73	FF-141	10.32				
UGF-142	8.03	UGF-142	8.77	FF-142	8.73				
UGF-143	8.04	UGF-143	17.61	FF-143	8.77				
UGF-144	8.06	UGF-144	17.38	FF-144	17.73				
UGF-14									

LOWER GROUND FLOOR ANCHOR SHOP (retail shop)	
SHOP NO	CARPET AREA SQ.M)
LGF-AS1	183.33
LGF-AS2	182.97
LGF-AS3	200.92
LGF-AS4	199.82
LGF-ASS/1	7.73
LGF-ASS/2	7.86
LGF-ASS/3	7.86
LGF-ASS/4	7.86
LGF-ASS/5	7.73
LGF-ASS/6	8.10
LGF-ASS/7	7.92
LGF-ASS/8	7.92
LGF-ASS/9	7.77
LGF-ASS/10	11.13
LGF-ASS/11	7.99
LGF-ASS/12	5.60
LGF-ASS/13	5.66
LGF-ASS/14	5.66
LGF-ASS/15	5.79
LGF-ASS/16	5.63
LGF-ASS/17	5.62
LGF-ASS/18	5.62
LGF-ASS/19	5.62
LGF-ASS/20	5.57
LGF-ASS/21	5.49
LGF-ASS/22	5.37
LGF-ASS/23	5.37
LGF-ASS/24	5.37
LGF-ASS/25	5.49
LGF-ASS/26	5.53
LGF-ASS/27	5.41
LGF-ASS/28	5.41
LGF-ASS/29	5.41
LGF-ASS/30	7.68
LGF-ASS/31	7.66
LGF-ASS/32	5.40
LGF-ASS/33	5.40
LGF-ASS/34	5.40
LGF-ASS/35	5.52
LGF-ASS/36	5.48
LGF-ASS/37	5.36
LGF-ASS/38	5.36
LGF-ASS/39	5.36
LGF-ASS/40	5.48
LGF-ASS/41	5.13
LGF-ASS/42	5.37
LGF-ASS/43	5.37
LGF-ASS/44	5.37
LGF-ASS/45	5.37
LGF-ASS/46	5.53
LGF-ASS/47	5.41
LGF-ASS/48	5.41
LGF-ASS/49	5.35
LGF-ASS/50	7.64
LGF-ASS/51	7.54
LGF-ASS/52	5.22
LGF-ASS/53	5.40
LGF-ASS/54	5.40
LGF-ASS/55	5.52
LGF-ASS/56	5.12
LGF-ASS/57	5.36
LGF-ASS/58	5.36
LGF-ASS/59	5.36
LGF-ASS/60	5.36
LGF-ASS/61	5.49
LGF-ASS/62	5.37
LGF-ASS/63	5.37
LGF-ASS/64	5.37
LGF-ASS/65	5.49
LGF-ASS/66	5.53
LGF-ASS/67	5.41
LGF-ASS/68	5.41
LGF-ASS/69	5.41
LGF-ASS/70	7.68
LGF-ASS/71	7.66
LGF-ASS/72	5.40
LGF-ASS/73	5.40
LGF-ASS/74	5.40
LGF-ASS/75	5.52
LGF-ASS/76	5.48
LGF-ASS/77	5.36
LGF-ASS/78	5.36
LGF-ASS/79	5.36
LGF-ASS/80	5.48
LGF-ASS/81	4.95
LGF-ASS/82	5.37
LGF-ASS/83	5.37
LGF-ASS/84	5.37
LGF-ASS/85	4.95
LGF-ASS/86	5.53
LGF-ASS/87	5.41
LGF-ASS/88	5.41
LGF-ASS/89	5.14
LGF-ASS/90	7.49
LGF-ASS/91	7.66
LGF-ASS/92	5.40
LGF-ASS/93	5.40
LGF-ASS/94	5.40
LGF-ASS/95	5.52
LGF-ASS/96	5.48
LGF-ASS/97	5.36
LGF-ASS/98	5.36
LGF-ASS/99	5.36
LGF-ASS/100	5.48
LGF-ASS/101	5.49
LGF-ASS/102	5.37
LGF-ASS/103	5.37
LGF-ASS/104	5.37
LGF-ASS/105	5.49
LGF-ASS/106	4.27
LGF-ASS/107	4.27
LGF-ASS/108	4.27
LGF-ASS/109	5.48
LGF-ASS/110	5.36
LGF-ASS/111	5.36
LGF-ASS/112	5.36
LGF-ASS/113	5.48
LGF-ASS/114	7.97
LGF-ASS/115	8.26
LGF-ASS/116	8.26
LGF-ASS/117	8.26
LGF-ASS/118	7.97
LGF-ASS/119	7.36
LGF-ASS/120	7.48
LGF-ASS/121	7.34
LGF-ASS/122	7.86
LGF-ASS/123	10.16
TOTAL SQ.M	737.403
TOTAL SQ.FT	7937.41

UPPER GROUND FLOOR ANCHOR SHOP (retail shop)	
SHOP NO	CARPET AREA SQ.M)
UGF-AS1	188.57
UGF-AS2	188.64
UGF-AS3	206.80
UGF-AS4	205.26
UGF-ASS/1	4.45
UGF-ASS/2	4.73
UGF-ASS/3	4.73
UGF-ASS/4	4.73
UGF-ASS/5	4.45
UGF-ASS/6	4.87
UGF-ASS/7	4.76
UGF-ASS/8	4.76
UGF-ASS/9	4.57
UGF-ASS/10	3.42
UGF-ASS/11	4.01
UGF-ASS/12	5.39
UGF-ASS/13	5.41
UGF-ASS/14	5.41
UGF-ASS/15	5.53
UGF-ASS/16	5.45
UGF-ASS/17	5.37
UGF-ASS/18	5.37
UGF-ASS/19	5.37
UGF-ASS/20	5.39
UGF-ASS/21	5.49
UGF-ASS/22	5.37
UGF-ASS/23	5.37
UGF-ASS/24	5.37
UGF-ASS/25	5.49
UGF-ASS/26	5.53
UGF-ASS/27	5.41
UGF-ASS/28	5.41
UGF-ASS/29	5.41
UGF-ASS/30	4.03
UGF-ASS/31	4.02
UGF-ASS/32	5.40
UGF-ASS/33	5.40
UGF-ASS/34	5.40
UGF-ASS/35	5.52
UGF-ASS/36	5.48
UGF-ASS/37	5.36
UGF-ASS/38	5.36
UGF-ASS/39	5.36
UGF-ASS/40	5.48
UGF-ASS/41	5.13
UGF-ASS/42	5.37
UGF-ASS/43	5.37
UGF-ASS/44	5.37
UGF-ASS/45	5.37
UGF-ASS/46	5.53
UGF-ASS/47	5.41
UGF-ASS/48	5.41
UGF-ASS/49	5.35
UGF-ASS/50	3.99
UGF-ASS/51	3.90
UGF-ASS/52	5.22
UGF-ASS/53	5.40
UGF-ASS/54	5.40
UGF-ASS/55	5.52
UGF-ASS/56	5.12
UGF-ASS/57	5.36
UGF-ASS/58	5.36
UGF-ASS/59	5.36
UGF-ASS/60	5.36
UGF-ASS/61	5.49
UGF-ASS/62	5.37
UGF-ASS/63	5.37
UGF-ASS/64	5.37
UGF-ASS/65	5.49
UGF-ASS/66	5.53
UGF-ASS/67	5.41
UGF-ASS/68	5.41
UGF-ASS/69	5.41
UGF-ASS/70	4.03
UGF-ASS/71	4.02
UGF-ASS/72	5.40
UGF-ASS/73	5.40
UGF-ASS/74	5.40
UGF-ASS/75	5.52
UGF-ASS/76	5.48
UGF-ASS/77	5.36
UGF-ASS/78	5.36
UGF-ASS/79	5.36
UGF-ASS/80	5.48
UGF-ASS/81	4.95
UGF-ASS/82	5.37
UGF-ASS/83	5.37
UGF-ASS/84	5.37
UGF-ASS/85	4.95
UGF-ASS/86	5.53
UGF-ASS/87	5.41
UGF-ASS/88	5.41
UGF-ASS/89	5.14
UGF-ASS/90	3.85
UGF-ASS/91	4.02
UGF-ASS/92	5.40
UGF-ASS/93	5.40
UGF-ASS/94	5.40
UGF-ASS/95	5.52
UGF-ASS/96	5.48
UGF-ASS/97	5.36
UGF-ASS/98	5.36
UGF-ASS/99	5.36
UGF-ASS/100	5.48
UGF-ASS/101	5.49
UGF-ASS/102	5.37
UGF-ASS/103	5.37
UGF-ASS/104	5.37
UGF-ASS/105	5.49
UGF-ASS/106	4.27
UGF-ASS/107	4.27
UGF-ASS/108	4.27
UGF-ASS/109	5.48
UGF-ASS/110	5.36
UGF-ASS/111	5.36
UGF-ASS/112	5.36
UGF-ASS/113	5.48
UGF-ASS/114	7.48
UGF-ASS/115	8.27
UGF-ASS/116	8.27
UGF-ASS/117	8.27
UGF-ASS/118	7.98
UGF-ASS/119	22.13
UGF-ASS/120	12.79
TOTAL SQ.M	660.053
TOTAL SQ.FT	7104.81

FIRST FLOOR ANCHOR SHOP (retail shop)	
SHOP NO	CARPET AREA SQ.M)
FF-AS1	188.57
FF-AS2	188.64
FF-AS3	206.80
FF-AS4	205.26
FF-ASS/1	4.45
FF-ASS/2	4.73
FF-ASS/3	4.73
FF-ASS/4	4.73
FF-ASS/5	4.45
FF-ASS/6	4.87
FF-ASS/7	4.76
FF-ASS/8	4.76
FF-ASS/9	4.57
FF-ASS/10	3.42
FF-ASS/11	4.01
FF-ASS/12	5.39
FF-ASS/13	5.41
FF-ASS/14	5.41
FF-ASS/15	5.53
FF-ASS/16	5.45
FF-ASS/17	5.37
FF-ASS/18	5.37
FF-ASS/19	5.37
FF-ASS/20	5.39
FF-ASS/21	5.49
FF-ASS/22	5.37
FF-ASS/23	5.37
FF-ASS/24	5.37
FF-ASS/25	5.49
FF-ASS/26	5.53
FF-ASS/27	5.41
FF-ASS/28	5.41
FF-ASS/29	5.41
FF-ASS/30	4.03
FF-ASS/31	4.02
FF-ASS/32	5.40
FF-ASS/33	5.40
FF-ASS/34	5.40
FF-ASS/35	5.52
FF-ASS/36	5.48
FF-ASS/37	5.36
FF-ASS/38	5.36
FF-ASS/39	5.36
FF-ASS/40	5.48
FF-ASS/41	5.13
FF-ASS/42	5.37
FF-ASS/43	5.37
FF-ASS/44	5.37
FF-ASS/45	5.37
FF-ASS/46	5.53
FF-ASS/47	5.41
FF-ASS/48	5.41
FF-ASS/49	5.35
FF-ASS/50	3.99
FF-ASS/51	3.90
FF-ASS/52	5.22
FF-ASS/53	5.40
FF-ASS/54	5.40
FF-ASS/55	5.52
FF-ASS/56	5.12
FF-ASS/57	5.36
FF-ASS/58	5.36
FF-ASS/59	5.36
FF-ASS/60	5.36
FF-ASS/61	5.49
FF-ASS/62	5.37
FF-ASS/63	5.37
FF-ASS/64	5.37
FF-ASS/65	5.49
FF-ASS/66	5.53
FF-ASS/67	5.41
FF-ASS/68	5.41
FF-ASS/69	5.41
FF-ASS/70	4.03
FF-ASS/71	4.02
FF-ASS/72	5.40
FF-ASS/73	5.40
FF-ASS/74	5.40
FF-ASS/75	5.52
FF-ASS/76	5.48
FF-ASS/77	5.36
FF-ASS/78	5.36
FF-ASS/79	5.36
FF-ASS/80	5.48
FF-ASS/81	4.95
FF-ASS/82	5.37
FF-ASS/83	5.37
FF-ASS/84	5.37
FF-ASS/85	4.95
FF-ASS/86	5.53
FF-ASS/87	5.41
FF-ASS/88	5.41
FF-ASS/89	5.14
FF-ASS/90	3.85
FF-ASS/91	4.02
FF-ASS/92	5.40
FF-ASS/93	5.40
FF-ASS/94	5.40
FF-ASS/95	5.52
FF-ASS/96	5.48
FF-ASS/97	5.36
FF-ASS/98	5.36
FF-ASS/99	5.36
FF-ASS/100	5.48
FF-ASS/101	5.49
FF-ASS/102	5.37
FF-ASS/103	5.37
FF-ASS/104	5.37
FF-ASS/105	5.49
FF-ASS/106	4.27
FF-ASS/107	4.27
FF-ASS/108	4.27
FF-ASS/109	5.48
FF-ASS/110	5.36
FF-ASS/111	5.36
FF-ASS/112	5.36
FF-ASS/113	5.48
FF-ASS/114	7.48
FF-ASS/115	8.27
FF-ASS/116	8.27
FF-ASS/117	8.27
FF-ASS/118	7.98
FF-ASS/119	22.13
FF-ASS/120	12.79
TOTAL SQ.M	660.053
TOTAL SQ.FT	7104.81

For MODULUX ELITE BUILD LLP

 Authorised Signatory

SECOND FLOOR (FOOD COURT)	
FOOD COURT NOS.	CARPET AREA (SQ.M)
F.C.-1	21.55
F.C.-2	21.55
F.C.-3	21.77
F.C.-4	21.55
F.C.-5	21.55
F.C.-6	21.77
F.C.-7	21.59
F.C.-8	21.50
F.C.-9	21.77
F.C.-10	21.55
F.C.-11	21.54
F.C.-12	21.77
F.C.-13	21.55
F.C.-14	21.55
F.C.-15	21.77
F.C.-16	21.55
F.C.-17	21.55
F.C.-18	36.52
F.C.-19	21.57
F.C.-20	21.77
F.C.-21	21.52
F.C.-22	21.52
F.C.-23	21.77
F.C.-24	21.52
F.C.-25	30.91
F.C.-26	30.26
F.C.-27	21.52
F.C.-28	21.77
F.C.-29	21.51
F.C.-30	21.54
F.C.-31	21.77
F.C.-32	23.84
TOTAL SQ.M	726.74
TOTAL SQ.FT	7822.63

SECOND FLOOR (FINE DINNING)	
FINE DINNING NOS.	CARPET AREA (SQ.M)
FINE DINNING 1	295.60
FINE DINNING 2	324.24
TOTAL SQ.M	619.84
TOTAL SQ.FT	6671.96

SECOND & THIRD FLOOR (CINEMA)	
MULTIPLEX (AUDI1+2+3)	CARPET AREA (SQ.M)
CONCESSION AREA	321.58
CINEMA (AUDI1+2+3)	749.71
TOTAL SQ.M	1071.29
TOTAL SQ.FT	11531.37

THIRD FLOOR (CINEMA)	
CINEMA	CARPET AREA (SQ.M)
CINEMA	749.71
TOTAL SQ.M	749.71
TOTAL SQ.FT	8069.88

THIRD FLOOR (RESTRAUANT)	
RESTRAUANT	CARPET AREA (SQ.M)
RESTRAUANT 1	119.06
RESTRAUANT 2	60.88
TOTAL SQ.M	179.94
TOTAL SQ.FT	1936.87

For MODULUX ELITE BUILD LLP


Authorised Signatory