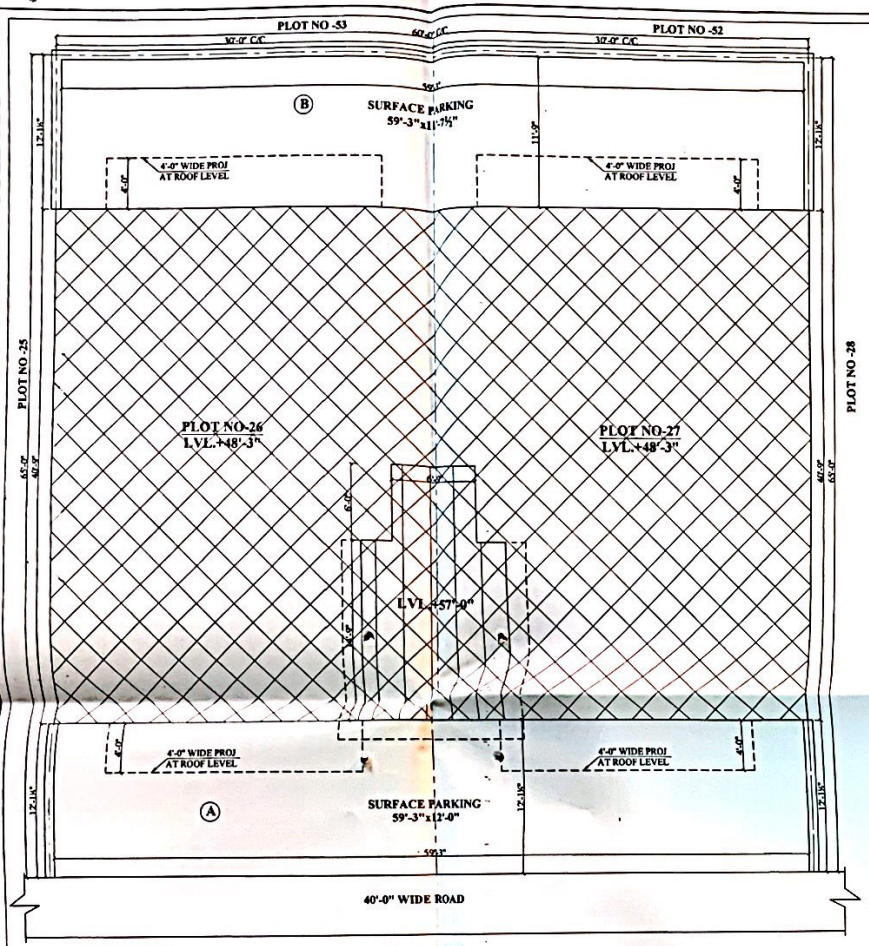
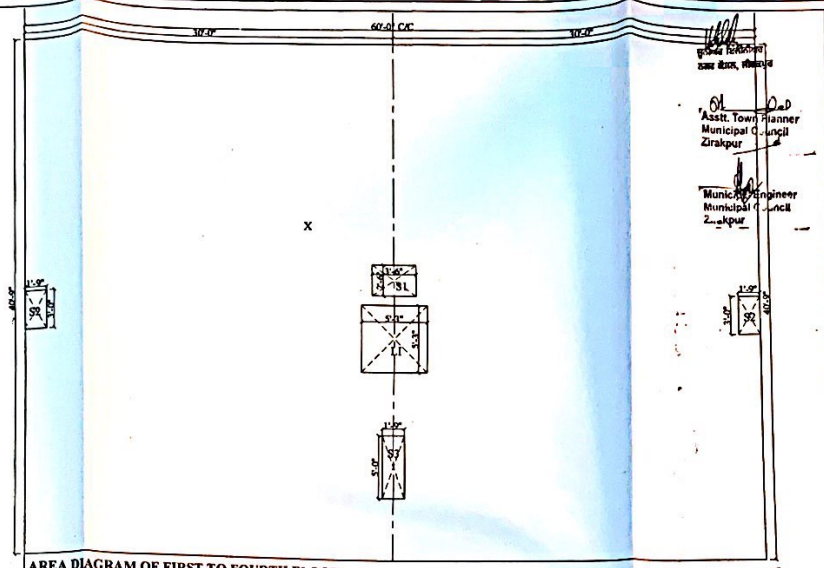
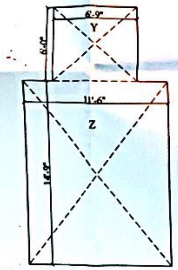


SITE PLAN

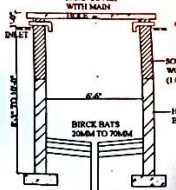


AREA DIAGRAM OF FIRST TO FOURTH FLOOR



AREA DIAGRAM OF STILT FLOOR

PLAN

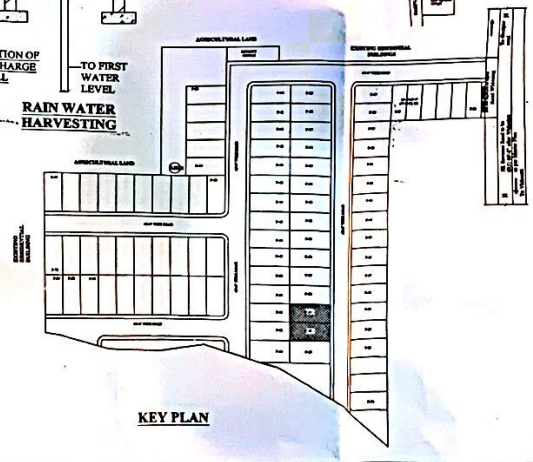


SECTION OF RECHARGE WELL

TO FIRST WATER LEVEL

RAIN WATER HARVESTING

LOCATION PLAN



KEY PLAN

AREA STATEMENT	AREA STATEMENT	CAR PARKING	COVERED AREA FOR FEES CALCULATION
PLOT NO-26 AREA = 30'-0"x65'-0" = 1950.00 Sq.Ft. (216.667 Sq.Yds.) PLOT NO-27 AREA = 30'-0"x65'-0" = 1950.00 Sq.Ft. (216.667 Sq.Yds.) TOTAL PLOT AREA = 1950.00 +1950 .00 = 3900 Sq.Ft. (433.334 Sq.Yds.) PERMISSIBLE GROUND COVERAGE (65% OF PLOT AREA)= 1950 x 2 = 2535.00 Sq.Ft.(281.667 Sq.Yds.) PERMISSIBLE F.A.R. (1:2.60) = 10140.00 Sq.Ft.(1126.667 Sq.Yds.) Covered Area on STILT FLOOR =Y + Z =6'-9"x6'-8" + 11'-6"x14'-9" =40.500 + 169.625 = 210.125 Sq.Ft. Covered Area on Typical floor (FIRST FLOOR TO FOURTH FLOOR) = X - L1 + S1 + 2S2 + S3 = 60'-0"x40'-9"-{5'-3"x5'-3"+ 3'-6"x2'-6" + 2 x (1'-9"x3'-0")} +1'-9"x5'-0" = 2445.00 - {27.563+ 8.75 + 10.500 + 8.75 } = 2445.00 - 55.563 = 2389.437 Sq.Ft. Covered Area on Mumty Terrace =6'-9"x6'-0" + 11'-6"x14'-9" =40.500 + 169.625 = 210.125 Sq.Ft.	Total Covered Area (F.A.R.) = 210.125 + 2389.437 +2389.437 + 2389.437 + 2389.437 = 9767.873 Sq.Ft. Achieved F.A.R. = 9767.873/3900 = 1:2.505 Covered Area of One Unit = 2389.437/2 = 1194.719 Sq.Ft. Total Height = 48'-3" Boundary Wall = 109'-0"	Required Car Parking OF One Unit Upto 120 Sq.Mts. = 1.5 E.C.S. Total No. of Unit = 8 Nos. Total E.C.S. Required = 1.5 x8 = 12 E.C.S. Provided Car Parking On Surface = A + B = 59'-3"x12'-1½"+59-3"x11'-9" = 718.406 + 696.188 = 1414.594 Sq.Ft. (157.177 Sq.Yds.) = 157.177 / 26.50 = 5.93 E.C.S. Provided Car Parking Under Stilt = 59'-3"x40'-9" - (6'-9"x6'-0"+11'-6"x14'-9") = 2414.438 - (40.50 + 169.625) = 2414.438 - 210.125 = 2204.313 Sq.Ft. (244.924 Sq.Yds.) = 244.924/32.50 = 7.54 E.C.S. Total Car Parking = 5.93 + 7.54 = 13.47 E.C.S.	STILT FLOOR AREA = 2445.00 SQ.FT TYPICAL FLOOR AREA = 2389.437 x 4 = 9557.748 SQ.FT. (FIRST FLOOR TO FOURTH FLOOR) MUMTY AREA = 210.125 SQ.FT. TOTAL AREA = 12212.873 SQ.FT BOUNDARY WALL = 109'-0" R.FT.

Asstt. Town Planner
Municipal Council
Zirakpur

Municipal Engineer
Municipal Council
Zirakpur

Executive Officer
Municipal Council Zirakpur

Client's Signature

Developer/Owner
For GBM INFRATECH
Auth. Signatory

Project
PROPOSED RESIDENTIAL APARTMENT BUILDING ON PLOT 26 & 27 BELONGIS TO GBM INFRATECH IN BOLLYWOOD ESENCIA HADBART NO. 90 VILLAGE GAZIPUR UNDER M.C. ZIRAKPUR

Architect's Signature
AR. AMITA SAINI
COA, AIIA, IIID, AIV
CA - 75704

Architect
AR. RAJINDER SINGH
B.arch Ala Cea
AR. AMITA SAINI
Bd Ala Cea Ar Ed

NIRMAAN ASSOCIATES
an architecture studio
ARCHITECTS INTERIOR DESIGNERS
LANDSCAPERS & ENGINEERS
Office:- SHOW ROOM-2 , 1ST FLOOR,
SECTOR - 11, PANCHKULA, HARYANA
(TRICITY CHANDIGARH)
PHONE NO. 0172-4004499,173-4004499, 9814499879
EMAIL :- nirmaanassociates@gmail.com

DRAWING TITLE
SITE PLAN , AREA DIAGRAM ,AREA DETAIL,LOCATION PLAN & KEY PLAN

JOB.NO.	M04-02	DRAWING NO. 01/04	REV.
DATE			
SCALE	NTS		
DRAWN	MANISH	STUDIO-3	
CHECKED	BHUPINDER	ENGINEERING WING	
PAPER SIZE	A1	PMC, Approvals, Designs, Valuations, Estimates and Tender Consultancy.	
NORTH	N		

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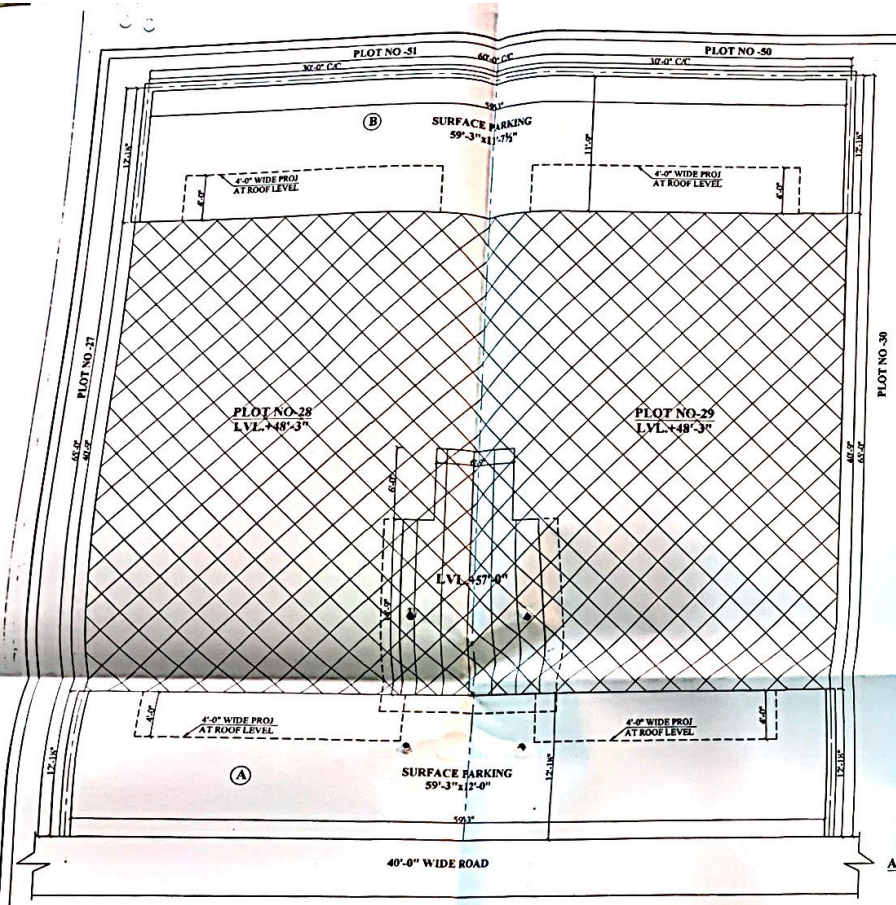
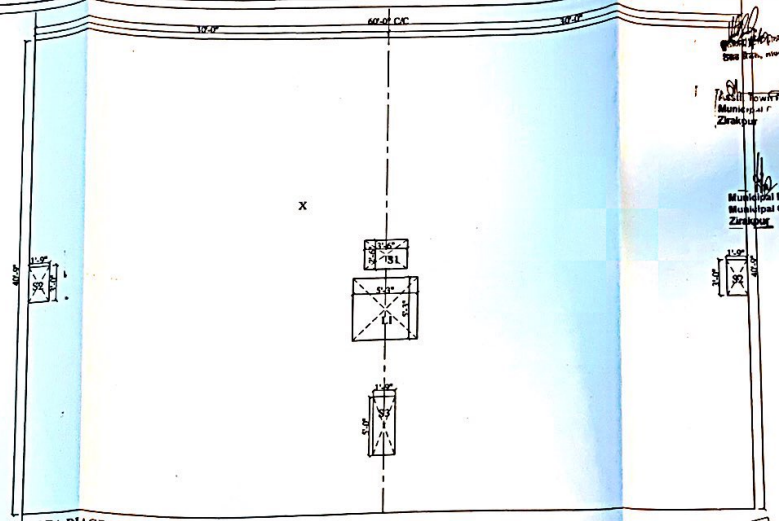
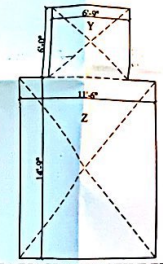


SITE PLAN

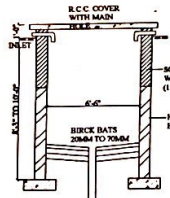


AREA DIAGRAM OF FIRST TO FOURTH FLOOR



AREA DIAGRAM OF STILT FLOOR

PLAN

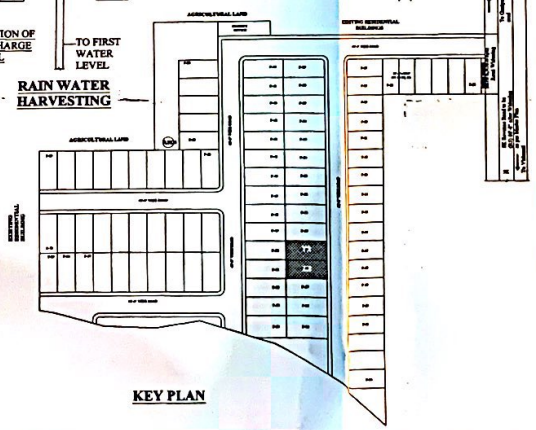


SECTION OF RECHARGE WELL

TO FIRST WATER LEVEL

RAIN WATER HARVESTING

LOCATION PLAN



KEY PLAN

AREA STATEMENT	AREA STATEMENT	CAR PARKING	COVERED AREA FOR FEES CALCULATION
PLOT NO-28 AREA = 30'-0"x65'-0" = 1950.00 Sq.Ft. (216.667 Sq.Yds.) PLOT NO-29 AREA = 30'-0"x65'-0" = 1950.00 Sq.Ft. (216.667 Sq.Yds.) TOTAL PLOT AREA = 1950.00 +1950 .00 = 3900 Sq.Ft. (433.334 Sq.Yds.) PERMISSIBLE GROUND COVERAGE (65% OF PLOT AREA)= 1950 x 2 = 2535.00 Sq.Ft.(281.667 Sq.Yds.) PERMISSIBLE F.A.R. (1:2.60) = 10140.00 Sq.Ft.(1126.667 Sq.Yds.) Covered Area on STILT FLOOR =Y + Z =6'-9"x6'-0" + 11'-6"x14'-9" =40.500 + 169.625 = 210.125 Sq.Ft. Covered Area on Typical floor (FIRST FLOOR TO FOURTH FLOOR) = X - L1 + S1 + 2S2 + S3 = 60'-0"x40'-9"-{5'-3"x5'-3"+ 3'-6"x2'-6" + 2 x (1'-9"x3'-0")} +1'-9"x5'-0" = 2445.00 - {27.563+ 8.75 + 10.500 + 8.75 } = 2445.00 - 55.563 = 2389.437 Sq.Ft. Covered Area on Mumty Terrace =6'-9"x6'-0" + 11'-6"x14'-9" =40.500 + 169.625 = 210.125 Sq.Ft.	Total Covered Area (F.A.R.) = 210.125+ 2389.437 +2389.437 + 2389.437 + 2389.437 = 9767.873 Sq.Ft. Achieved F.A.R. = 9767.873/3900 = 1:2.505 Covered Area of One Unit = 2389.437/2 = 1194.719 Sq.Ft. Total Height = 48'-3" Boundary Wall = 109'-0"	Required Car Parking Of One Unit Upto 120 Sq.Mts. = 1.5 E.C.S. Total No. of Unit = 8 Nos. Total E.C.S. Required = 1.5 x8 = 12 E.C.S. Provided Car Parking On Surface = A + B = 59'-3"x12'-1½"+59-3"x11'-9" = 718.406 + 696.188 = 1414.594 Sq.Ft. (157.177 Sq.Yds.) = 157.177 / 26.50 = 5.93 E.C.S. Provided Car Parking Under Stilt = 59'-3"x40'-9" - (6'-9"x6'-0"+11'-6"x14'-9") = 2414.438 - (40.50 + 169.625) = 2414.438 - 210.125 = 2204.313 Sq.Ft. (244.924 Sq.Yds.) = 244.924/32.50 = 7.54 E.C.S. Total Car Parking = 5.93 + 7.54 = 13.47 E.C.S.	STILT FLOOR AREA = 2445.00 SQ.FT TYPICAL FLOOR AREA = 2389.437 x 4 (FIRST FLOOR TO FOURTH FLOOR) = 9557.748 SQ.FT. MUMTY AREA = 210.125 SQ.FT. TOTAL AREA = 12212.873 SQ.FT BOUNDARY WALL = 109'-0" R.FT.

Encroachment & over hanging Structure / Chabutra we the convision that such aspect of Building Plan shall not amount to Regularisation/approval of Colony & without prejudice to the prosecution [illegible] the PUDA Act if any

Engineer Officer
Municipal Council Zirakpur

Municipal Engineer
Municipal Council
Zirakpur

Client's Signature

Developer/Owner

For GBM INFRATECH

Auth. Signatory

Project

PROPOSED RESIDENTIAL APARTMENT BUILDING ON PLOT 29 & 29 BELONGS TO GBM INFRATECH IN BOLLYWOOD ESENCIA HADBAST NO. 50 VILLAGE GAZIPUR UNDER M.C. ZIRAKPUR

Architect's Signature

AR. AMITA S.
COA, AIIA, IIID
CA - 75704

Architect

AR. RAJINDER SINGH
B.arch Alig Cos
AR. AMITA SAINI
Bhd Alig Cos Ar Bd

NIRMAAN ASSOCIATES

an architecture studio

ARCHITECTS,INTERIOR DESIGNERS
LANDSCAPERS & ENGINEERS
Office:- SHOW ROOM-2 , 1ST FLOOR,
SECTOR - 11, PANCHKULA, HARYANA
(TRICITY CHANDIGARH)
PHONE NO. 0172-5094499,172-5094498, 9814168879
EMAIL :- nirmaanassociates@gmail.com

DRAWING TITLE

SITE PLAN , AREA DIAGRAM ,AREA DETAIL,LOCATION PLAN & KEY PLAN

JOB NO.	NA-03	DRAWING NO.	REV.
DATE		01/04	
SCALE	NTS		
DRAWN	MANISH	STUDIO-3	
CHECKED	BHUPINDER	ENGINEERING WING	
PAPER SIZE	A1		
NORTH	N	PMC, Approvals, Designs, Valuations, Estimates and Tender Consultancy.	

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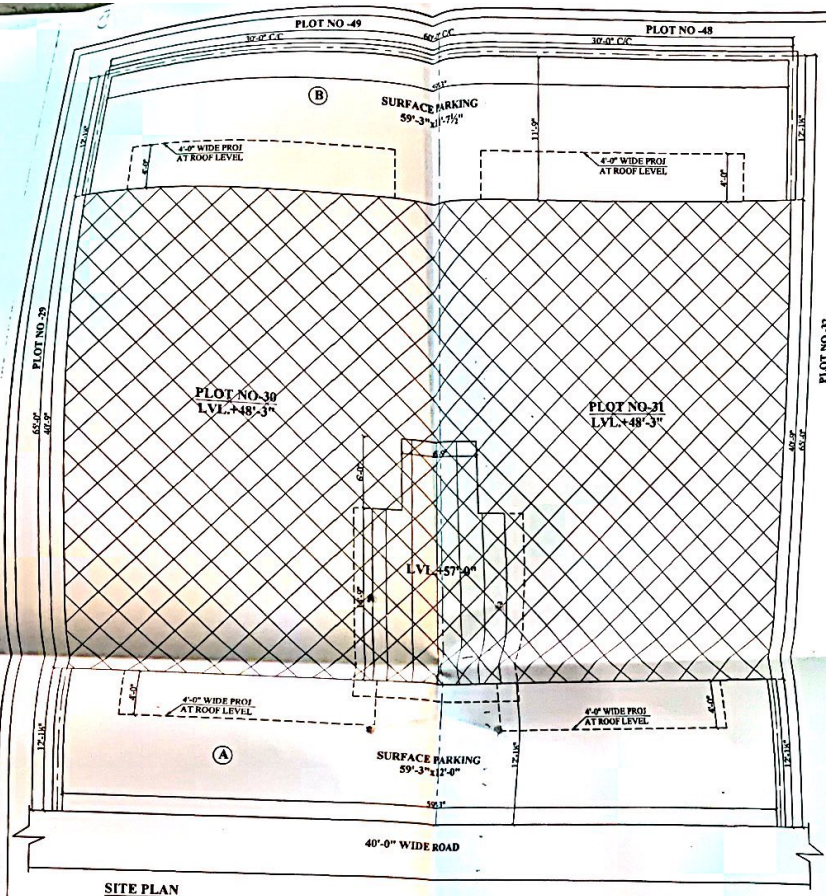
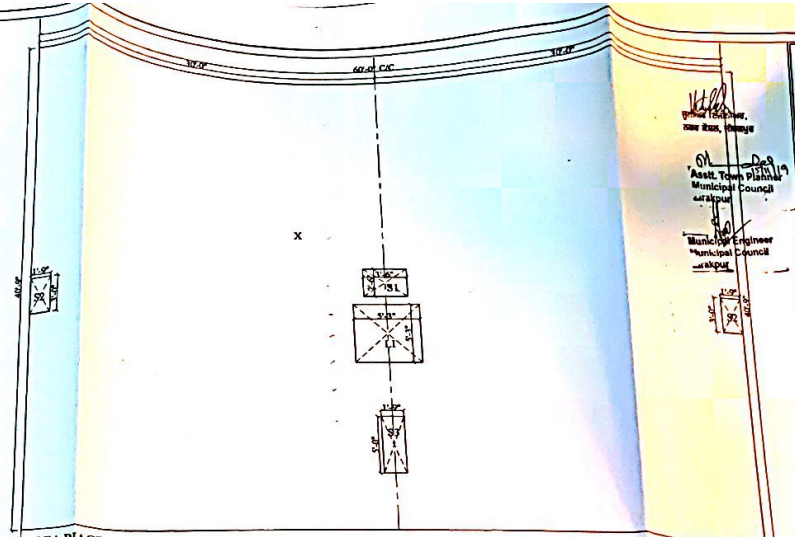
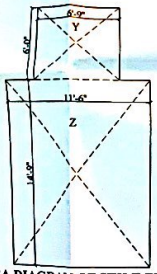


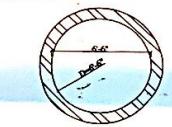
SITE PLAN



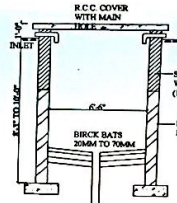
AREA DIAGRAM OF FIRST TO FOURTH FLOOR



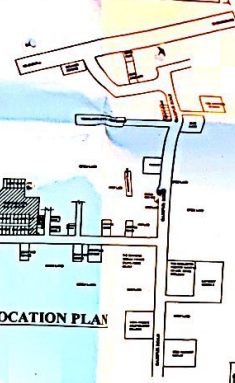
AREA DIAGRAM OF STILT FLOOR



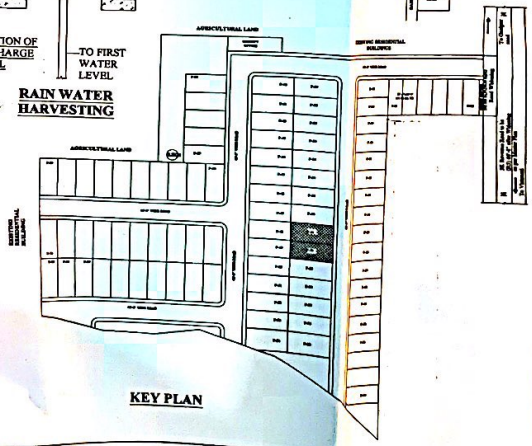
PLAN



RAIN WATER HARVESTING



LOCATION PLAN



KEY PLAN

AREA STATEMENT	AREA STATEMENT	CAR PARKING	COVERED AREA FOR FEES CALCULATION
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Encroachment & over hanging Structure / Chabutra with the condition that such approval of Building Plan shall not amount to Regularisation/approval of Colony & without prejudice to the prosecution launched under the PUDA Act if any

Executive Officer
Municipal Council Zirakpur

Asstt. Town Planner
Municipal Council
Zirakpur

Municipal Engineer
Municipal Council
Zirakpur

Client's Signature

Developer/Owner
For GBM INFRATECH

Project
PROPOSED RESIDENTIAL APARTMENT BUILDING ON PLOT 30 & 31 BELONGS TO GBM INFRATECH IN BOLLYWOOD ESENCIA HADBAST NO. 50 VILLAGE GAZIPUR UNDER M.C. ZIRAKPUR

Architect's Signature

AR. AMITA SAINI
COA, AIIA, IIID, AIV
CA - 75704

Architect
AR. RAJINDER SINGH
B.arch Aiia Coa
AR. AMITA SAINI
Bed Aiia Coa Aiv Iid

NIRMAAN ASSOCIATES
an architecture studio
ARCHITECTS INTERIOR DESIGNERS
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Office:- SHOW ROOM-2 , 1ST FLOOR,
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(TRICITY CHANDIGARH)
PHONE NO. 0172-4004466,173-4004466, 9814100879
EMAIL :- nirmaanassociates@gmail.com

DRAWING TITLE
SITE PLAN , AREA DIAGRAM ,AREA DETAIL,LOCATION PLAN & KEY PLAN

JOB NO.	M04-02	DRAWING NO.	REV.
DATE		01/04	
SCALE	NTS		
DRAWN	MANISH	STUDIO-3	
CHECKED	BHUPINDER	ENGINEERING WING	
PAPER SIZE	A3		
NORTH	N	PMC, Approvals, Designs, Valuations, Estimates and Tender Consultancy.	

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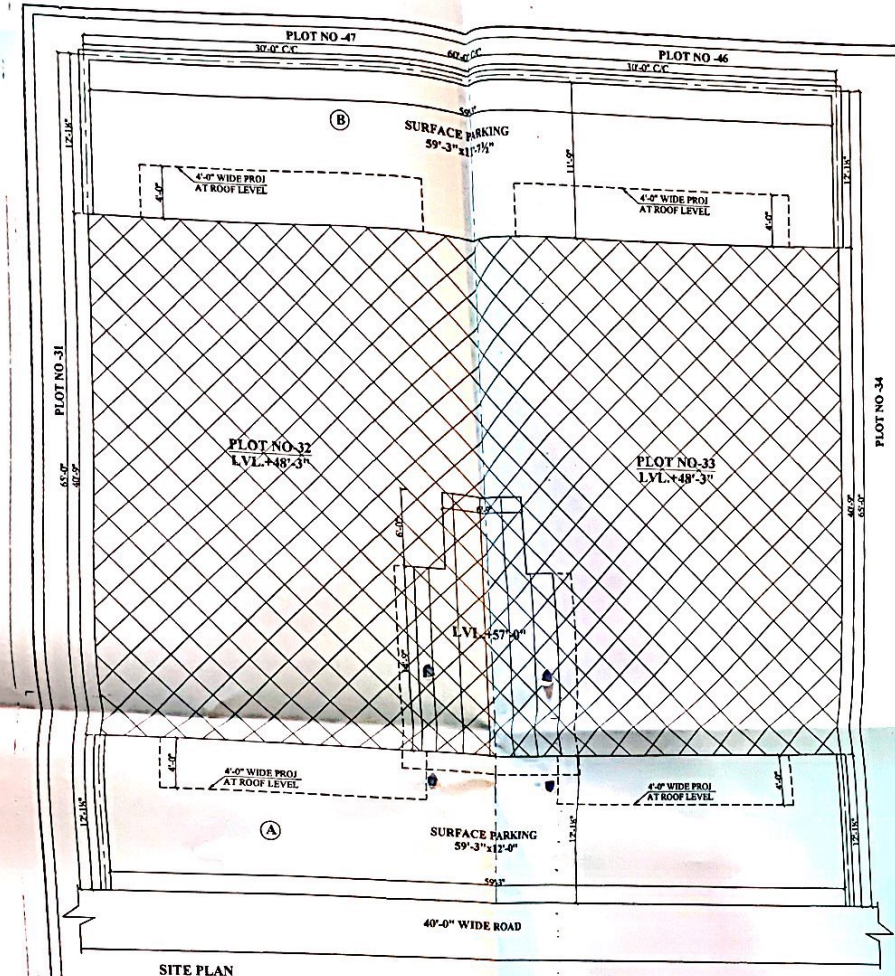
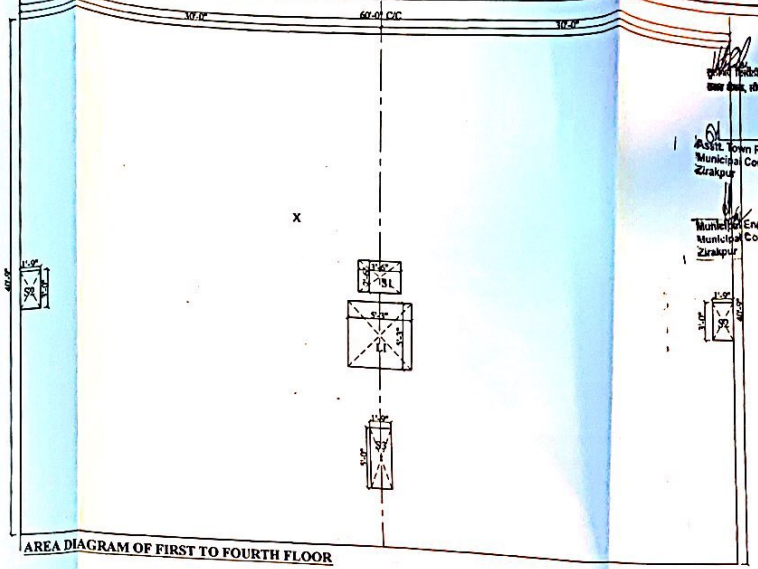
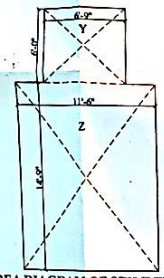


SITE PLAN

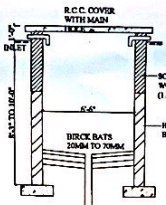


AREA DIAGRAM OF FIRST TO FOURTH FLOOR



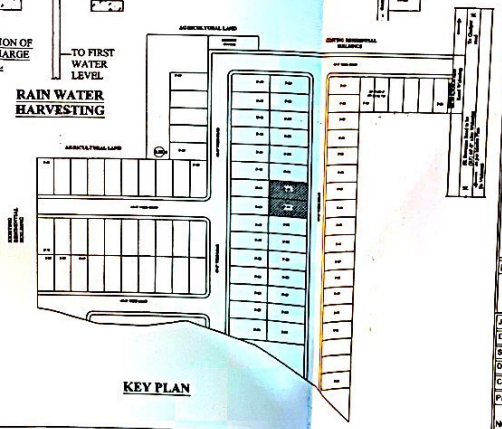
AREA DIAGRAM OF STILT FLOOR

PLAN



RAIN WATER HARVESTING

LOCATION PLAN



KEY PLAN

AREA STATEMENT	AREA STATEMENT	CAR PARKING	COVERED AREA FOR FEES CALCULATION
PLOT NO-32 AREA = 30'-0"x65'-0" = 1950.00 Sq.Ft. (216.667 Sq.Yds.) PLOT NO-33 AREA = 30'-0"x65'-0" = 1950.00 Sq.Ft. (216.667 Sq.Yds.) TOTAL PLOT AREA = 1950.00 +1950 .00 = 3900 Sq.Ft. (433.334 Sq.Yds.) PERMISSIBLE GROUND COVERAGE (65% OF PLOT AREA)= 1950 x 2 = 2535.00 Sq.Ft.(281.667 Sq.Yds.) PERMISSIBLE F.A.R. (1:2.60) = 10140.00 Sq.Ft.(1126.667 Sq.Yds.) Covered Area on STILT FLOOR =Y + Z =6'-9"x6'-0" + 11'-6"x14'-9" =40.500 + 169.625 = 210.125 Sq.Ft. Covered Area on Typical floor (FIRST FLOOR TO FOURTH FLOOR) = X - L1 + S1 + 2S2 + S3 = 60'-0"x40'-9"-{5'-3"x5'-3"+ 3'-6"x2'-6" + 2 x (1'-9"x3'-0")} +1'-9"x5'-0" = 2445.00 - {27.563+ 8.75 + 10.500 + 8.75 } = 2445.00 - 55.563 = 2389.437 Sq.Ft. Covered Area on Mumty Terrace =6'-9"x6'-0" + 11'-6"x14'-9" =40.500 + 169.625 = 210.125 Sq.Ft.	Total Covered Area (F.A.R.) = 210.125 + 2389.437 +2389.437 + 2389.437 + 2389.437 = 9767.873 Sq.Ft. Achieved F.A.R. = 9767.873/3900 = 1:2.505 Covered Area of One Unit = 2389.437/2 = 1194.719 Sq.Ft. Total Height = 48'-3" Boundary Wall = 109'-0"	Required Car Parking OF One Unit Upto 120 Sq.Mts. = 1.5 E.C.S. Total No. of Unit = 8 Nos. Total E.C.S. Required = 1.5 x8 = 12 E.C.S. Provided Car Parking On Surface = A + B = 59'-3"x12'-1½" +59-3"x11'-9" = 718.406 + 696.188 = 1414.594 Sq.Ft. (157.177 Sq.Yds.) = 157.177 / 26.50 = 5.93 E.C.S. Provided Car Parking Under Stilt = 59'-3"x40'-9"- (6'-9"x6'-0"+11'-6"x14'-9") = 2414.438 - (40.50 + 169.625) = 2414.438 - 210.125 = 2204.313 Sq.Ft. (244.924 Sq.Yds.) = 244.924/32.50 = 7.54 E.C.S. Total Car Parking = 5.93 + 7.54 = 13.47 E.C.S.	STILT FLOOR AREA = 2445.00 SQ.FT TYPICAL FLOOR AREA = 2389.437 x 4 = 9557.748 SQ.FT. (FIRST FLOOR TO FOURTH FLOOR) MUMTY AREA = 210.125 SQ.FT. TOTAL AREA = 12212.873 SQ.FT BOUNDARY WALL = 109'-0" R.FT.

Sanctioned subject to the following Encroachment over hanging Structure / Cantilever with the condition that such approval of Building Plan shall not amount to Regularisation/approval of Colony & without prejudice to the prosecution attached under the PUDA Act if any

Town Planner, Zirakpur

Asstt. Town Planner
Municipal Council
Zirakpur

Municipal Engineer
Municipal Council
Zirakpur

Client's Signature

Developer/Owner

For GBM INFRATECH

Auth. Signatory

Project

PROPOSED RESIDENTIAL APARTMENT BUILDING ON PLOT 32 & 33 BELONGS TO GBM INFRATECH IN BOLLYWOOD ESENCIA HADBAST NO. 50 VILLAGE GAZIPUR UNDER M.C. ZIRAKPUR

Architect's Signature

AR. AMITA SAINI
COA, AIIA, IIID, AIV
CA - 75704

Architect

AR. RAJINDER SINGH
B arch Aas Coa
AR. AMITA SAINI
Bid Aas Coa Ar iid

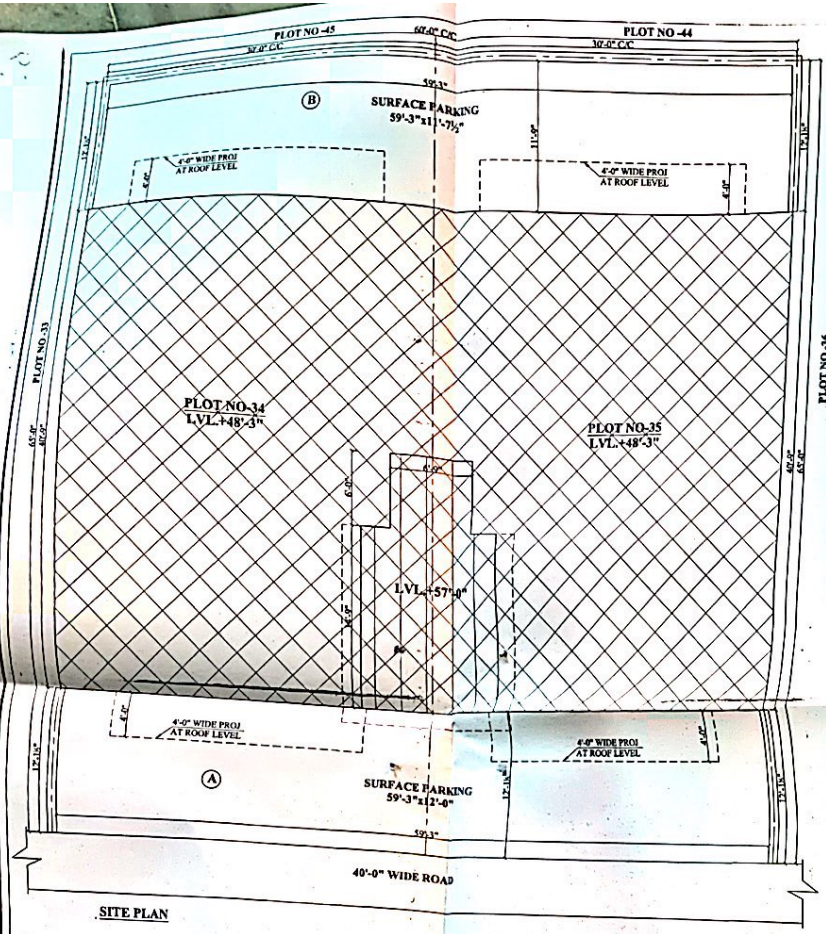
NIRMAAN ASSOCIATES
an architecture studio
ARCHITECTS,INTERIOR DESIGNERS
LANDSCAPERS & ENGINEERS
Office:- SHOW ROOM-2 , 1ST FLOOR,
SECTOR - 11, PANCHKULA, HARYANA
(TRICITY CHANDIGARH)
PHONE NO. 0172-5064486,172-4064486, 8814168879
EMAIL :- nirmaanassociates@gmail.com

DRAWING TITLE

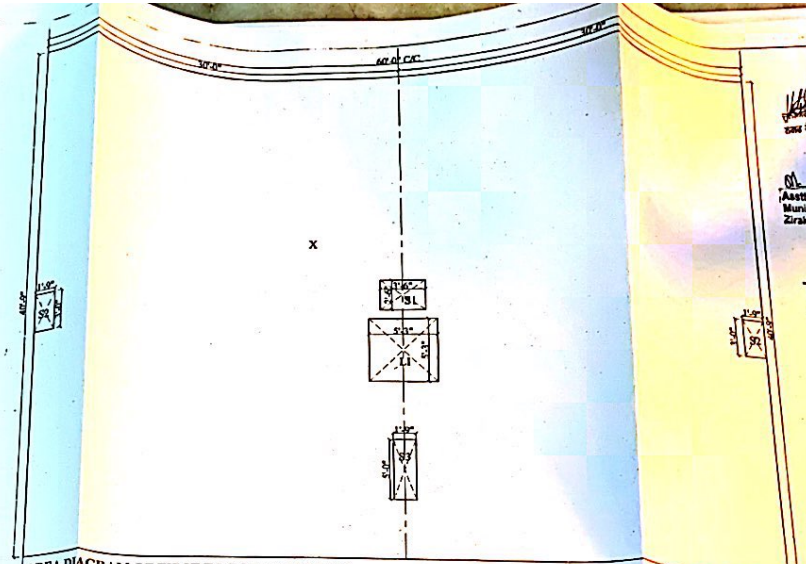
SITE PLAN , AREA DIAGRAM ,AREA DETAIL,LOCATION PLAN & KEY PLAN

JOB NO.	NA-401	DRAWING NO.	REV.
DATE		01/04	
SCALE	NTS		
DRAWN	MANISH	STUDIO-3	
CHECKED	BHUPINDER	ENGINEERING WING	
PAPER SIZE	A1	PMC, Approvals, Designs, Valuations, Estimates and Tender Consultancy.	
NORTH	N		

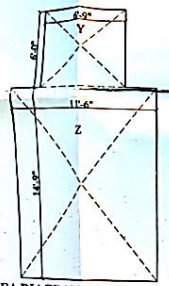
Scanned with CamScanner



SITE PLAN

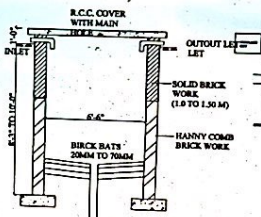


AREA DIAGRAM OF FIRST TO FOURTH FLOOR



AREA DIAGRAM OF STILT FLOOR

PLAN

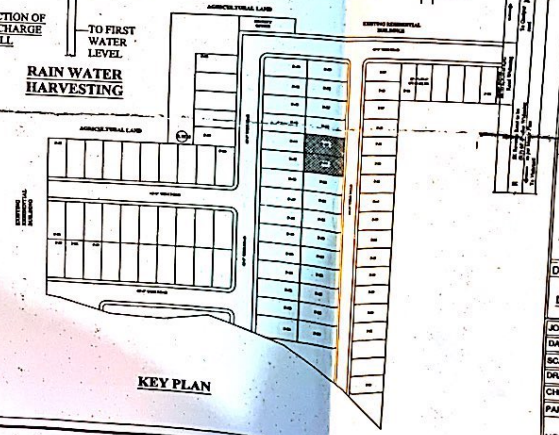


SECTION OF RECHARGE WELL

TO FIRST WATER LEVEL

RAIN WATER HARVESTING

LOCATION PLAN



KEY PLAN

Encroachment & over ... Structure / Chabutra with ... condition that such approval ... Building Plan shall not ... Regularisation/approval of Co... without prejudice to the ... launched under the PUCIA Act ...

Executive Officer
Municipal Council Zirakpur

Asstt. Town Planner
Municipal Council
Zirakpur

Municipal Engineer
Municipal Council
Zirakpur

Client's Signature

Developer/Owner

For GBM INFRATECH

Auth. Signatory

Project

PROPOSED RESIDENTIAL APARTMENT BUILDING ON PLOT 34 & 35 BELONGS TO GBM INFRATECH IN BOLLYWOOD ESENCIA HADBAST NO. 30 VILLAGE GAZIPUR UNDER M.C. ZIRAKPUR

Architect's Signature

AR. AMITA SAINI
COA, AIIA, IIID, AIV
CA - 75704

Architect AR. RAJINDER SINGH
B.arch Jabe Cosa
AR. AMITA SAINI
Bed Abe Cosa Abe Bed

NIRMAAN ASSOCIATES
an architecture studio
ARCHITECTS,INTERIOR DESIGNERS
LANDSCAPING & ENGINEERS
Office:- SHOW ROOM-2 , 1ST FLOOR,
SECTOR - 11, PANCHKULA, HARYANA
(TRICITY CHANDIGARH)
PHONE NO. 0172-5004488,172-4064488, 9814168879
EMAIL :- nirmaanassociates@gmail.com

DRAWING TITLE

SITE PLAN , AREA DIAGRAM ,AREA DETAIL,LOCATION PLAN & KEY PLAN

JOB.NO.	M44-03	DRAWING NO. 01/04	REV.
DATE	-		
SCALE	NTS		
DRAWN	MANISH	STUDIO-3	
CHECKED	SHUBHENDER	ENGINEERING WING	
PAPER SIZE	A1	PMC, Approvals, Designs, Valuations, Estimates and Tender Consultancy.	
NORTH	N		

AREA STATEMENT

PLOT NO-34 AREA = 30'-0"x65'-0" = 1950.00 Sq.Ft. (216.667 Sq.Yds.)
PLOT NO-35 AREA = 30'-0"x65'-0" = 1950.00 Sq.Ft. (216.667 Sq.Yds.)
TOTAL PLOT AREA = 1950.00 +1950 .00 = 3900 Sq.Ft. (433.334 Sq.Yds.)

PERMISSIBLE GROUND COVERAGE
(65% OF PLOT AREA)= 1950 x 2 = 2535.00 Sq.Ft.(281.667 Sq.Yds.)

PERMISSIBLE F.A.R. (1:2.60) = 10140.00 Sq.Ft.(1126.667 Sq.Yds.)

Covered Area on STILT FLOOR
=Y + Z
=6'-9"x6'-0" + 11'-6"x14'-9"
=40.500 + 169.625
= 210.125 Sq.Ft.

Covered Area on Typical floor (FIRST FLOOR TO FOURTH FLOOR)
= X - L1 + S1 + 2S2 + S3
= 60'-0"x40'-9"-{5'-3"x5'-3"+ 3'-6"x2'-6" + 2 x (1'-9"x3'-0")} +1'-9"x5'-0"
= 2445.00 - {27.563+ 8.75 + 10.500 + 8.75 }
= 2445.00 - 55.563
= 2389.437 Sq.Ft.

Covered Area on Mumty Terrace
=6'-9"x6'-0" + 11'-6"x14'-9"
=40.500 + 169.625
= 210.125 Sq.Ft.

AREA STATEMENT

Total Covered Area (F.A.R.)
= 210.125 + 2389.437 +2389.437 + 2389.437 + 2389.437
= 9767.873 Sq.ft.

Achieved F.A.R.
= 9767.873/3900
= 1:2.505

Covered Area of One Unit
= 2389.437/2
= 1194.719 Sq.ft.

Total Height = 48'-3"

Boundary Wall = 109'-4"

CAR PARKING

Required Car Parking OF One Unit Upto 120 Sq.Mts. = 1.5 E.C.S.
Total No. of Unit = 8 Nos.
Total E.C.S. Required = 1.5 x8 = 12 E.C.S.

Provided Car Parking On Surface
= A + B
= 59'-3"x12'-1½"+59-3"x11'-9"
= 718.406 + 696.188
= 1414.594 Sq.Ft. (157.177 Sq.Yds.)
= 157.177 / 26.50
= 5.93 E.C.S.

Provided Car Parking Under Stilt
= 59'-3"x40'-9"- (6'-9"x6'-0"+11'-6"x14'-9")
= 2414.438 - (40.50 + 169.625)
= 2414.438 - 210.125
= 2204.313 Sq.Ft. (244.924 Sq.Yds.)
= 244.924/32.50
= 7.54 E.C.S.

Total Car Parking
= 5.93 + 7.54
= 13.47 E.C.S.

COVERED AREA FOR FEES CALCULATION

STILT FLOOR AREA	= 2445.00 SQ.FT
TYPICAL FLOOR AREA = 2389.437 x 4 (FIRST FLOOR TO FOURTH FLOOR)	= 9557.748 SQ.FT.
MUMTY AREA	= 210.125 SQ.FT.
TOTAL AREA	= 12212.873 SQ.FT
BOUNDARY WALL	= 109'-0" R.FT.

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