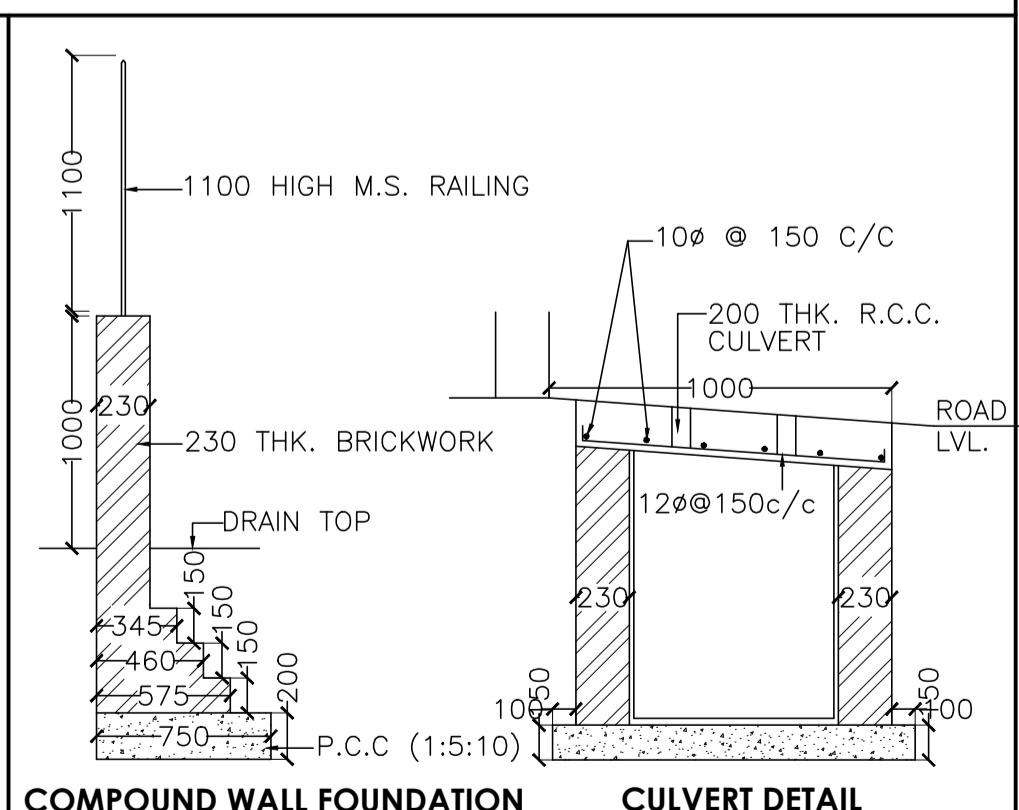
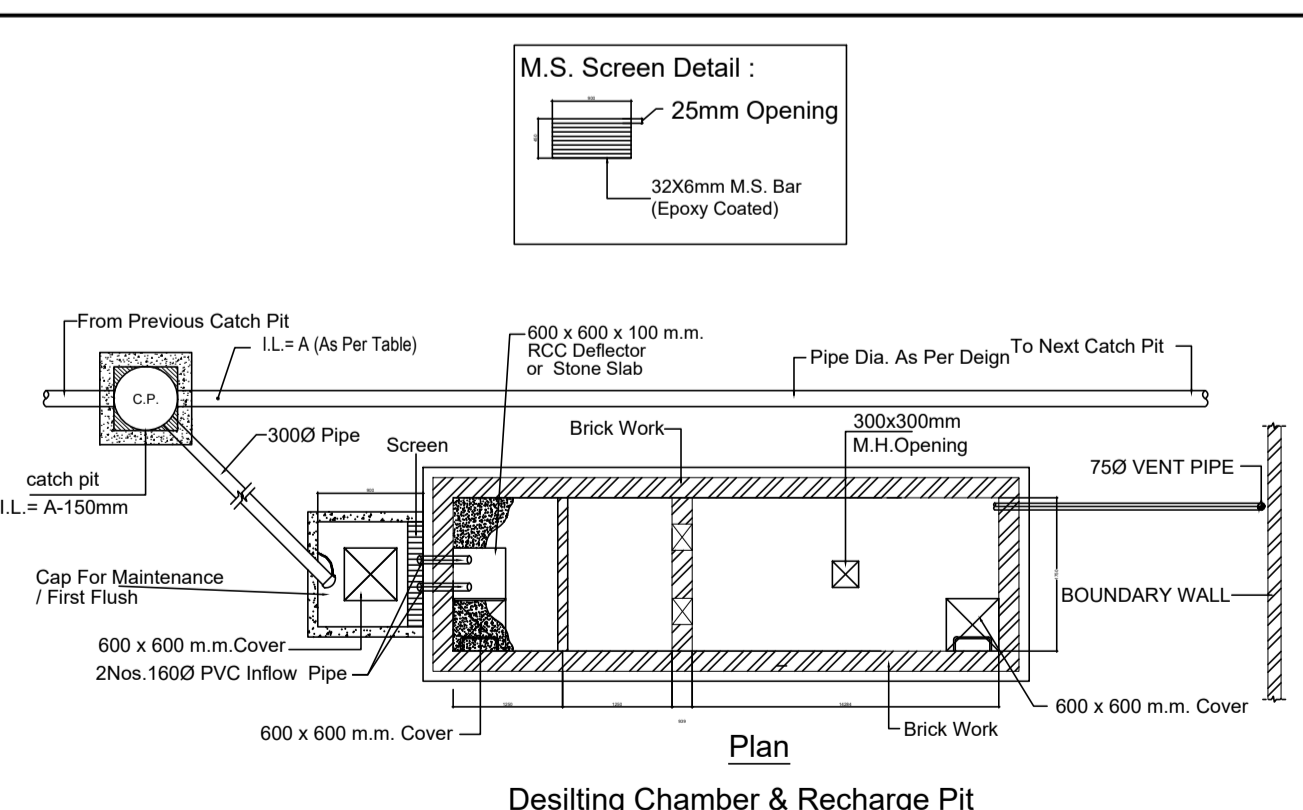
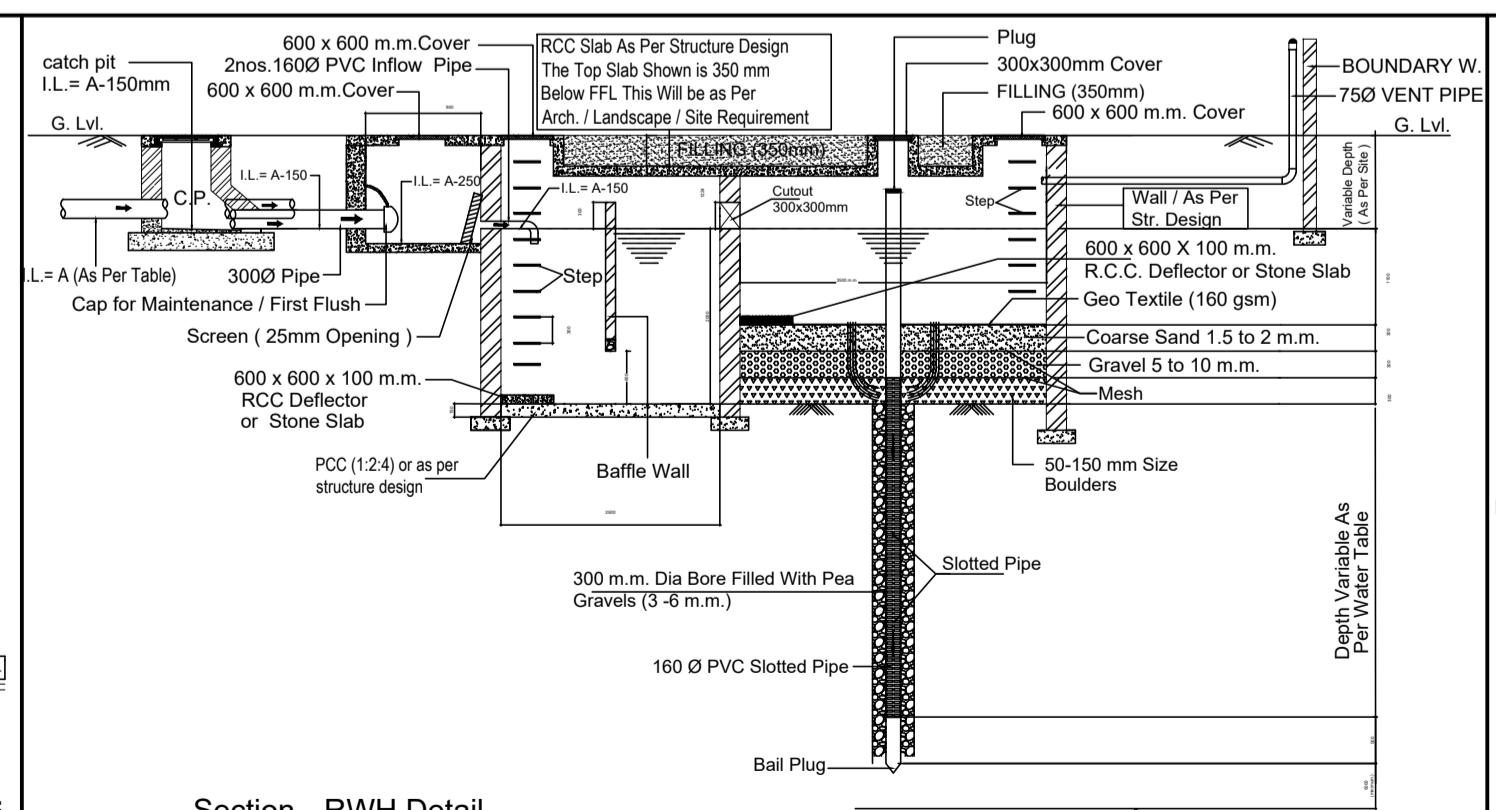
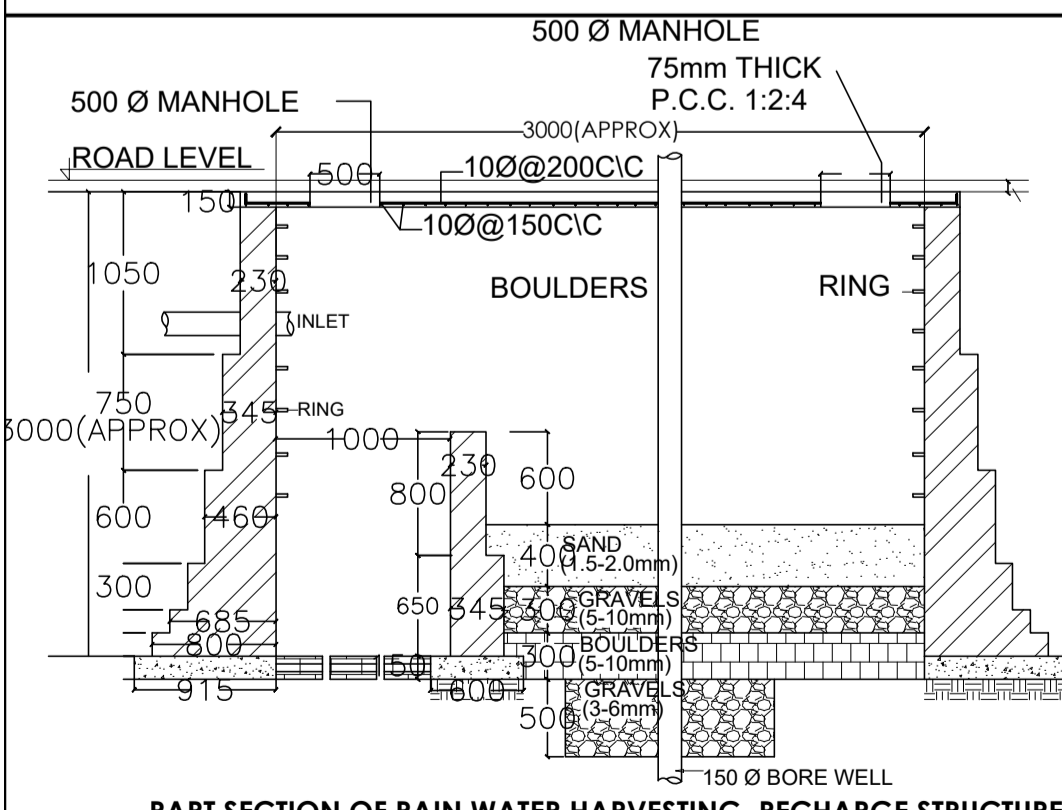
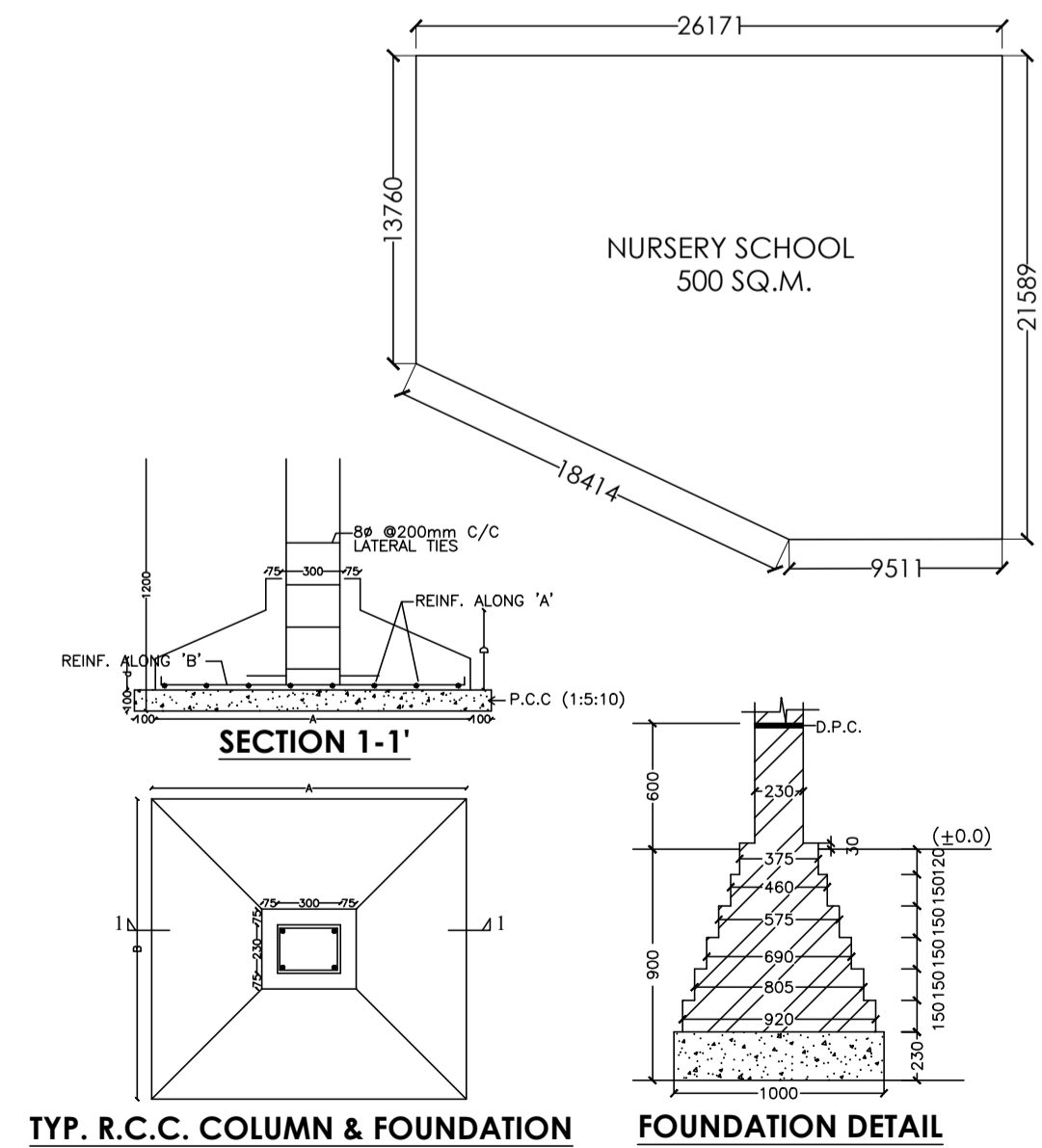


AREA DETAIL		
S.N.	PARTICULARS	SQ.M.
1	TOTAL PLOT AREA	15670
2a	ROAD WIDENING AREA	1000
2b	HT BUFFER REDUCTION	803.614
3	NET PLOT AREA	13866.386
4	PERMISSIBLE GROUND COVERAGE = MAXIMUM COVERAGE AFTER REMOVING SETBACK+OPEN AREA	8605.755
5	PROPOSED GROUND COVERAGE	20.12 2789.385
	PERMISSIBLE F.A.R.	2.5 34665.965
	PURCHASABLE F.A.R.	1.25 17332.983
	GREEN F.A.R.	5% 2599.947
	F.A.R. AREA FOR EWS/LIG= 65X62.4	4056
6	NET PERMISSIBLE F.A.R.	58654.895
7	SHOPPING AREA PERMISSIBLE	5% 2599.947
8	SHOPPING AREA PROPOSED	0.5% 257.528
9	COMMUNITY AREA PROPOSED	406.529
10	RESIDENTIAL AREA PROPOSED	57989.908
11	PROPOSED F.A.R.	58653.965
12	PERMISSIBLE FACILITY AREA @5% OF PERMISSIBLE F.A.R.	5% 2599.947
13	PROPOSED FACILITY AREA	2598.926
14	TOTAL PROPOSED UNITS	624
15	REQUIRED GREEN AREA =10% OF (NET PLOT AREA) =10% OF(13866.386-3000) SQM =10% X 10866.386 =1086.64 SQM.	1086.640
16	PROPOSED LAYOUT GREEN AREA =684.833SQ.M. [50% OF HT BUFFER =50% OF 803.617 =401.807	684.833
13	TOTAL PROPOSED LAYOUT GREEN AREA = 684.833+50% ZONAL GREEN = 684.833+401.807	1086.640
17	REQUIRED NO. OF TREES (50 TREES PER HECTARE)= 74	73.35
18	PROPOSED TREES	100
19	REQUIRED PARKING :	
	(i) 1 ECS PER PARKING (50-100 SQM.)	524 FLATS 524 ECS.
	(ii) 1.25 ECS PER PARKING (100-150 SQM.)	100 FLATS 125 ECS.
	(iii) SHOPPING (2 ECS. /100 SQM)	257.528 5 ECS.
	(iv) COMMUNITY (2 ECS. /100 SQM)	406.529 8 ECS.
	(v) 10% VISITOR PARKING [10% OF (i)&(ii)]	10% 65 ECS.
	TOTAL REQUIRED PARKING	727
20	PROPOSED PARKING	AS\ACTUAL AS\AREA
	(i) OPEN PARKING (2842.50@ 23 ECS)	145 80
	(ii) STILT PARKING @ 28 ECS	32 62
	(iii) UPPER BASEMENT (9915.747@ 32 ECS)	280 309
	(iv) LOWER BASEMENT (9915.747@ 32 ECS)	280 309
	TOTAL PROPOSED PARKING	737 760
21	PROPOSED POPULATION :	
	624 FLATS (WITHOUT SERVANT ROOM @5)	3120
22	TOTAL BUILT UP AREA	98810.957
	(i) TOTAL F.A.R AREA ON ALL FLOORS	58653.965
	(ii) TOTAL NON F.A.R AREA ON ALL FLOORS	37558.066
	(iii) TOTAL FACILITY AREA ON ALL FLOORS	2598.926
	TOTAL	98810.957



PROJECT:-
GROUP HOUSING FOR M/S VALUE INFRA TECH INDIA PVT LTD,
 KHATA NO. 389,235, KHASRA NO. 1101 & 1099,
 VILLAGE MORTA, PARANA JOLALLABD, TEHSIL DIST GHAZIABAD

SIGNING AUTHORITY
 For Value Infotech India Pvt. Ltd.
 PANKAJ NATH ANDLEY
 B. ARCH. A.I.I.A.
 ARCHITECT CA/9924888

ARCHITECT'S SIGN
 DRG. TITLE:-
SITE PLAN
 SCALE:-1:250
 DLT.BY:-Mukesh

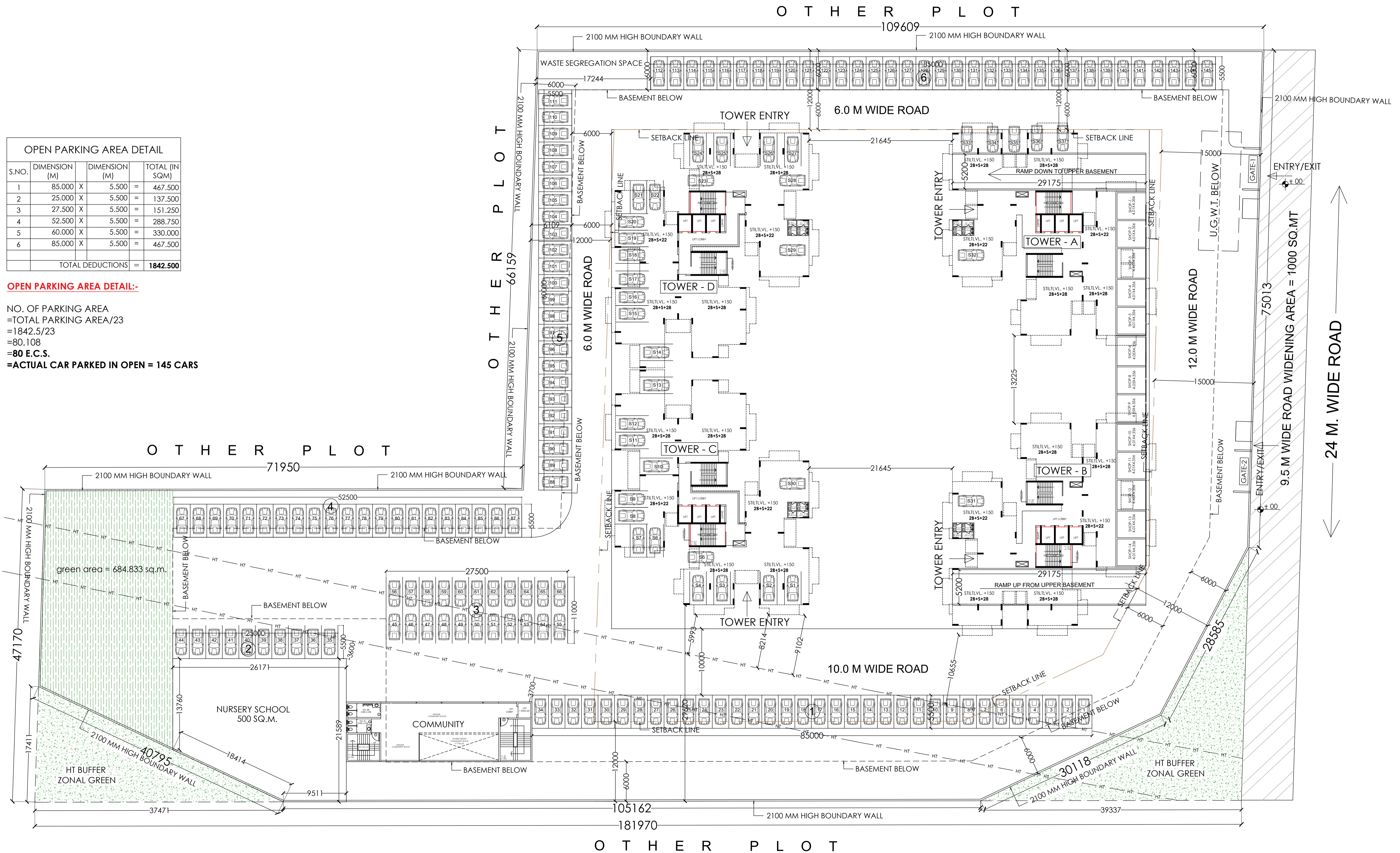
SUBMISSION DRAWING
 DRG. NO.: 01
 DATE:-07/08/2025

ARCHITECTS:-
 P.N. ANDLEY B.ARCH. A.I.I.A.
ANDLEYS ASSOCIATES PVT. LTD.
 ARCHITECTS ENGINEERS PLANNERS
 39 HOUSING SOCIETY N.D.S.E-I NEW DELHI - 110048

OPEN PARKING AREA DETAIL			
S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	85.000 X	5.500	= 467.500
2	25.000 X	5.500	= 137.500
3	27.500 X	5.500	= 151.250
4	52.500 X	5.500	= 288.750
5	60.000 X	5.500	= 330.000
6	85.000 X	5.500	= 467.500
TOTAL DEDUCTIONS			= 1842.500

OPEN PARKING AREA DETAIL:-

NO. OF PARKING AREA
 =TOTAL PARKING AREA/23
 =1842.5/23
 =80.108
 =80 E.C.S.
 =ACTUAL CAR PARKED IN OPEN = 145 CARS



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SIGNING AUTHORITY
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ARCHITECT'S SIGN

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 B. ARCH. A.I.I.A.
 ARCHITECT CA/09/24888


SUBMISSION DRAWING
 DRG. TITLE:-
 PARKING PLAN
 SCALE:-1:250
 DLT.BY:-Mukesh

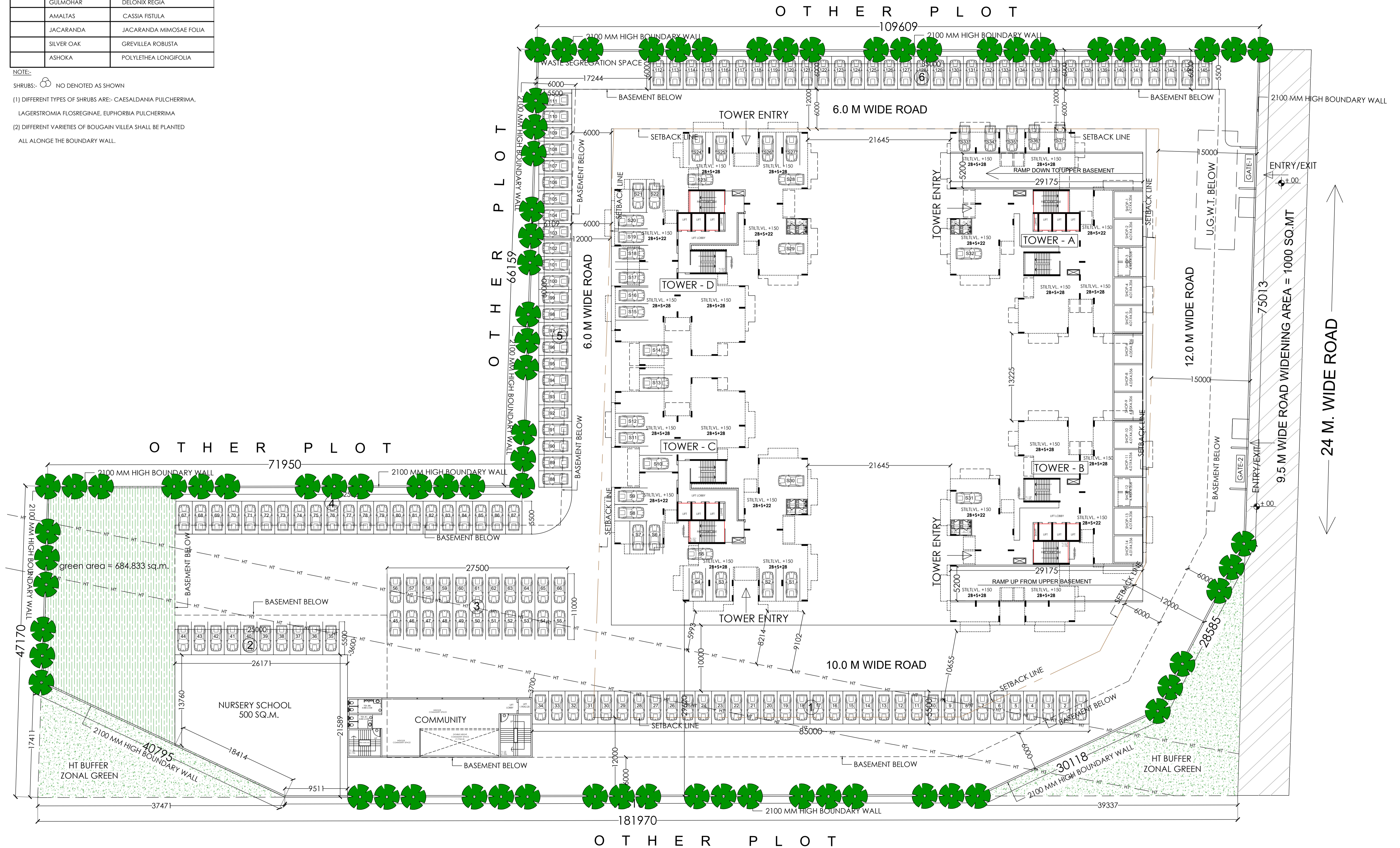
NORTH

ARCHITECTS:-
 P. N. ANDLEY B. ARCH. A.I.I.A.
ANDLEYS ASSOCIATES PVT. LTD.
 ARCHITECTS ENGINEERS PLANNERS
 39 HOUSING SOCIETY N.D.S.E.-I NEW DELHI - 110049


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NAMES OF PROPOSED TREES IN LANDSCAPE PLAN	
COMMON NAME	BOTANICAL NAME
GULMOHAR	DELONIX REGIA
AMALTAS	CASSIA FISTULA
JACARANDA	JACARANDA MIMOSAE FOLIA
SILVER OAK	GREVILLEA ROBUSTA
ASHOKA	POLYLETHEA LONGIFOLIA

NOTE:-
 SHRUBS:  NO DENOTED AS SHOWN
 (1) DIFFERENT TYPES OF SHRUBS ARE:- CAESALDANIA PULCHERRIMA, LAGERSTROMIA FLOSREGINAE, EUPHORBIA PULCHERRIMA
 (2) DIFFERENT VARIETIES OF BOUGAINVILLEA SHALL BE PLANTED ALL ALONG THE BOUNDARY WALL.




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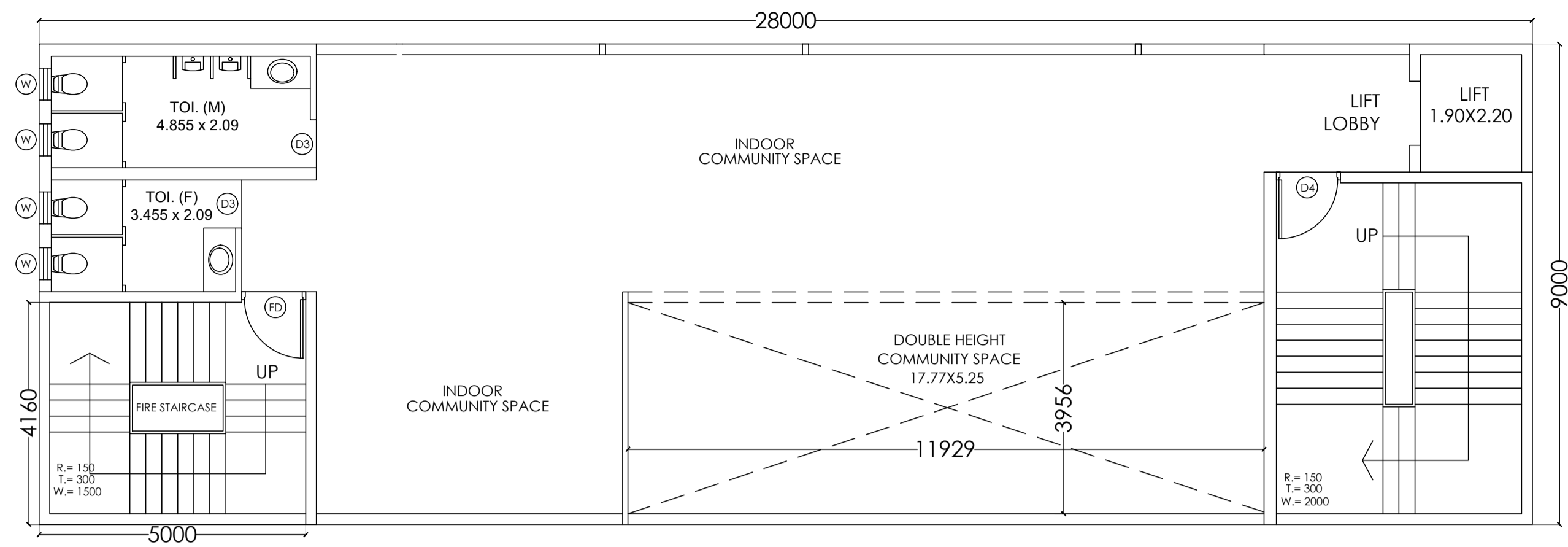
ARCHITECT'S SIGN

 PANKAJ NATH ANDLEY
 B. ARCH. A.I.I.A.
 ARCHITECT CA/09/24888

SUBMISSION DRAWING
 DRG. TITLE:-
 LANDSCAPE PLAN
 SCALE:-1:250
 DLT.BY:-Mukesh

NORTH


ARCHITECTS:-
 P. N. ANDLEY B. ARCH. A.I.I.A.
ANDLEYS ASSOCIATES PVT. LTD.
 ARCHITECTS ENGINEERS PLANNERS
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COMMUNITY - GROUND FLOOR PLAN

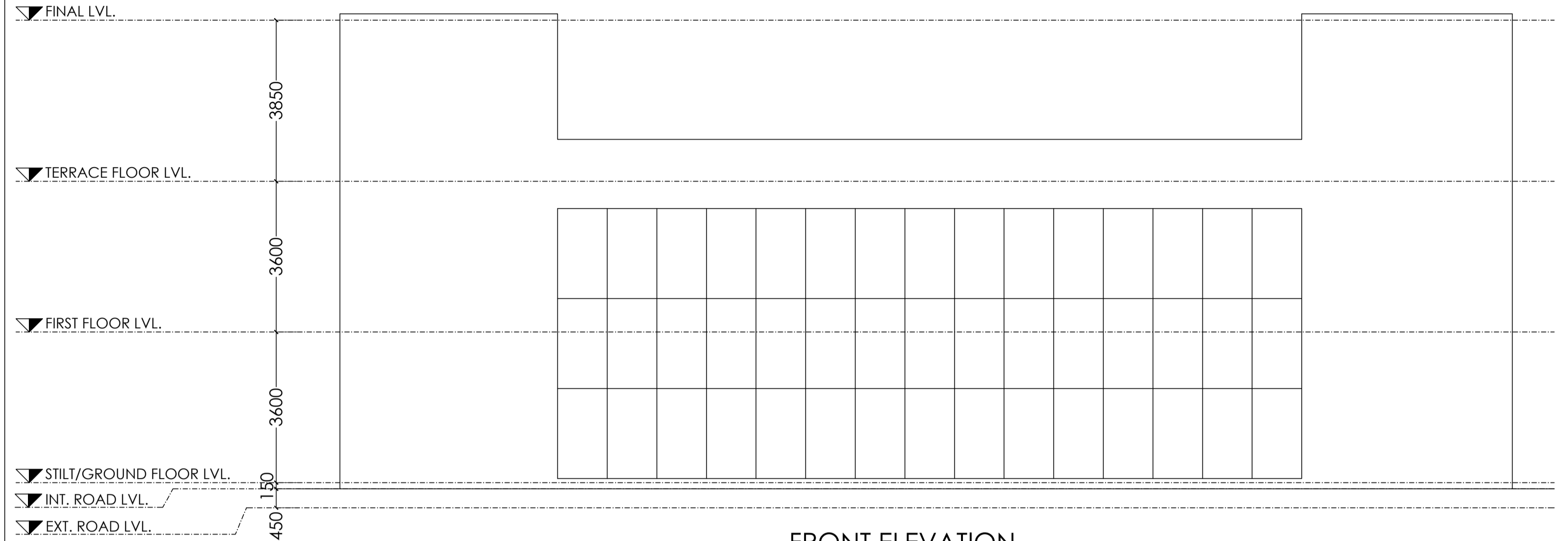


S.NO.	DIM. (M)	DIM.(M)	TOTAL (SQ.M.)
1	28.000	X 9.000	= 252.000
A	TOTAL AREA		= 252.000
DEDUCTION			
1	5.000	X 4.610	= 23.050
B	TOTAL AREA		= 23.050
A-B	TOTAL AREA		= 228.950

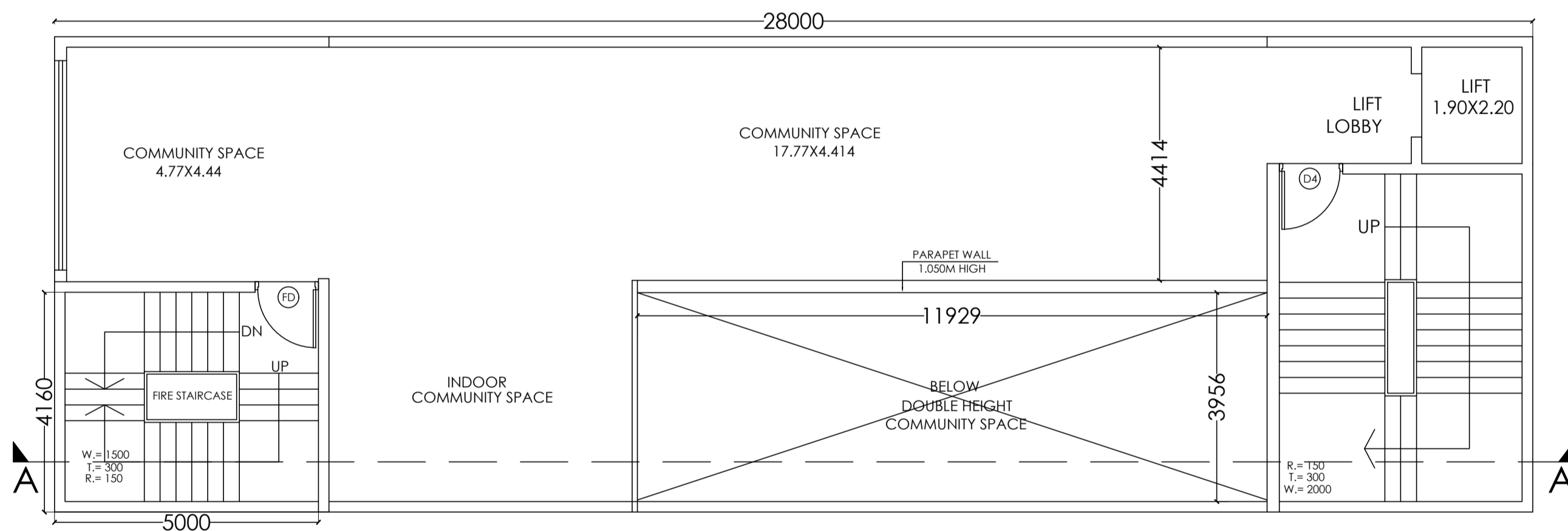
S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	5.000	X 4.610	= 23.050
TOTAL DEDUCTIONS			= 23.050

GROUND COVERAGE OF COMMUNITY :-

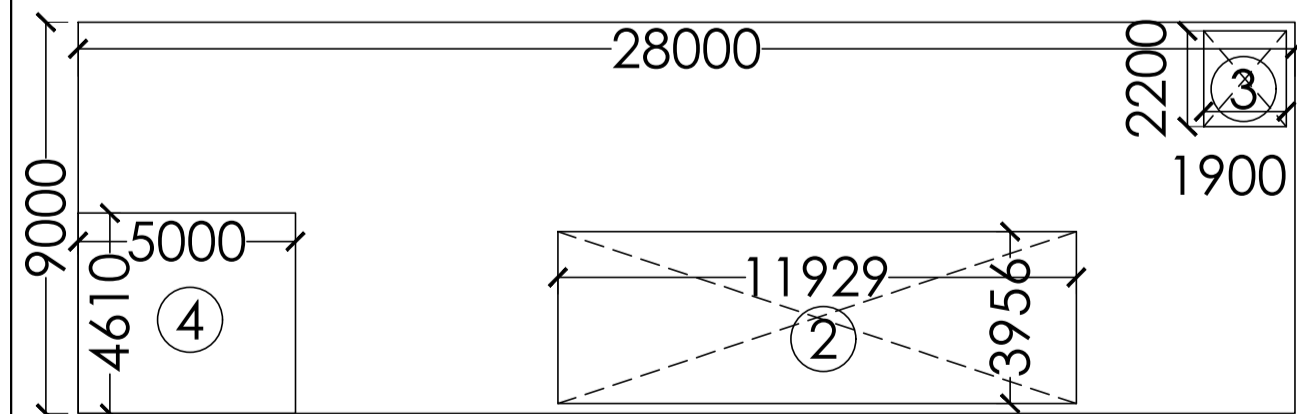
=28.0X9.0 =**252.0 SQ.M.**



FRONT ELEVATION

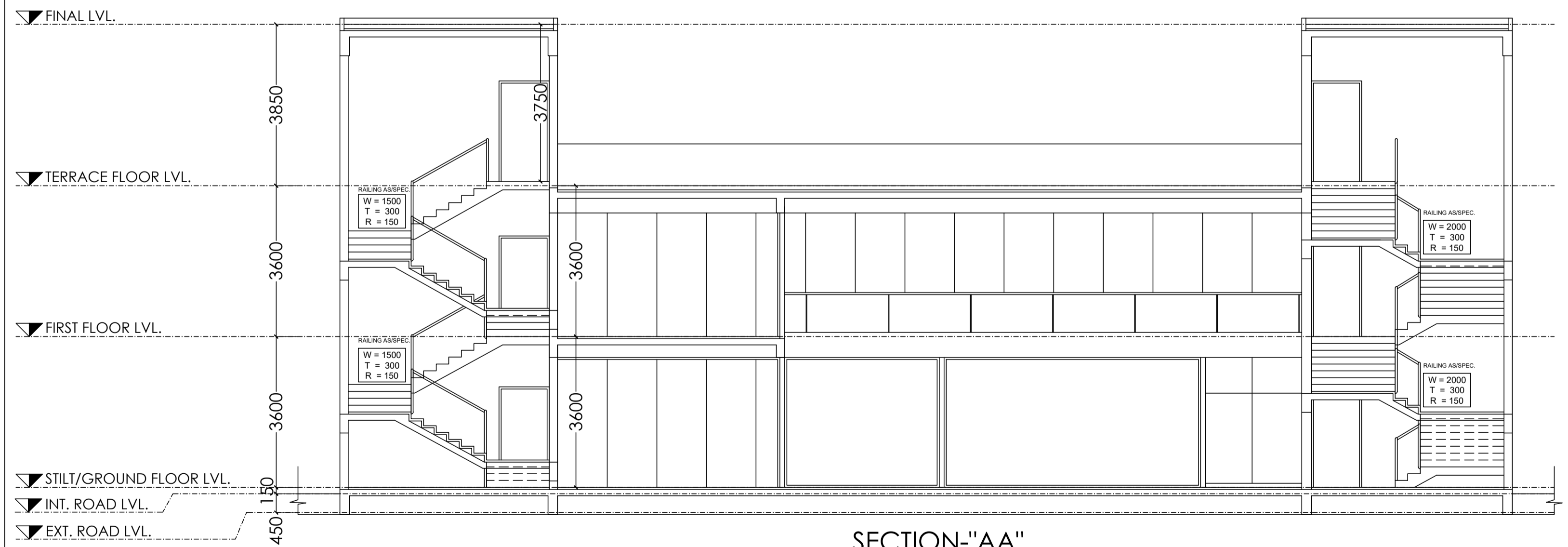


COMMUNITY - FIRST FLOOR PLAN



S.NO.	DIM. (M)	DIM.(M)	TOTAL (SQ.M.)
1	28.000	X 9.000	= 252.000
A	TOTAL AREA		= 252.000
DEDUCTION			
2	11.929	X 3.956	= 47.191
3	1.900	X 2.200	= 4.180
4	5.000	X 4.610	= 23.050
B	TOTAL AREA		= 74.421
A-B	TOTAL AREA		= 177.579

FIRST FLOOR PLAN AREA DETAIL



PROJECT:-
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KHATA NO. 389,235, KHASRA NO. 1101 & 1099,
VILLAGE MORTA, PARANA JOLALLABD, TEHSIL DIST GHAZIABAD

SIGNING AUTHORITY
For Value Infratech India Pvt. Ltd.
[Signature]
PANKAJ NATH ANDLEY
B. ARCH. A.I.I.A.
ARCHITECT CA/99/24868

ARCHITECT'S SIGN
[Signature]
PANKAJ NATH ANDLEY
B. ARCH. A.I.I.A.
ARCHITECT CA/99/24868

SUBMISSION DRAWING
DRG. TITLE:-
COMMUNITY AREA DETAIL
SCALE:-1:250
DLT.BY:-Mukesh

NORTH
ARCHITECTS:-
P. N. ANDLEY B.ARCH. A.I.I.A.
ANDLEYS ASSOCIATES PVT. LTD.
ARCHITECTS ENGINEERS PLANNERS
39 HOUSING SOCIETY N.D.S.E-I NEW DELHI - 110045

Signature Not Verified

Digitally signed by Pankaj Nath

DN: cn=Pankaj Nath, o=Andleys Associates Pvt. Ltd., ou=Andleys Associates Pvt. Ltd., email=Pankaj.Nath@andleys.com, c=IN

Date: 2025.08.07 15:00:00 +05'30'

Signature Not Verified

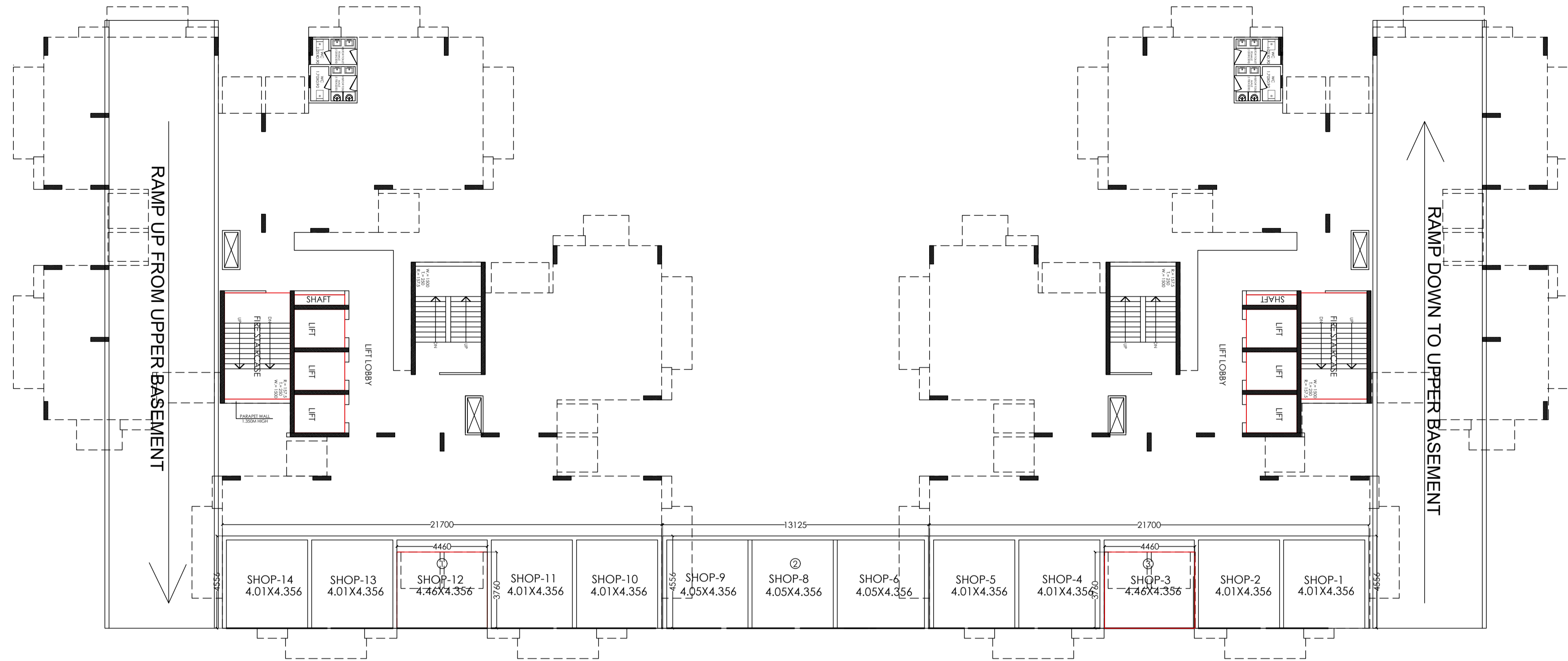
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Date: 2025.08.07 15:00:00 +05'30'

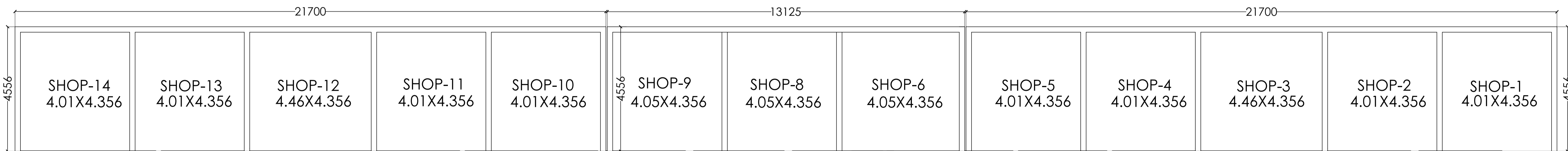
GROUND COVERAGE AREA DETAIL

FILE NO:- GDA/BP/25-26/0101

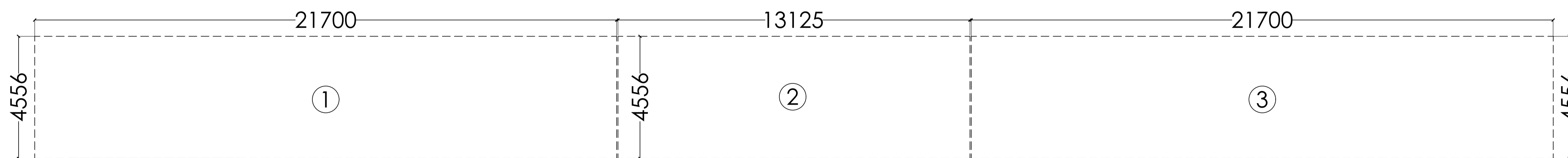


GROUND COVERAGE : SHOPPING				
S.NO.	DIM. (M)	DIM.(M)		TOTAL (SQ.M.)
1	4.460	X	3.760	= 16.770
2	13.125	X	4.556	= 59.798
3	4.460	X	3.760	= 16.770
TOTAL AREA				= 93.337

GROUND COVERAGE AREA DETAIL (SHOPPING):-
=93.337 SQ.M.




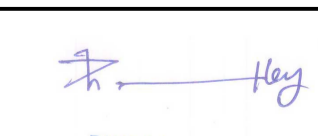
COMMERCIAL PLAN



SHOPPING AREA DETAIL				
S.NO.	DIM. (M)	DIM.(M)		TOTAL (SQ.M.)
1	21.700	X	4.556	= 98.865
2	13.125	X	4.556	= 59.798
3	21.700	X	4.556	= 98.865
A	TOTAL AREA			= 257.528

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SIGNING AUTHORITY

 For Value Infotech India Pvt. Ltd.
 Director

ARCHITECT'S SIGN

 PANKAJ NATH ANDLEY
 B. ARCH. A.I.I.A.
 ARCHITECT CA/99/24868

SUBMISSION DRAWING
 DRG. TITLE:-
 SHOPPING AREA DETAIL
 SCALE:-1:250
 DLT.BY:-Mukesh

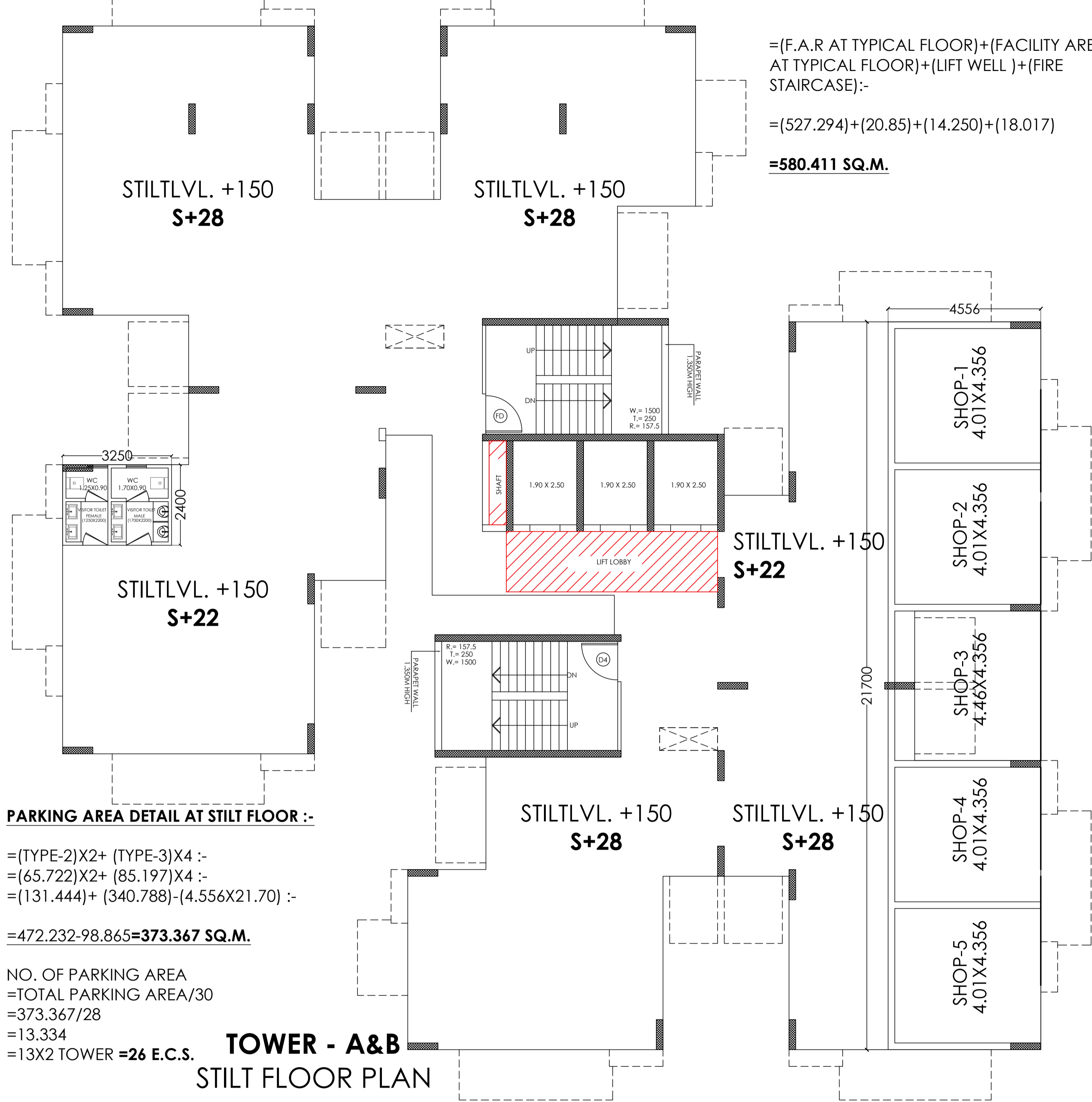
NORTH
 ARCHITECTS:-
 P. N. ANDLEY B.ARCH. A.I.I.A.
ANDLEYS ASSOCIATES PVT. LTD.
 ARCHITECTS ENGINEERS PLANNERS
 39 HOUSING SOCIETY N.D.S.E-I NEW DELHI - 110049

Signature Not Verified
 Digitally signed by Pankaj Nath Andley
 DN: cn=Pankaj Nath Andley, o=Andleys Associates Pvt. Ltd., ou=Andleys Associates Pvt. Ltd., email=pankaj.andley@andleys.com, c=IN

FILE NO:- GDA/BP/25-26/0101

GROUND COVERAGE AREA DETAIL (TOWER- A&B):-

=(F.A.R AT TYPICAL FLOOR)+(FACILITY AREA AT TYPICAL FLOOR)+(LIFT WELL)+(FIRE STAIRCASE):-
 =(527.294)+(20.85)+(14.250)+(18.017)
=580.411 SQ.M.

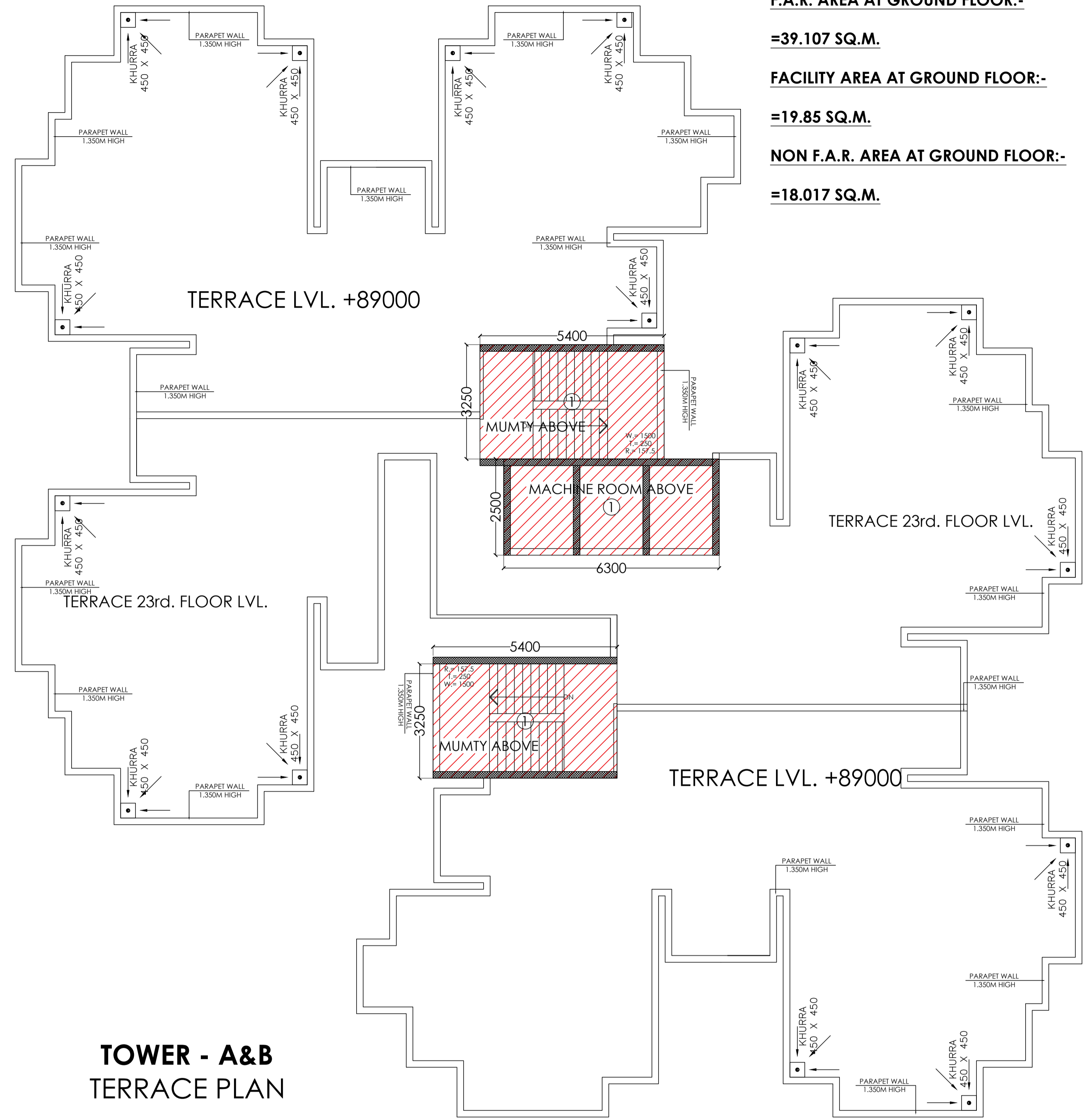


PARKING AREA DETAIL AT STILT FLOOR :-

=(TYPE-2)X2+ (TYPE-3)X4 :-
 =(65.722)X2+ (85.197)X4 :-
 =(131.444)+ (340.788)-(4.556X21.70) :-
=472.232-98.865=373.367 SQ.M.

NO. OF PARKING AREA
 =TOTAL PARKING AREA/30
 =373.367/28
 =13.334
 =13X2 TOWER =26 E.C.S.

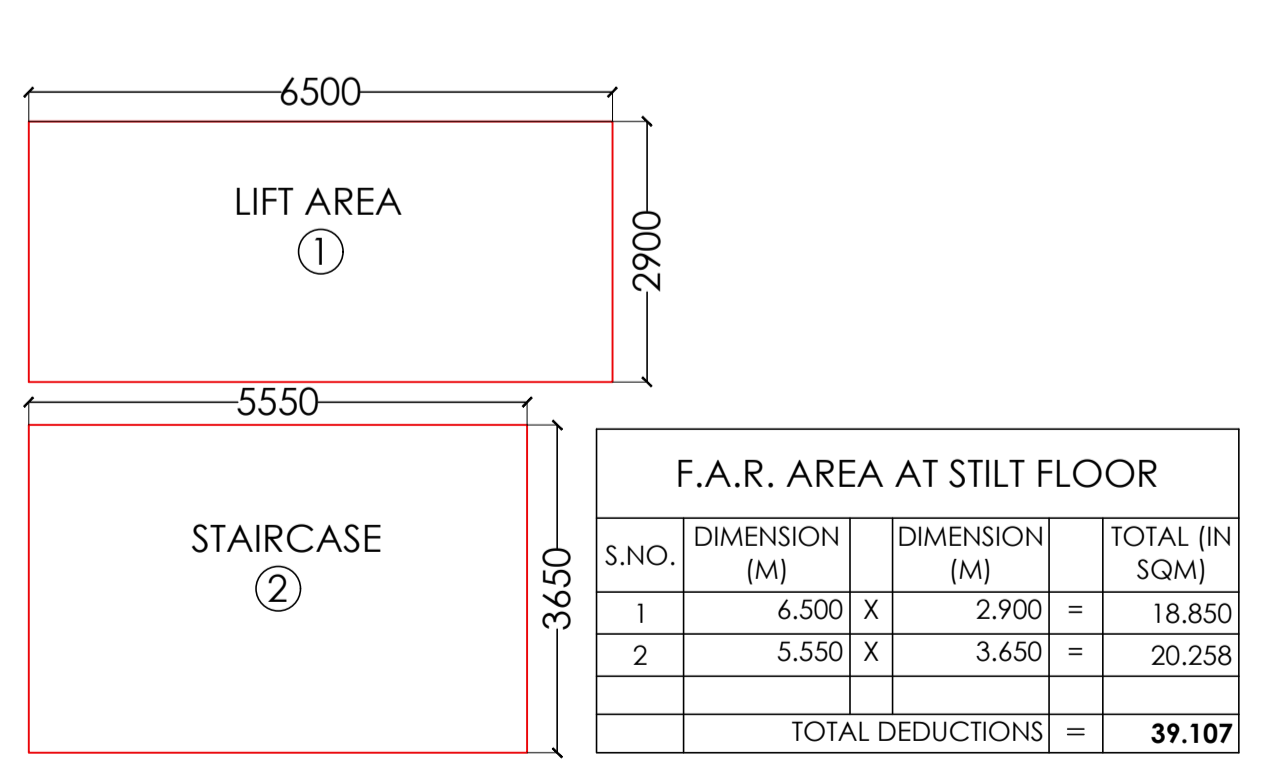
TOWER - A&B STILT FLOOR PLAN



F.A.R. AREA AT GROUND FLOOR:-

=39.107 SQ.M.
FACILITY AREA AT GROUND FLOOR:-
=19.85 SQ.M.
NON F.A.R. AREA AT GROUND FLOOR:-
=18.017 SQ.M.

TOWER - A&B TERRACE PLAN

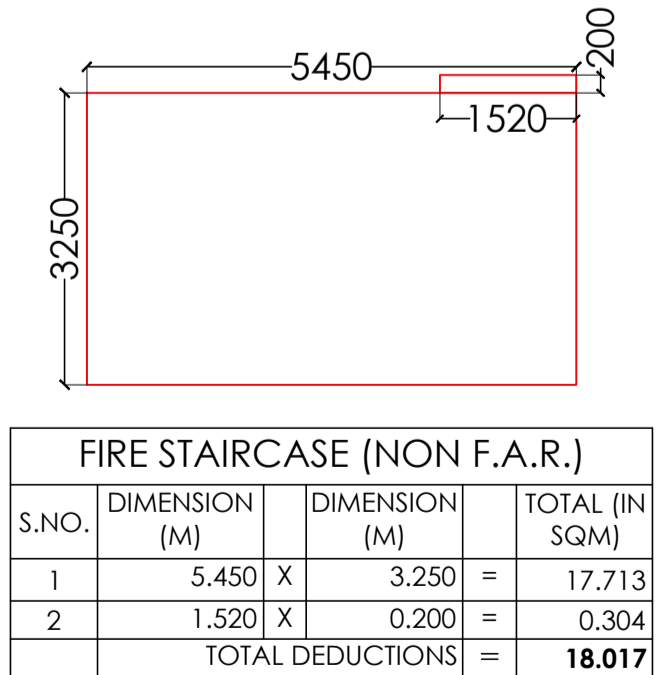


FACILITY AREA DETAIL AT GROUND FLOOR :-
 =(12.05)+(7.80)
= 19.85 SQ.M.

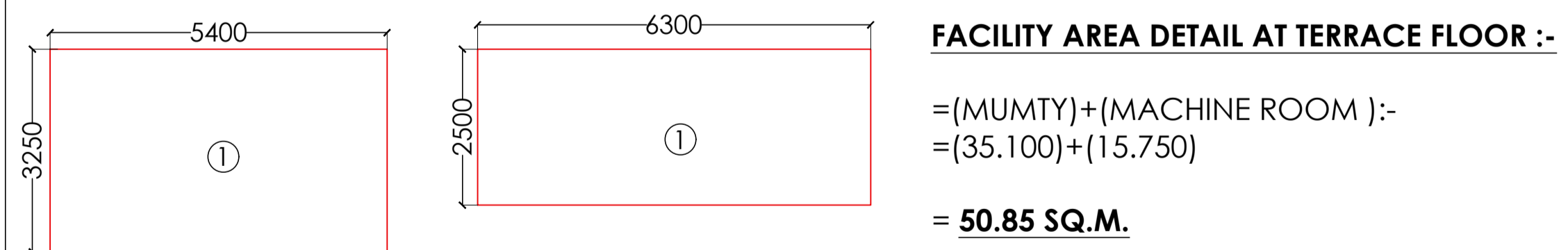
S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQ.M.)
1	3.250	2.400	7.800
TOTAL AREA			7.800

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQ.M.)
1	6.000	1.800	10.800
2	2.500	0.500	1.250
TOTAL AREA			12.050

NON F.A.R. AT GROUND FLOOR :-



S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQ.M.)
1	5.450	3.250	17.713
2	1.520	0.200	0.304
TOTAL DEDUCTIONS			18.017



FACILITY AREA DETAIL AT TERRACE FLOOR :-
 =(MUMTY)+(MACHINE ROOM):-
 =(35.100)+(15.750)
= 50.85 SQ.M.

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQ.M)
1	5.400	3.250	17.550
2	5.400	3.250	17.550
TOTAL DEDUCTIONS			35.100

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQ.M)
1	6.300	2.500	15.750
TOTAL DEDUCTIONS			15.750

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SIGNING AUTHORITY

 PANKAJ NATH ANDLEY
 B. ARCH. A.I.I.A.
 ARCHITECT CA/09/24868

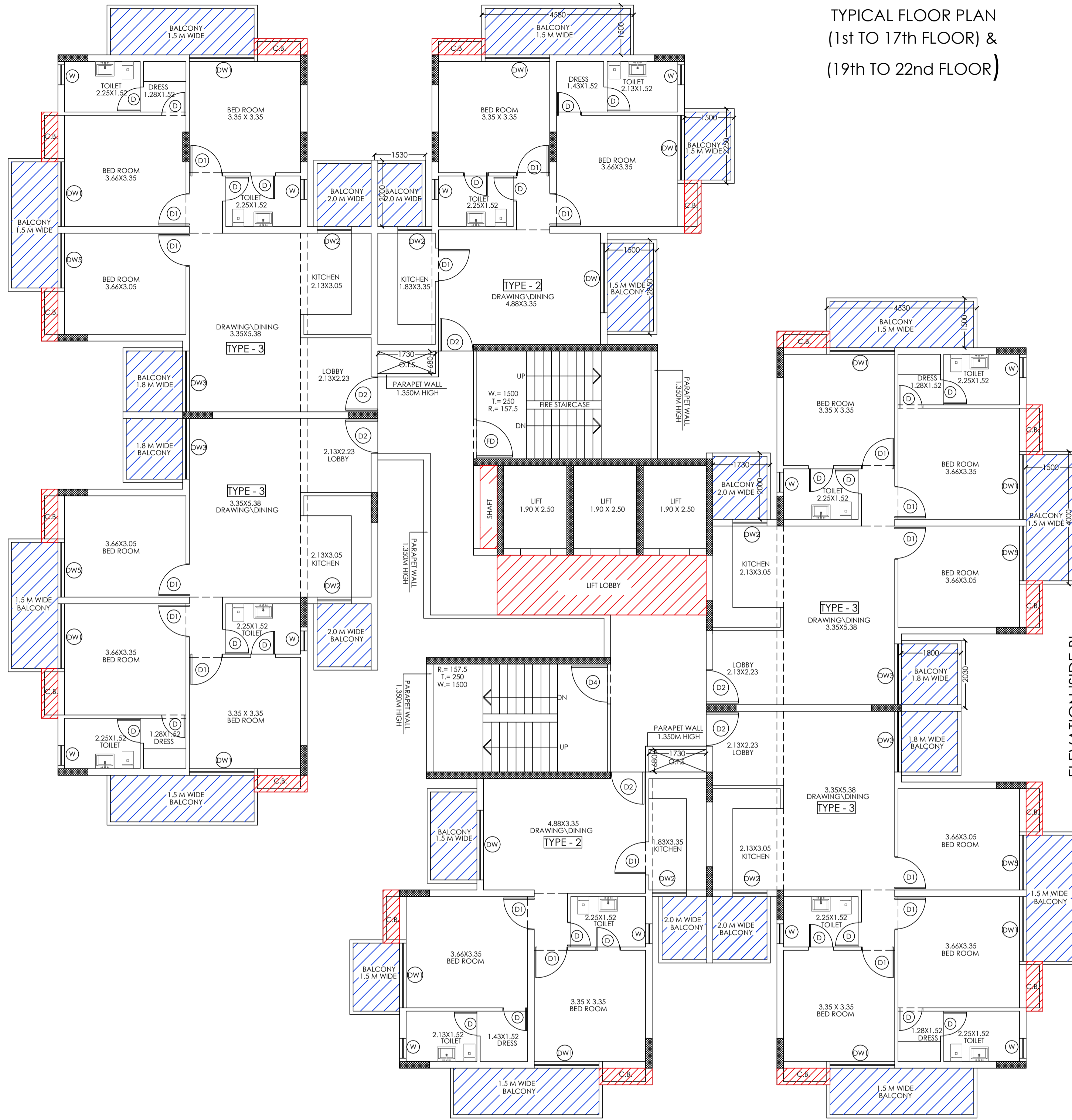
ARCHITECT'S SIGN

SUBMISSION DRAWING
 DRG. TITLE:-
TOWER-A&B :GROUND & TERRACE FLOOR AREA DETAIL
 SCALE:-1:250
 DLT.BY:-Mukesh

DRG. NO.: 09
 DATE:-07/08/2025
 NORTH
 ARCHITECTS:-
 P. N. ANDLEY B.ARCH. A.I.I.A.
ANDLEYS ASSOCIATES PVT. LTD.
 ARCHITECTS ENGINEERS PLANNERS
 39 HOUSING SOCIETY N.D.S.E-I NEW DELHI - 110049

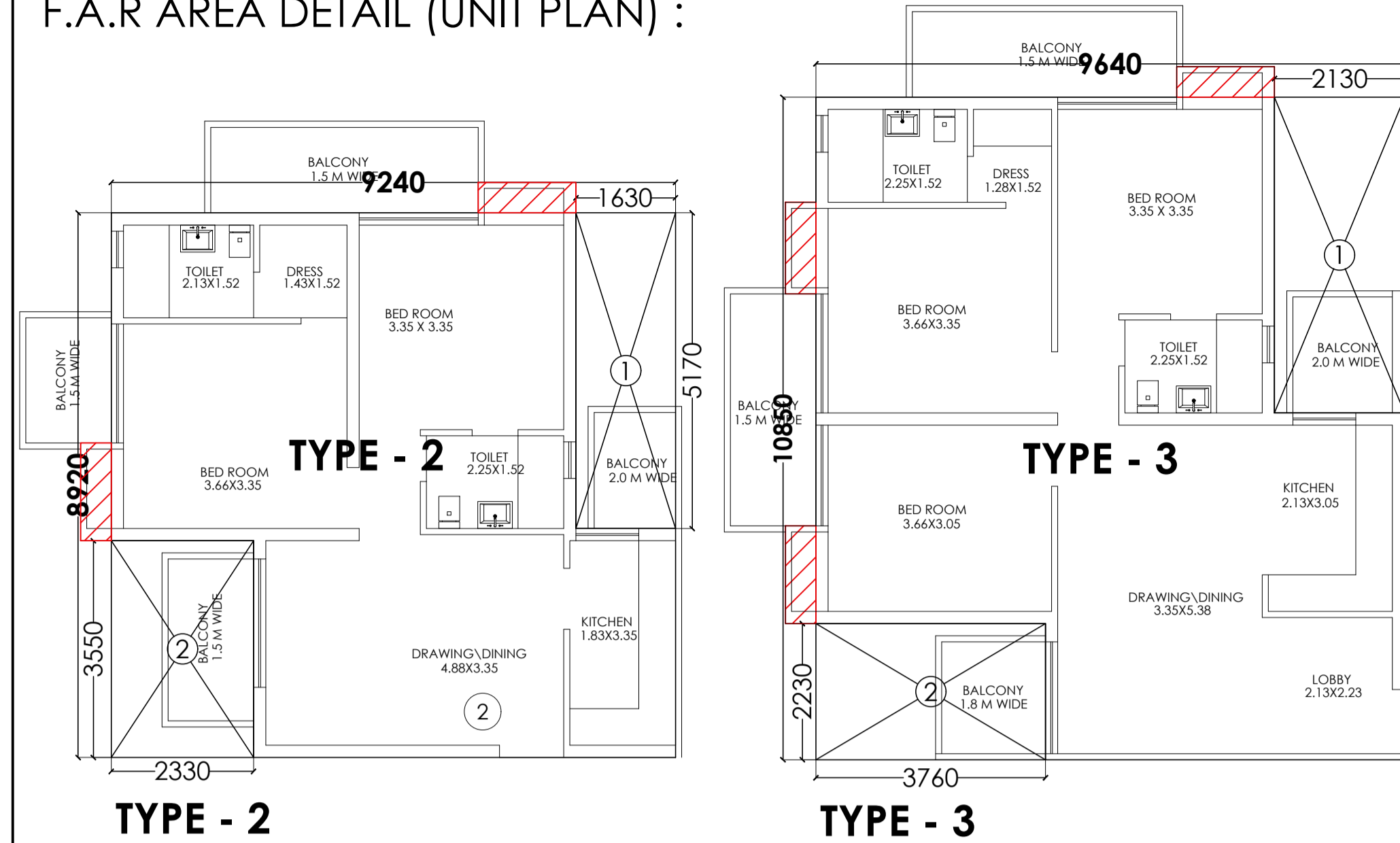


TOWER - A&B
TYPICAL FLOOR PLAN
(1st TO 17th FLOOR) &
(19th TO 22nd FLOOR)



ELEVATION SIDE B

F.A.R AREA DETAIL (UNIT PLAN) :



TYPE 2 FAR AREA DETAIL

S.NO.	DIMENSION (M)	DEDUCTIONS (M)	TOTAL (IN SQM)
1	9.24 X	8.92	82.421
2	2.330 X	3.550	8.271
TOTAL DEDUCTIONS			16.699
NET FAR AREA			65.722

TYPE 3 FAR AREA DETAIL

S.NO.	DIMENSION (M)	DEDUCTIONS (M)	TOTAL (IN SQM)
1	9.64 X	10.85	104.594
2	3.760 X	2.230	8.385
TOTAL DEDUCTIONS			19.397
NET FAR AREA			85.197

F.A.R. AREA DETAIL AT TYPICAL FLOOR:-

= (TYPE-2)X2+ (TYPE-3)X4 + (CIR. AREA AT TYPICAL FLOOR):-
 = (65.722)X2+ (85.197)X4 + (55.062):-
 = (131.444) + (340.788) + (55.062):-
=527.294 SQ.M.

FACILITY AREA AT TYPICAL FLOOR :-

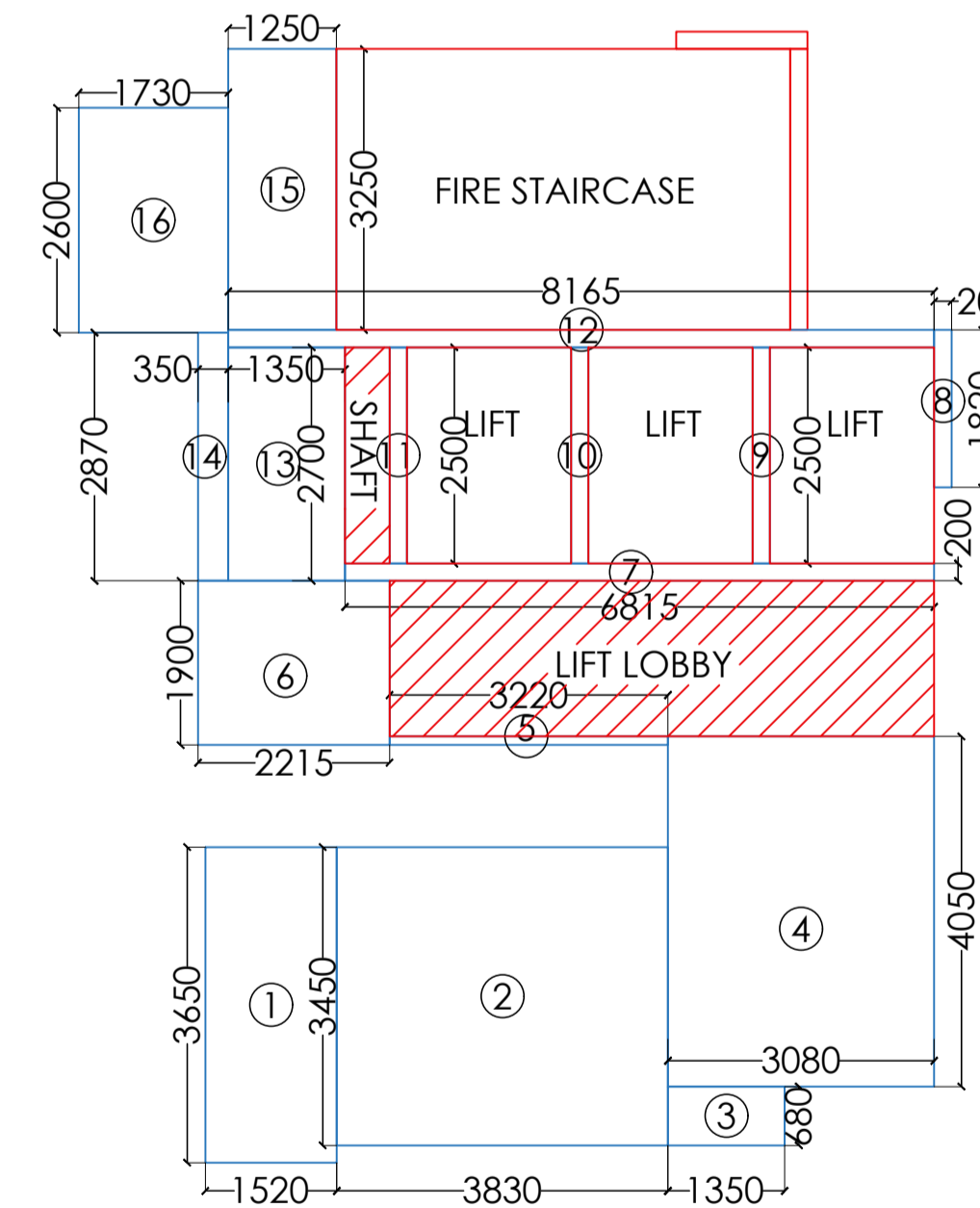
= (LIFT LOBBY)+(SHAFT)+CUPBOARD
 = [(TYPE-2)X2+(TYPE-3)X4]:-
 = (10.80)+(1.25)+(1.10X2)+(1.65X4)
=20.85 SQ.M.

NON F.A.R. AREA AT TYPICAL FLOOR :-

= (FIRE STAIRCASE)+(BALCONIES)
 = [(18.017)+(TYPE-2)X2+(TYPE-3)X4]:-
 = (18.017)+(17.58X2)+(19.909X4)
 = (18.017)+(35.16)+(79.636)
=132.813 SQ.M.

FILE NO:- GDA/BP/25-26/0101

CIRCULATION AREA DETAIL AT TYPICAL FLOOR :



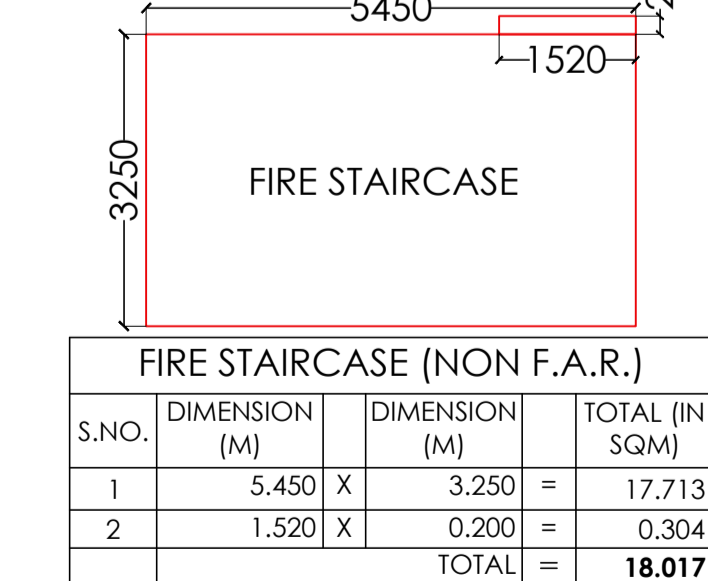
CIRCULATION AREA DETAIL

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)
1	1.520 X	3.650	5.548
2	3.830 X	3.450	13.214
3	1.350 X	0.680	0.918
4	3.080 X	4.050	12.474
5	6.300 X	0.100	0.630
6	2.215 X	1.900	4.208
7	6.815 X	0.200	1.363
8	0.200 X	1.820	0.364
9	0.200 X	2.500	0.500
10	0.200 X	2.500	0.500
11	0.200 X	2.500	0.500
12	8.165 X	0.200	1.633
13	1.350 X	2.700	3.645
14	0.350 X	2.870	1.005
15	1.250 X	3.250	4.063
16	1.730 X	2.600	4.498
A	TOTAL AREA		55.062

SCHEDULE OF DOOR & WINDOWS

SN.	TYPE	SIZE	CILL LVL.	LTL. LVL.
1.	D	750 X 2100	-	2100
2.	D1	1000 X 2100	-	2100
3.	D2	1050 X 2100	-	2100
4.	D3	850 X 2100	-	2100
5.	D4	1200 X 2100	-	2100
6.	DW	2400 X 2100	-	2100
7.	DW1	1950 X 2100	-	2100
8.	DW2	830 X 2100	-	2100
9.	DW3	830 X 2100	-	2100
10.	DW4	2030 X 2100	-	2100
11.	DW5	1650 X 2100	-	2100
12.	DW6	1600 X 2100	-	2100
13.	DW7	1130 X 2100	-	2100
14.	DW8	1710 X 2100	-	2100
15.	DW9	1640 X 2100	-	2100
16.	DW10	1364 X 2100	-	2100
17.	W	600 X 900	1200	2100
18.	W1	450 X 900	1200	2100
19.	W2	750 X 1200	900	2100

NON F.A.R AT TYP. FLOOR :



BALCONY AREA DETAIL TYPE 2

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	2.000 X	1.530	3.060
2	1.500 X	4.580	6.870
3	1.500 X	2.250	3.375
4	1.500 X	2.850	4.275
TOTAL AREA			17.580

BALCONY AREA DETAIL TYPE 3

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	2.000 X	1.730	3.460
2	1.500 X	4.530	6.795
3	1.500 X	4.000	6.000
4	1.800 X	2.030	3.654
TOTAL AREA			19.909

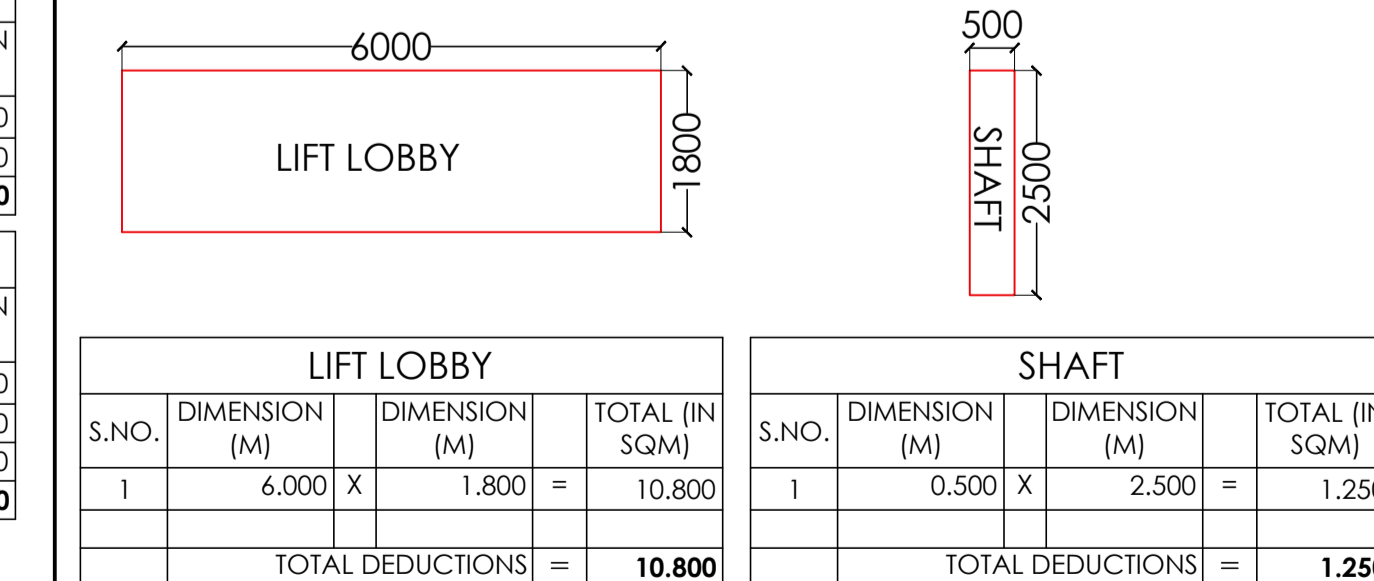
CUPBOARD AREA DETAIL TYPE 2

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	1.100 X	0.500	0.550
2	1.100 X	0.500	0.550
TOTAL AREA			1.100

CUPBOARD AREA DETAIL TYPE 3

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	1.100 X	0.500	0.550
2	1.100 X	0.500	0.550
3	1.100 X	0.500	0.550
TOTAL AREA			1.650

FACILITY AREA DETAIL AT TYPICAL FLOOR :



LIFT LOBBY

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	6.000 X	1.800	10.800
TOTAL DEDUCTIONS			10.800

SHAFT

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	0.500 X	2.500	1.250
TOTAL DEDUCTIONS			1.250

PROJECT:-
GROUP HOUSING FOR
M/S VALUE INFRA TECH INDIA PVT LTD,
KHATA NO. 389,235, KHASRA NO. 1101 & 1099,
VILLAGE MORTA, PARANA JOLALLABD, TEHSIL DIST GHAZIABAD

SIGNING AUTHORITY

For Value Infotech India Pvt. Ltd.
[Signature]
DIRECTOR

ARCHITECT'S SIGN

[Signature]
PANKAJ NATH ANDLEY
B. ARCH. A.I.I.A.
ARCHITECT CA/09/2488

SUBMISSION DRAWING

DRG. TITLE:-
TOWER-A&B :TYPICAL FLOOR AREA DETAIL (1st-17th & 19th-22nd)
SCALE:-1:250
DLT.BY:-Mukesh

NORTH

ARCHITECTS:-

P. N. ANDLEY B.Arch. A.I.I.A.
ANDLEYS ASSOCIATES PVT. LTD.
ARCHITECTS ENGINEERS PLANNERS
39 HOUSING SOCIETY N.D.S.E-I NEW DELHI - 110049

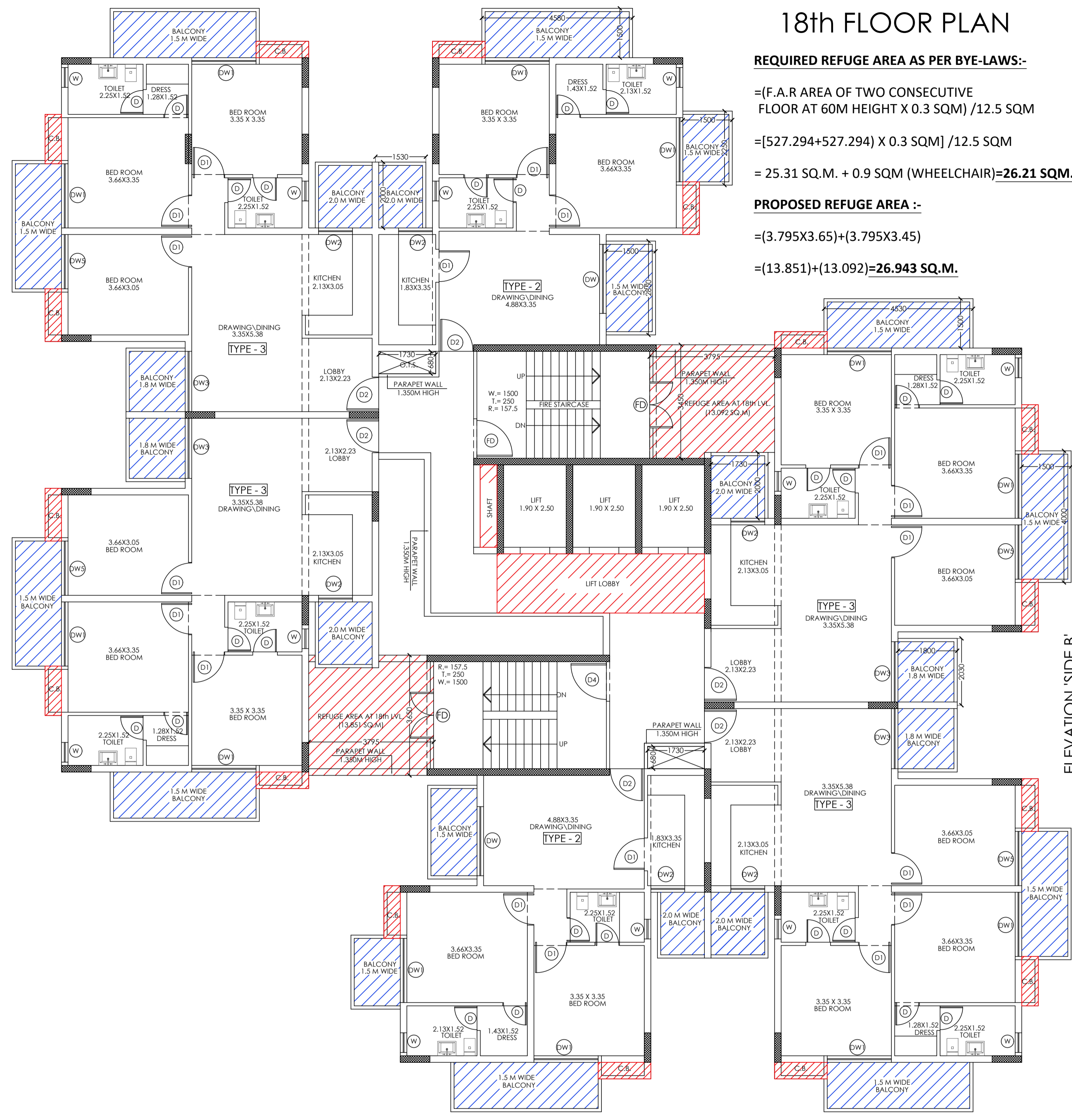
Signature Not Verified

[Signature]
Digitally signed by Pankaj Nath Andley
DN: cn=Pankaj Nath Andley, o=Andleys Associates Pvt. Ltd., ou=Architects, email=pankaj@andleys.com, c=IN
Date: 2025.08.07 12:22:00 +05'30'

TOWER - A&B 18th FLOOR PLAN

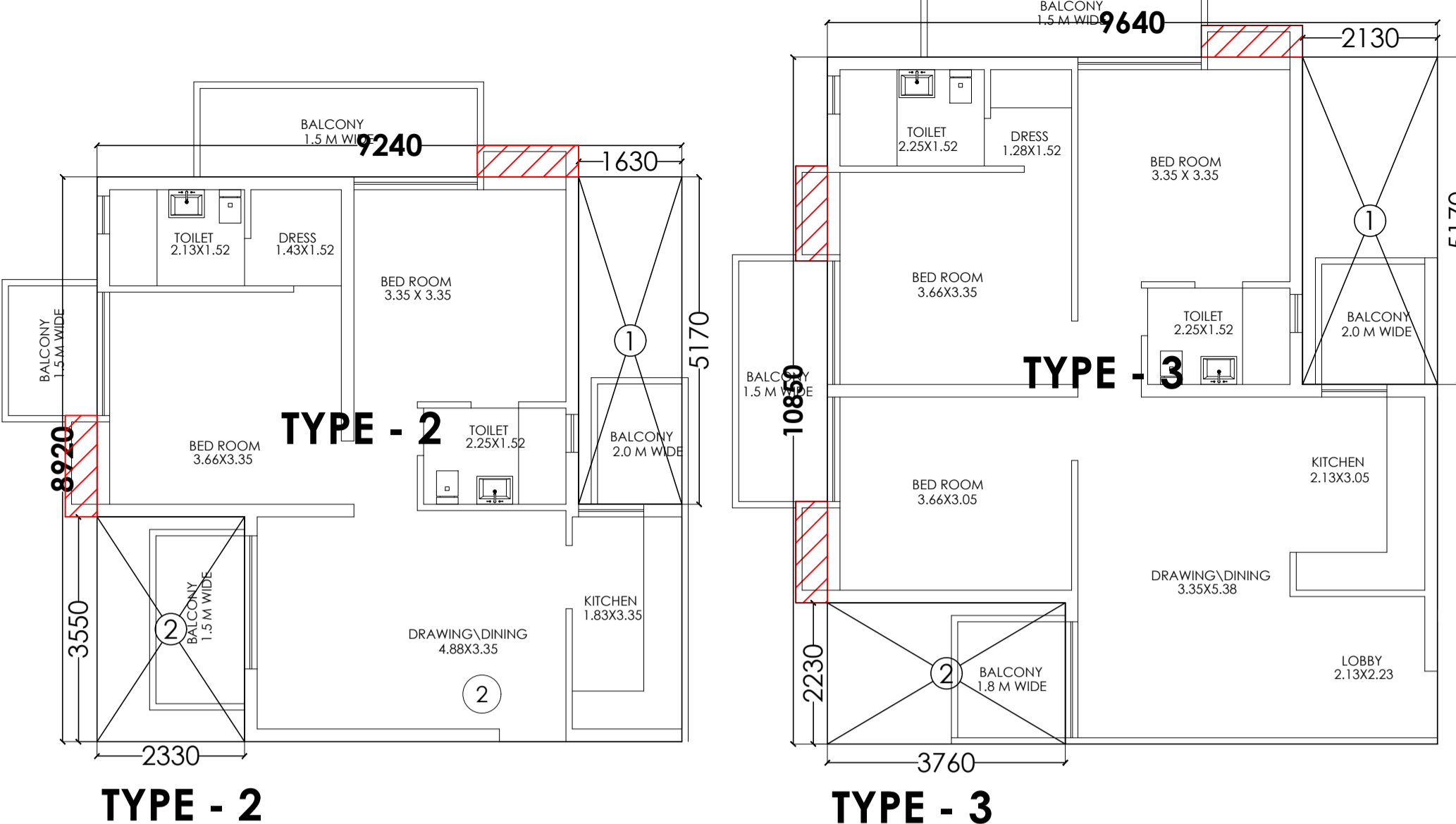
REQUIRED REFUGE AREA AS PER BYE-LAWS:-
 =(F.A.R AREA OF TWO CONSECUTIVE FLOOR AT 60M HEIGHT X 0.3 SQM) /12.5 SQM
 =[527.294+527.294] X 0.3 SQM /12.5 SQM
 = 25.31 SQ.M. + 0.9 SQM (WHEELCHAIR)=**26.21 SQ.M.**

PROPOSED REFUGE AREA :-
 =(3.795X3.65)+(3.795X3.45)
 =(13.851)+(13.092)=**26.943 SQ.M.**



ELEVATION SIDE B

F.A.R AREA DETAIL (UNIT PLAN) :



TYPE 2 FAR AREA DETAIL

	9.24 X	8.92	=	82.421
				82.421
DEDUCTIONS				
S.NO.	DIMENSION (M)	DIMENSION (M)		TOTAL (IN SQM)
1	1.630 X	5.170	=	8.427
2	2.330 X	3.550	=	8.271
	TOTAL DEDUCTIONS			16.699
	NET FAR AREA			65.722

TYPE 3 FAR AREA DETAIL

	9.64 X	10.85	=	104.594
				104.594
DEDUCTIONS				
S.NO.	DIMENSION (M)	DIMENSION (M)		TOTAL (IN SQM)
1	2.130 X	5.170	=	11.012
2	3.760 X	2.230	=	8.385
	TOTAL DEDUCTIONS			19.397
	NET FAR AREA			85.197

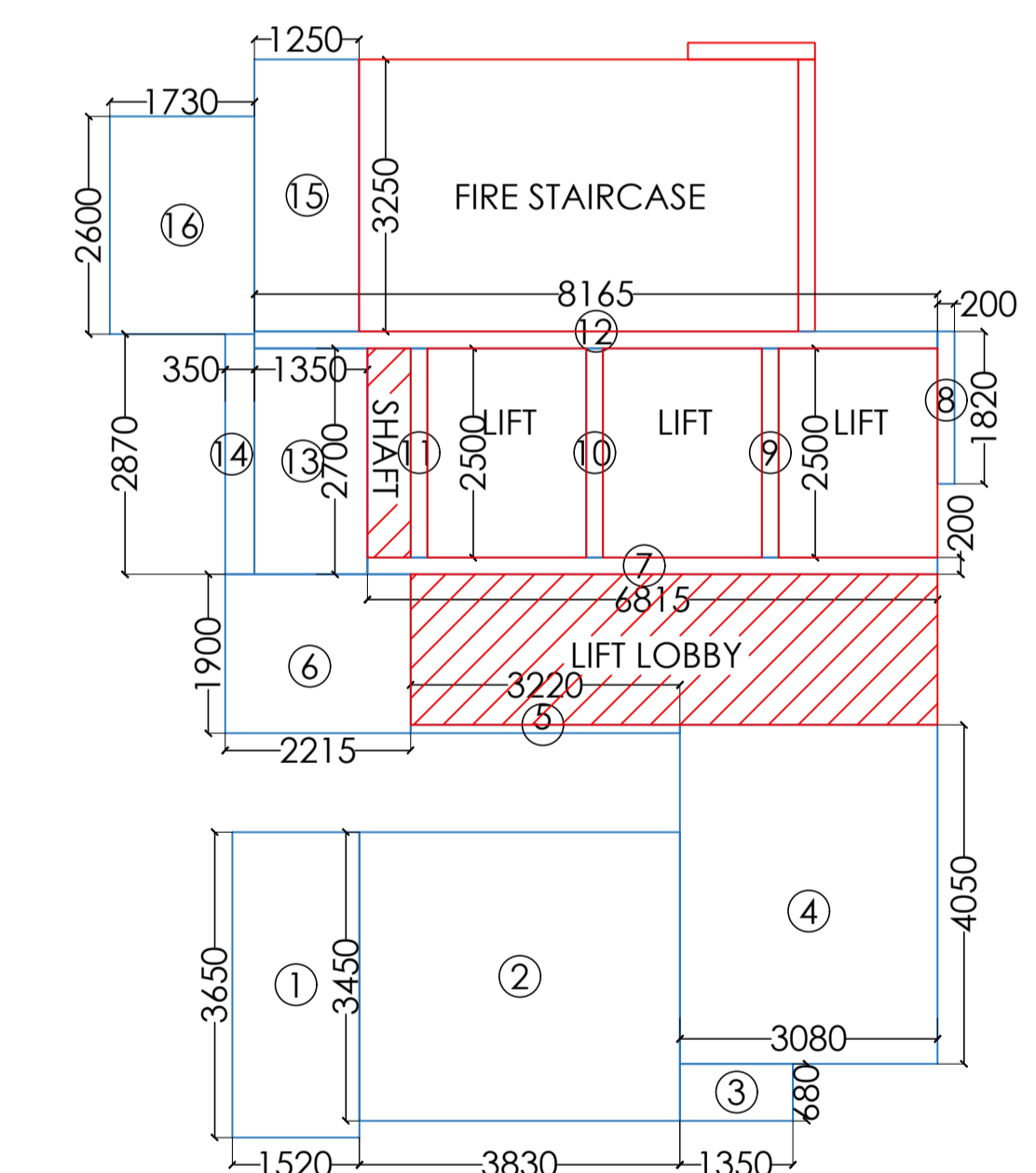
F.A.R. AREA DETAIL AT 18th FLOOR:-
 =(TYPE-2)X2+ (TYPE-3)X4 +(CIR. AREA AT TYPICAL FLOOR):-
 =(65.722)X2+ (85.197)X4 +(55.062):-
 =(131.444)+(340.788) +(55.062):-
=527.294 SQ.M.

FACILITY AREA AT 18th FLOOR :-
 =(LIFT LOBBY)+(SHAFT)+(CUPBOARD) +(REFUGE AREA):-
 =[(10.80)+(TYPE-2)X2+(TYPE-3)X4+(15.0)]:-
 =(10.80)+(1.25)+(1.10X2)+(1.65X4)+(26.943)
=47.793 SQ.M.

NON F.A.R. AREA AT 18th FLOOR :-
 =(FIRE STAIRCASE)+(BALCONIES)
 =[(18.017)+(TYPE-2)X2+(TYPE-3)X4]:-
 =(18.017)+(17.58X2)+(19.909X4)
 =(18.017)+(35.16)+(79.636)
=132.813 SQ.M.

FILE NO:- GDA/BP/25-26/0101

CIRCULATION AREA DETAIL AT TYPICAL FLOOR :



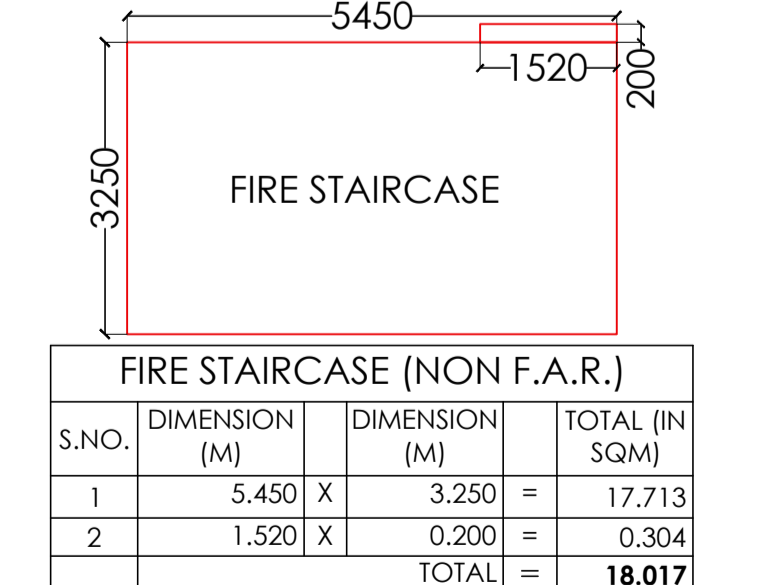
CIRCULATION AREA DETAIL

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)
1	1.520 X	3.650	= 5.548
2	3.830 X	3.450	= 13.214
3	1.350 X	0.680	= 0.918
4	3.080 X	4.050	= 12.474
5	6.300 X	0.100	= 0.630
6	2.215 X	1.900	= 4.208
7	6.815 X	0.200	= 1.363
8	0.200 X	1.820	= 0.364
9	0.200 X	2.500	= 0.500
10	0.200 X	2.500	= 0.500
11	0.200 X	2.500	= 0.500
12	8.165 X	0.200	= 1.633
13	1.350 X	2.700	= 3.645
14	0.350 X	2.870	= 1.005
15	1.250 X	3.250	= 4.063
16	1.730 X	2.600	= 4.498
A	TOTAL AREA = 55.062		

SCHEDULE OF DOOR & WINDOWS

SN.	TYPE	SIZE	CILL LVL.	LTL. LVL.
1.	D	750 X 2100	-	2100
2.	D1	1000 X 2100	-	2100
3.	D2	1050 X 2100	-	2100
4.	D3	850 X 2100	-	2100
5.	D4	1200 X 2100	-	2100
6.	DW	2400 X 2100	-	2100
7.	DW1	1950 X 2100	-	2100
8.	DW2	830 X 2100	-	2100
9.	DW3	830 X 2100	-	2100
10.	DW4	2030 X 2100	-	2100
11.	DW5	1650 X 2100	-	2100
12.	DW6	1600 X 2100	-	2100
13.	DW7	1130 X 2100	-	2100
14.	DW8	1710 X 2100	-	2100
15.	DW9	1640 X 2100	-	2100
16.	DW10	1364 X 2100	-	2100
17.	W	600 X 900	1200	2100
18.	W1	450 X 900	1200	2100
19.	W2	750 X 1200	900	2100

NON F.A.R AT 18th FLOOR :



FIRE STAIRCASE (NON F.A.R.)

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	5.450 X	3.250	= 17.713
2	1.520 X	0.200	= 0.304
	TOTAL = 18.017		

BALCONY AREA DETAIL TYPE 2

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	2.000 X	1.530	= 3.060
2	1.500 X	4.580	= 6.870
3	1.500 X	2.250	= 3.375
4	1.500 X	2.850	= 4.275
	TOTAL AREA = 17.580		

BALCONY AREA DETAIL TYPE 3

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	2.000 X	1.730	= 3.460
2	1.500 X	4.530	= 6.795
3	1.500 X	4.000	= 6.000
4	1.800 X	2.030	= 3.654
	TOTAL AREA = 19.909		

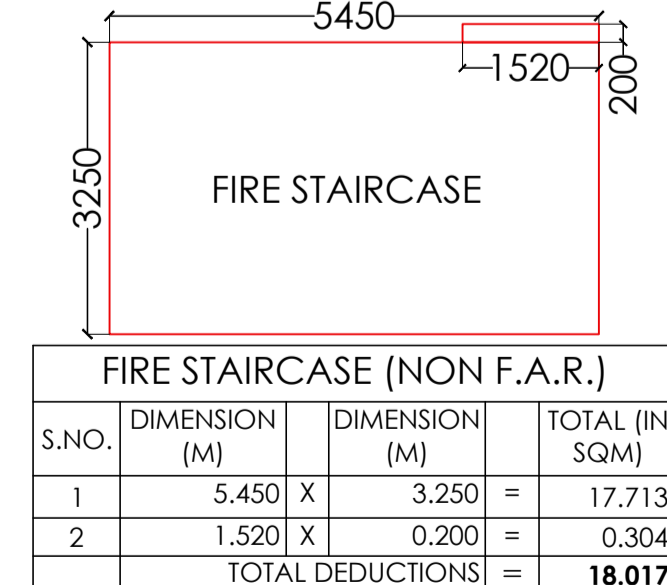
CUPBOARD AREA DETAIL TYPE 2

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	1.100 X	0.500	= 0.550
2	1.100 X	0.500	= 0.550
	TOTAL AREA = 1.100		

CUPBOARD AREA DETAIL TYPE 3

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	1.100 X	0.500	= 0.550
2	1.100 X	0.500	= 0.550
3	1.100 X	0.500	= 0.550
	TOTAL AREA = 1.650		

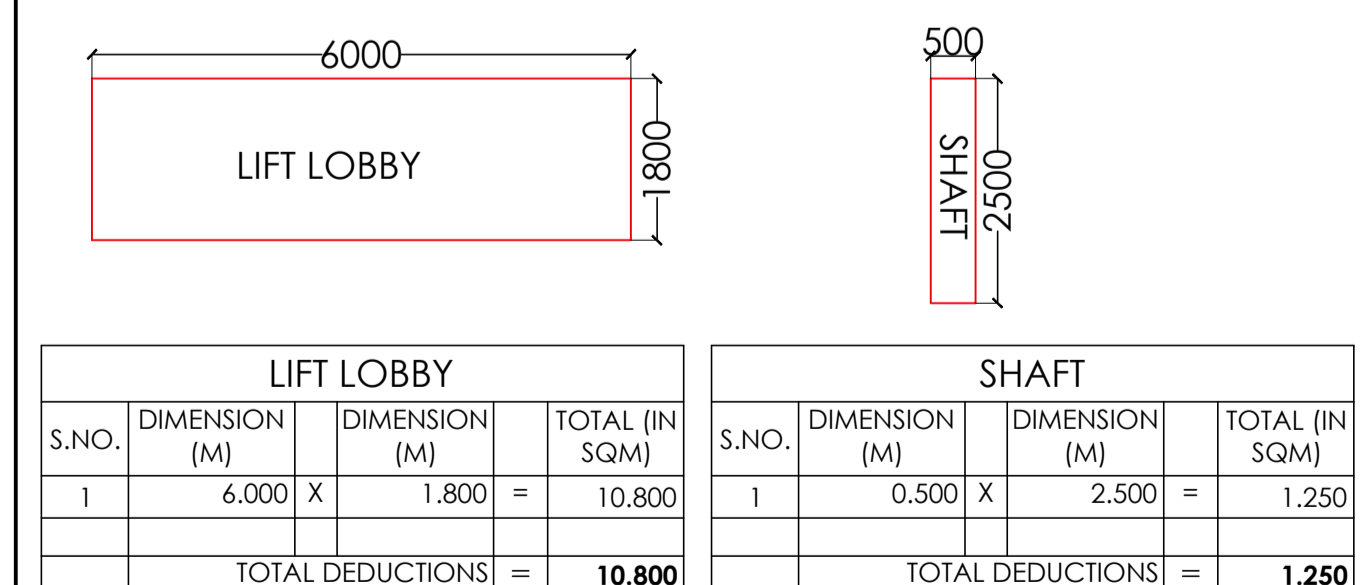
NON F.A.R AT 18th FLOOR :



FIRE STAIRCASE (NON F.A.R.)

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	5.450 X	3.250	= 17.713
2	1.520 X	0.200	= 0.304
	TOTAL DEDUCTIONS = 18.017		

FACILITY AREA DETAIL AT 18th FLOOR :



LIFT LOBBY

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	6.000 X	1.800	= 10.800
	TOTAL DEDUCTIONS = 10.800		

SHAFT

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	0.500 X	2.500	= 1.250
	TOTAL DEDUCTIONS = 1.250		

PROJECT:-
 GROUP HOUSING FOR
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 KHATA NO. 389,235, KHASRA NO. 1101 & 1099,
 VILLAGE MORTA, PARANA JOLALLABD, TEHSIL DIST GHAZIABAD

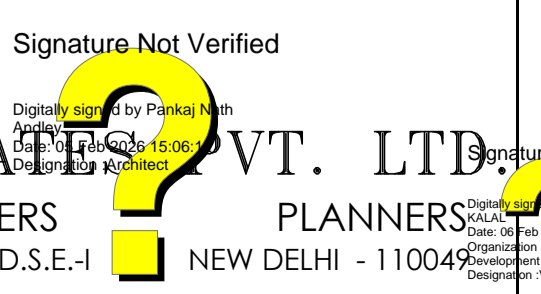
SIGNING AUTHORITY
 For Value Infotech India Pvt. Ltd.

ARCHITECT'S SIGN

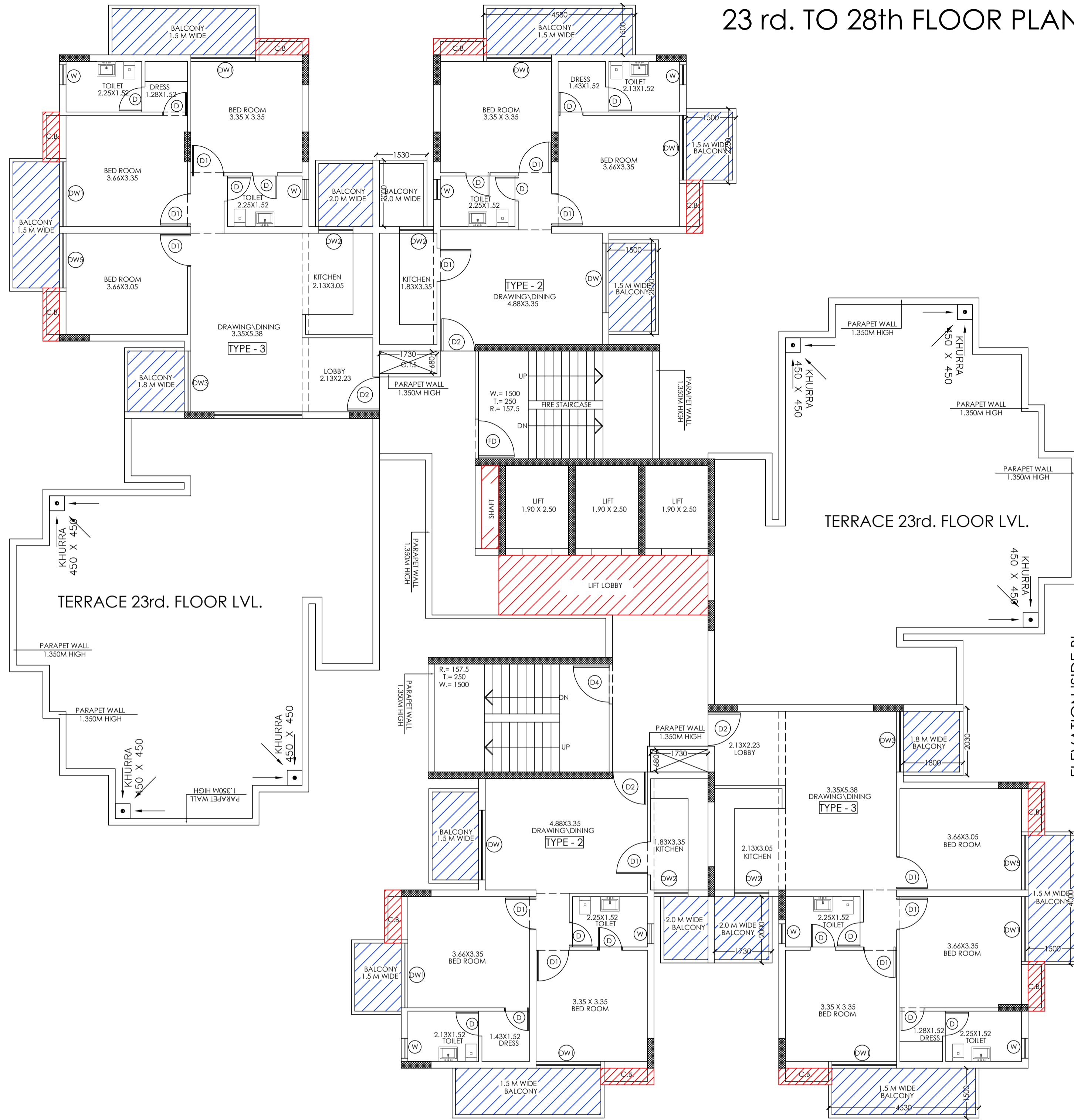
 PANKAJ NATH ANDLEY
 B. ARCH. A.I.I.A.
 ARCHITECT CA/09/2488

SUBMISSION DRAWING
 DRG. TITLE:-
TOWER-A&B :18th FLOOR AREA DETAIL
 SCALE:-1:250
 DRG. NO. : 11
 DLT.BY.:-Mukesh
 DATE:-07/08/2025

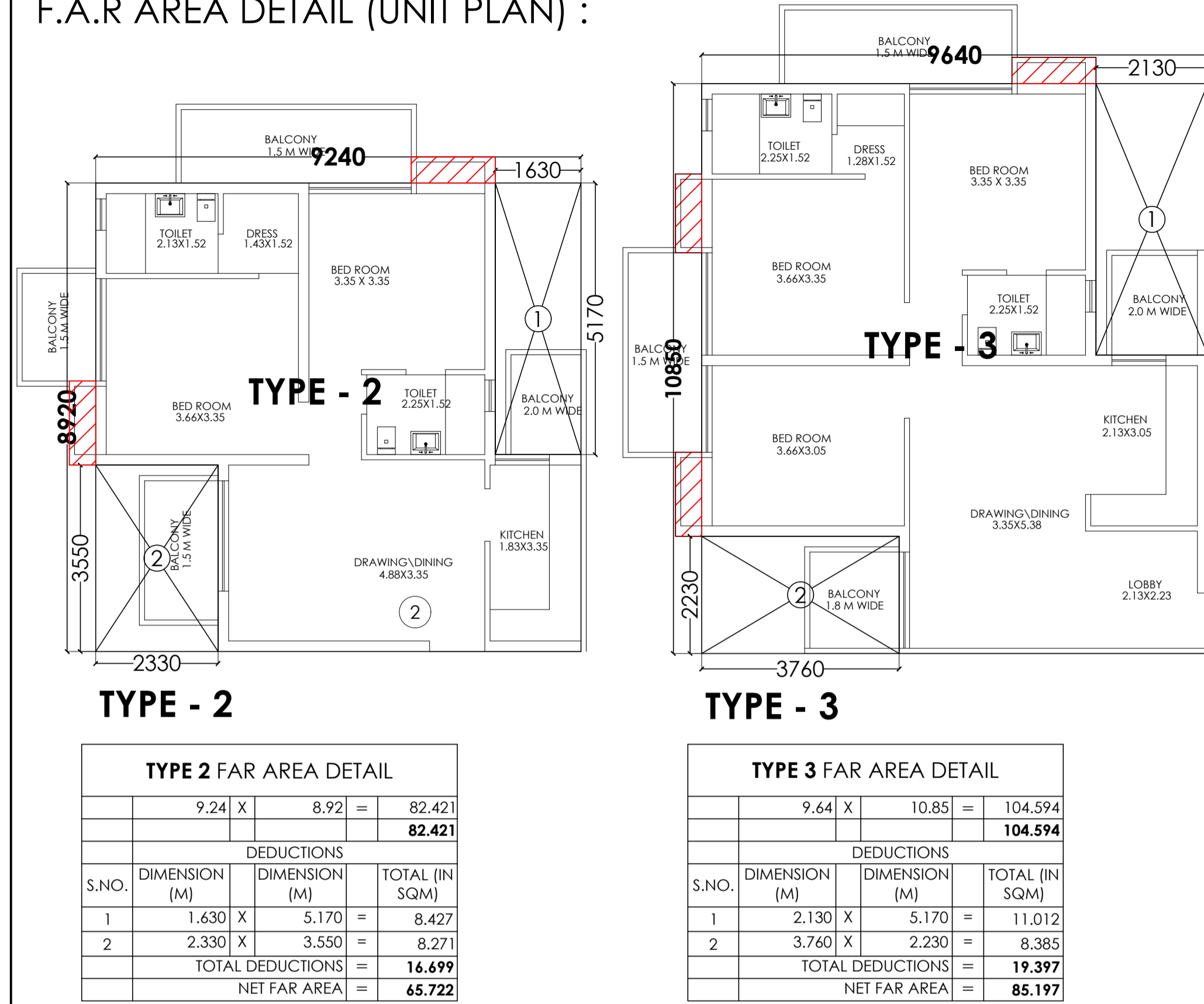
ARCHITECTS:-
 P. N. ANDLEY B.ARCH. A.I.I.A.
ANDLEYS ASSOCIATES PVT. LTD.
 ARCHITECTS ENGINEERS PLANNERS
 39 HOUSING SOCIETY N.D.S.E-I NEW DELHI - 110049



TOWER - A&B 23 rd. TO 28th FLOOR PLAN



F.A.R AREA DETAIL (UNIT PLAN) :



F.A.R. AREA AT 23rd TO 28th FLOOR:-

= (TYPE-2)X2+ (TYPE-3)X2 +(CIR. AREA AT TYPICAL FLOOR):-
 = (65.722)X2+ (85.197)X2 +(55.062):-
 = (131.444)+(170.394) +(55.062):-
=356.90 SQ.M.

FACILITY AREA AT 23rd TO 28th FLOOR :-

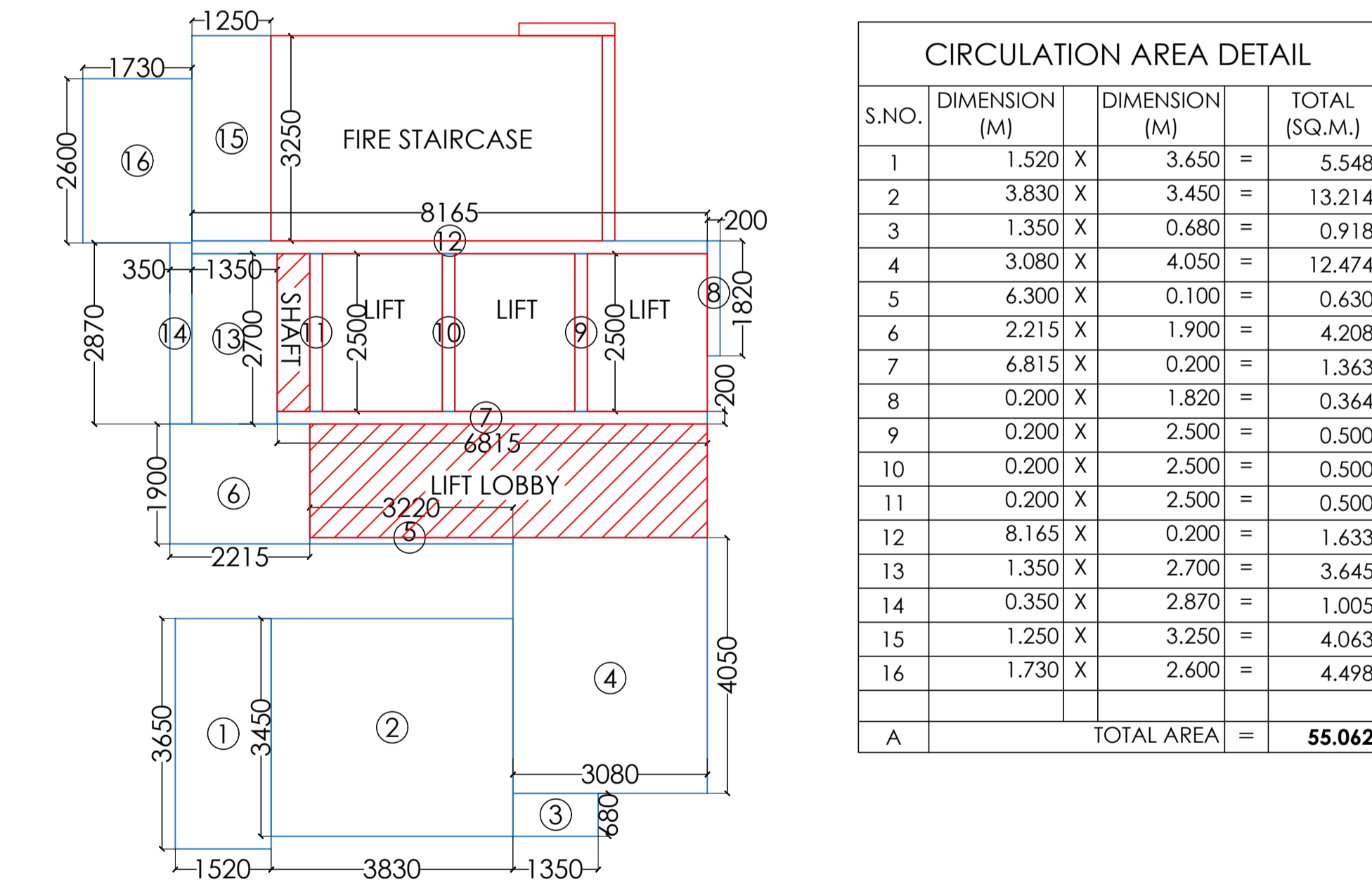
= (LIFT LOBBY)+(SHAFT)+CUPBOARD
 = [(TYPE-2)X2+(TYPE-3)X2]:-
 = (10.80)+(1.25)+(1.10X2)+(1.65X2)
=17.55 SQ.M.

NON F.A.R. AREA AT 23rd TO 28th FLOOR :-

= (FIRE STAIRCASE)+(BALCONIES)
 = [(18.017)+(TYPE-2)X2+(TYPE-3)X2]:-
 = (18.017)+(17.58X2)+(19.909X2)
 = (18.017)+(35.16)+(39.818)
=92.995 SQ.M.

FILE NO:- GDA/BP/25-26/0101

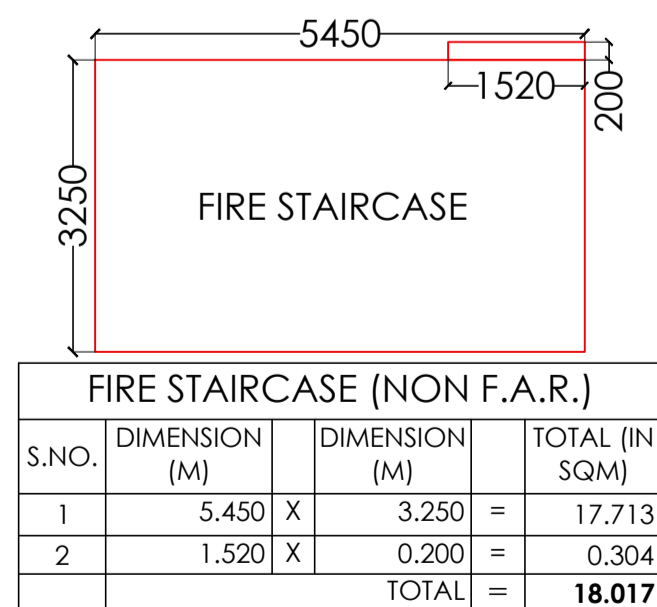
CIRCULATION AREA DETAIL AT TYPICAL FLOOR :



SCHEDULE OF DOOR & WINDOWS

SN.	TYPE	SIZE	CILL LVL.	LTL. LVL.
1.	D	750 X 2100	-	2100
2.	D1	1000 X 2100	-	2100
3.	D2	1050 X 2100	-	2100
4.	D3	850 X 2100	-	2100
5.	D4	1200 X 2100	-	2100
6.	DW	2400 X 2100	-	2100
7.	DW1	1950 X 2100	-	2100
8.	DW2	830 X 2100	-	2100
9.	DW3	830 X 2100	-	2100
10.	DW4	2030 X 2100	-	2100
11.	DW5	1650 X 2100	-	2100
12.	DW6	1600 X 2100	-	2100
13.	DW7	1130 X 2100	-	2100
14.	DW8	1710 X 2100	-	2100
15.	DW9	1640 X 2100	-	2100
16.	DW10	1364 X 2100	-	2100
17.	W	600 X 900	1200	2100
18.	W1	450 X 900	1200	2100
19.	W2	750 X 1200	900	2100

NON F.A.R AT 23rd TO 28th FLOOR :



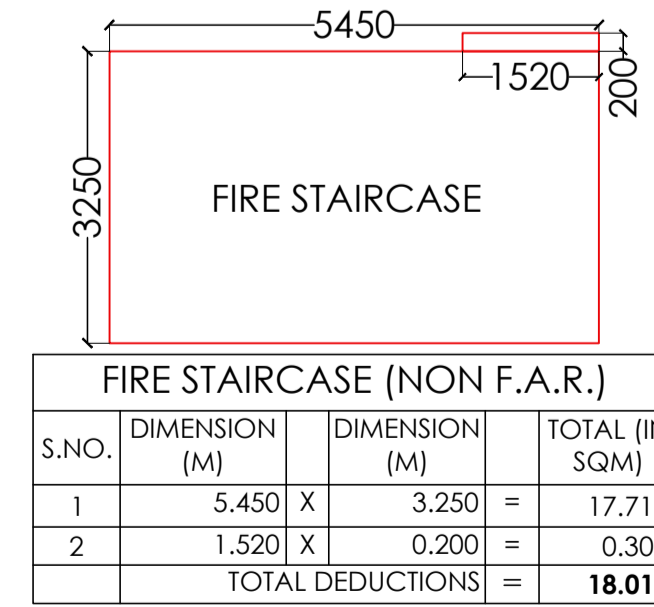
S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	2.000 X	1.530	3.060
2	1.500 X	4.580	6.870
3	1.500 X	2.250	3.375
4	1.500 X	2.850	4.275
TOTAL AREA			17.580

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	2.000 X	1.730	3.460
2	1.500 X	4.530	6.795
3	1.500 X	4.000	6.000
4	1.800 X	2.030	3.654
TOTAL AREA			19.909

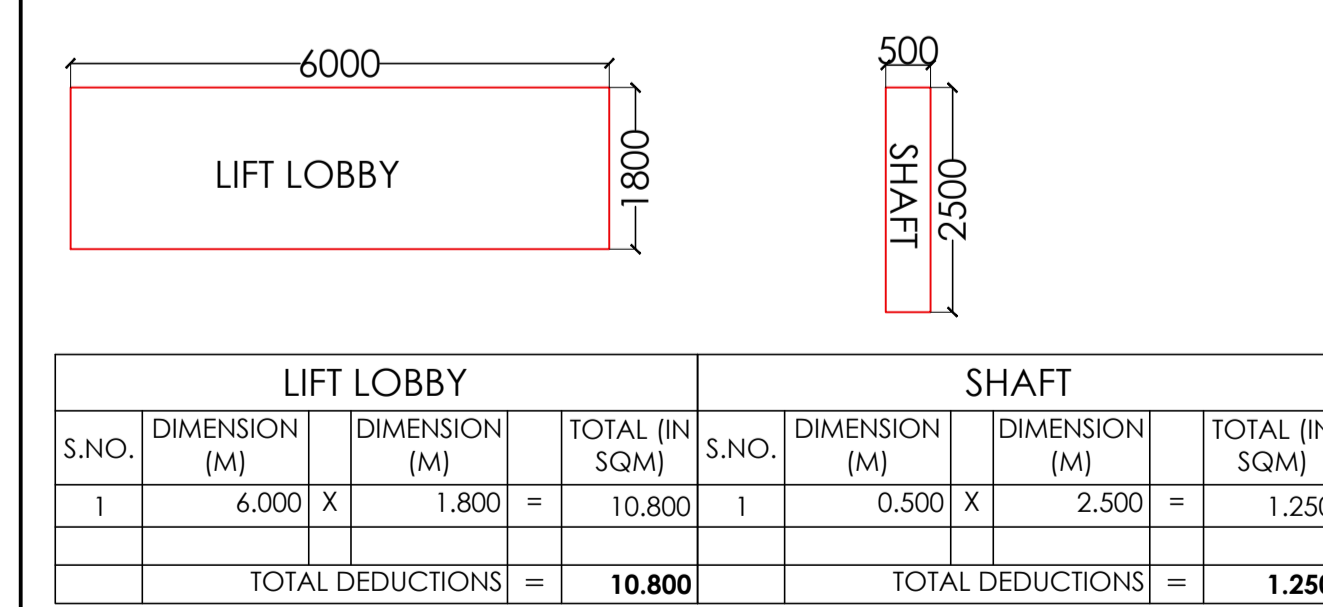
S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	1.100 X	0.500	0.550
2	1.100 X	0.500	0.550
TOTAL AREA			1.100

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	1.100 X	0.500	0.550
2	1.100 X	0.500	0.550
3	1.100 X	0.500	0.550
TOTAL AREA			1.650

NON F.A.R AT 23rd TO 28th FLOOR :



FACILITY AREA DETAIL AT 23rd TO 28th FLOOR :



PROJECT:-
 GROUP HOUSING FOR
M/S VALUE INFRA TECH INDIA PVT LTD,
 KHATA NO. 389,235, KHASRA NO. 1101 & 1099,
 VILLAGE MORTA, PARANA JOLALLABD, TEHSIL DIST GHAZIABAD

SIGNING AUTHORITY

 PANKAJ NATH ANDLEY
 B. ARCH. A.I.I.A.
 ARCHITECT CA/09/24888

ARCHITECT'S SIGN

 PANKAJ NATH ANDLEY
 B. ARCH. A.I.I.A.
 ARCHITECT CA/09/24888

SUBMISSION DRAWING
 DRG. TITLE:-
TOWER-A&B : 23rd TO 28th FLOOR AREA DETAIL
 SCALE:-1:250
 DRG. NO.: 12
 DLT.BY:-Mukesh
 DATE:-07/08/2025

ARCHITECTS:-
 P. N. ANDLEY B. ARCH. A.I.I.A.
ANDLEYS ASSOCIATES PVT. LTD.
 ARCHITECTS ENGINEERS PLANNERS
 39 HOUSING SOCIETY N.D.S.E-I NEW DELHI - 110049

Signature Not Verified

Digitally signed by Pankaj Nath Andley

DN: cn=Pankaj Nath Andley, o=Andleys Associates Pvt. Ltd., ou=Andleys Associates Pvt. Ltd., email=pankaj@andleys.com

Signature Not Verified

Digitally signed by Pankaj Nath Andley

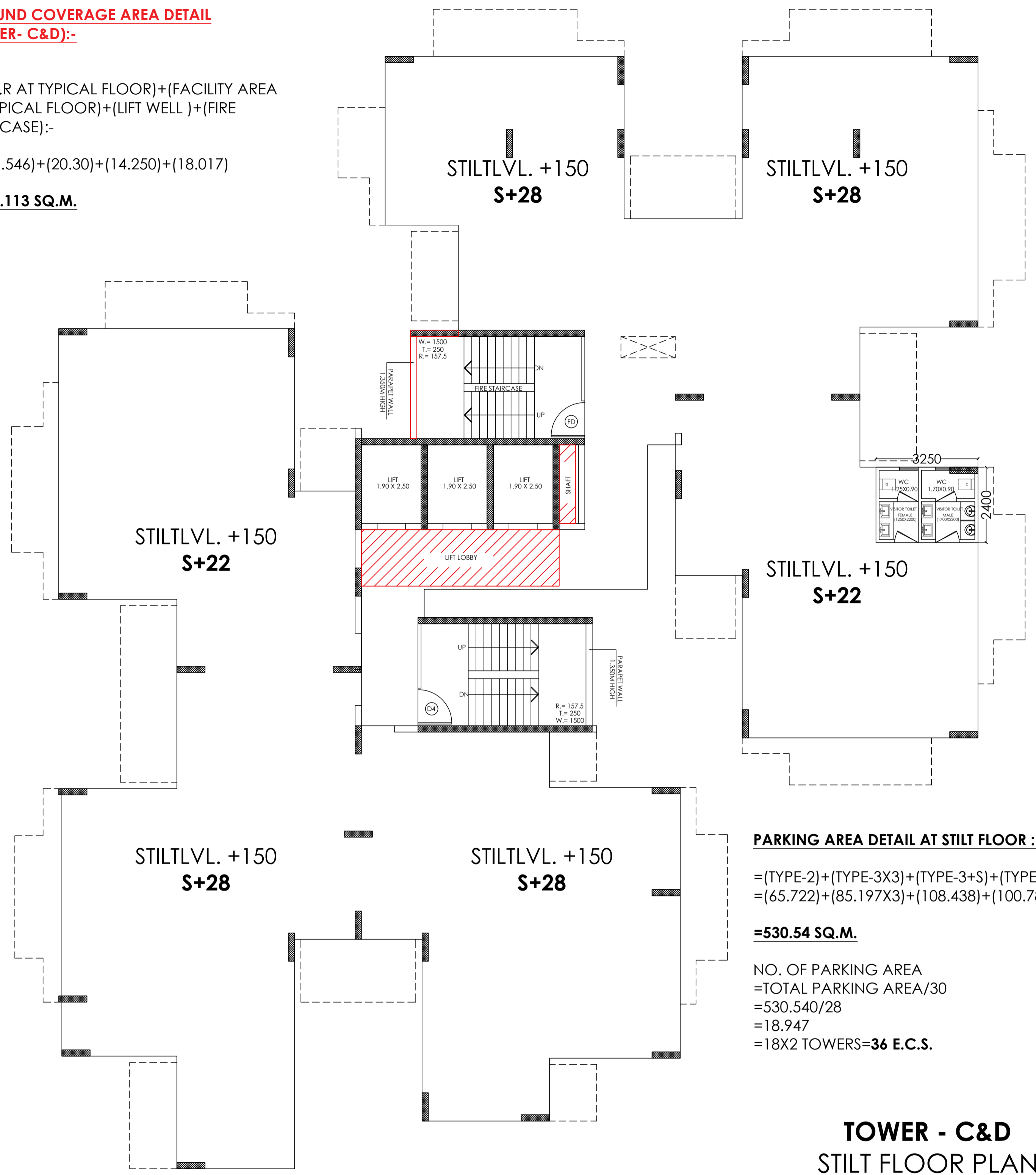
DN: cn=Pankaj Nath Andley, o=Andleys Associates Pvt. Ltd., ou=Andleys Associates Pvt. Ltd., email=pankaj@andleys.com

GROUND COVERAGE AREA DETAIL (TOWER - C&D):-

=(F.A.R AT TYPICAL FLOOR)+(FACILITY AREA AT TYPICAL FLOOR)+(LIFT WELL)+(FIRE STAIRCASE):-

=(581.546)+(20.30)+(14.250)+(18.017)

= **634.113 SQ.M.**



PARKING AREA DETAIL AT STILT FLOOR :-

=(TYPE-2)+(TYPE-3X3)+(TYPE-3+S)+(TYPE-3+)
=(65.722)+(85.197X3)+(108.438)+(100.789) :-

=**530.54 SQ.M.**

NO. OF PARKING AREA
=TOTAL PARKING AREA/30
=530.540/28
=18.947
=18X2 TOWERS=**36 E.C.S.**

TOWER - C&D STILT FLOOR PLAN

F.A.R. AREA AT GROUND FLOOR:-

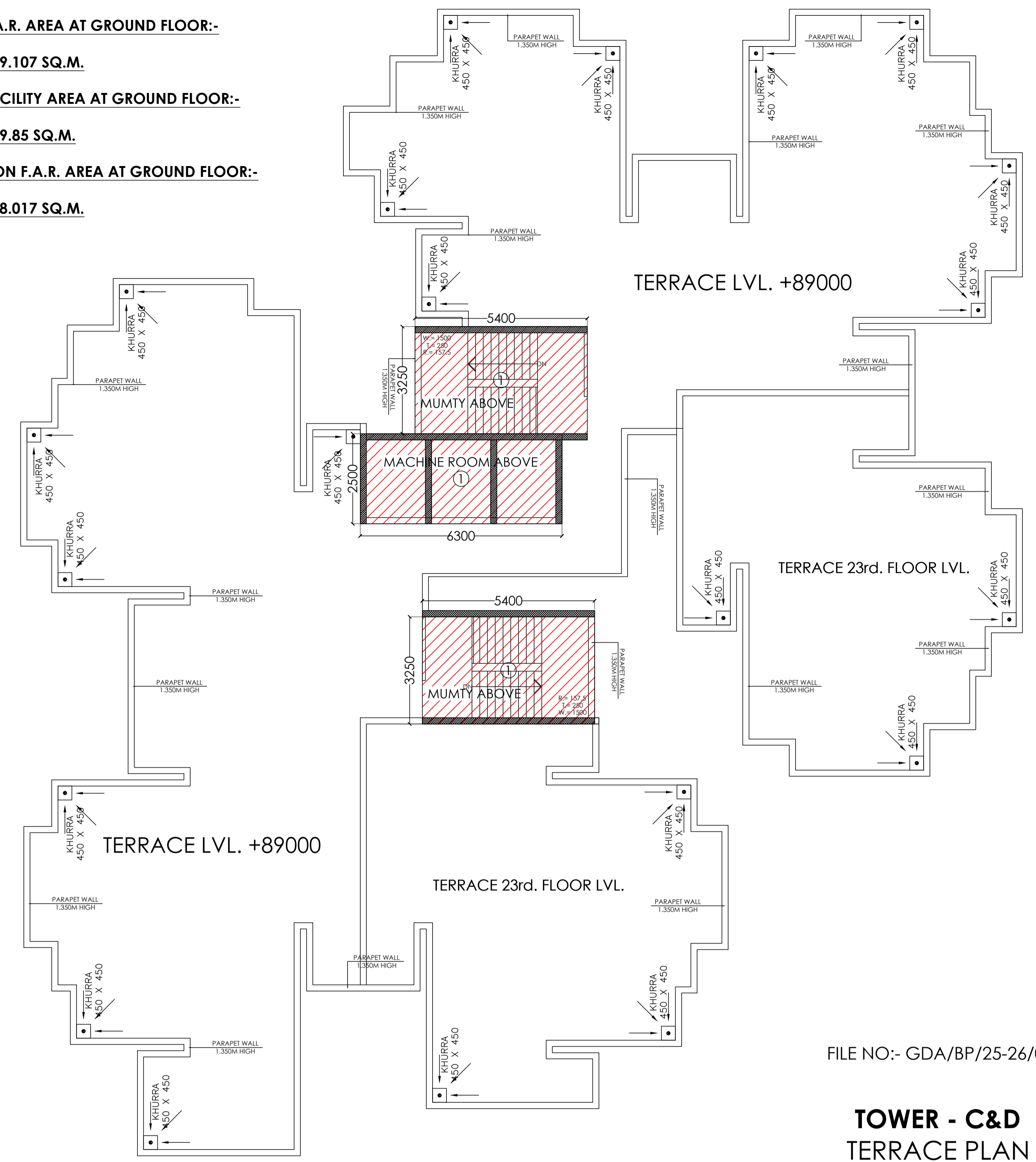
=**39.107 SQ.M.**

FACILITY AREA AT GROUND FLOOR:-

=**19.85 SQ.M.**

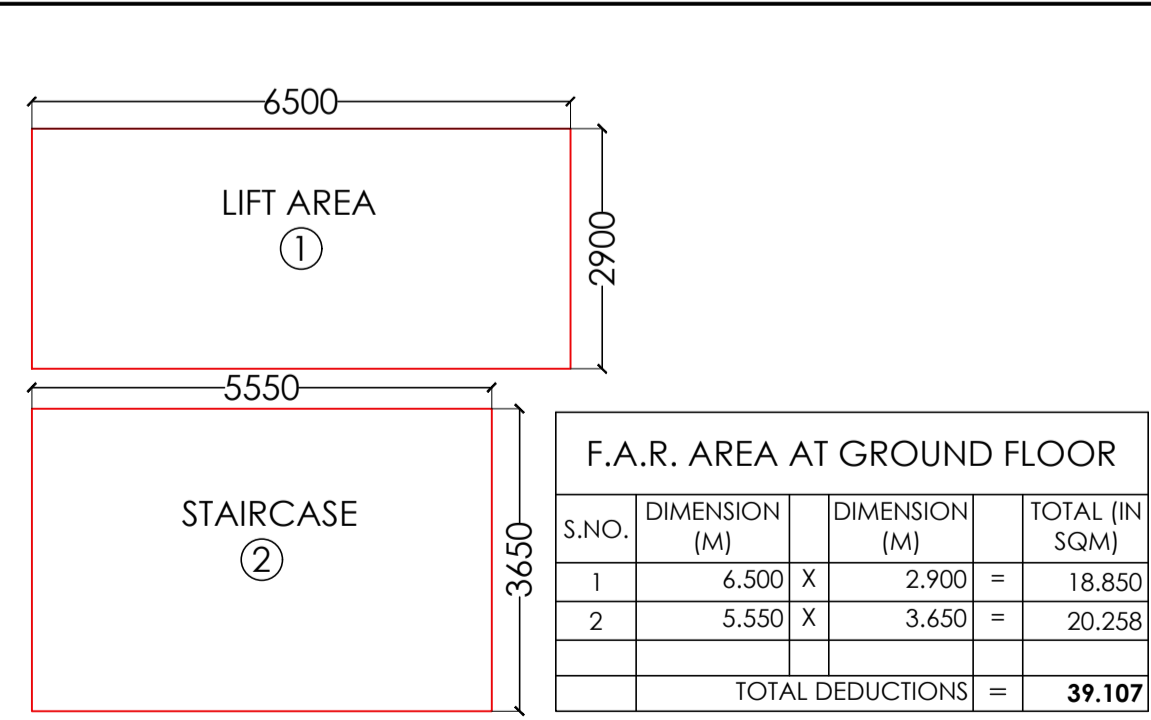
NON F.A.R. AREA AT GROUND FLOOR:-

=**18.017 SQ.M.**



FILE NO:- GDA/BP/25-26/0101

TOWER - C&D TERRACE PLAN

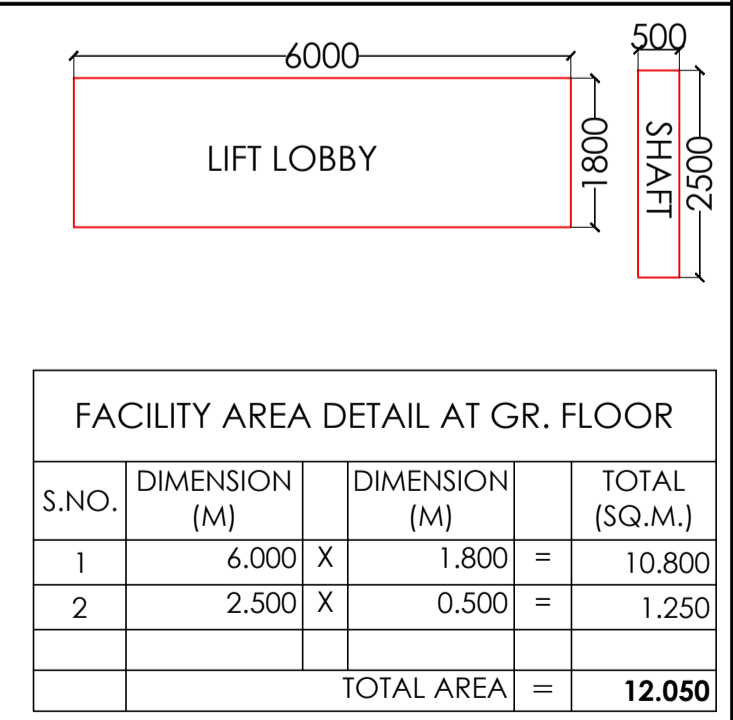


FACILITY AREA DETAIL AT GROUND FLOOR :-

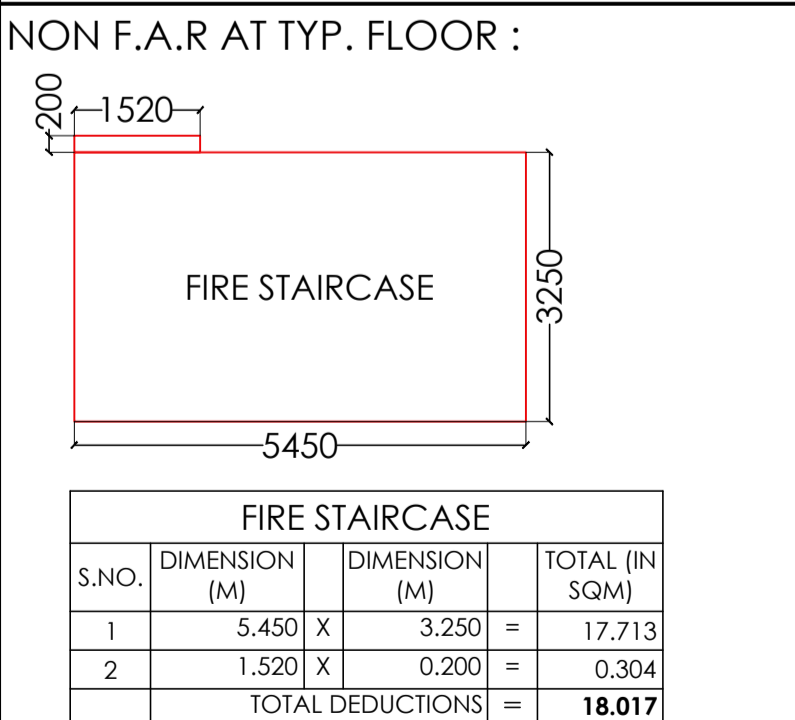
=(12.05)+(7.80)

= **19.85 SQ.M.**

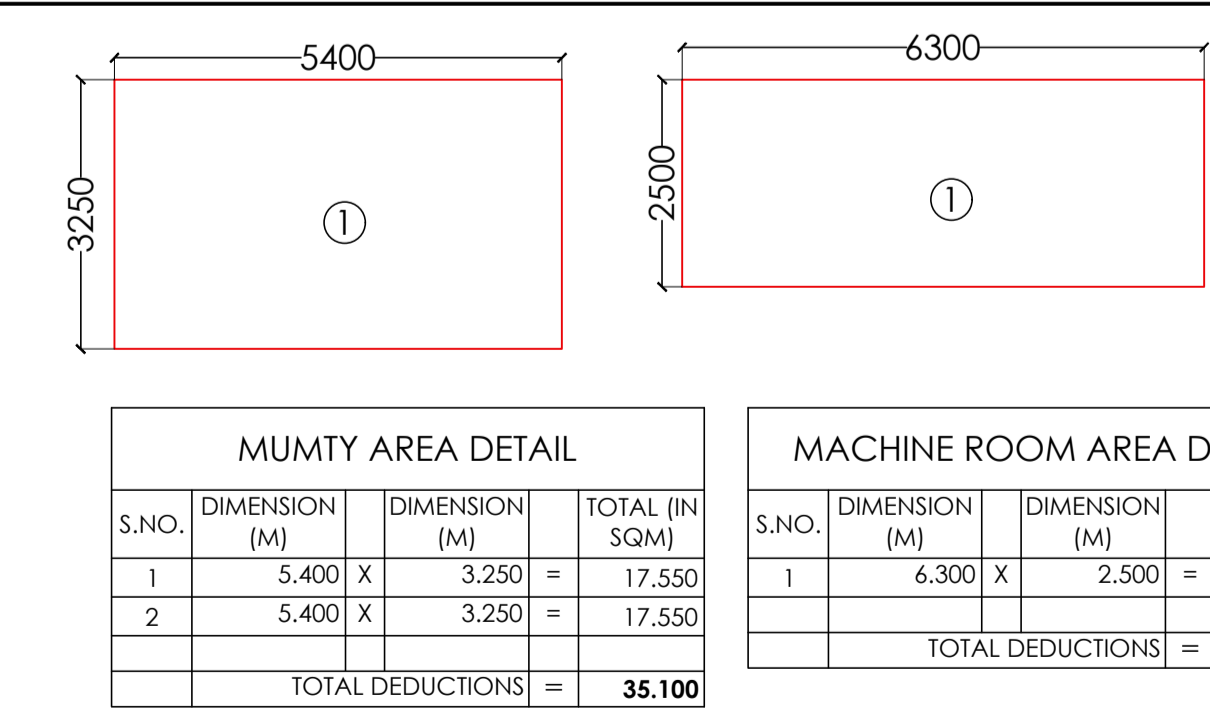
S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)
1	3.250	2.400	7.800
TOTAL AREA			7.800



S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)
1	6.000	1.800	10.800
2	2.500	0.500	1.250
TOTAL AREA			12.050



S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	5.450	3.250	17.713
2	1.520	0.200	0.304
TOTAL DEDUCTIONS			18.017



FACILITY AREA DETAIL AT TERRACE FLOOR :-

=(MUMTY)+(MACHINE ROOM) :-
=(35.100)+(15.750)

= **50.85 SQ.M.**

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	5.400	3.250	17.550
2	5.400	3.250	17.550
TOTAL DEDUCTIONS			35.100

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	6.300	2.500	15.750
TOTAL DEDUCTIONS			15.750

PROJECT:-
GROUP HOUSING FOR
M/S VALUE INFRA TECH INDIA PVT LTD,
KHATA NO. 389,235, KHASRA NO. 1101 & 1099,
VILLAGE MORTA, PARANA JOLALLABD, TEHSIL DIST GHAZIABAD

SIGNING AUTHORITY
For Value Infotech India Pvt. Ltd.
[Signature]

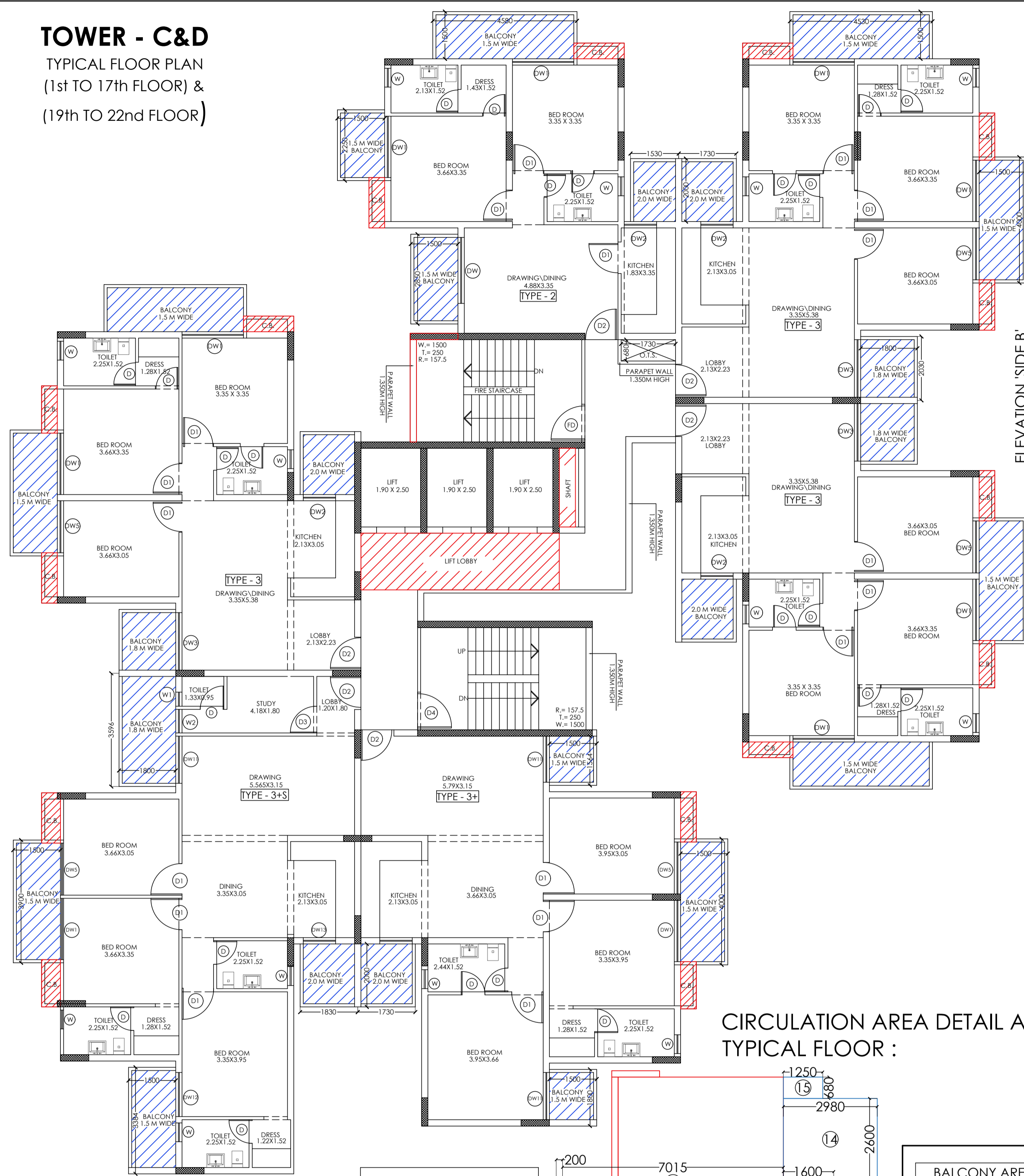
ARCHITECT'S SIGN
[Signature]
PANKAJ NATH ANDLEY
B. ARCH. A.I.I.A.
ARCHITECT CA/99/24988

SUBMISSION DRAWING
DRG. TITLE:-
TOWER-C&D:GROUND & TERRACE FLOOR AREA DETAIL
SCALE:-1:250
DLT.BY:-Mukesh

NORTH
ARCHITECTS:-
P. N. ANDLEY B.ARCH. A.I.I.A.
ANDLEYS ASSOCIATES PVT. LTD.
ARCHITECTS ENGINEERS PLANNERS
39 HOUSING SOCIETY N.D.S.E-I NEW DELHI - 110049



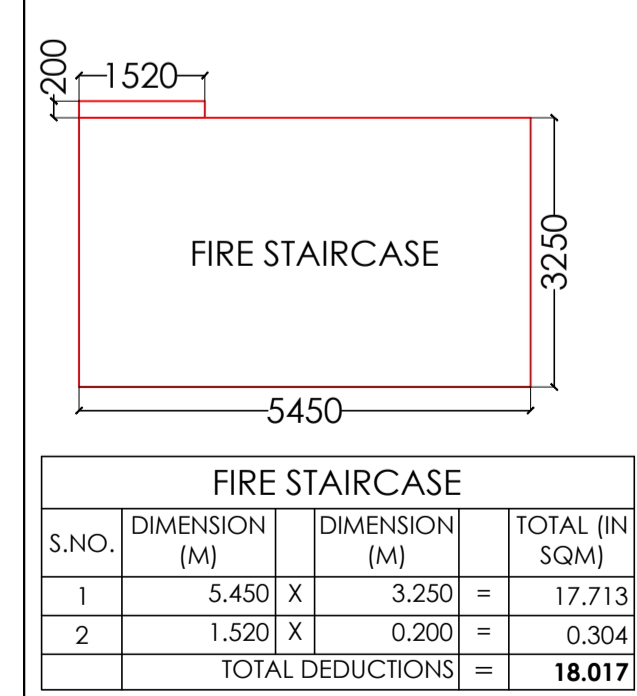
TOWER - C&D
TYPICAL FLOOR PLAN
(1st TO 17th FLOOR) &
(19th TO 22nd FLOOR)



ELEVATION 'SIDE B'

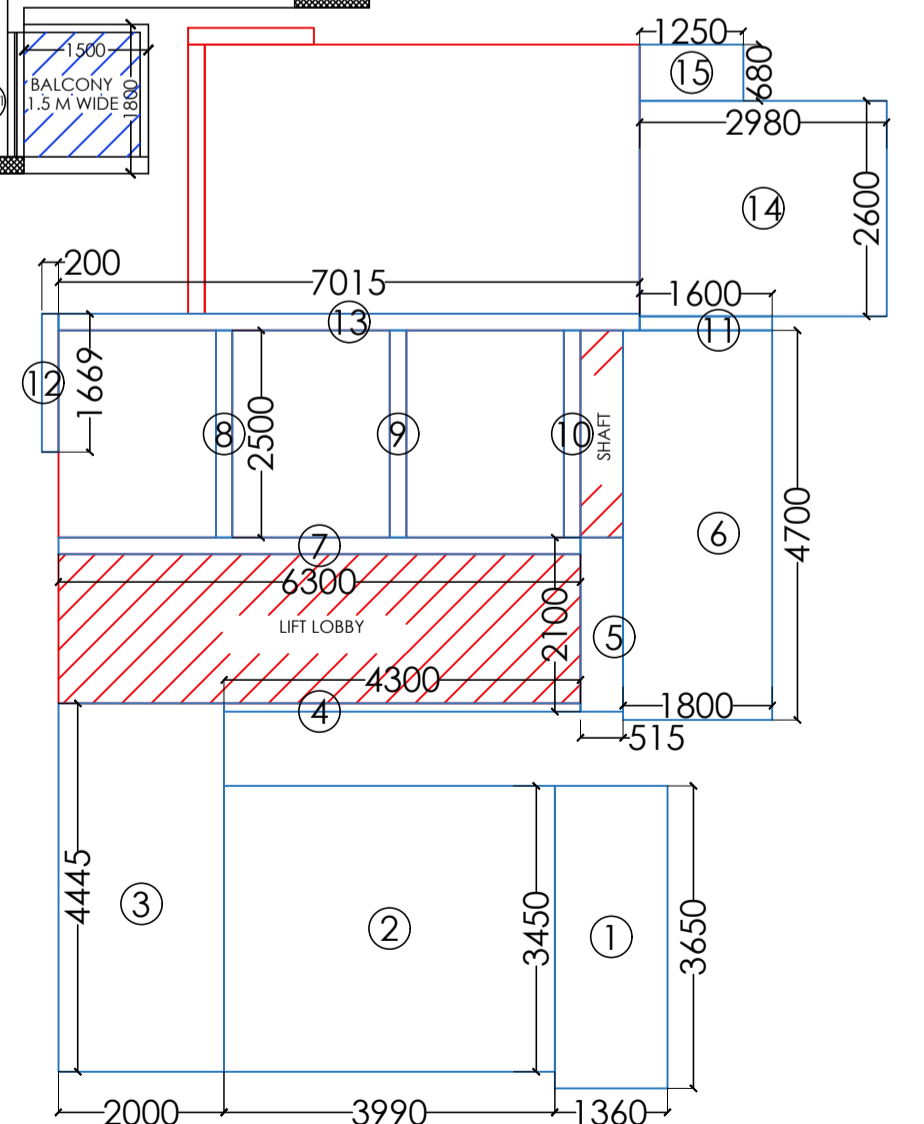
CIRCULATION AREA DETAIL AT TYPICAL FLOOR :

NON F.A.R. AT TYP. FLOOR :



CIRCULATION AREA DETAIL

S.N.	DIM. (M)	DIM. (M)	TOTAL (SQ.M.)
1	1.360	3.650	4.964
2	3.990	3.450	13.766
3	2.000	4.445	8.890
4	4.300	0.100	0.430
5	0.515	2.100	1.082
6	1.800	4.700	8.460
7	6.300	0.200	1.260
8	0.200	2.500	0.500
9	0.200	2.500	0.500
10	0.200	2.500	0.500
11	1.600	0.200	0.320
12	0.200	1.669	0.334
13	7.015	0.200	1.403
14	2.980	2.600	7.748
15	1.250	0.680	0.850
A	TOTAL AREA =		51.006



BALCONY AREA DETAIL TYPE 2

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	2.000	1.530	3.060
2	1.500	4.580	6.870
3	1.500	2.250	3.375
4	1.500	2.850	4.275
TOTAL AREA =			17.580

BALCONY AREA DETAIL TYPE 3

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	2.000	1.730	3.460
2	1.500	4.530	6.795
3	1.500	4.000	6.000
4	1.800	2.030	3.654
TOTAL AREA =			19.909

BALCONY AREA DETAIL TYPE 3+

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	2.000	1.730	3.460
2	1.500	1.800	2.700
3	1.500	4.000	6.000
4	1.500	1.564	2.346
TOTAL AREA =			14.506

BALCONY AREA DETAIL TYPE 3+S

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	1.800	3.596	6.473
2	1.500	3.900	5.850
3	1.500	3.384	5.076
4	2.000	1.830	3.660
TOTAL AREA =			21.059

CUPBOARD AREA DETAIL TYPE 2

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	1.100	0.500	0.550
2	1.100	0.500	0.550
TOTAL AREA =			1.100

CUPBOARD AREA DETAIL TYPE 3

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	1.100	0.500	0.550
2	1.100	0.500	0.550
3	1.100	0.500	0.550
TOTAL AREA =			1.650

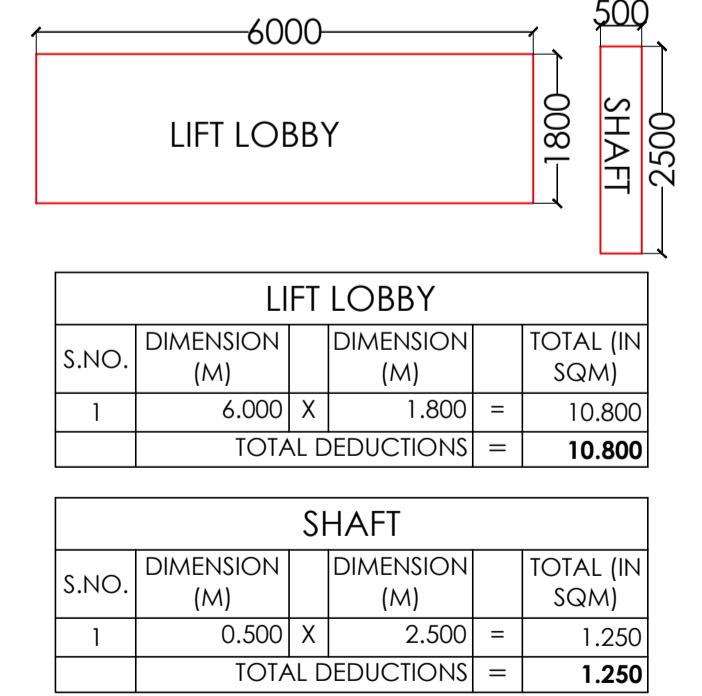
CUPBOARD AREA DETAIL TYPE 3+S

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	1.100	0.500	0.550
2	1.100	0.500	0.550
TOTAL AREA =			1.100

CUPBOARD AREA DETAIL TYPE 3+

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	1.100	0.500	0.550
2	1.100	0.500	0.550
TOTAL AREA =			1.100

FACILITY AREA DETAIL AT TYPICAL FL. :

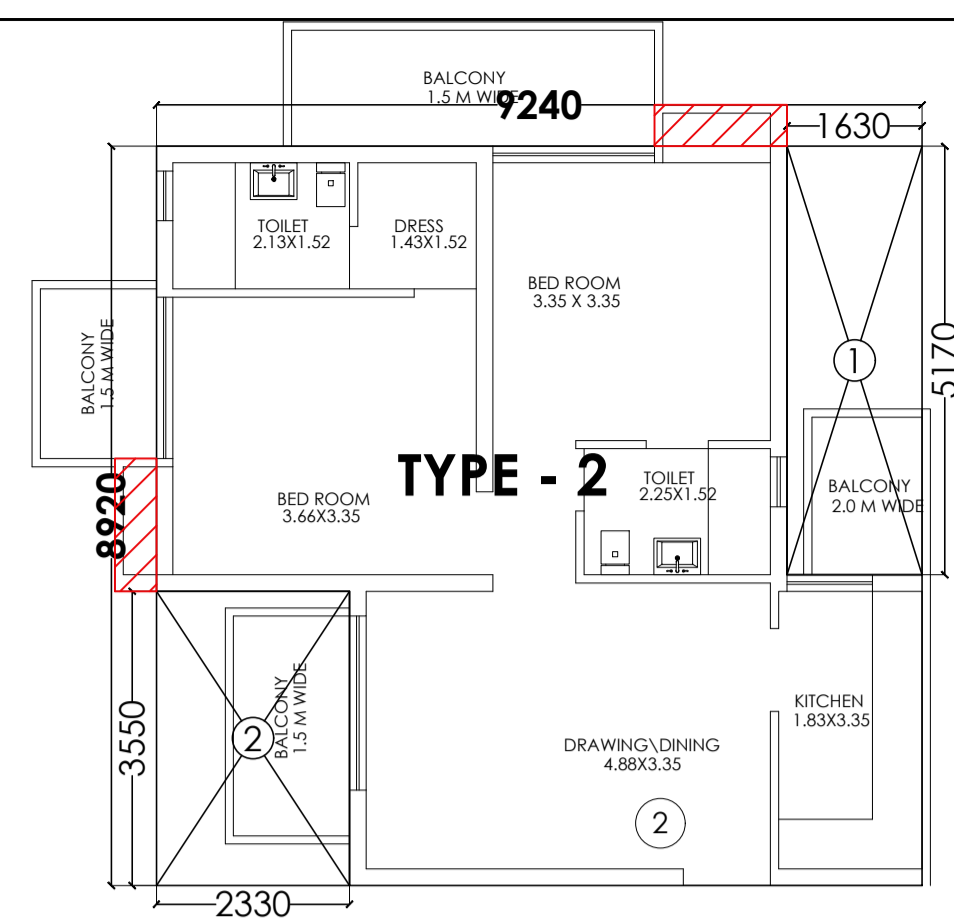


LIFT LOBBY

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	6.000	1.800	10.800
TOTAL DEDUCTIONS =			10.800

SHAFT

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	0.500	2.500	1.250
TOTAL DEDUCTIONS =			1.250

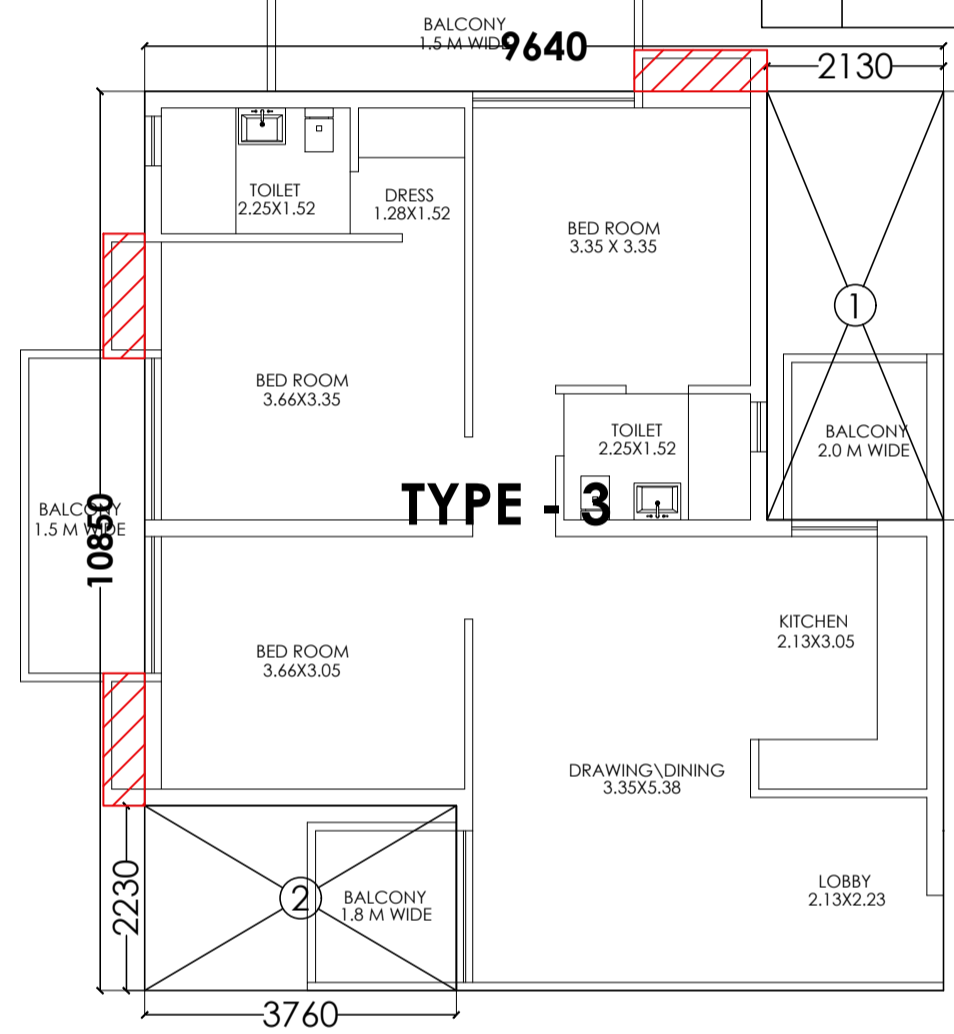


TYPE 2 FAR AREA DETAIL

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	1.630	5.170	8.427
2	2.330	3.550	8.271
TOTAL DEDUCTIONS =			16.699
NET FAR AREA =			65.722

TYPE 3+S FAR AREA DETAIL

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	0.100	6.800	0.680
2	3.660	3.796	13.893
3	3.660	3.584	13.117
4	2.130	7.304	15.558
TOTAL DEDUCTIONS =			43.248
NET FAR AREA =			108.438

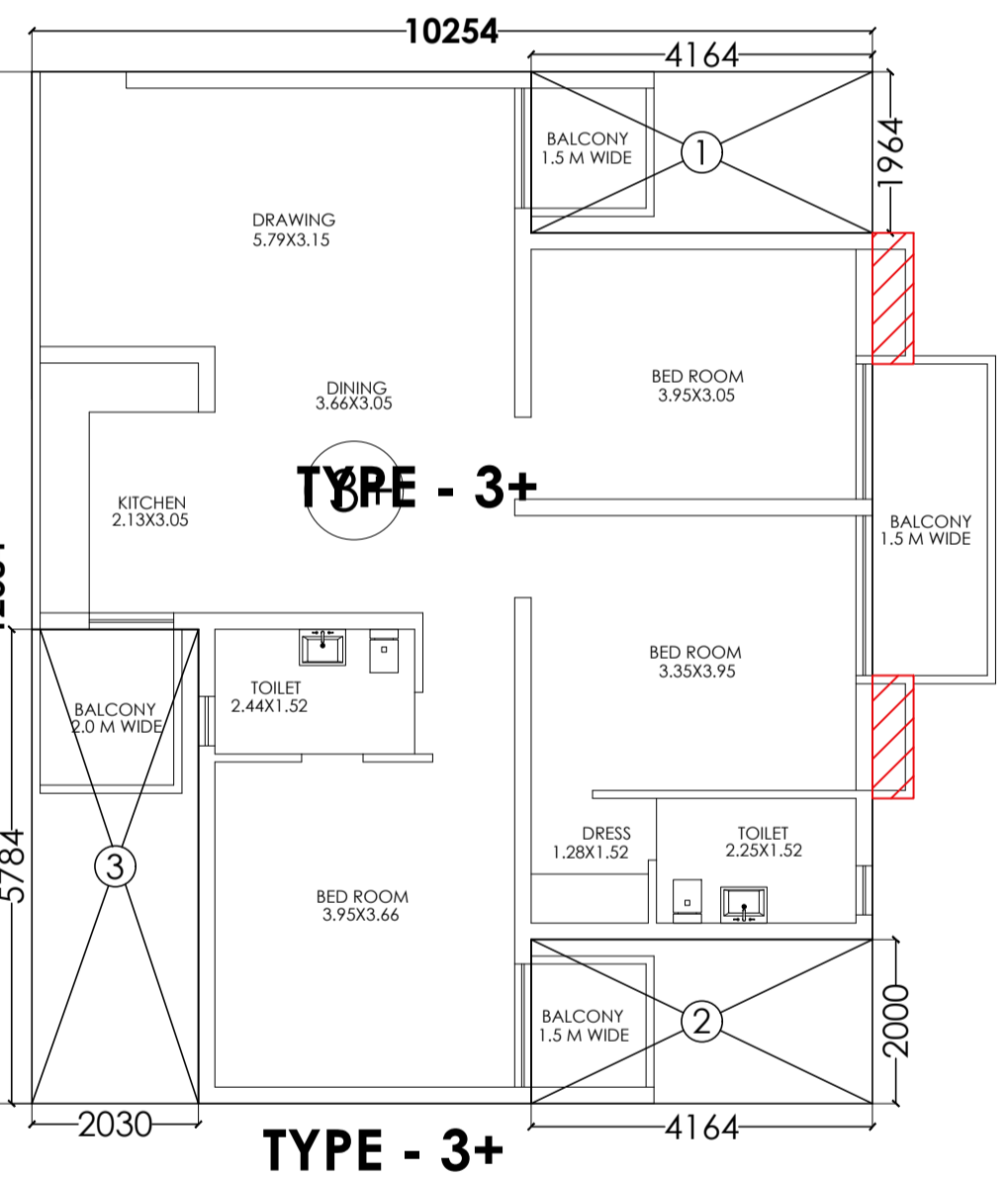


TYPE 3 FAR AREA DETAIL

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	2.130	5.170	11.012
2	3.760	2.230	8.385
TOTAL DEDUCTIONS =			19.397
NET FAR AREA =			85.197

TYPE 3+ FAR AREA DETAIL

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	4.164	1.964	8.178
2	4.164	2.000	8.328
3	2.030	5.784	11.742
TOTAL DEDUCTIONS =			28.248
NET FAR AREA =			100.789



COVERED AREA DETAIL AT TYPICAL FLOOR :-
=(TYPE-2)+(TYPE-3X3)+(TYPE-3+S)+(TYPE-3+)
+(CIRCULATION AREA AT ONE FLOOR):-
=(65.722)+(85.197X3)+(108.438)+(100.789)
+(51.006)
=581.546 SQ.M.

FACILITY AREA AT TYPICAL FLOOR :-
=(LIFT LOBBY)+(SHAFT)+CUPBOARD[(TYPE-2)
+(TYPE-3X3)+(TYPE-3+S)+(TYPE-3+)]:-
=(10.80)+(1.25)+(1.10)+(1.65X3)+(1.10)+(1.10)
=20.30 SQ.M.

NON F.A.R. AREA AT TYPICAL FLOOR :-
=(FIRE STAIRCASE)+(BALCONIES)
=[(18.017)+(TYPE-2)X1+(TYPE-3)X3
+(TYPE-3+)X1+(TYPE-3+S)X1]:-
=(18.017)+(17.58)+(19.909X3)
+(14.506)+(21.059)
=(18.017)+(17.58)+(59.709)
+(14.506)+(21.059)
=130.871 SQ.M.

SCHEDULE OF DOOR & WINDOWS

SN.	TYPE	SIZE	CILL LVL.	LTL. LVL.
1.	D	750 X 2100	-	2100
2.	D1	1000 X 2100	-	2100
3.	D2	1050 X 2100	-	2100
4.	D3	850 X 2100	-	2100
5.	D4	1200 X 2100	-	2100
6.	DW	2400 X 2100	-	2100
7.	DW1	1950 X 2100	-	2100
8.	DW2	830 X 2100	-	2100
9.	DW3	830 X 2100	-	2100
10.	DW4	2030 X 2100	-	2100
11.	DW5	1650 X 2100	-	2100
12.	DW6	1600 X 2100	-	2100
13.	DW7	1130 X 2100	-	2100
14.	DW8	1710 X 2100	-	2100
15.	DW9	1640 X 2100	-	2100
16.	DW10	1364 X 2100	-	2100
17.	W	600 X 900	1200	2100
18.	W1	450 X 900	1200	2100
19.	W2	750 X 1200	900	2100

PROJECT:-
GROUP HOUSING FOR
M/S VALUE INFRATECH INDIA PVT LTD,
KHATA NO. 389,235, KHASRA NO. 1101 & 1099,
VILLAGE MORTA, PARANA JOLALLABD, TEHSIL DIST GHAZIABAD

SIGNING AUTHORITY
For Value Infratech India Pvt. Ltd.
[Signature]
PANKAJ NATH ANDLEY
B. ARCH A.I.I.A.
ARCHITECT CA/09/24868

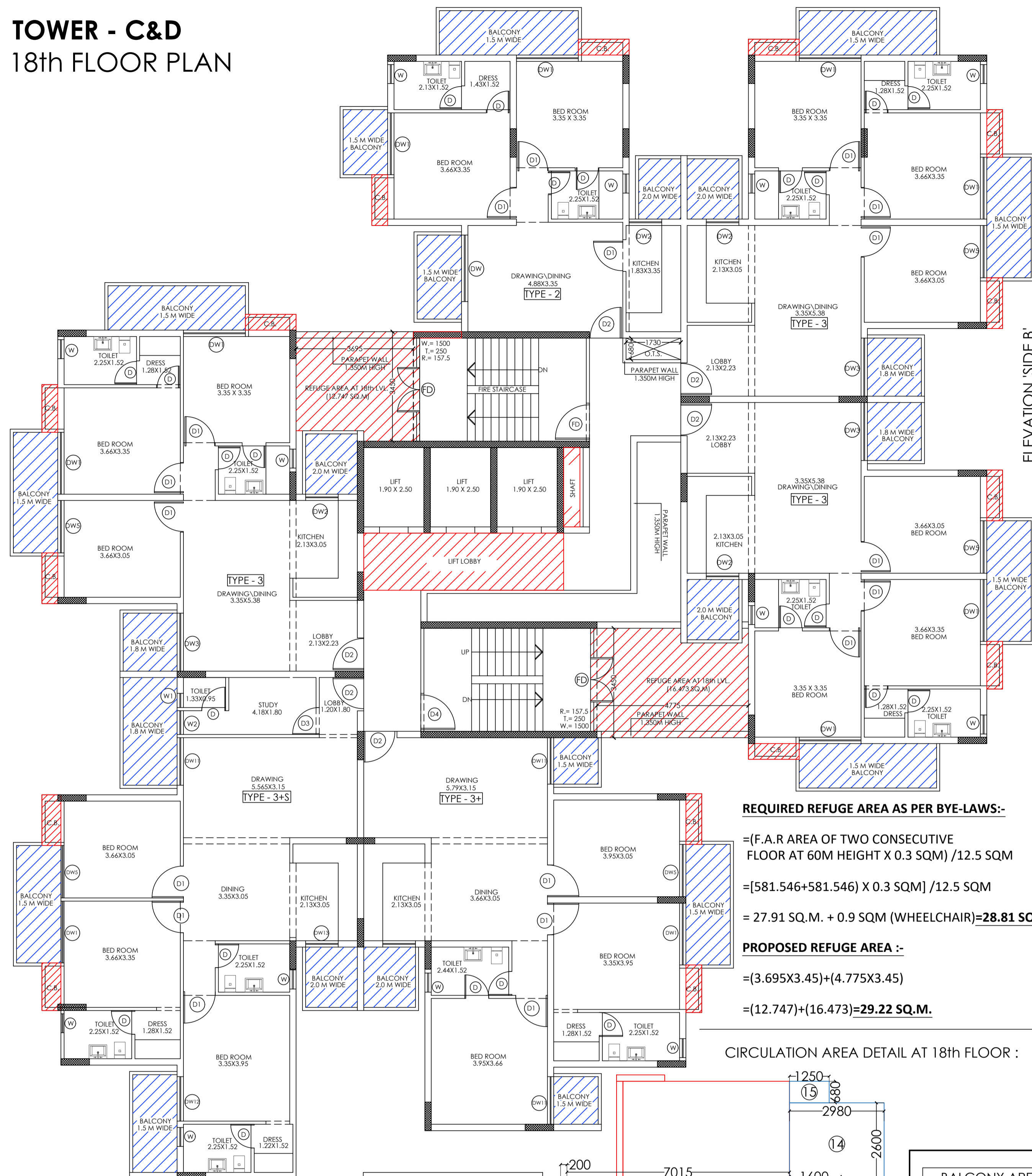
ARCHITECT'S SIGN
[Signature]
PANKAJ NATH ANDLEY
B. ARCH A.I.I.A.
ARCHITECT CA/09/24868

SUBMISSION DRAWING
DRG. TITLE:-
TOWER-C&D :TYPICAL FLOOR AREA DETAIL (1st-17th & 19th-22nd)
SCALE:-1:250
DLT.BY:-Mukesh

NORTH
ARCHITECTS:-
P. N. ANDLEY B.Arch. A.I.I.A.
ANDLEYS ASSOCIATES PVT. LTD.
ARCHITECTS ENGINEERS PLANNERS
39 HOUSING SOCIETY N.D.S.E-I NEW DELHI - 110049



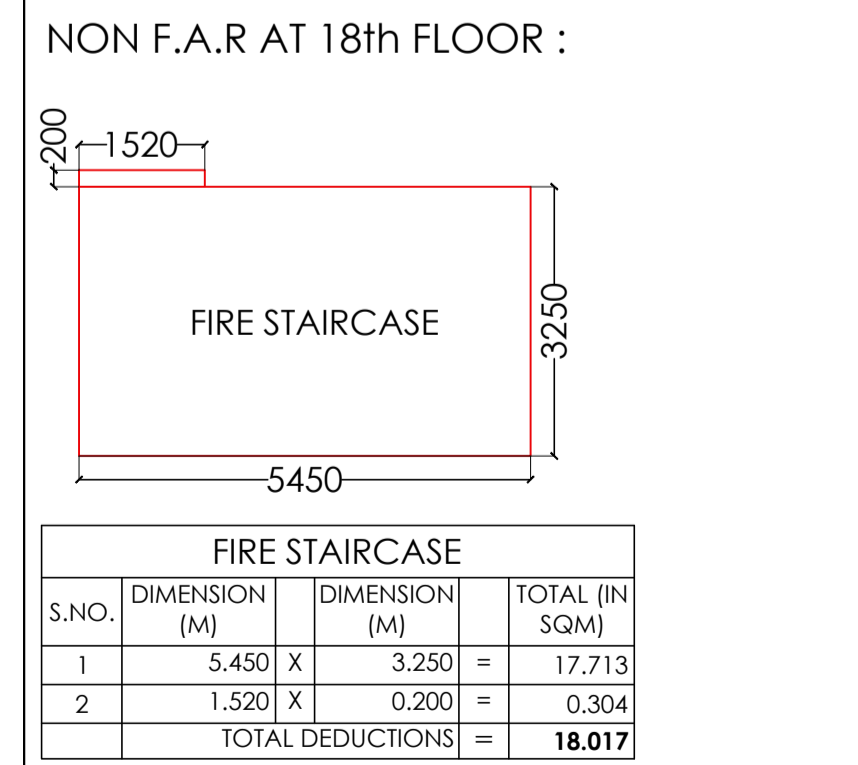
TOWER - C&D
18th FLOOR PLAN



ELEVATION 'SIDE B'

REQUIRED REFUGE AREA AS PER BY-LAWS:-
 =(F.A.R AREA OF TWO CONSECUTIVE FLOOR AT 60M HEIGHT X 0.3 SQM) /12.5 SQM
 =[581.546+581.546] X 0.3 SQM) /12.5 SQM
 = 27.91 SQ.M. + 0.9 SQM (WHEELCHAIR)=**28.81 SQ.M.**
PROPOSED REFUGE AREA :-
 =(3.695X3.45)+(4.775X3.45)
 =(12.747)+(16.473)=**29.22 SQ.M.**

CIRCULATION AREA DETAIL AT 18th FLOOR :

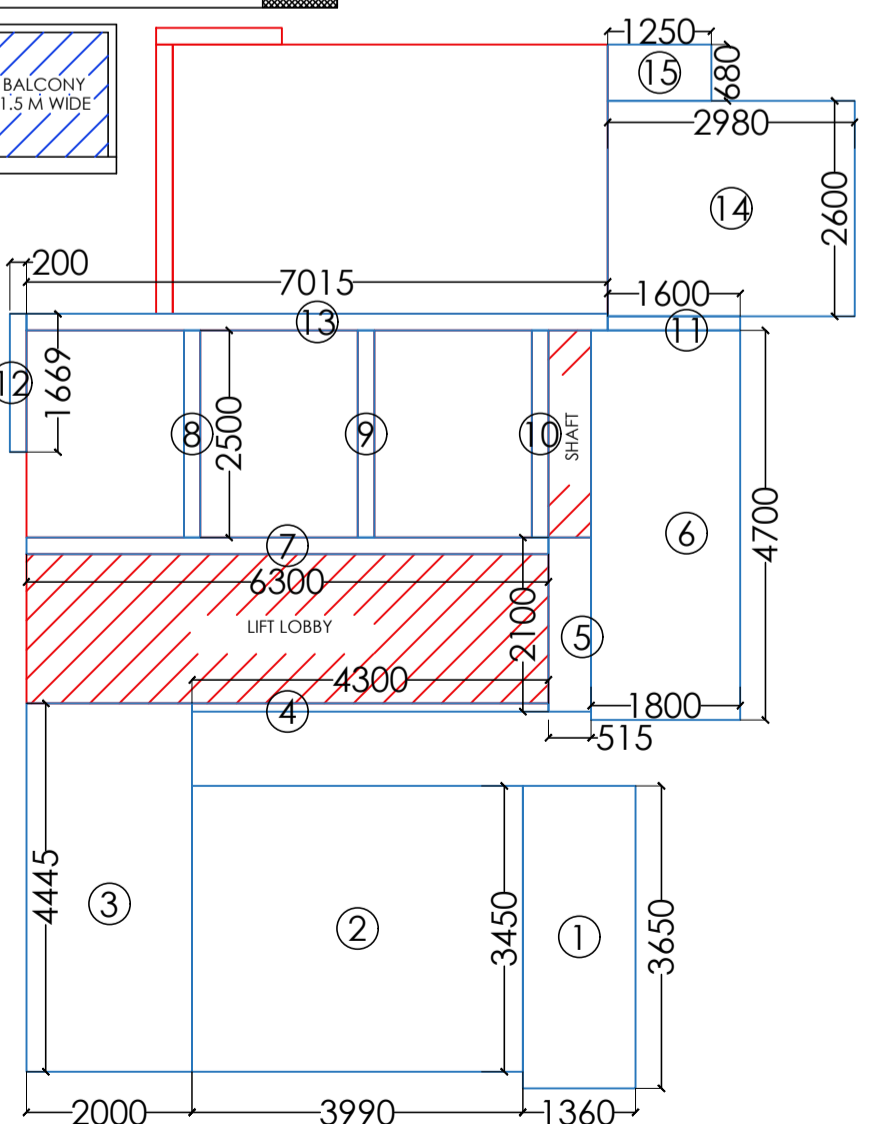


FIRE STAIRCASE

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	5.450	3.250	17.713
2	1.520	0.200	0.304
TOTAL DEDUCTIONS =			18.017

CIRCULATION AREA DETAIL

S.N O.	DIM. (M)	DIM. (M)	TOTAL (SQ.M.)
1	1.360	3.650	4.964
2	3.990	3.450	13.766
3	2.000	4.445	8.890
4	4.300	0.100	0.430
5	0.515	2.100	1.082
6	1.800	4.700	8.460
7	6.300	0.200	1.260
8	0.200	2.500	0.500
9	0.200	2.500	0.500
10	0.200	2.500	0.500
11	1.600	0.200	0.320
12	0.200	1.669	0.334
13	7.015	0.200	1.403
14	2.980	2.600	7.748
15	1.250	0.680	0.850
A	TOTAL AREA =		51.006



BALCONY AREA DETAIL TYPE 2

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	2.000	1.530	3.060
2	1.500	4.580	6.870
3	1.500	2.250	3.375
4	1.500	2.850	4.275
TOTAL AREA =			17.580

BALCONY AREA DETAIL TYPE 3+

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	2.000	1.730	3.460
2	1.500	1.800	2.700
3	1.500	4.000	6.000
4	1.500	1.564	2.346
TOTAL AREA =			14.506

BALCONY AREA DETAIL TYPE 3

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	2.000	1.730	3.460
2	1.500	4.530	6.795
3	1.500	4.000	6.000
4	1.800	2.030	3.654
TOTAL AREA =			19.909

BALCONY AREA DETAIL TYPE 3+S

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	1.800	3.596	6.473
2	1.500	3.900	5.850
3	1.500	3.384	5.076
4	2.000	1.830	3.660
TOTAL AREA =			21.059

CUPBOARD AREA DETAIL TYPE 2

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	1.100	0.500	0.550
2	1.100	0.500	0.550
TOTAL AREA =			1.100

CUPBOARD AREA DETAIL TYPE 3+S

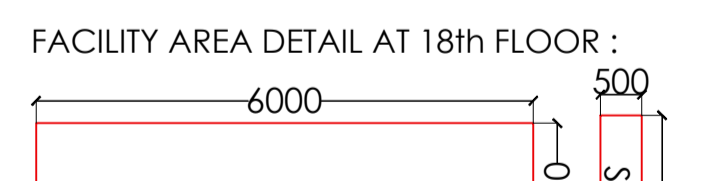
S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	1.100	0.500	0.550
2	1.100	0.500	0.550
TOTAL AREA =			1.100

CUPBOARD AREA DETAIL TYPE 3

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	1.100	0.500	0.550
2	1.100	0.500	0.550
3	1.100	0.500	0.550
TOTAL AREA =			1.650

CUPBOARD AREA DETAIL TYPE 3+

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	1.100	0.500	0.550
2	1.100	0.500	0.550
TOTAL AREA =			1.100

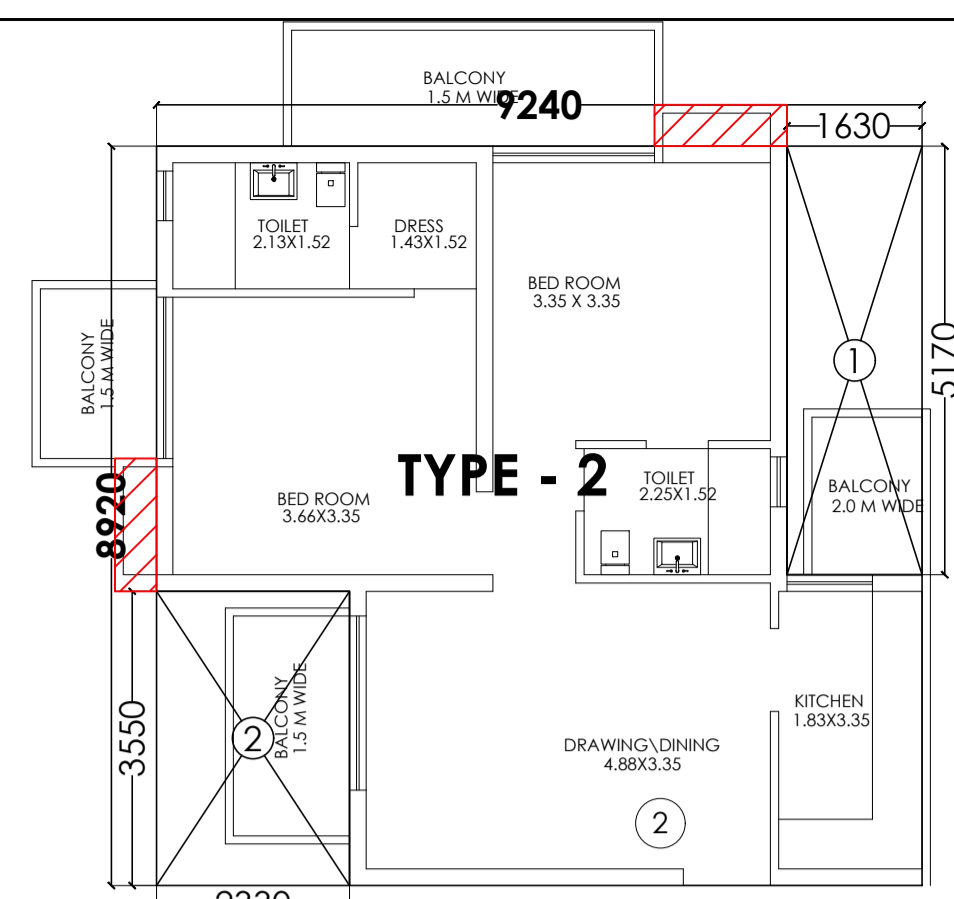


LIFT LOBBY

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	6.000	1.800	10.800
TOTAL DEDUCTIONS =			10.800

SHAFT

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	0.500	2.500	1.250
TOTAL DEDUCTIONS =			1.250

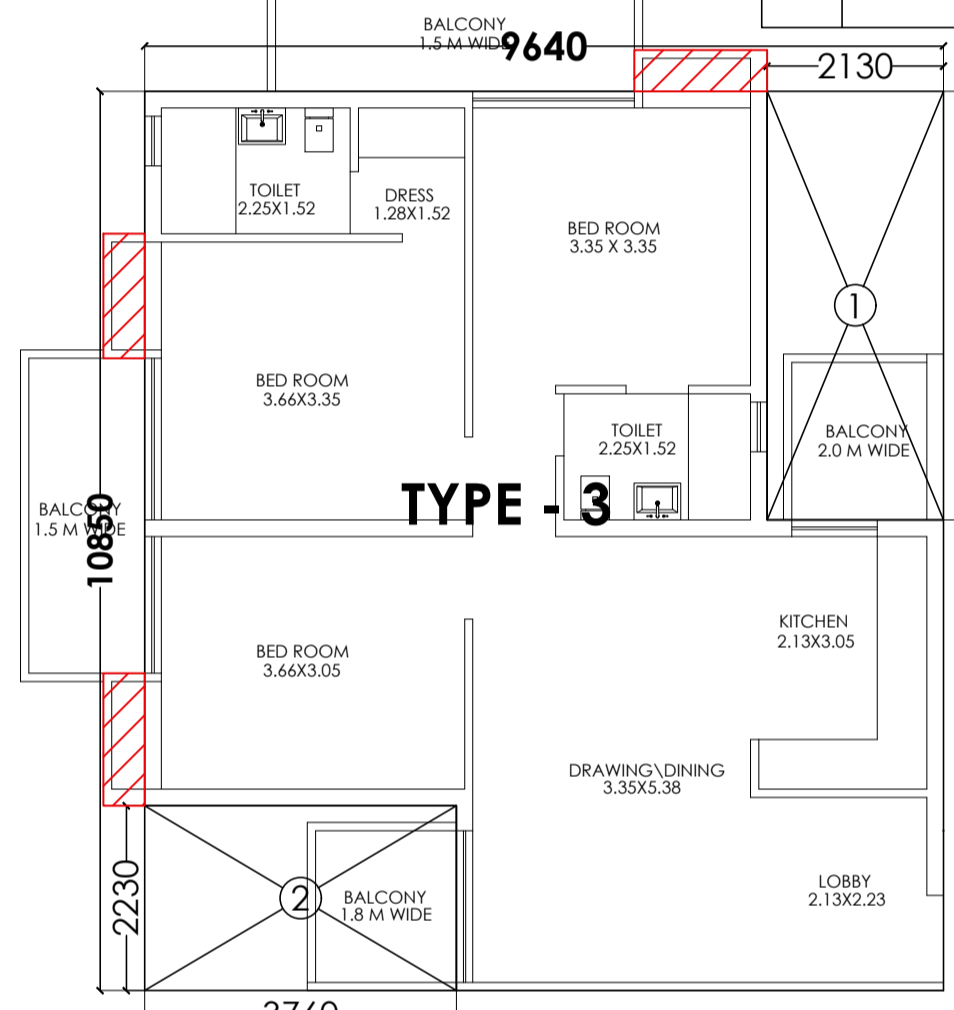


TYPE 2 FAR AREA DETAIL

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	1.630	5.170	8.427
2	2.330	3.550	8.271
TOTAL DEDUCTIONS =			16.699
NET FAR AREA =			65.722

TYPE 3+S FAR AREA DETAIL

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	0.100	6.800	0.680
2	3.660	3.796	13.893
3	3.660	3.584	13.117
4	2.130	7.304	15.558
TOTAL DEDUCTIONS =			43.248
NET FAR AREA =			108.438

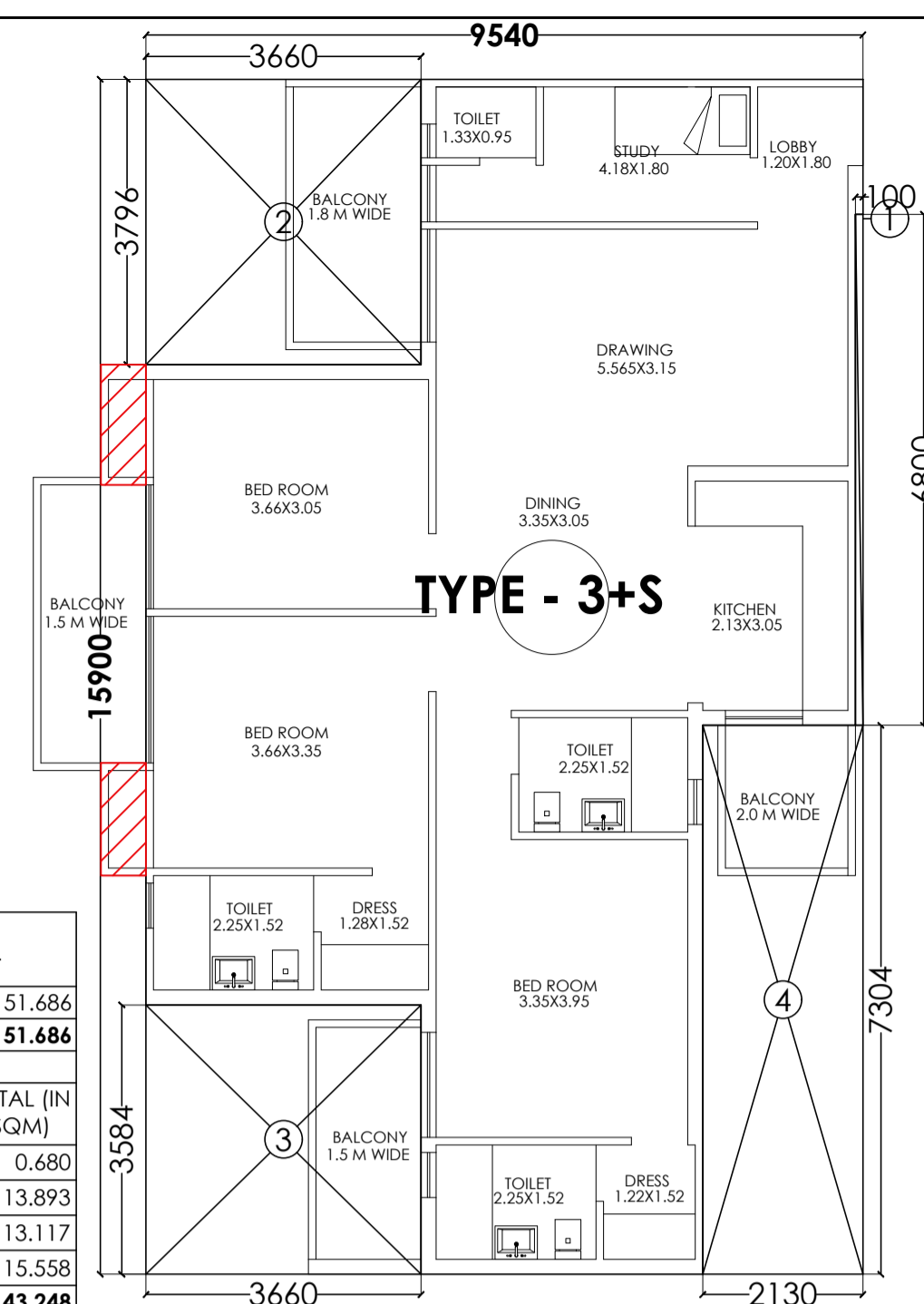


TYPE 3 FAR AREA DETAIL

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	2.130	5.170	11.012
2	3.760	2.230	8.385
TOTAL DEDUCTIONS =			19.397
NET FAR AREA =			85.197

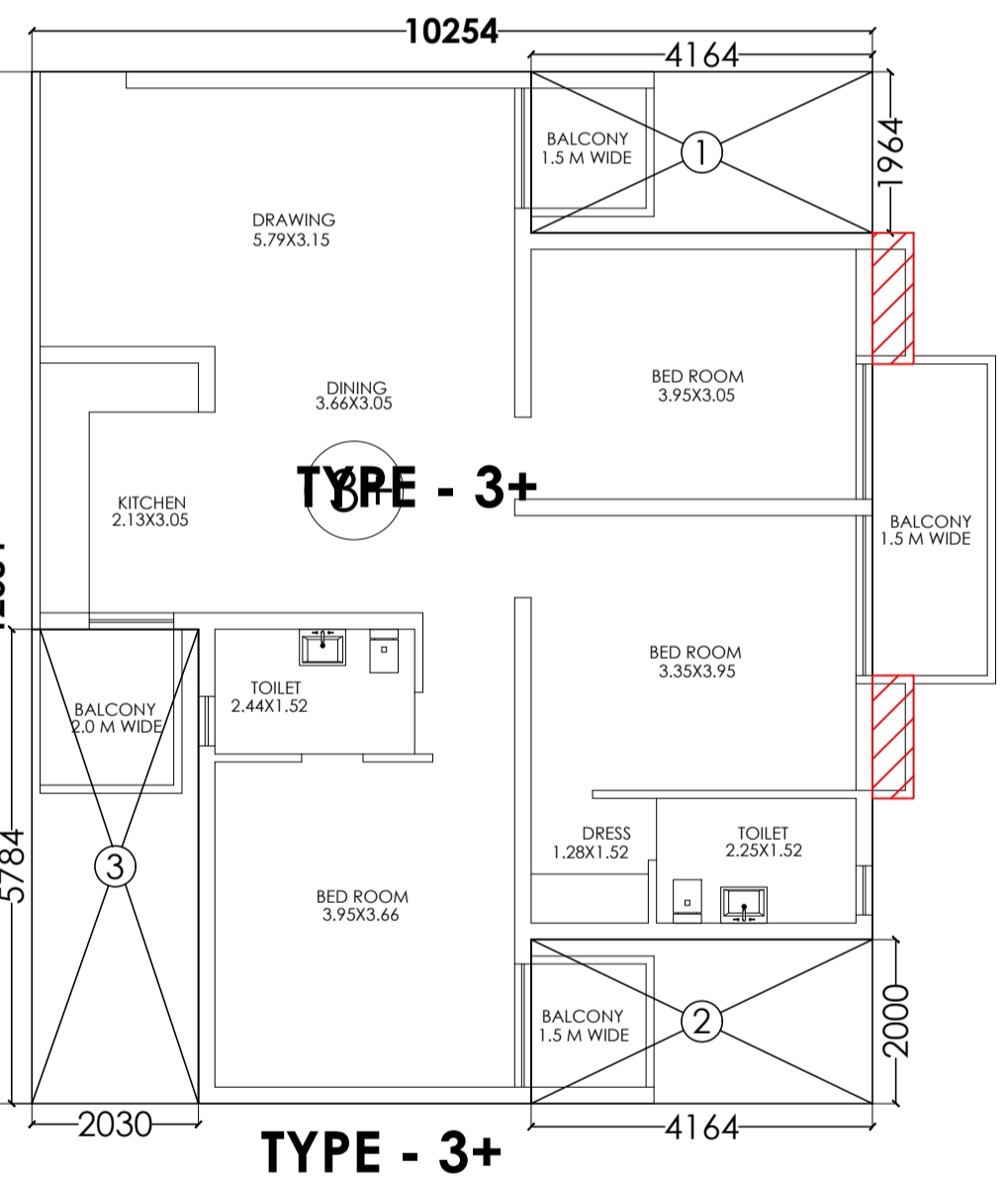
TYPE 3+ FAR AREA DETAIL

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	4.164	1.964	8.178
2	4.164	2.000	8.328
3	2.030	5.784	11.742
TOTAL DEDUCTIONS =			28.248
NET FAR AREA =			100.789



TYPE - 3+S

FILE NO:- GDA/BP/25-26/0101



TYPE - 3+

COVERED AREA DETAIL AT 18th FLOOR :-
 =(TYPE-2)+(TYPE-3X3)+(TYPE-3+S)+(TYPE-3+)
 +(CIRCULATION AREA AT ONE FLOOR):-
 =(65.722)+(85.197X3)+(108.438)+(100.789)
 +(51.006)
=581.546 SQ.M.

FACILITY AREA AT 18th FLOOR :-
 =(LIFT LOBBY)+(SHAFT)+CUPBOARD[(TYPE-2)
 +(TYPE-3X3)+(TYPE-3+S)+(TYPE-3+)
 +REFUGE AREA):-
 =(10.800)+(1.250)+(1.100)+(1.65X3)+(1.10)
 +(1.10)+26.22
=46.52 SQ.M.

NON F.A.R. AREA AT 18th FLOOR :-
 =(FIRE STAIRCASE)+(BALCONIES)
 =[18.017)+(TYPE-2)X1+(TYPE-3)X3
 +(TYPE-3+)X1+(TYPE-3+S)X1):-
 =(18.017)+(17.580)+(19.909X3)
 +(14.506)+(21.059)
 =(18.017)+(17.580)+(59.709)
 +(14.506)+(21.059)
=130.871 SQ.M.

SCHEDULE OF DOOR & WINDOWS

SN.	TYPE	SIZE	CILL LVL.	LTL. LVL.
1.	D	750 X 2100	-	2100
2.	D1	1000 X 2100	-	2100
3.	D2	1050 X 2100	-	2100
4.	D3	850 X 2100	-	2100
5.	D4	1200 X 2100	-	2100
6.	DW	2400 X 2100	-	2100
7.	DW1	1950 X 2100	-	2100
8.	DW2	830 X 2100	-	2100
9.	DW3	830 X 2100	-	2100
10.	DW4	2030 X 2100	-	2100
11.	DW5	1650 X 2100	-	2100
12.	DW6	1600 X 2100	-	2100
13.	DW7	1130 X 2100	-	2100
14.	DW8	1710 X 2100	-	2100
15.	DW9	1640 X 2100	-	2100
16.	DW10	1364 X 2100	-	2100
17.	W	600 X 900	1200	2100
18.	W1	450 X 900	1200	2100
19.	W2	750 X 1200	900	2100

PROJECT:-
 GROUP HOUSING FOR
M/S VALUE INFRATECH INDIA PVT LTD,
 KHATA NO. 389,235, KHASRA NO. 1101 & 1099,
 VILLAGE MORTA, PARANA JOLALLABD, TEHSIL DIST GHAZIABAD

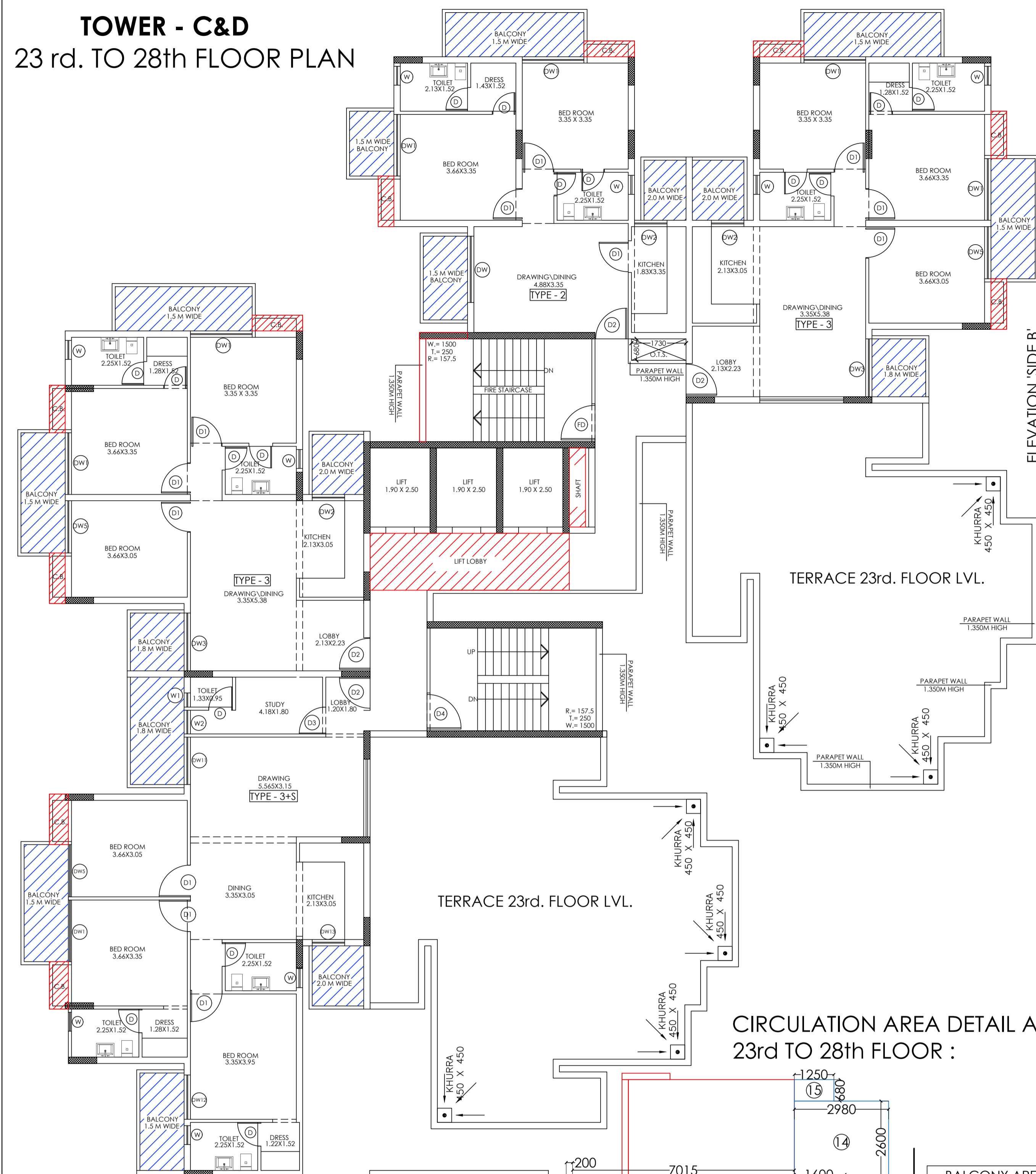
SIGNING AUTHORITY

ARCHITECT'S SIGN

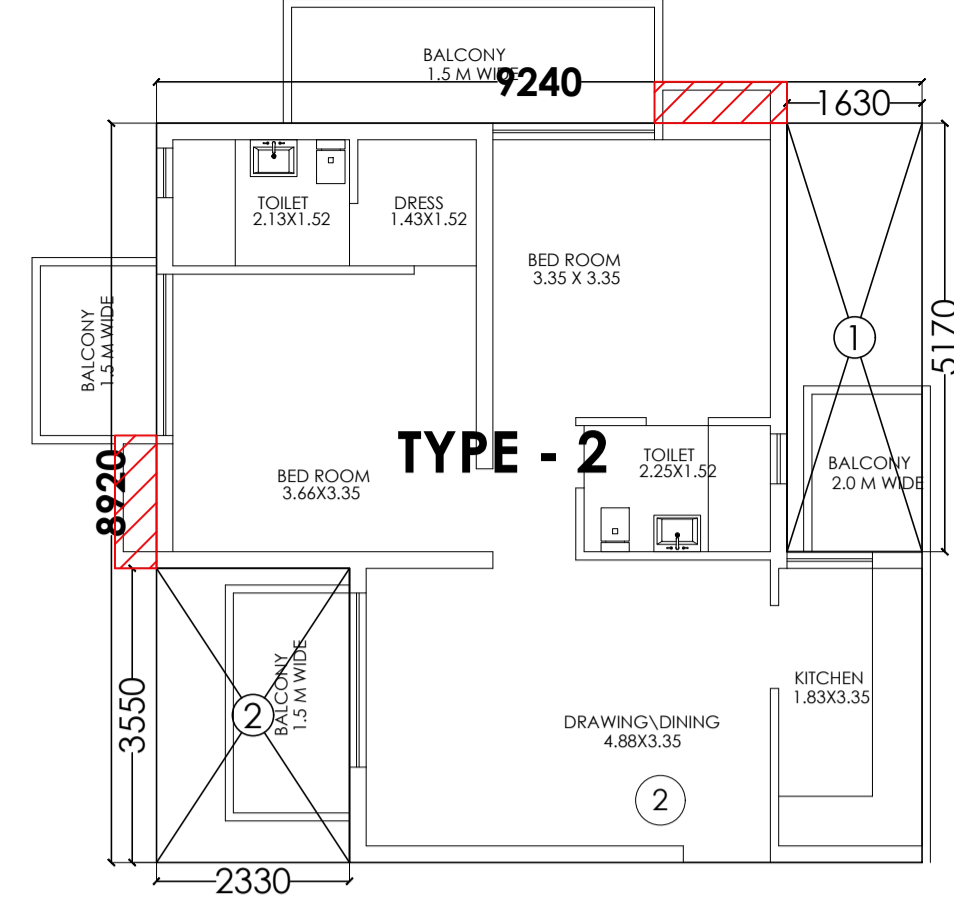
SUBMISSION DRAWING
 DRG. TITLE:-
 TOWER-C&D :18th FLOOR AREA DETAIL
 SCALE:-1:250
 DRG. NO. : 15
 DLT.BY.:-Mukesh
 DATE:-07/08/2025

NORTH
 ARCHITECTS:-
 P. N. ANDLEY B.ARCH. A.I.I.A.
ANDLEYS ASSOCIATES PVT. LTD.
 ARCHITECTS ENGINEERS PLANNERS
 39 HOUSING SOCIETY N.D.S.E-I NEW DELHI - 110049

TOWER - C&D
23 rd. TO 28th FLOOR PLAN



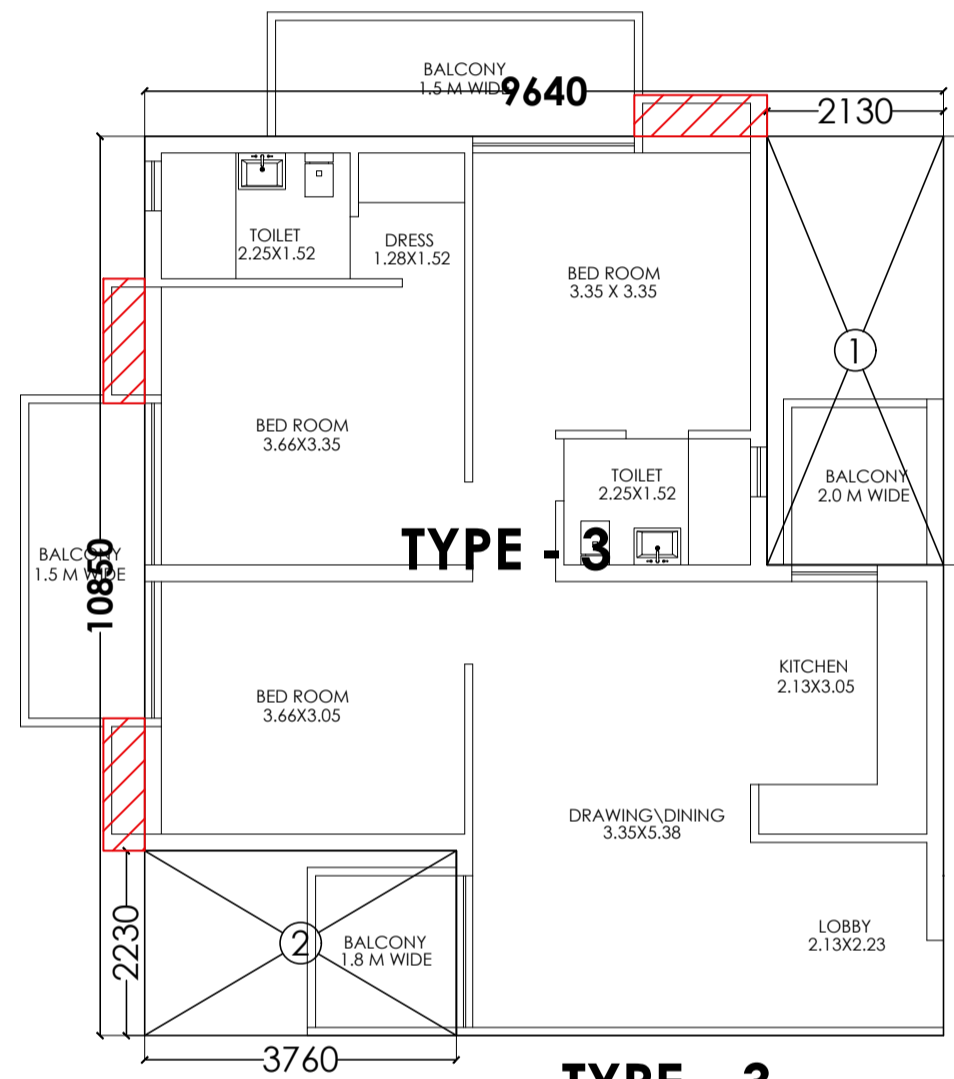
ELEVATION 'SIDE B'



TYPE - 2

TYPE 2 FAR AREA DETAIL

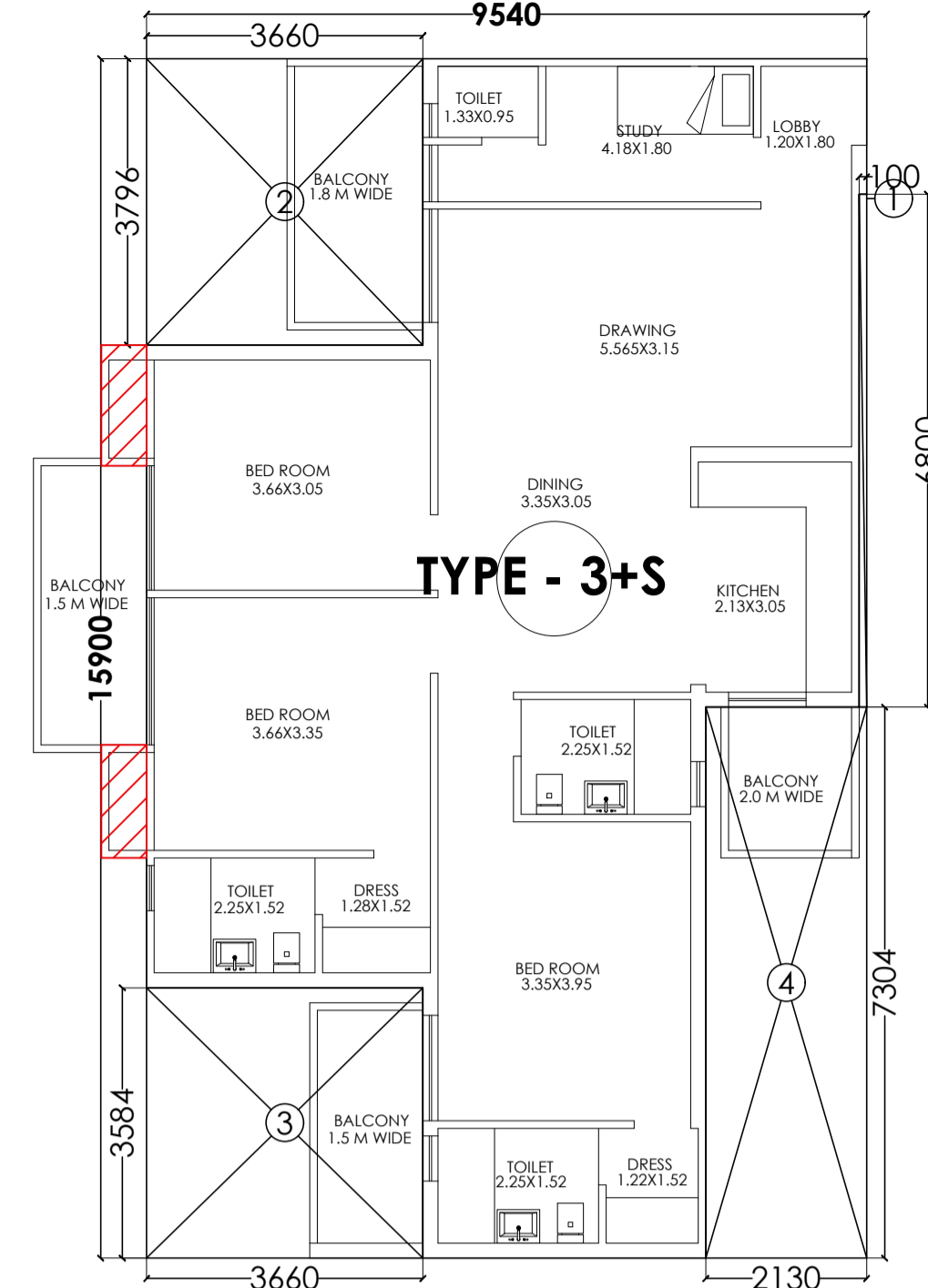
	9.24 X	8.92	=	82.421
				82.421
DEDUCTIONS				
S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)	
1	1.630 X	5.170	=	8.427
2	2.330 X	3.550	=	8.271
	TOTAL DEDUCTIONS		=	16.699
	NET FAR AREA		=	65.722



TYPE - 3

TYPE 3 FAR AREA DETAIL

	9.64 X	10.85	=	104.594
				104.594
DEDUCTIONS				
S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)	
1	2.130 X	5.170	=	11.012
2	3.760 X	2.230	=	8.385
	TOTAL DEDUCTIONS		=	19.397
	NET FAR AREA		=	85.197



TYPE - 3+S

TYPE 3+S FAR AREA DETAIL

	9.54 X	15.90	=	151.686
				151.686
DEDUCTIONS				
S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)	
1	0.100 X	6.800	=	0.680
2	3.660 X	3.796	=	13.893
3	3.660 X	3.584	=	13.117
4	2.130 X	7.304	=	15.558
	TOTAL DEDUCTIONS		=	43.248
	NET FAR AREA		=	108.438

COVERED AREA AT 23rd TO 28th FLOOR :-

= (TYPE-2) + (TYPE-3X2) + (TYPE-3+S)

+ (CIRCULATION AREA AT ONE FLOOR) :-

= (65.722) + (85.197X2) + (108.438) + (51.006)

= 395.56 SQ.M.

FACILITY AREA AT 23rd TO 28th FLOOR :-

= (LIFT LOBBY) + (SHAFT) + CUPBOARD [(TYPE-2) + (TYPE-3X2) + (TYPE-3+S)] :-

= (10.80) + (1.25) + (1.10) + (1.65X2) + (1.10)

= 17.55 SQ.M.

NON F.A.R. AREA AT 23rd TO 28th FLOOR :-

= (FIRE STAIRCASE) + (BALCONIES)

= [(18.017) + (TYPE-2)X1 + (TYPE-3)X2 + (TYPE-3+S)X1] :-

= (18.017) + (17.58) + (19.909X2) + (21.059)

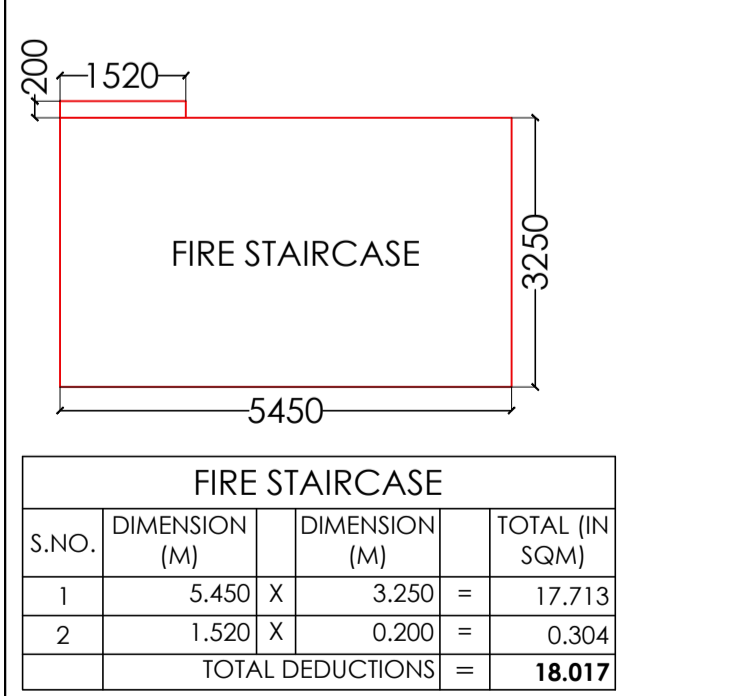
= (18.017) + (17.58) + (39.818) + (21.059)

= 96.474 SQ.M.

SCHEDULE OF DOOR & WINDOWS

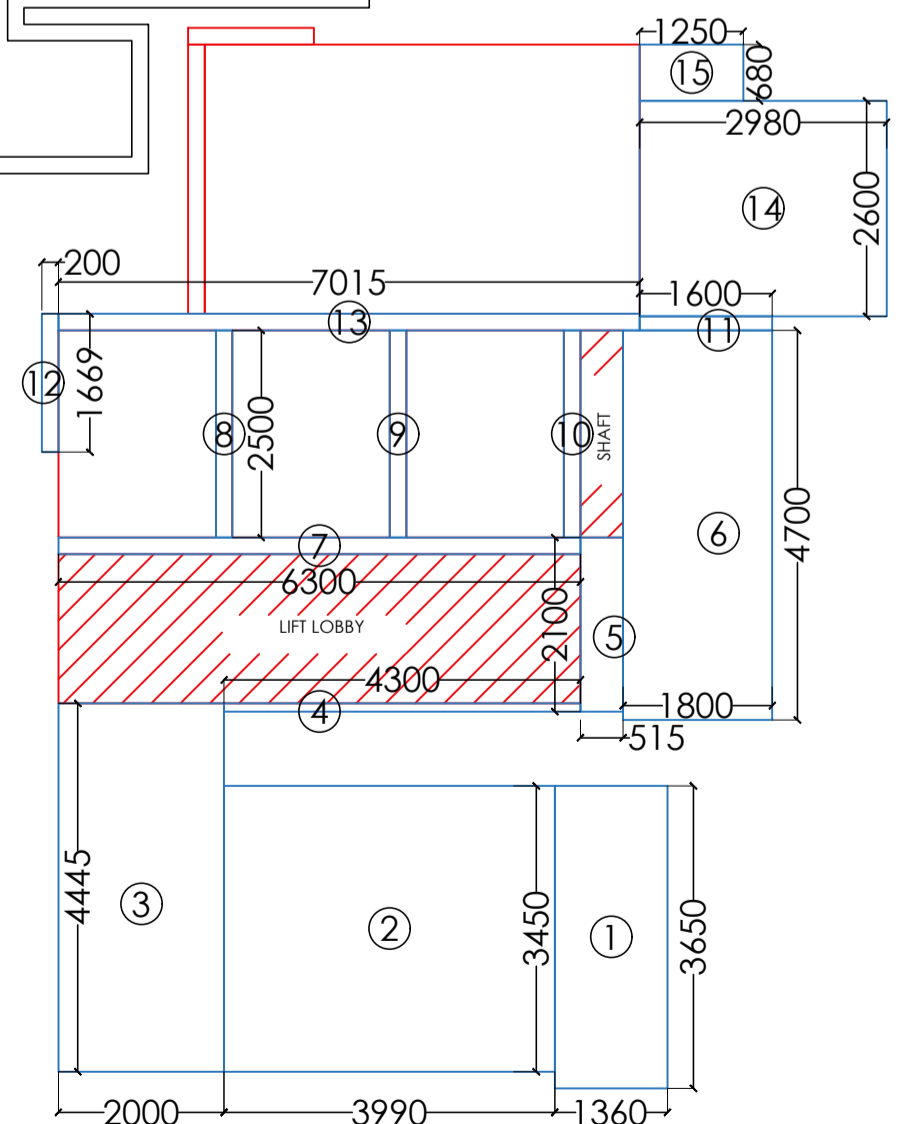
SN.	TYPE	SIZE	CILL LVL.	LTL. LVL.
1.	D	750 X 2100	-	2100
2.	D1	1000 X 2100	-	2100
3.	D2	1050 X 2100	-	2100
4.	D3	850 X 2100	-	2100
5.	D4	1200 X 2100	-	2100
6.	DW	2400 X 2100	-	2100
7.	DW1	1950 X 2100	-	2100
8.	DW2	830 X 2100	-	2100
9.	DW3	830 X 2100	-	2100
10.	DW4	2030 X 2100	-	2100
11.	DW5	1650 X 2100	-	2100
12.	DW6	1600 X 2100	-	2100
13.	DW7	1130 X 2100	-	2100
14.	DW8	1710 X 2100	-	2100
15.	DW9	1640 X 2100	-	2100
16.	DW10	1364 X 2100	-	2100
17.	W	600 X 900	1200	2100
18.	W1	450 X 900	1200	2100
19.	W2	750 X 1200	900	2100

NON F.A.R. AT 23rd TO 28th FLOOR :-



CIRCULATION AREA DETAIL

S.N.	O.	DIM. (M)	DIM. (M)	TOTAL (SQ.M.)
1		1.360 X	3.650	= 4.964
2		3.990 X	3.450	= 13.766
3		2.000 X	4.445	= 8.890
4		4.300 X	0.100	= 0.430
5		0.515 X	2.100	= 1.082
6		1.800 X	4.700	= 8.460
7		6.300 X	0.200	= 1.260
8		0.200 X	2.500	= 0.500
9		0.200 X	2.500	= 0.500
10		0.200 X	2.500	= 0.500
11		1.600 X	0.200	= 0.320
12		0.200 X	1.669	= 0.334
13		7.015 X	0.200	= 1.403
14		2.980 X	2.600	= 7.748
15		1.250 X	0.680	= 0.850
A		TOTAL AREA		= 51.006



BALCONY AREA DETAIL TYPE 2

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	2.000 X	1.530	= 3.060
2	1.500 X	4.580	= 6.870
3	1.500 X	2.250	= 3.375
4	1.500 X	2.850	= 4.275
	TOTAL AREA		= 17.580

BALCONY AREA DETAIL TYPE 3+S

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	1.800 X	3.596	= 6.473
2	1.500 X	3.900	= 5.850
3	1.500 X	3.384	= 5.076
4	2.000 X	1.830	= 3.660
	TOTAL AREA		= 21.059

BALCONY AREA DETAIL TYPE 3

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	2.000 X	1.730	= 3.460
2	1.500 X	4.530	= 6.795
3	1.500 X	4.000	= 6.000
4	1.800 X	2.030	= 3.654
	TOTAL AREA		= 19.909

CUPBOARD AREA DETAIL TYPE 2

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	1.100 X	0.500	= 0.550
2	1.100 X	0.500	= 0.550
	TOTAL AREA		= 1.100

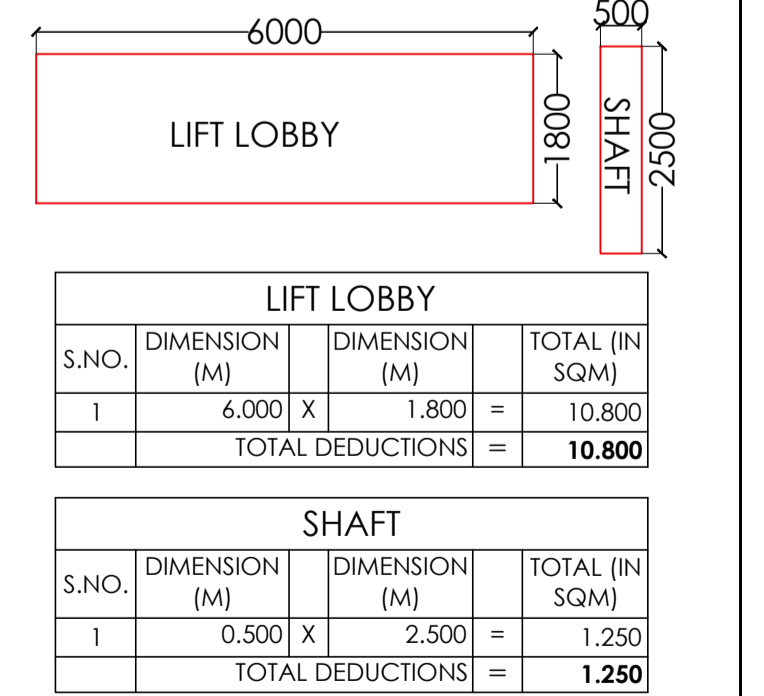
CUPBOARD AREA DETAIL TYPE 3+S

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	1.100 X	0.500	= 0.550
2	1.100 X	0.500	= 0.550
	TOTAL AREA		= 1.100

CUPBOARD AREA DETAIL TYPE 3

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (IN SQM)
1	1.100 X	0.500	= 0.550
2	1.100 X	0.500	= 0.550
3	1.100 X	0.500	= 0.550
	TOTAL AREA		= 1.650

FACILITY AREA DETAIL AT 23rd TO 28th FLOOR :-



PROJECT:-
GROUP HOUSING FOR
M/S VALUE INFRA TECH INDIA PVT LTD,
KHATA NO. 389,235, KHASRA NO. 1101 & 1099,
VILLAGE MORTA, PARANA JOLALLABD, TEHSIL DIST GHAZIABAD

SIGNING AUTHORITY
For Value Infotech India Pvt. Ltd.
[Signature]
PANKAJ NATH ANDLEY
B. ARCH A.I.I.A.
ARCHITECT CA/09/24868

ARCHITECT'S SIGN
[Signature]
PANKAJ NATH ANDLEY
B. ARCH A.I.I.A.
ARCHITECT CA/09/24868

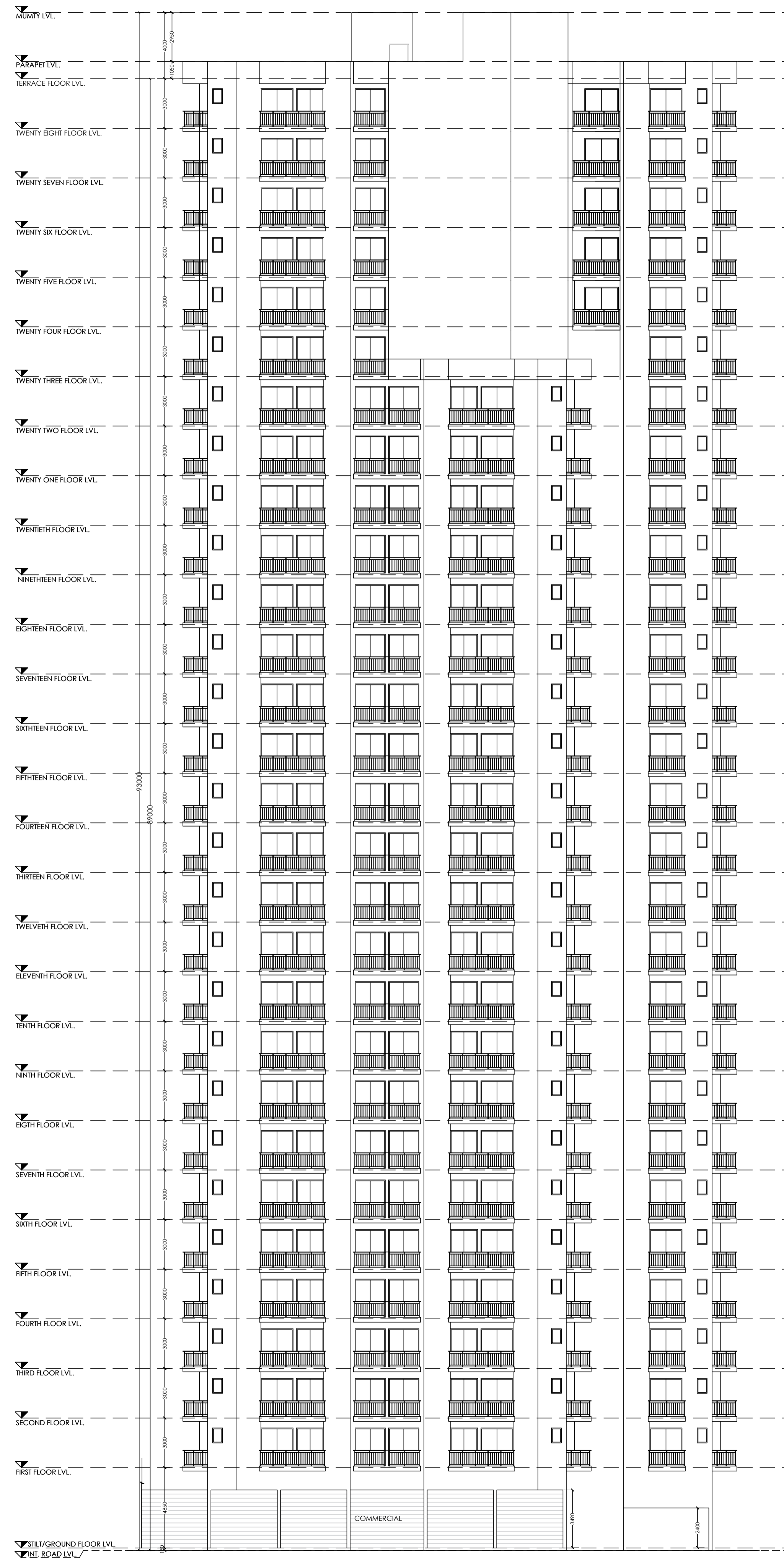
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DRG. TITLE:-
TOWER-C&D : 23rd TO 28th FLOOR AREA DETAIL
SCALE:-1:250
DLT.BY:-Mukesh

NORTH
ARCHITECTS:-
P. N. ANDLEY B. ARCH. A.I.I.A.
ANDLEYS ASSOCIATES PVT. LTD.
ARCHITECTS ENGINEERS PLANNERS
39 HOUSING SOCIETY N.D.S.E.-I NEW DELHI - 110049

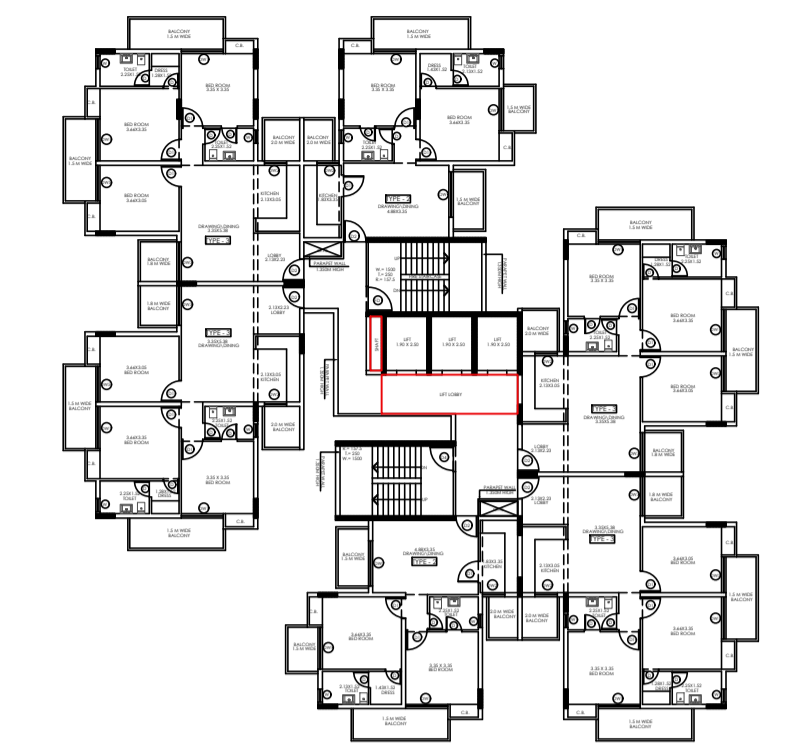




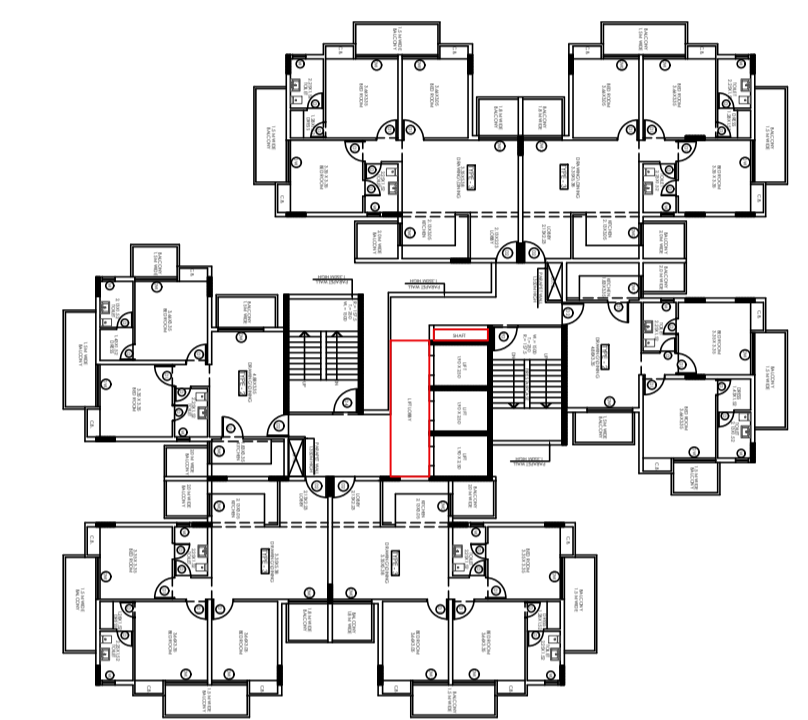
ELEVATION 'SIDE A'



ELEVATION 'SIDE B'



ELEVATION 'SIDE A'
KEY PLAN(TOWER-A&B)



ELEVATION 'SIDE B'
KEY PLAN(TOWER-A&B)

ARCHITECT'S SIGN

For Value Infotech India Pvt. Ltd.
[Signature]

SIGNING AUTHORITY

[Signature]
PANKAJ NATH ANDLEY
B. ARCH. A.I.I.A.
ARCHITECT CA/9924868

PROJECT:-

GROUP HOUSING FOR
M/S VALUE INFOTECH INDIA PVT LTD,
KHATA NO. 389,235, KHASRA NO. 1101 & 1099,
VILLAGE MORTA, PARANA JOLALLABD,
TEHSIL DIST GHAZIABAD

SUBMISSION DRAWING

NORTH

DRG. TITLE:-
TOWER A & B- ELEVATIONS

SCALE:-1:200

DRG. NO.:17

DLT.BY.:Mukesh

DATE:-08/03/2025

ARCHITECTS:-

P. N. ANDLEY B.ARCH. A.I.I.A.

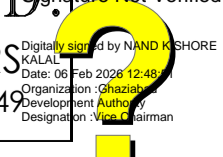
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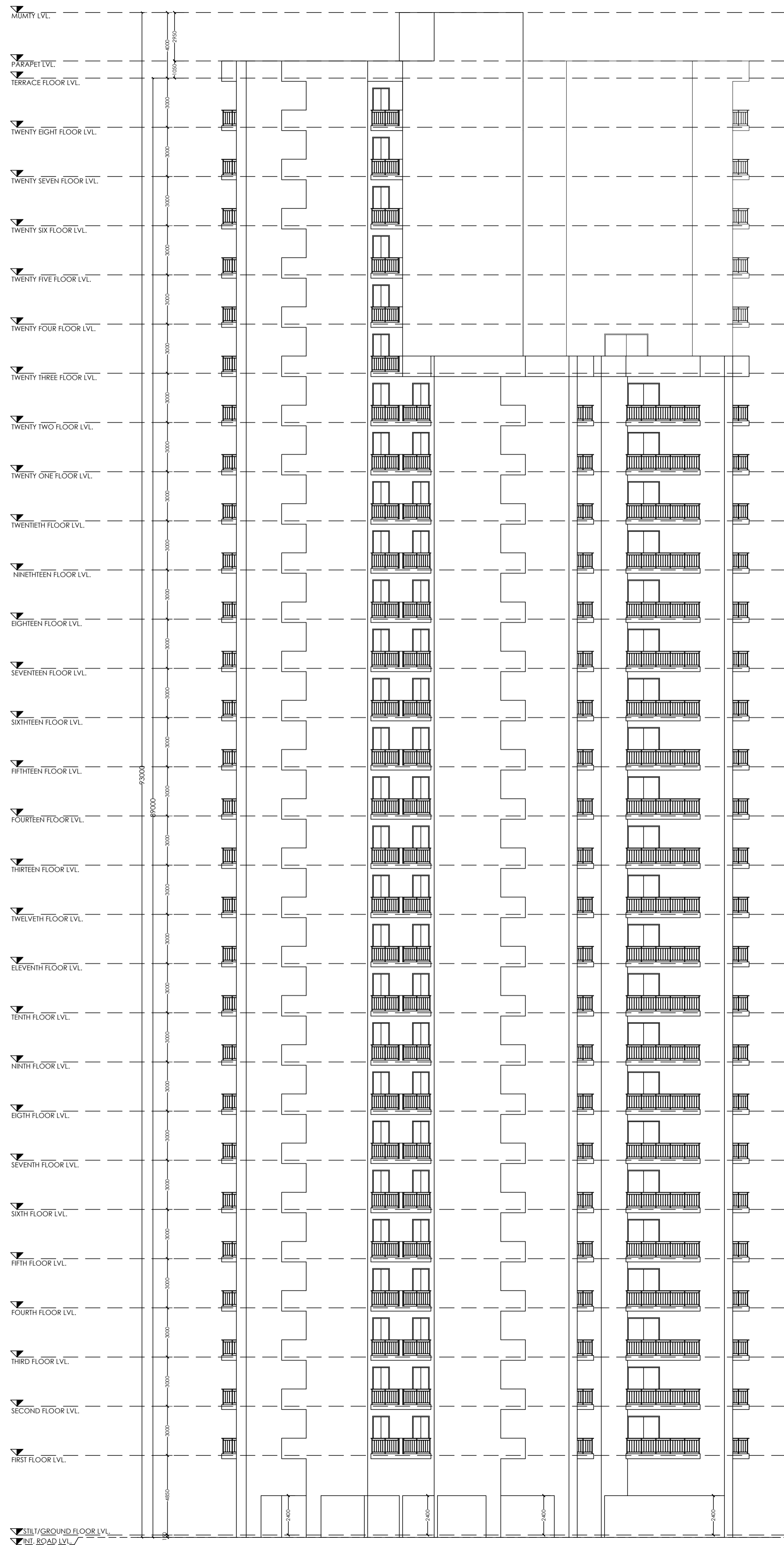
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ARCHITECTS
39 HOUSING

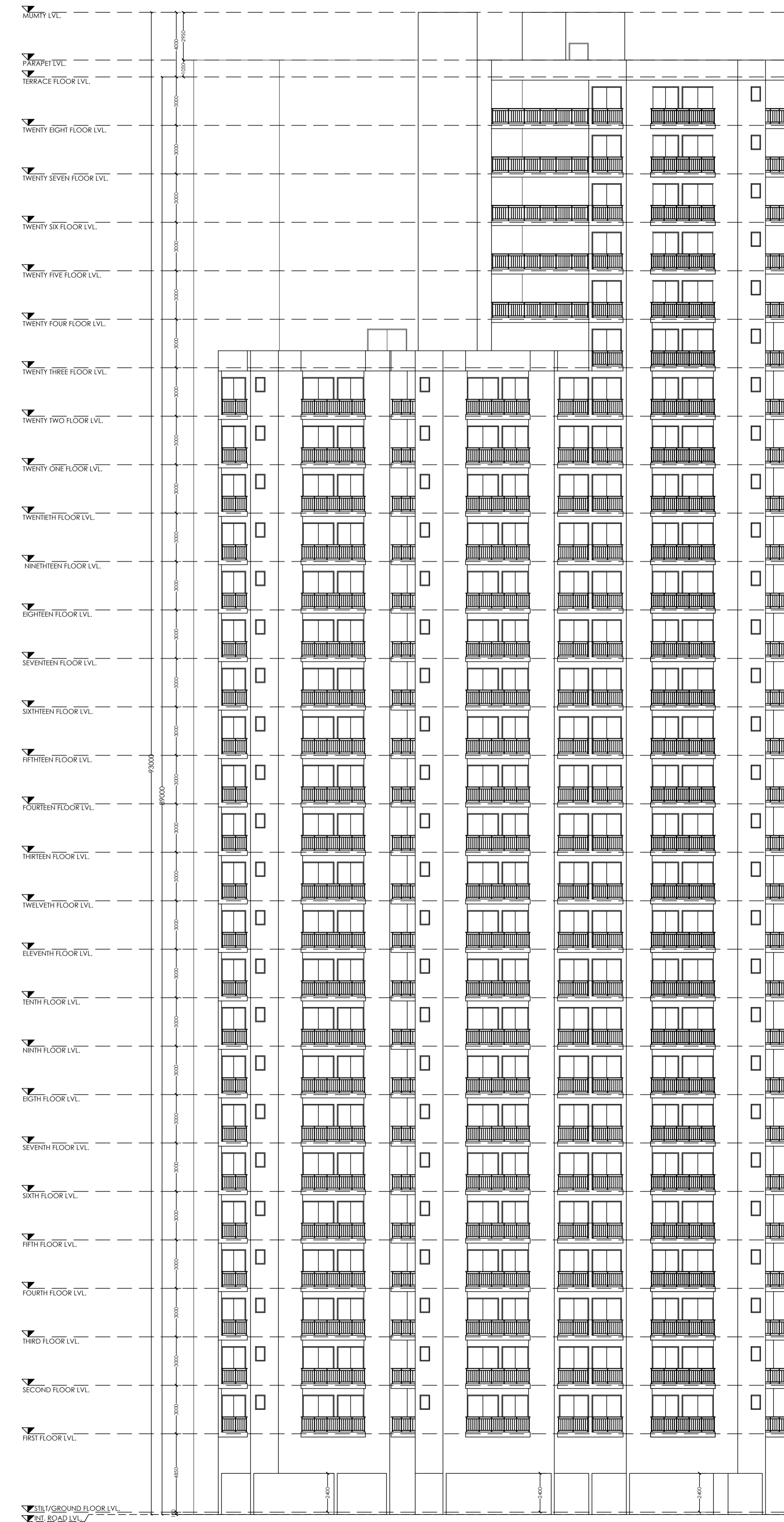
ENGINEERS
SOCIETY N.D.S.E-I

PLANNERS
NEW DELHI - 110049

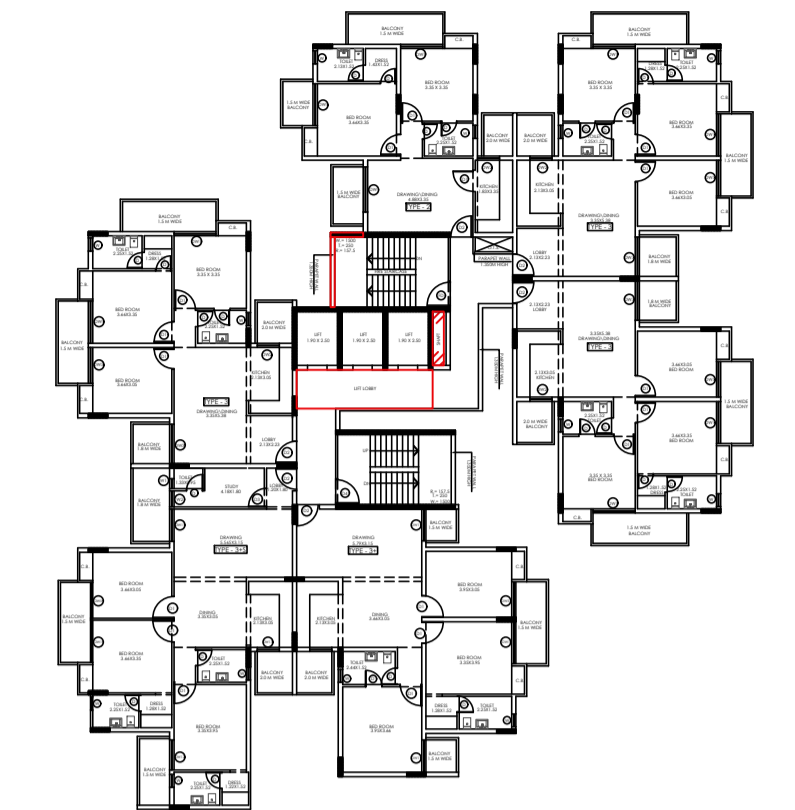




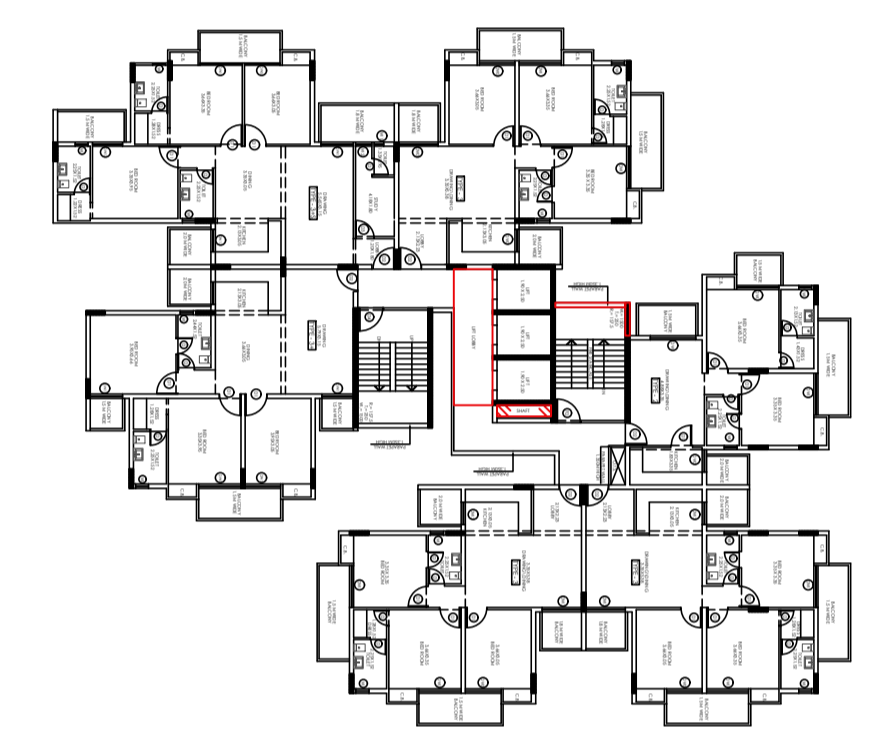
ELEVATION 'SIDE C'



ELEVATION 'SIDE D'

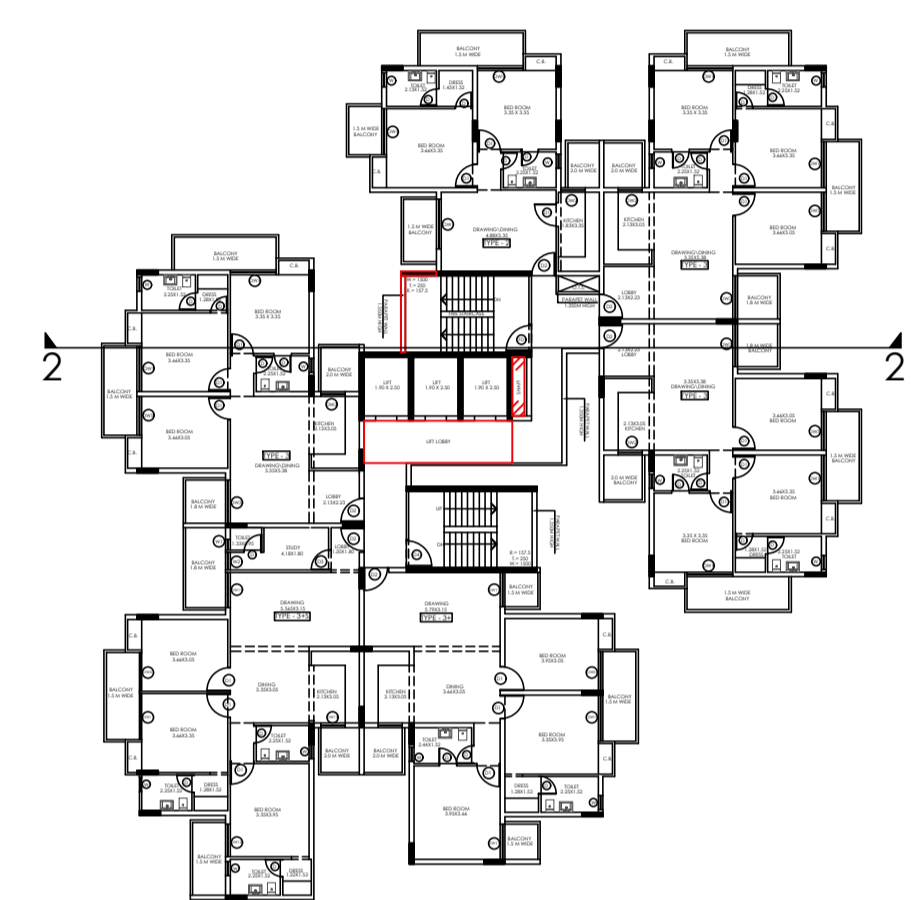
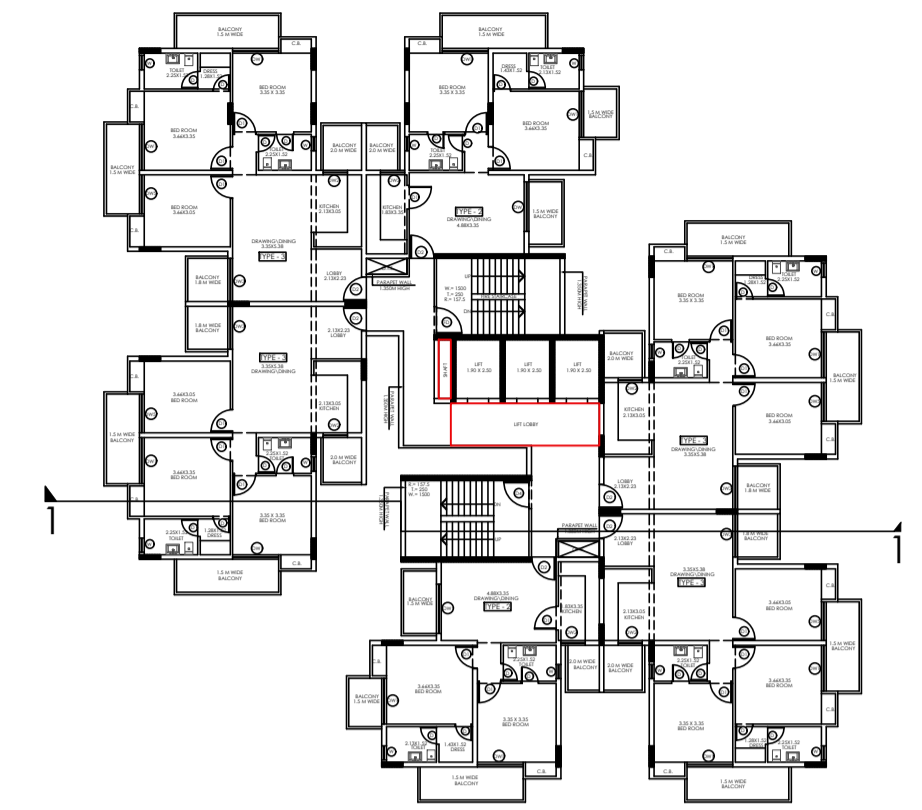
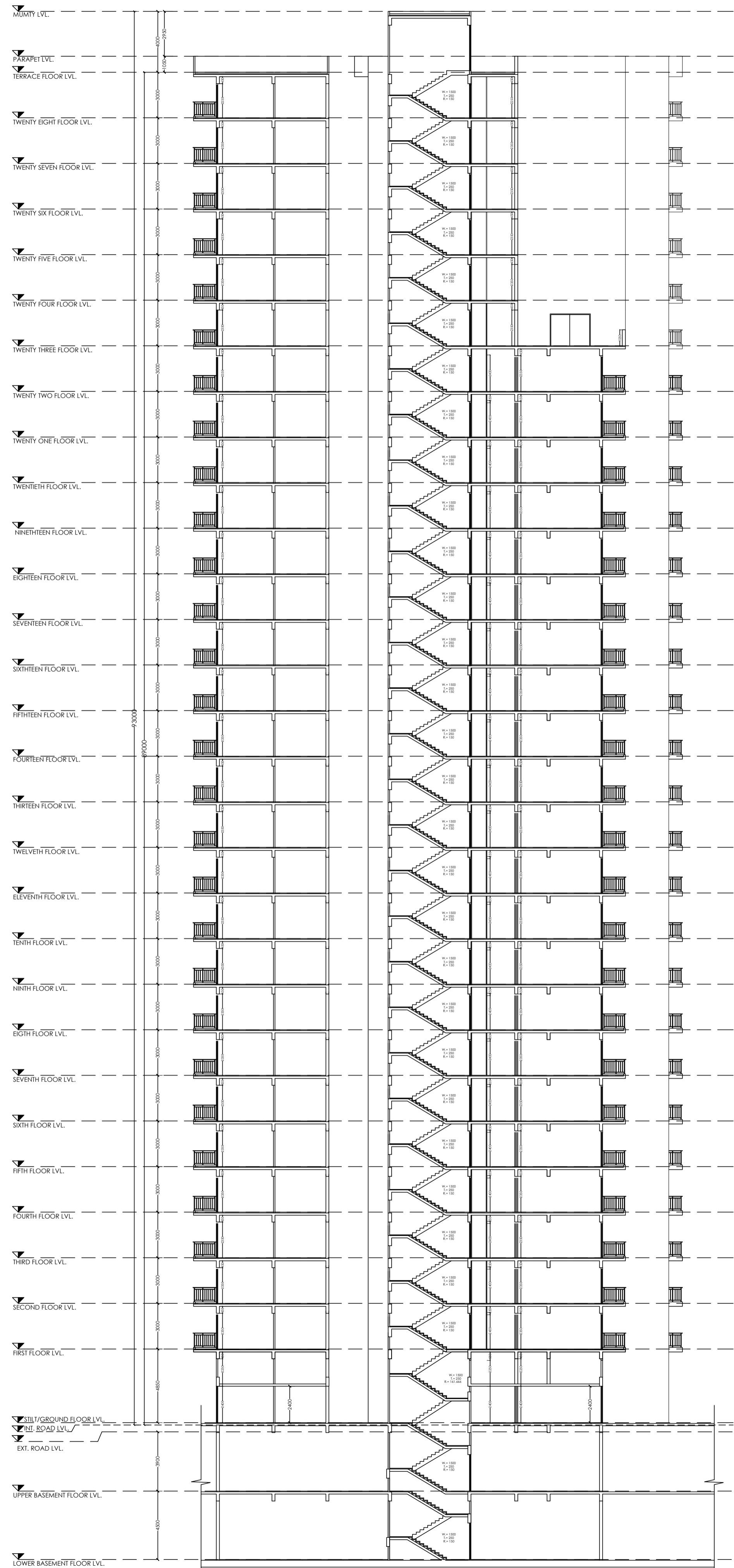
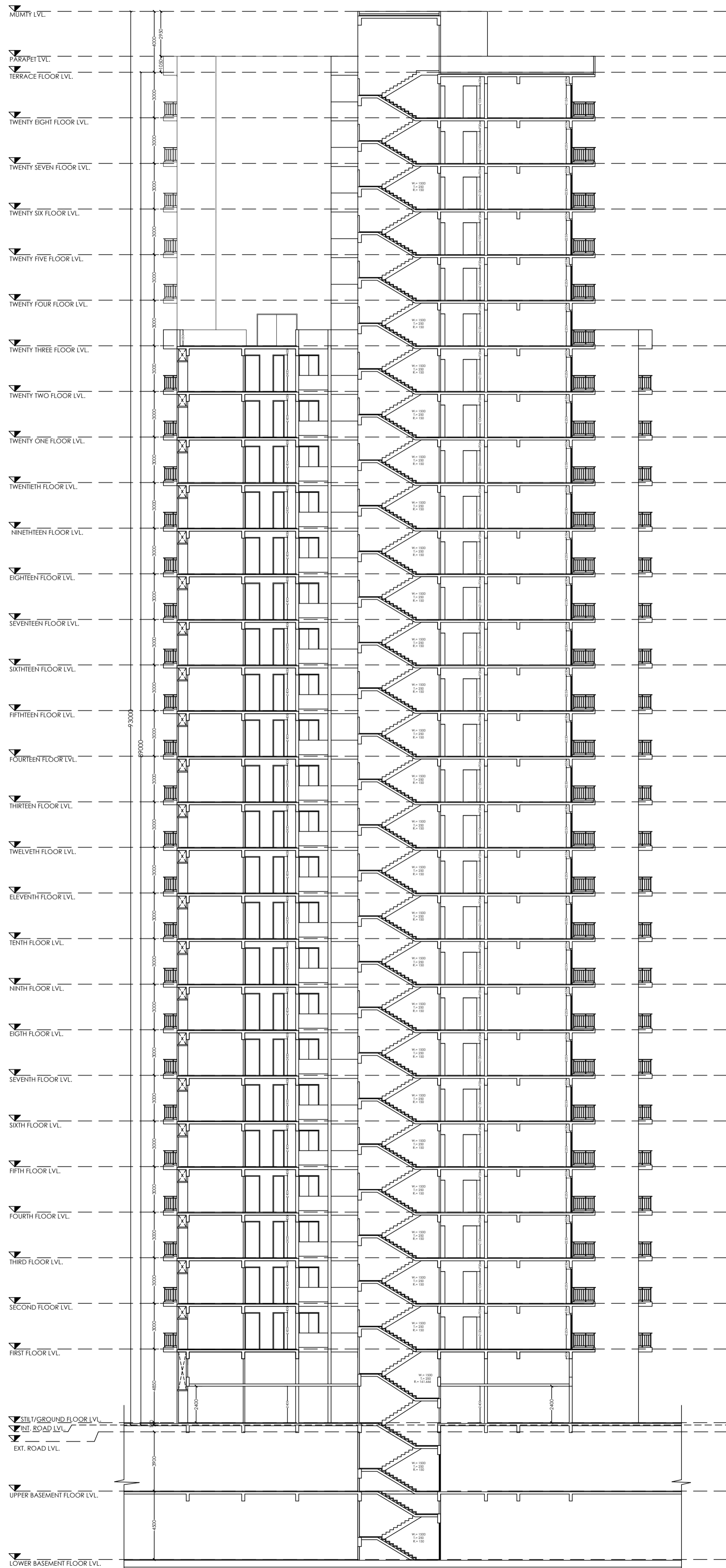


ELEVATION 'SIDE C'
 KEY PLAN(TOWER-C&D)



ELEVATION 'SIDE D'
 KEY PLAN(TOWER-C&D)

ARCHITECT'S SIGN	
SIGNING AUTHORITY	
PROJECT:-	
GROUP HOUSING FOR M/S VALUE INFRA TECH INDIA PVT LTD, KHATA NO. 389,235, KHASRA NO. 1101 & 1099, VILLAGE MORTA, PARANA JOLALLABD, TEHSIL DIST GHAZIABAD	
SUBMISSION DRAWING	
NORTH	
DRG. TITLE:- TOWER C & D- ELEVATIONS	
SCALE:-1:200	DRG. NO.:-18
DLT.BY.:-Mukesh	DATE:-08/03/2025
ARCHITECTS:-	
P. N. ANDLEY B.ARCH. A.I.I.A.	
Signature Not Verified	
ANDLEYS ASSOCIATES PVT. LTD. ARCHITECTS ENGINEERS PLANNERS 39 HOUSING SOCIETY N.D.S.E-I NEW DELHI - 110045	



ARCHITECT'S SIGN

For Value Infratech India Pvt. Ltd.

SIGNING AUTHORITY

PANKAJ NATH ANDLEY
B. ARCH. A.I.I.A.
ARCHITECT CA/9924866

PROJECT:-
GROUP HOUSING FOR
M/S VALUE INFRA TECH INDIA PVT LTD,
KHATA NO. 389,235, KHASRA NO. 1101 & 1099,
VILLAGE MORTA, PARANA JOLALLABD,
TEHSIL DIST GHAZIABAD

SUBMISSION DRAWING NORTH

DRG. TITLE:-
TOWER A&B / C&D- SECTION

SCALE:-1:200 DRG. NO.:19

DLT.BY.:Mukesh DATE:-08/03/2025

ARCHITECTS:-
P. N. ANDLEY B.ARCH. A.I.I.A.

ANDLEYS ASSOCIATES PVT. LTD.
ARCHITECTS ENGINEERS PLANNERS
39 HOUSING SOCIETY N.D.S.E-I NEW DELHI - 110045

HIGH TENSION (HT) BUFFER OVER PLOT AREA:

TOTAL PLOT AREA ; 15670 SQ.M.

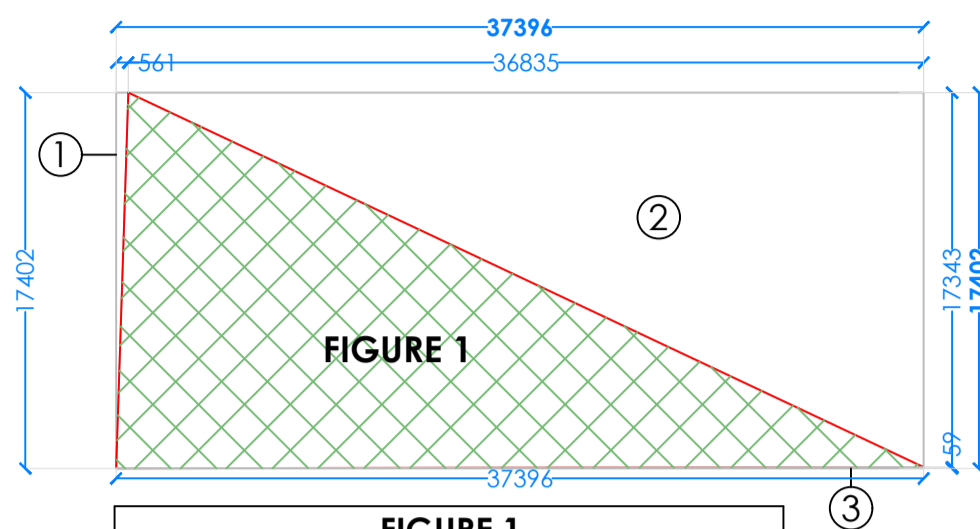


FIGURE 1							
	37.396	X	17.402	=	650.765		
TOTAL AREA					650.765		
DEDUCTIONS							
S.NO.	DIM. (M)	DIM. (M)	DIM. (M)	TOTAL (IN SQM)			
1	0.500	X	0.561	X	17.402	=	4.881
2	0.500	X	36.835	X	17.343	=	319.415
3	0.500	X	37.396	X	0.059	=	1.103
TOTAL DEDUCTIONS					325.399		
ZONAL GREEN AREA					325.366		

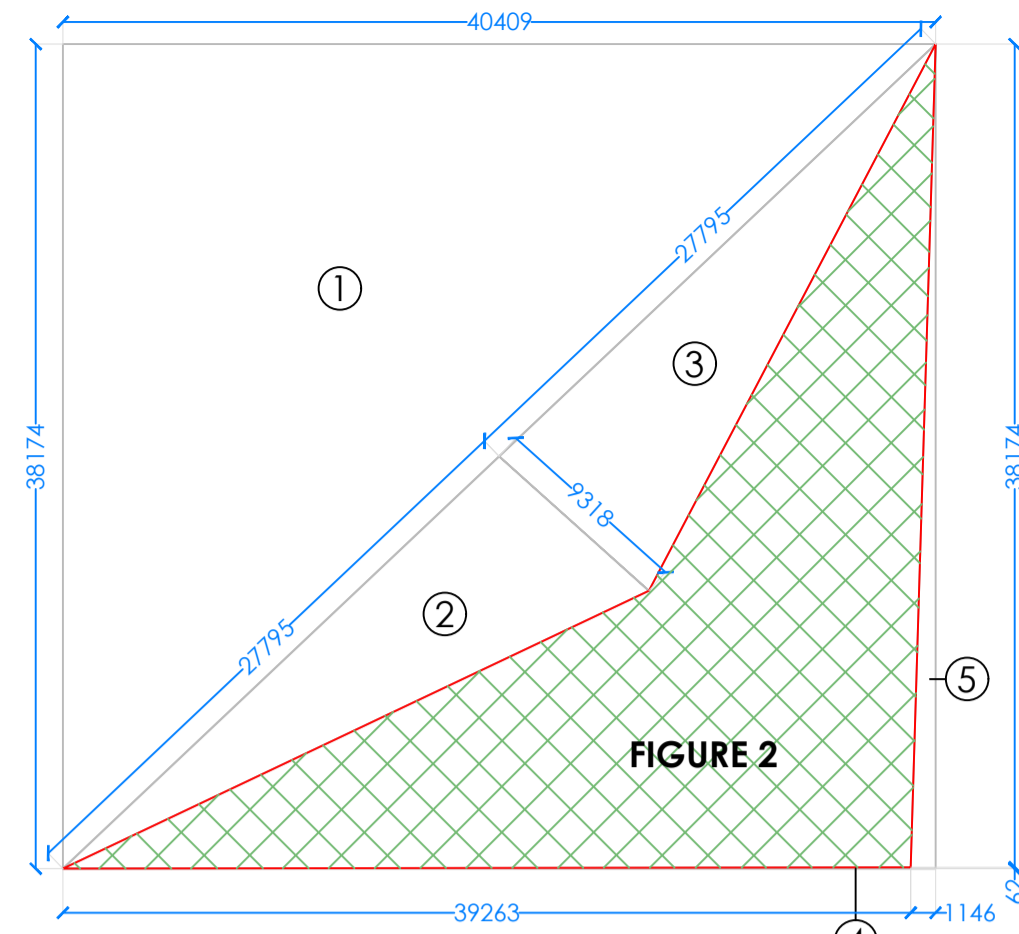
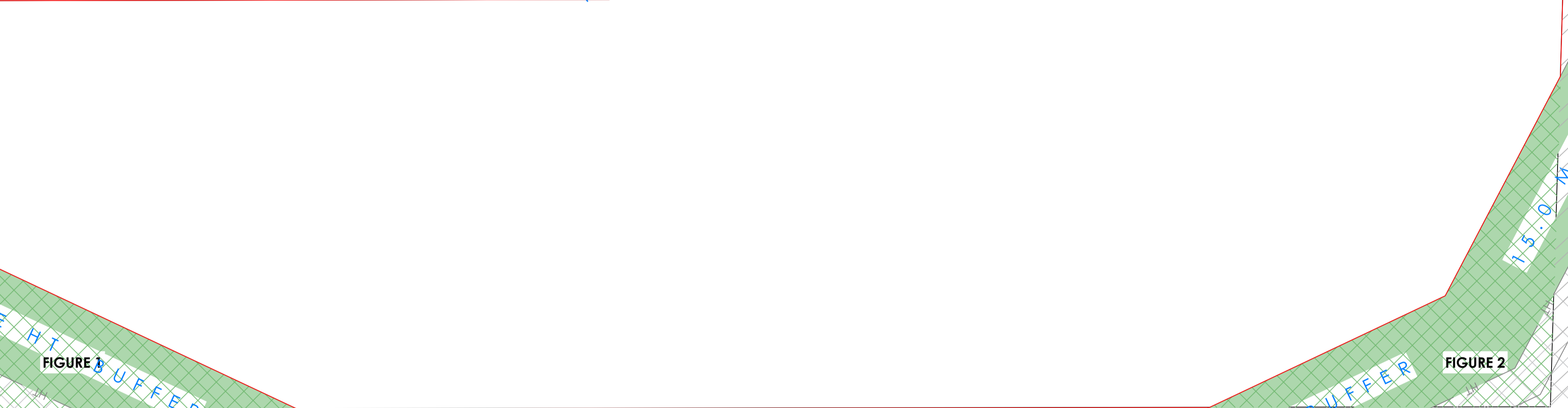


FIGURE 2							
	40.409	X	38.174	=	1542.573		
TOTAL AREA					1542.573		
DEDUCTIONS							
S.NO.	DIM. (M)	DIM. (M)	DIM. (M)	TOTAL (IN SQM)			
1	0.500	X	40.409	X	38.174	=	771.287
2	0.500	X	27.795	X	9.318	=	129.497
3	0.500	X	27.795	X	9.318	=	129.497
4	0.500	X	39.263	X	0.620	=	12.172
5	0.500	X	1.146	X	38.174	=	21.874
TOTAL DEDUCTIONS					1064.326		
ZONAL GREEN AREA					478.248		

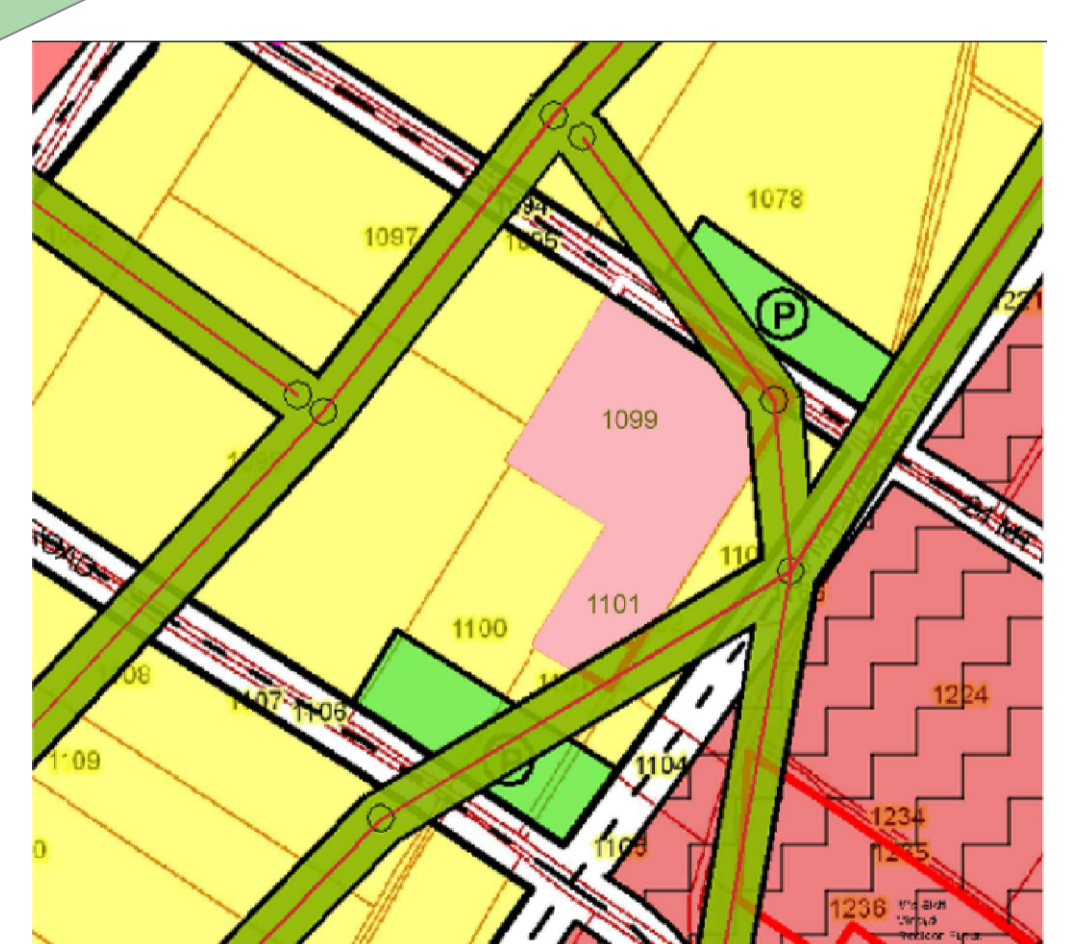
- 15.0 M WIDE HT BUFFER
- 8.0 M WIDE HT LINE
- ROAD WIDENING AREA



24 M. WIDE ROAD

FILE NO:- GDA/BP/25-26/0101

NET PLOT AREA :-
 =PLOT AREA-(ROAD WIDENING+HT BUFFER ZONAL GREEN)
 =15670-(1000+803.614)
 =15670-1803.614
 =13,866.386 SQ.M.
NET PLOT AREA = 13,866.386 SQ.M.



PROJECT:-
 GROUP HOUSING FOR
M/S VALUE INFRATECH INDIA PVT LTD,
 KHATA NO. 389,235, KHASRA NO. 1101 & 1099,
 VILLAGE MORTA, PARANA JOLALLABD, TEHSIL DIST GHAZIABAD

SIGNING AUTHORITY

 PANKAJ NATH ANDLEY
 B. ARCH. A.I.I.A.
 ARCHITECT CA/99/24868

ARCHITECT'S SIGN

SUBMISSION DRAWING
 DRG. TITLE:-
 DETAIL OF PLOT AREA
 SCALE:-1:250
 DLT.BY:-Mukesh

NORTH
 ARCHITECTS:-
 P. N. ANDLEY B.ARCH. A.I.I.A.
ANDLEYS ASSOCIATES PVT. LTD.
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 39 HOUSING SOCIETY N.D.S.E.-I NEW DELHI - 110049