

Total Area statement

Area Statement								
Company: Dilpreet Tubes Pvt. Ltd.								
Project: Hyderabad Vigyan Research District								
Date: 06-12-2024								
Prepared by: Waseem								
LAB SPACE								(Area in sft.)
S No.	Bldg. No.	Floor	Load bearing capacity (kN/m2)	Floor to Floor height in meters	Lab Space - Carpet Area	Lab Space Built-up-area / floor plate	Common Area of Bldg. on Parking, Fourth, Terrace Floors	Super Built-up-area (SBUA)
1	Block 1 / 4005 - Staircase & Lobby	Basement	NA	2.95			1,187	
2	Block 1 / 4005 - Staircase & Lobby	Lower Stilt Floor	NA	2.95			1,187	
3	Block 1 / 4005 - Staircase & Lobby	Upper Stilt Floor	NA	2.95			1,187	
4	Block 1 / 4005 - Electrical Room	Lower Stilt Floor	NA	2.95			2,803	
5	Block 1 / 4005 - Services	Lower Stilt Floor	NA	2.95			674	
6	Block 1 / 4005 - Refuge Area	Fourth floor	7.50	5.40			1,433	
7	Block 1 / 4005 - Lab Space	First floor	7.50	5.40	15,365	17,099		18,731
8	Block 1 / 4005 - Lab Space	Second floor	7.50	5.40	15,365	17,099		18,731
9	Block 1 / 4005 - Lab Space	Third floor	7.50	5.40	15,365	17,099		18,731
10	Block 1 / 4005 - Lab Space	Fourth floor	7.50	5.40	11,235	15,674		17,170
11	Block 1 / 4005 - Lab Space	Fifth floor	7.50	5.40	15,365	17,099		18,731
12	Block 1 / 4005 - Lab Space	Sixth floor	7.50	5.40	15,365	17,099		18,731
13	Block 1 / 4005 - Staircase & Lobby	Terrace	10.00	3.00			1,187	
14	Block 1 / 4005	Total			88,058	1,01,168	9,658	1,10,827
15	Block 2 / 1008 - Staircase & Lobby	Basement	NA	2.95			1,362	
16	Block 2 / 1008 - Staircase & Lobby	Lower Stilt Floor	NA	2.95			1,362	
17	Block 2 / 1008 - Staircase & Lobby	Upper Stilt Floor	NA	2.95			1,362	
18	Block 2 / 1008 - Electrical Room	Lower Stilt Floor	NA	2.95			2,996	
19	Block 2 / 1008 - Services	Lower Stilt Floor	NA	2.95			961	
20	Block 2 / 1008 - Refuge Area	Fourth floor	7.50	5.40			1,361	
21	Block 2 / 1008 - Lab Space	First floor	7.50	5.40	15,144	17,066		18,885
22	Block 2 / 1008 - Lab Space	Second floor	7.50	5.40	15,144	17,066		18,885

Total Area statement

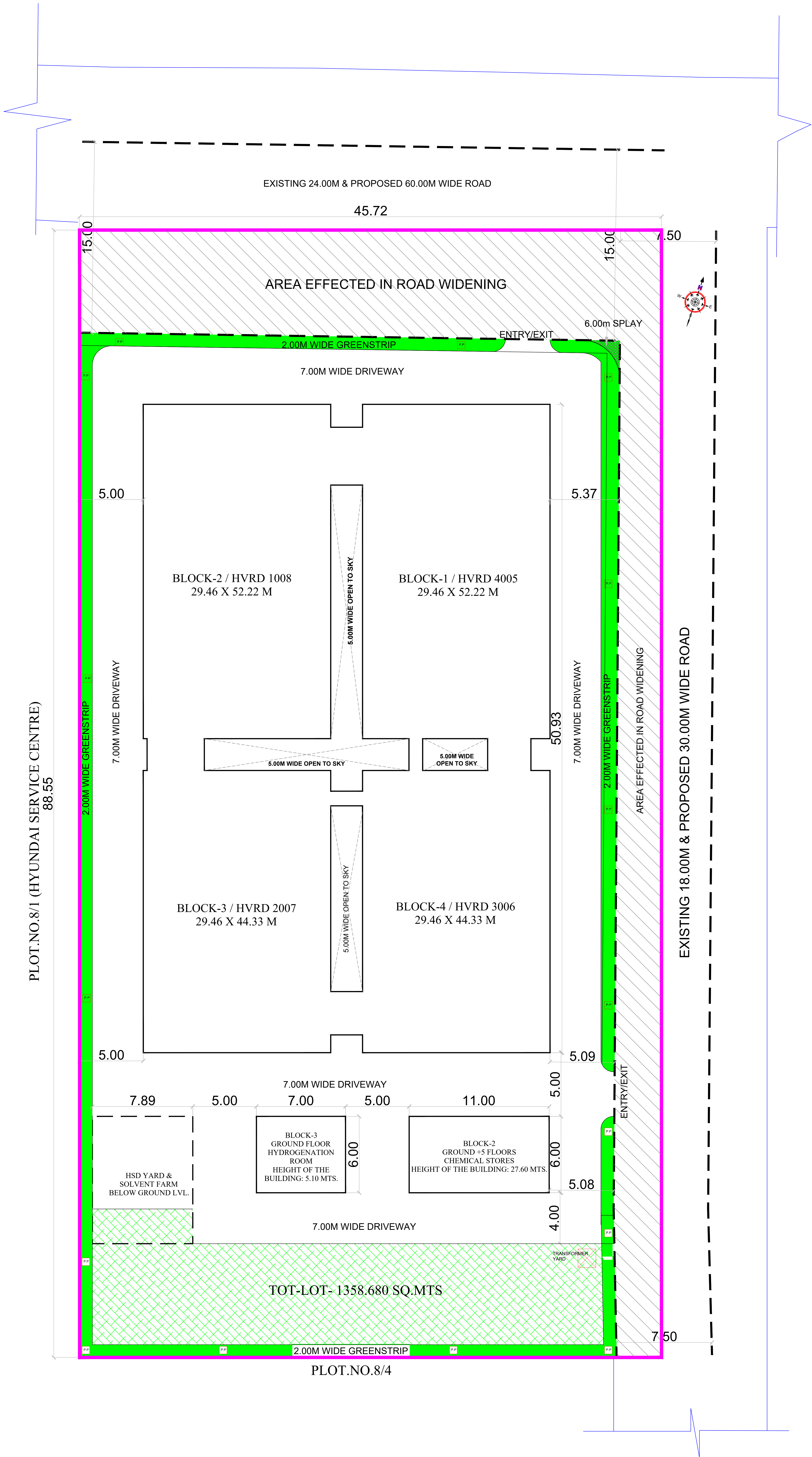
S No.	Bldg. No.	Floor	Load bearing capacity (kN/m2)	Floor to Floor height in meters	Lab Space - Carpet Area	Lab Space Built-up-area / floor plate	Common Area of Bldg. on Parking, Fourth, Terrace Floors	Super Built-up-area (SBUA)
23	Block 2 / 1008 - Lab Space	Third floor	7.50	5.40	15,144	17,066		18,885
24	Block 2 / 1008 - Lab Space	Fourth floor	7.50	5.40	13,812	15,705		17,379
25	Block 2 / 1008 - Lab Space	Fifth floor	7.50	5.40	15,144	17,066		18,885
26	Block 2 / 1008 - Lab Space	Sixth floor	7.50	5.40	15,144	17,066		18,885
27	Block 2 / 1008 - Staircase & Lobby	Terrace	10.00	3.00			1,362	
28	Block 2 / 1008	Total			89,532	1,01,036	10,767	1,11,803
29	Block 3 / 2007 - Staircase & Lobby	Basement	NA	2.95			1,124	
30	Block 3 / 2007 - Staircase & Lobby	Lower Stilt Floor	NA	2.95			1,124	
31	Block 3 / 2007 - Staircase & Lobby	Upper Stilt Floor	NA	2.95			1,124	
32	Block 3 / 2007 - Electrical Room	Lower Stilt Floor	NA	2.95			2,803	
33	Block 3 / 2007 - Services	Lower Stilt Floor	NA	2.95			973	
34	Block 3 / 2007 - Refuge Area	Fourth floor	7.50	5.40			1,370	
35	Block 3 / 2007 - Lab Space	First floor	7.50	5.40	12,825	14,499		16,131
36	Block 3 / 2007 - Lab Space	Second floor	7.50	5.40	12,825	14,499		16,131
37	Block 3 / 2007 - Lab Space	Third floor	7.50	5.40	12,825	14,499		16,131
38	Block 3 / 2007 - Lab Space	Fourth floor	7.50	5.40	11,488	13,129		14,607
39	Block 3 / 2007 - Lab Space	Fifth floor	7.50	5.40	12,825	14,499		16,131
40	Block 3 / 2007 - Lab Space	Sixth floor	7.50	5.40	12,825	14,499		16,131
41	Block 3 / 2007 - Staircase & Lobby	Terrace	10.00	3.00			1,124	
42	Block 3 / 2007	Total			75,615	85,622	9,642	95,264
43	Block 4 / 3006 - Staircase & Lobby	Basement	NA	2.95			1,409	
44	Block 4 / 3006 - Staircase & Lobby	Lower Stilt Floor	NA	2.95			1,409	
45	Block 4 / 3006 - Staircase & Lobby	Upper Stilt Floor	NA	2.95			1,409	
46	Block 4 / 3006 - Electrical Room	Lower Stilt Floor	NA	2.95			2,803	
47	Block 4 / 3006 - Services	Lower Stilt Floor	NA	2.95			973	
48	Block 4 / 3006 - Refuge Area	Fourth floor	7.50	5.40			1,347	
49	Block 4 / 3006 - Lab Space	First floor	7.50	5.40	12,592	14,504		16,326
50	Block 4 / 3006 - Lab Space	Second floor	7.50	5.40	12,592	14,504		16,326

Total Area statement

S No.	Bldg. No.	Floor	Load bearing capacity (kN/m2)	Floor to Floor height in meters	Lab Space - Carpet Area	Lab Space Built-up-area / floor plate	Common Area of Bldg. on Parking, Fourth, Terrace Floors	Super Built-up-area (SBUA)
51	Block 4 / 3006 - Lab Space	Third floor	7.50	5.40	12,592	14,504		16,326
52	Block 4 / 3006 - Lab Space	Fourth floor	7.50	5.40	11,235	13,114		14,762
53	Block 4 / 3006 - Lab Space	Fifth floor	7.50	5.40	12,592	14,504		16,326
54	Block 4 / 3006 - Lab Space	Sixth floor	7.50	5.40	12,592	14,504		16,326
55	Block 4 / 3006 - Staircase & Lobby	Terrace	10.00	3.00			1,409	
56	Block 4 / 3006	Total			74,196	85,635	10,759	96,394
57	Grand Total - Lab Space - Leasable Area.				3,27,401	3,73,461		4,14,287
58	Efficiency (CA/SBUA)							79.03%
59	Efficiency (BUA/SBUA)							90.15%
SUPPORT SPACES								
60	Chemical Stores	Ground floor	NA	4.50				2,842
61	Chemical Stores	First floor	5.00	4.50				2,842
62	Chemical Stores	Second floor	5.00	4.50				2,842
63	Chemical Stores	Third floor	5.00	4.50				2,842
64	Chemical Stores	Fourth floor	5.00	4.50				2,842
65	Chemical Stores	Fifth floor	5.00	4.50				2,842
66	Chemical Stores	Terrace	10.00	2.40				863
67	Chemical Stores	Total						17,915
68	Hydrogenation Room	Ground floor		4.50				1,808
69	Hydrogenation Room	Terrace floor		2.40				256
70	Hydrogenation Room	Total						2,064
71	Cafeteria - Block 1 / 4005	Stilt 1 , Stilt 2	NA	2.95				3,644
72	Cafeteria - Block 2 / 1008	Stilt 1 , Stilt 2	NA	2.95				3,073
73	Cafeteria - Block 3 / 2007	Stilt 1 , Stilt 2	NA	2.95				3,687
74	Cafeteria - Block 4 / 3006	Stilt 1 , Stilt 2	NA	2.95				3,687
75	Total Support Space							34,070
PARKING								

Total Area statement

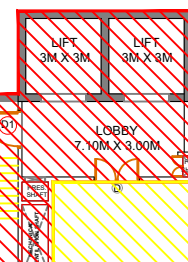
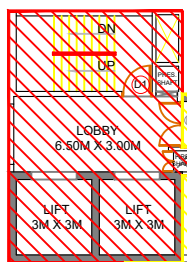
S No.	Bldg. No.	Floor	Load bearing capacity (kN/m2)	Floor to Floor height in meters	Lab Space - Carpet Area	Lab Space Built-up-area / floor plate	Common Area of Bldg. on Parking, Fourth, Terrace Floors	Super Built-up-area (SBUA)
76	Block 1 / HVRD 4005	Basement, Stilt1, Stilt2	NA	2.95				31,290
77	Block 2 / HVRD 1008	Basement, Stilt1, Stilt2	NA	2.95				34,321
78	Block 3 / HVRD 2007	Basement, Stilt1, Stilt2	NA	2.95				28,210
79	Block 4 / HVRD 3006	Basement, Stilt1, Stilt2	NA	2.95				27,582
80	Total Parking							1,21,403
81	Total Area							5,69,760
Notes:								
1	Carpet Area (CA): Area inside 4 walls of each floor. Excludes lifts, lobbies, staircases, wall thickness, columns, toilets & ducts.							
2	Built-Up Area (BUA): Area on each floor within 4 external walls. Includes - lifts, lobbies, staircases, wall thickness, columns, toilets, ducts.							
	Excludes - elevation projection & projection outside building line.							
3	Common Area: Lift + lobby + staircases on terrace and parking floors + Electrical panel room + Refuge area.							
4	Super Built-Up Area (SBUA): BUA + proportionate common area.							
5	Support spaces - To be leased separately.							
6	Areas subject to minor changes.							



Description	Direction	Owners & Developers :	Date :	11/12/2024	Promoted by
Site Plan		Dilpreet Tubes Pvt. Ltd.	Prepared By :	Kauser Razvi	Modi Properties & Investments Pvt. Ltd. Phone:+91-40-66335551
		Project Name & Phase :	Approved By :	Soham Modi	
		Hyderabad Vigyan Research District	Scale :	N.T.S	

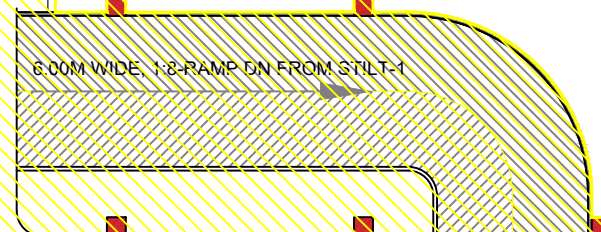
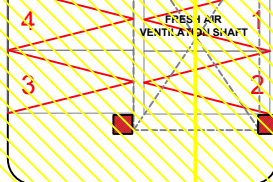
CA5 - 749 sft

CA7 - 767 sft



CA6 - 198 sft

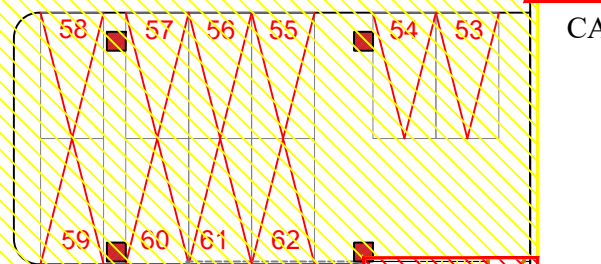
Parking Area - 14,532 sft



5.00M WIDE DRIVEWAY

Parking Area - 12,840 sft

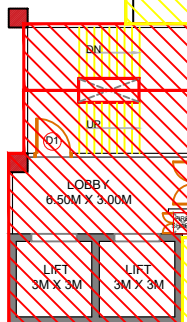
CA8 - 220 sft



CA9 - 200 sft

CA10 - 200 sft

CA3 - 195 sft

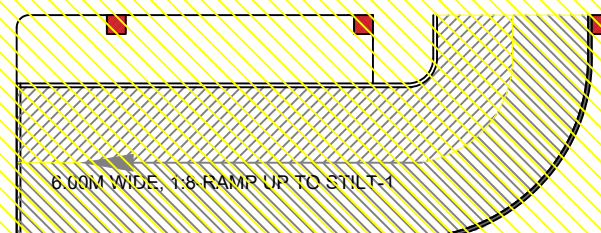
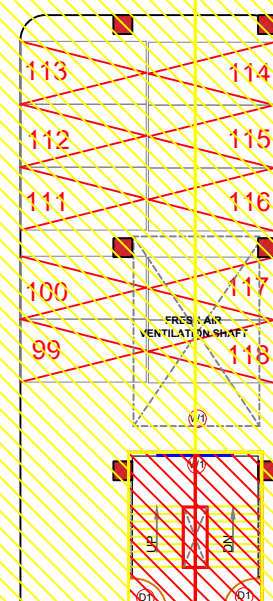
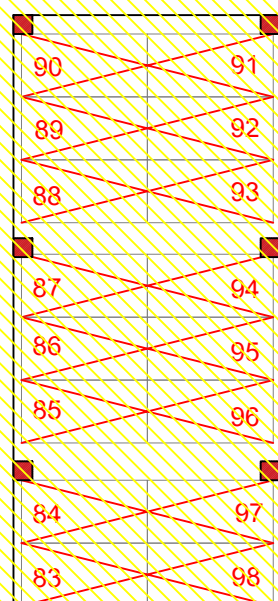


CA2 - 709 sft

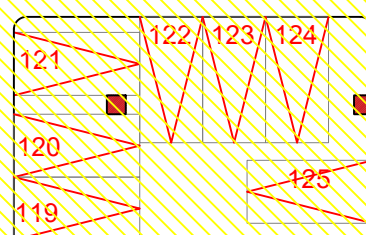


Parking Area - 12,484 sft

Parking Area - 13,868 sft



5.00M WIDE DRIVEWAY



4.60M WIDE DRIVEWAY

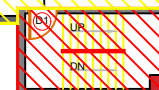
PROPOSED STP

CA14 - 195 sft

CA13 - 195 sft

CA1 - 220 sft

CA12 - 220 sft



Description

Direction

Owners & Developers :

Date :

29/11/2024

Promoted by

Area Statement Plan - Basement Floor



Dilpreet Tubes Pvt. Ltd.

Project Name & Phase :

Hyderabad Vigyan Research District

Prepared By :

Kauser Razvi

Approved By :

Soham Modi

Scale :

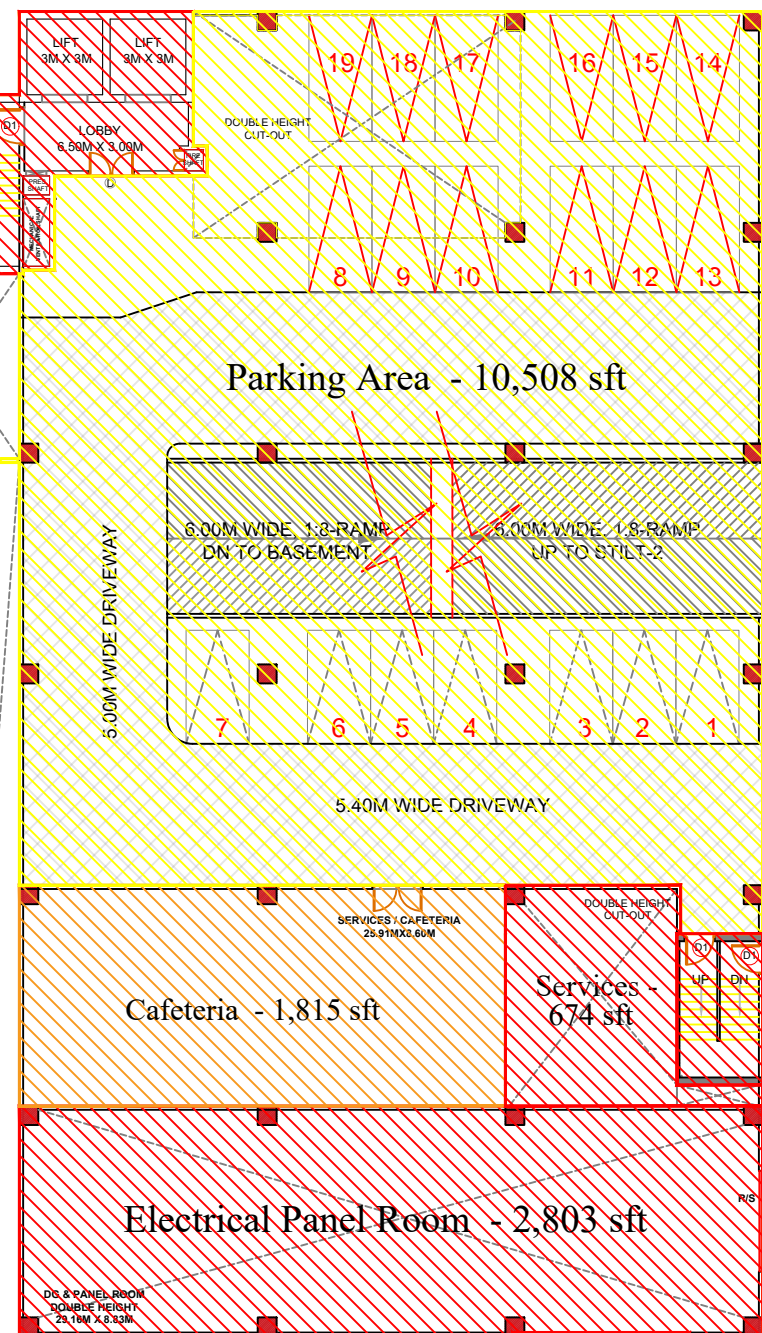
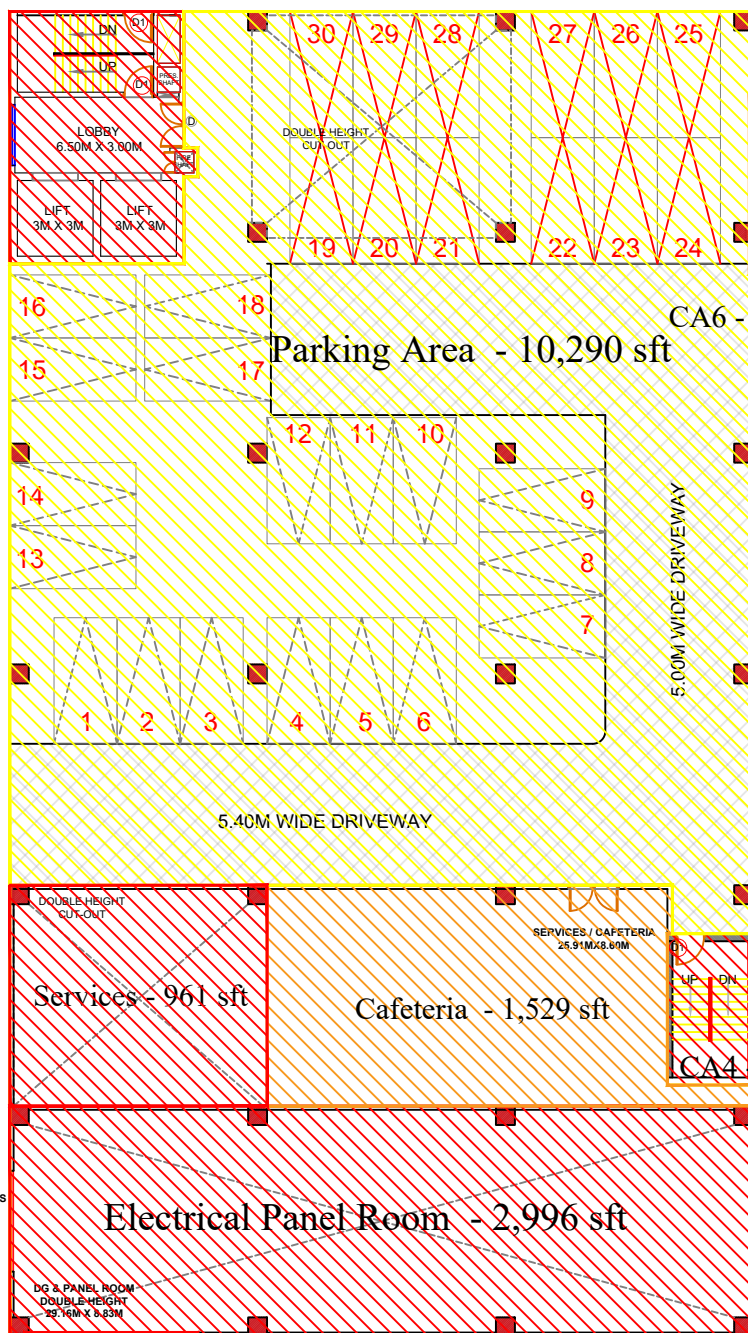
N.T.S

Modi Properties & Investments Pvt. Ltd.

Phone:+91-40-66335551

CA5 - 749 sft

CA7 - 767 sft



CA4 - 220 sft

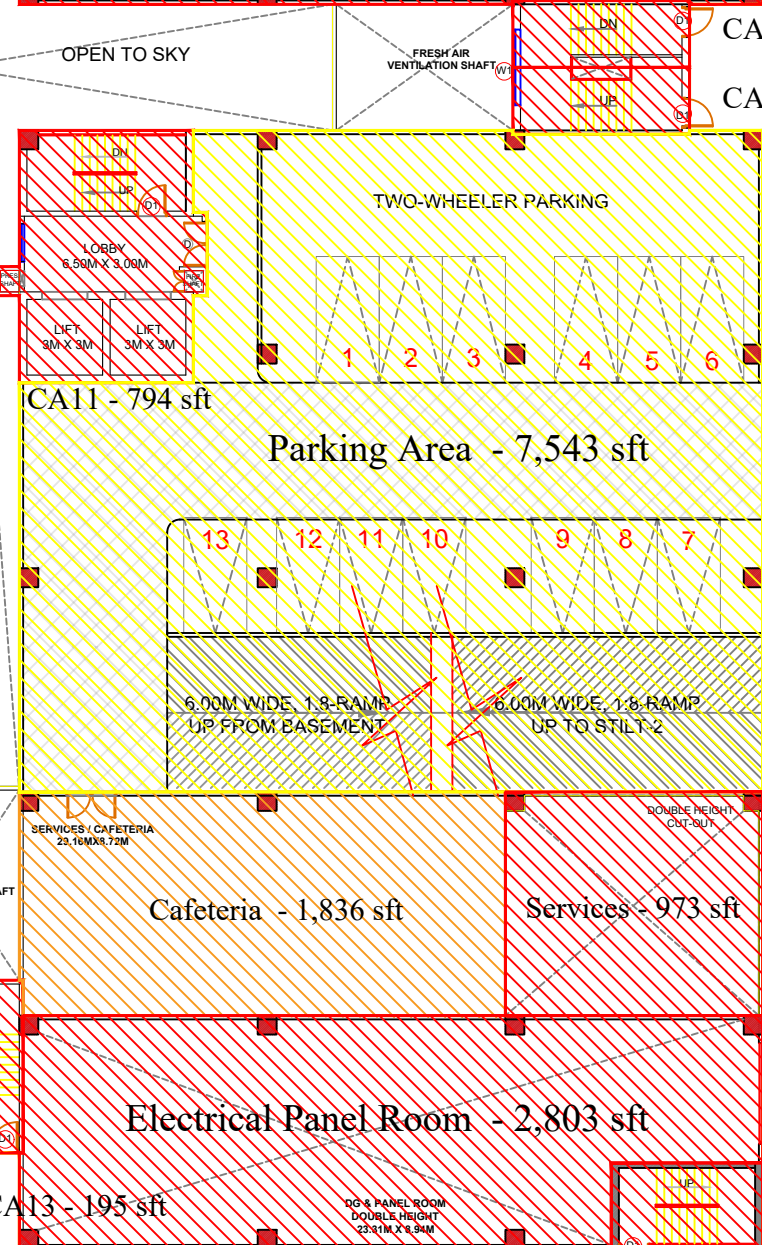
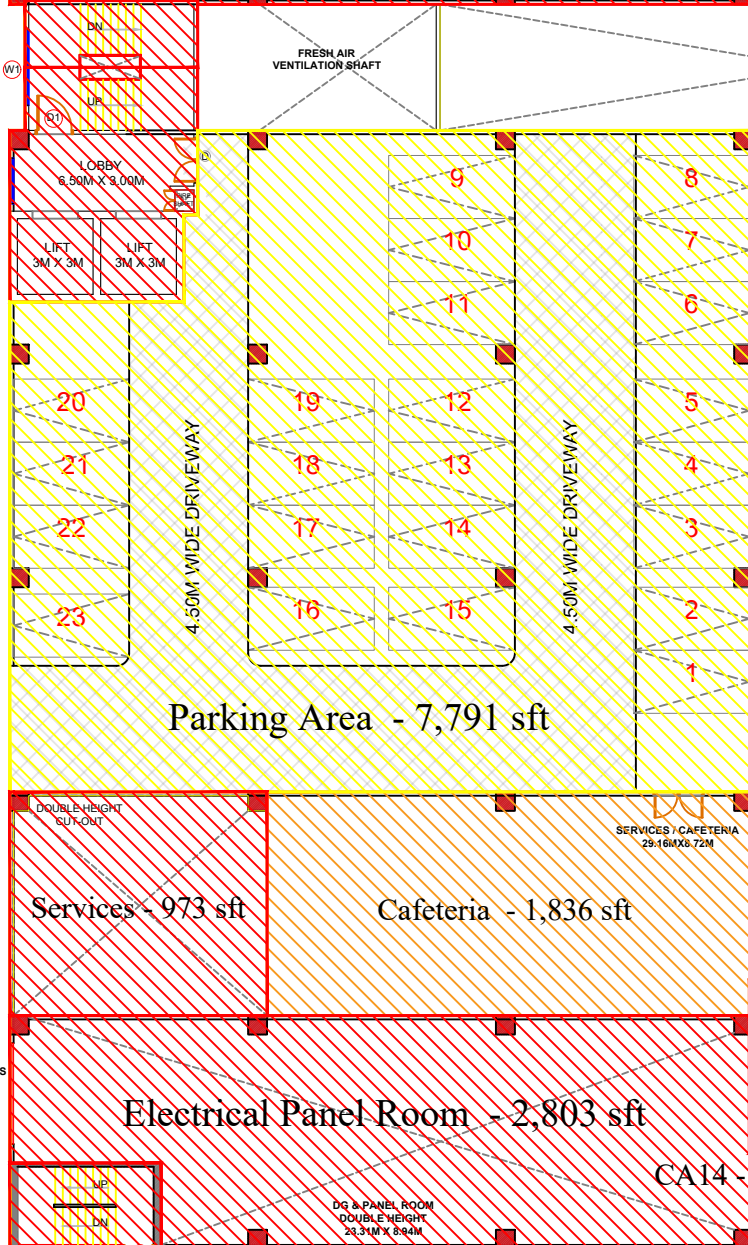
CA8 - 220 sft

CA3 - 195 sft

CA9 - 200 sft

CA2 - 709 sft

CA10 - 200 sft



CA14 - 195 sft

CA13 - 195 sft

CA1 - 220 sft

CA12 - 220 sft

Description

Direction

Owners & Developers :

Date :

06/12/2024

Promoted by

Area Statement Plan - Lower Stilt Floor



Dilpreet Tubes Pvt. Ltd.

Prepared By :

Kausar Razvi

Modi Properties & Investments Pvt. Ltd.

Project Name & Phase :

Approved By :

Soham Modi

Hyderabad Vigyan Research District

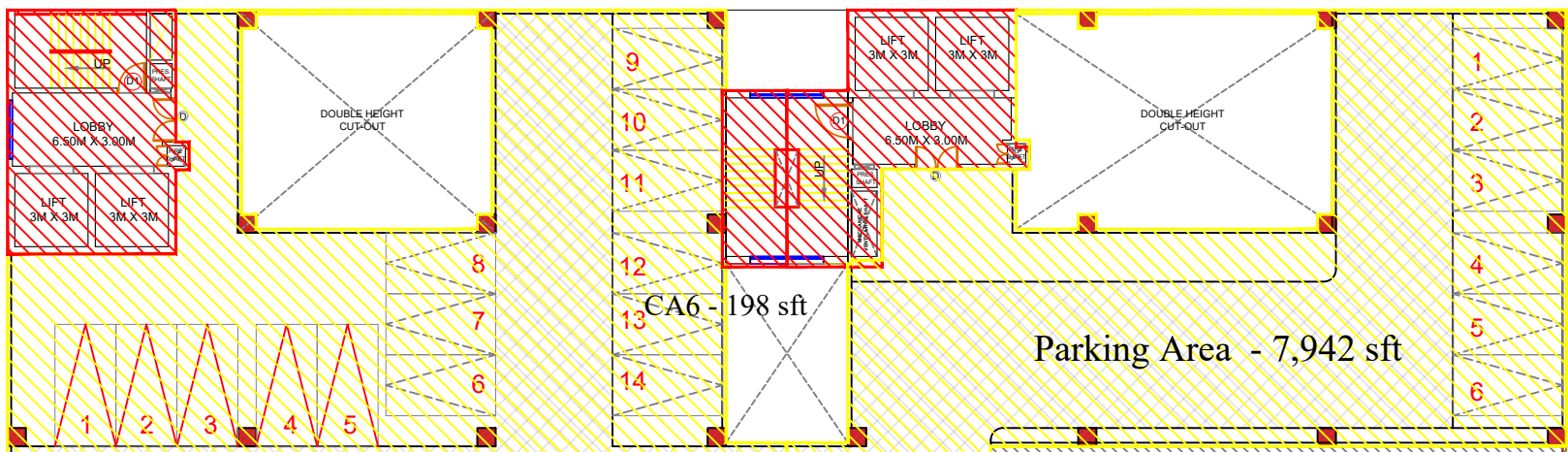
Scale :

N.T.S

Phone:+91-40-66335551

CA5 - 749 sft

CA7 - 767 sft



Parking Area - 9,499 sft

6.00M WIDE DRIVEWAY

Parking Area - 7,942 sft

6.00M WIDE, 1:8-RAMP DN TO STILT-1

5.00M WIDE DRIVEWAY

5.40M WIDE DRIVEWAY

Cafeteria - 1,544 sft

220 sft

Cafeteria - 1,829 sft

CA8 - 220 sft

CA3 - 195 sft

CA9 - 200 sft

CA10 - 200 sft

CA2 - 709 sft

5.00M WIDE OPEN TO SKY

CA11 - 794 sft

Parking Area - 6,171 sft

Parking Area - 7,935 sft

5.00M WIDE DRIVEWAY

6.00M WIDE, 1:8-RAMP DN TO STILT-1

Cafeteria - 1,851 sft

Cafeteria - 1,851 sft

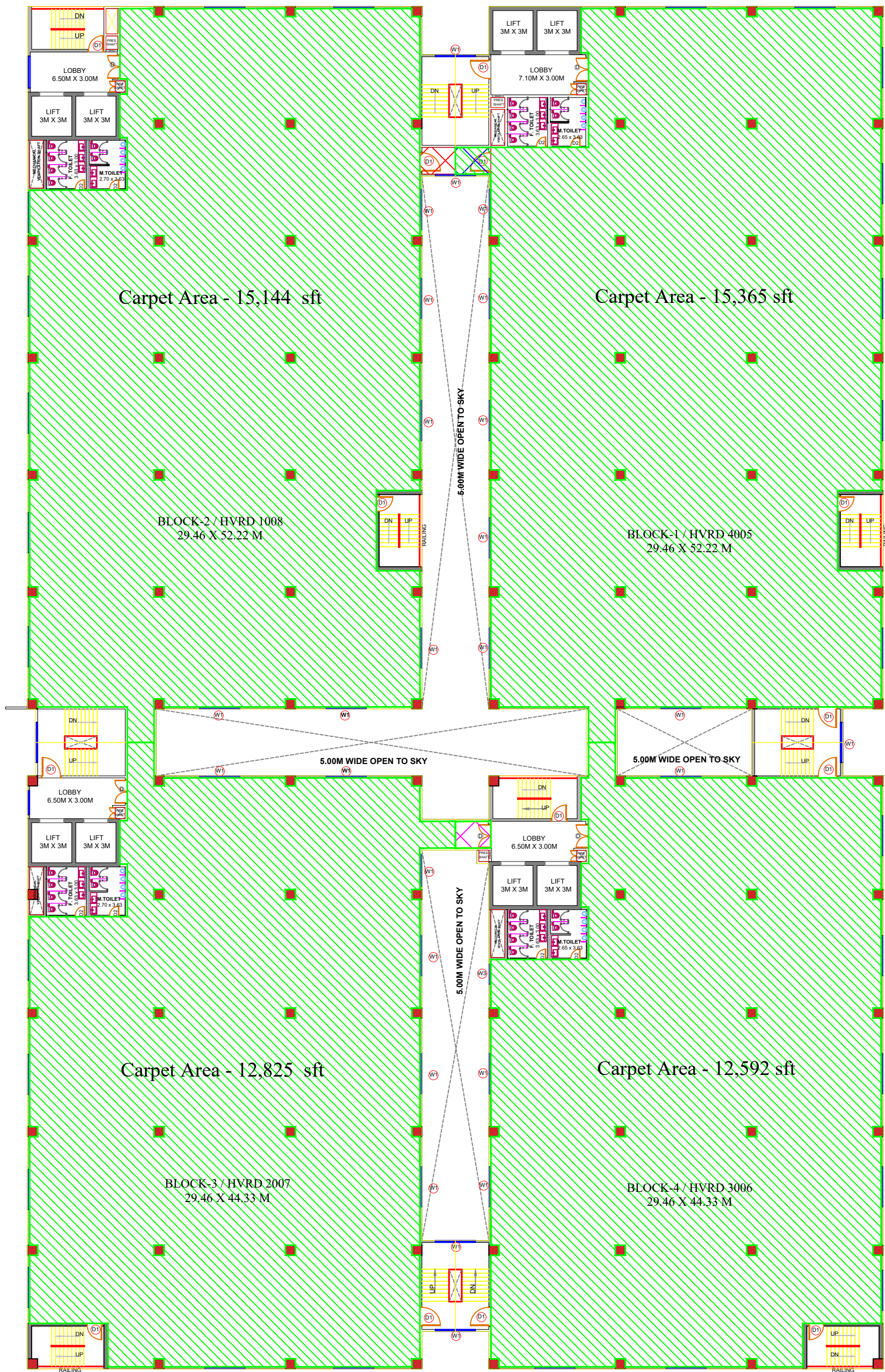
CA14 - 195 sft

CA13 - 195 sft

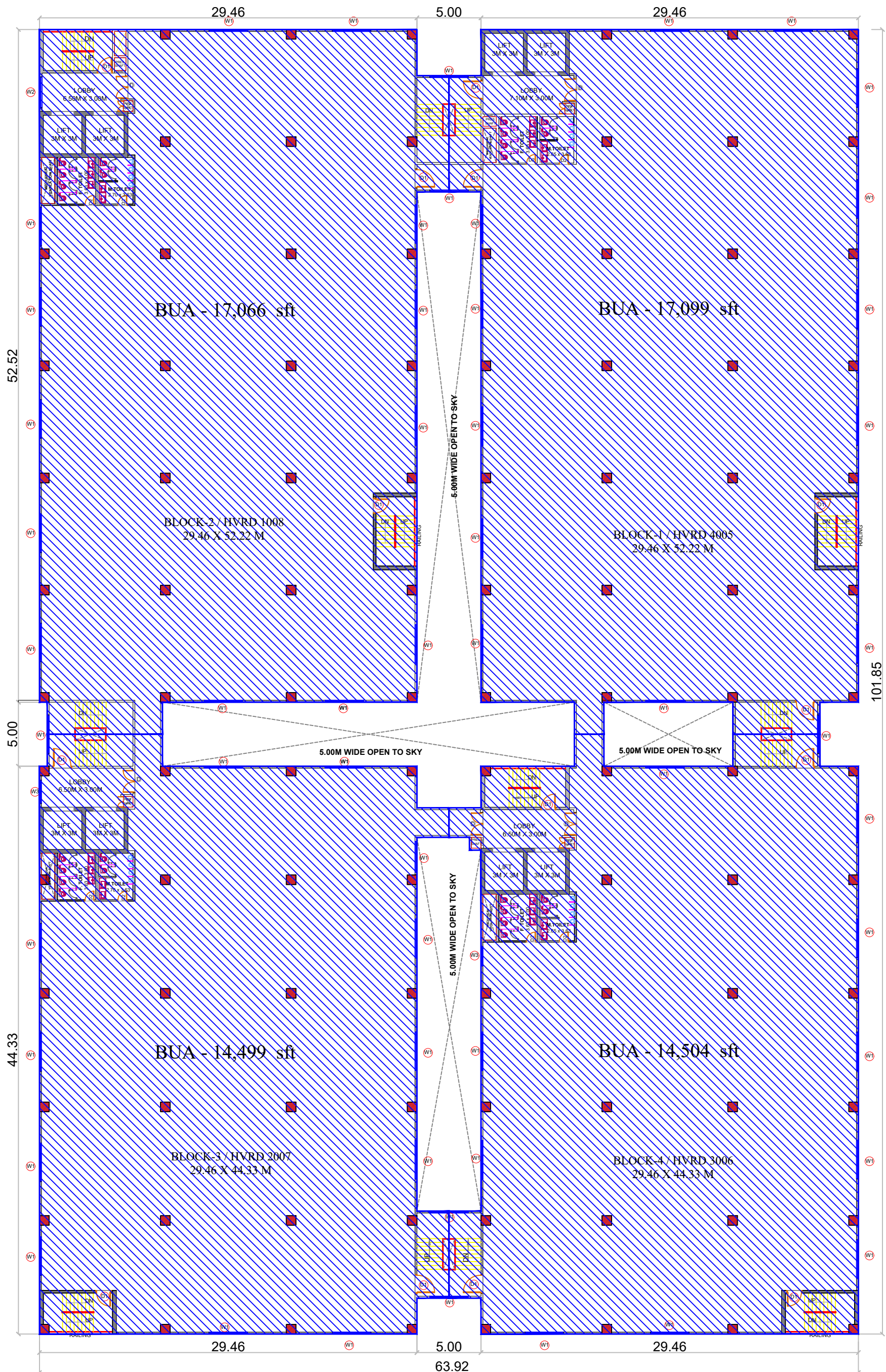
CA1 - 220 sft

CA12 - 220 sft

Description	Direction	Owners & Developers :	Date :	29/11/2024	Promoted by
Area Statement Plan - Upper Stilt Floor		Dilpreet Tubes Pvt. Ltd.	Prepared By :	Kauser Razvi	Modi Properties & Investments Pvt. Ltd. Phone:+91-40-66335551
		Project Name & Phase :	Approved By :	Soham Modi	
		Hyderabad Vigyan Research District	Scale :	N.T.S	



Description	Direction	Owners & Developers :	Date :	29/11/2024	Promoted by
Area Statement Plan - Typical Floor Carpet Area (1st, 2nd, 3rd, 5th & 6th Floor)		Dilpreet Tubes Pvt. Ltd.	Prepared By :	Kauser Razvi	Modi Properties & Investments Pvt. Ltd. Phone:+91-40-66335551
		Project Name & Phase :	Approved By :	Soham Modi	
		Hyderabad Vigyan Research District	Scale :	N.T.S	



Description

Direction

Owners & Developers :

Date :

29/11/2024

Promoted by

Area Statement Plan - Typical Floor BUA
(1st, 2nd, 3rd, 5th & 6th Floor)



Dilpreet Tubes Pvt. Ltd.

Prepared By :

Kauser Razvi

Modi Properties &
Investments Pvt. Ltd.

Project Name & Phase :

Approved By :

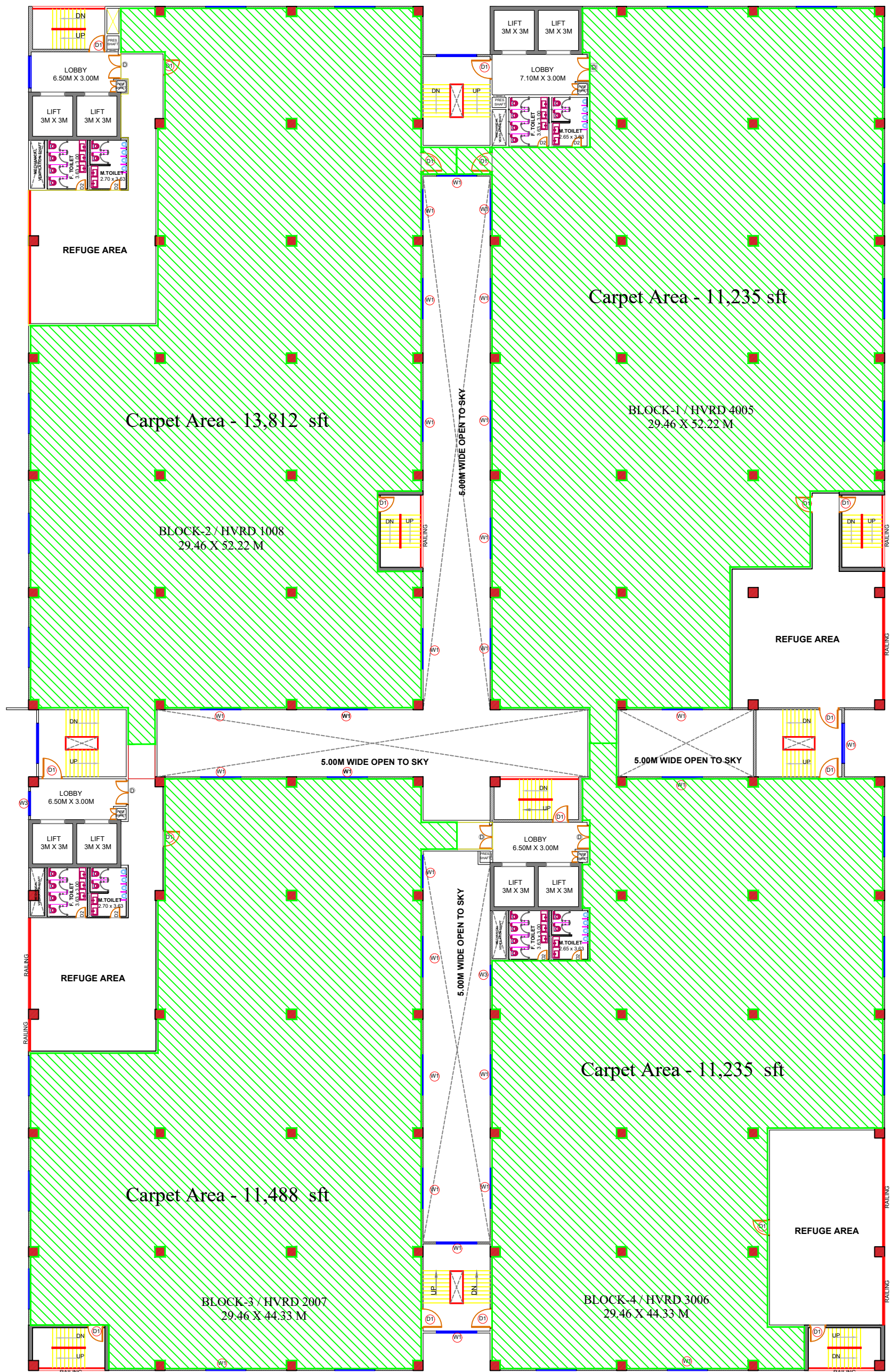
Soham Modi

Phone:+91-40-66335551

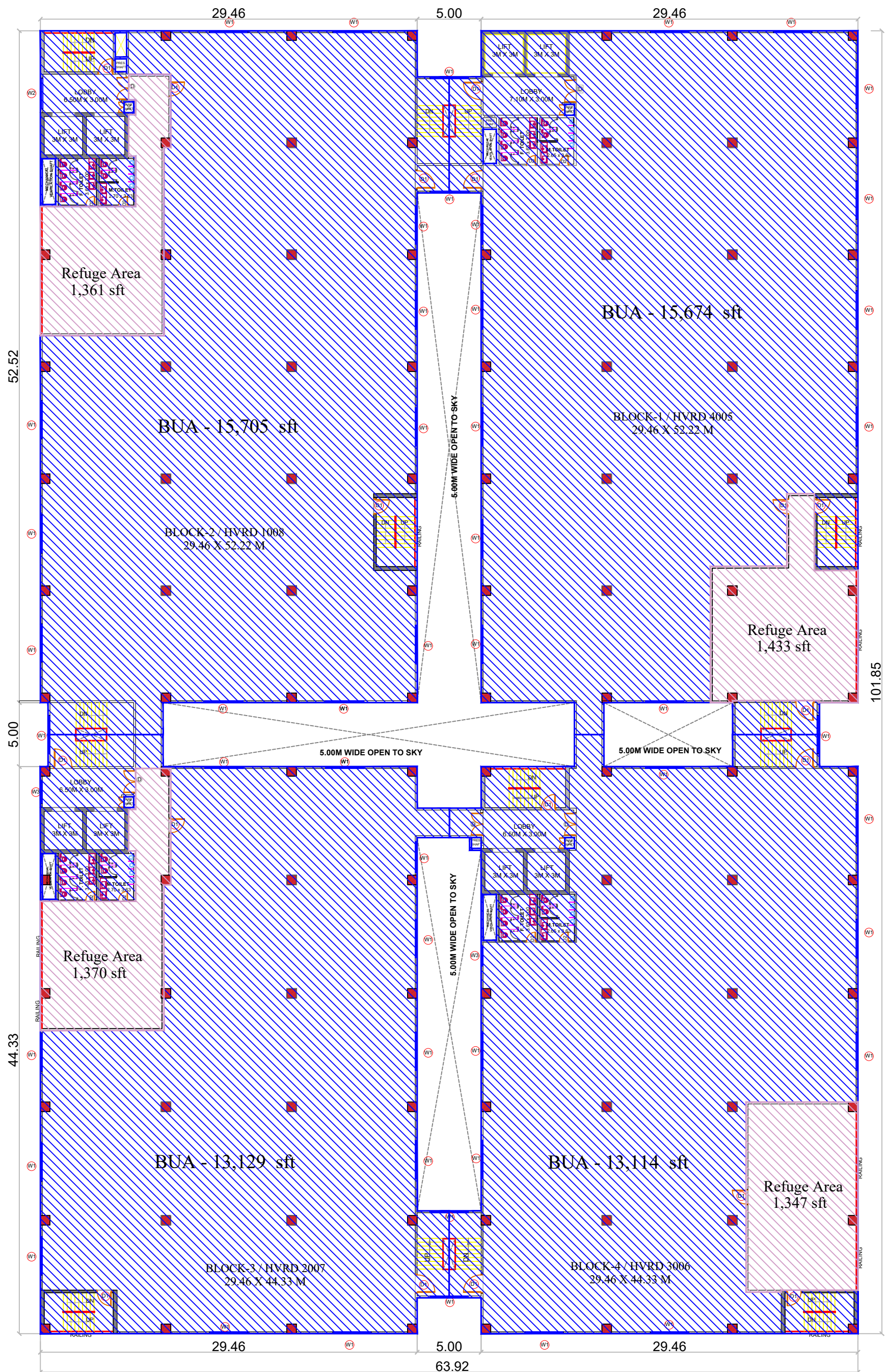
Hyderabad Vigyan Research District

Scale :

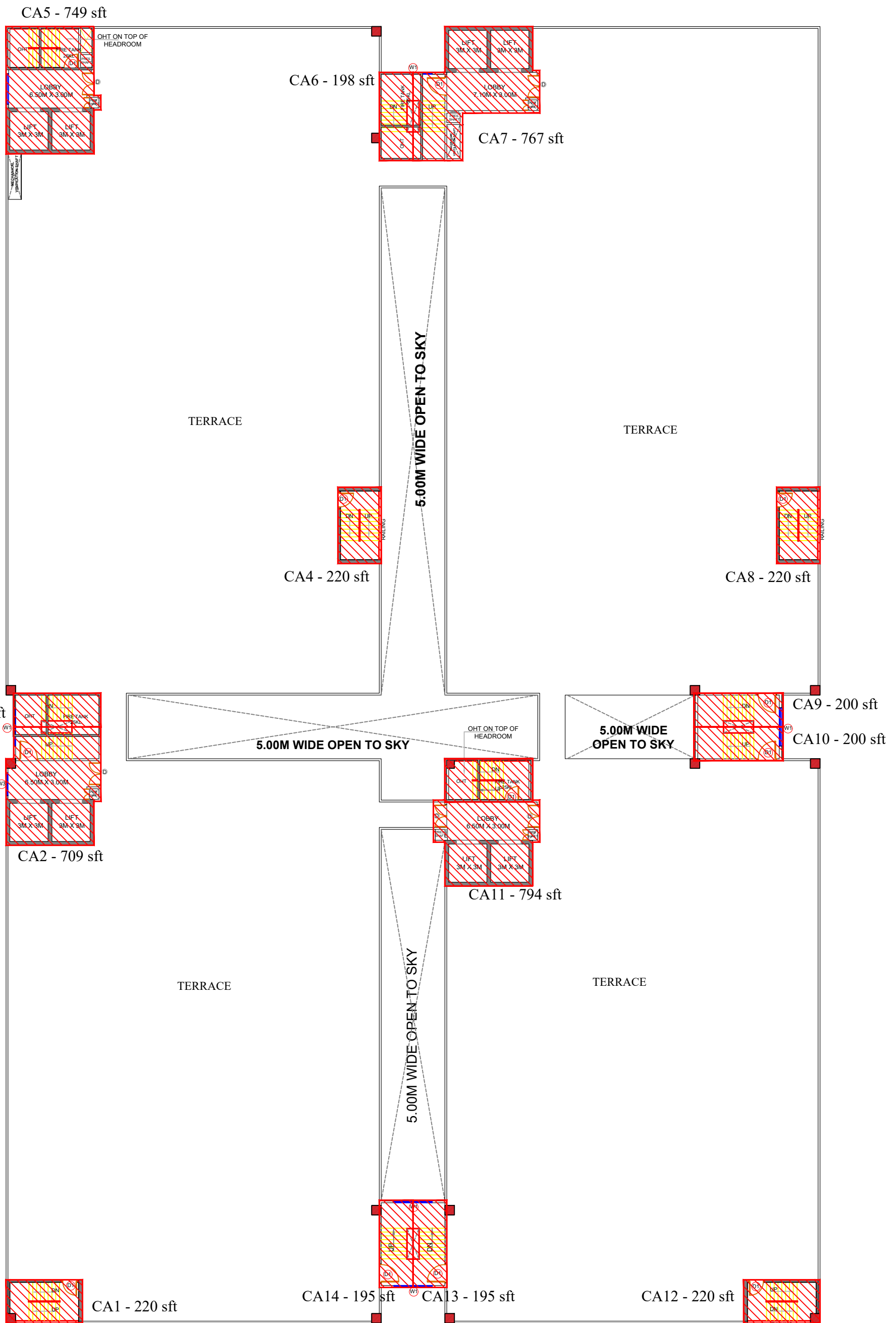
N.T.S



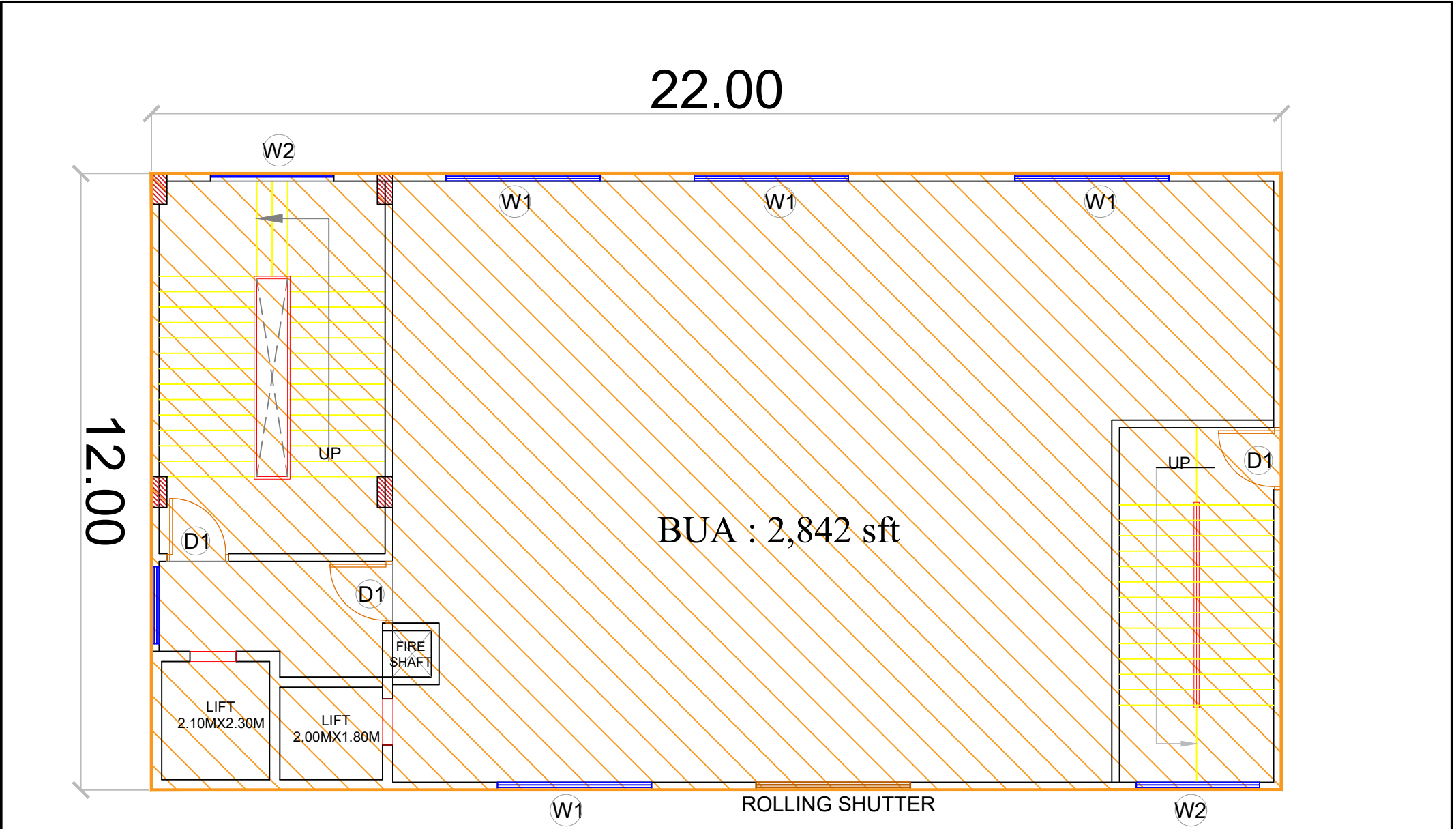
Description	Direction	Owners & Developers :	Date :	29/11/2024	Promoted by
Area Statement Plan - Fourth Floor Carpet Area		Dilpreet Tubes Pvt. Ltd.	Prepared By :	Kauser Razvi	Modi Properties & Investments Pvt. Ltd. Phone:+91-40-66335551
		Project Name & Phase :	Approved By :	Soham Modi	
		Hyderabad Vigyan Research District	Scale :	N.T.S	



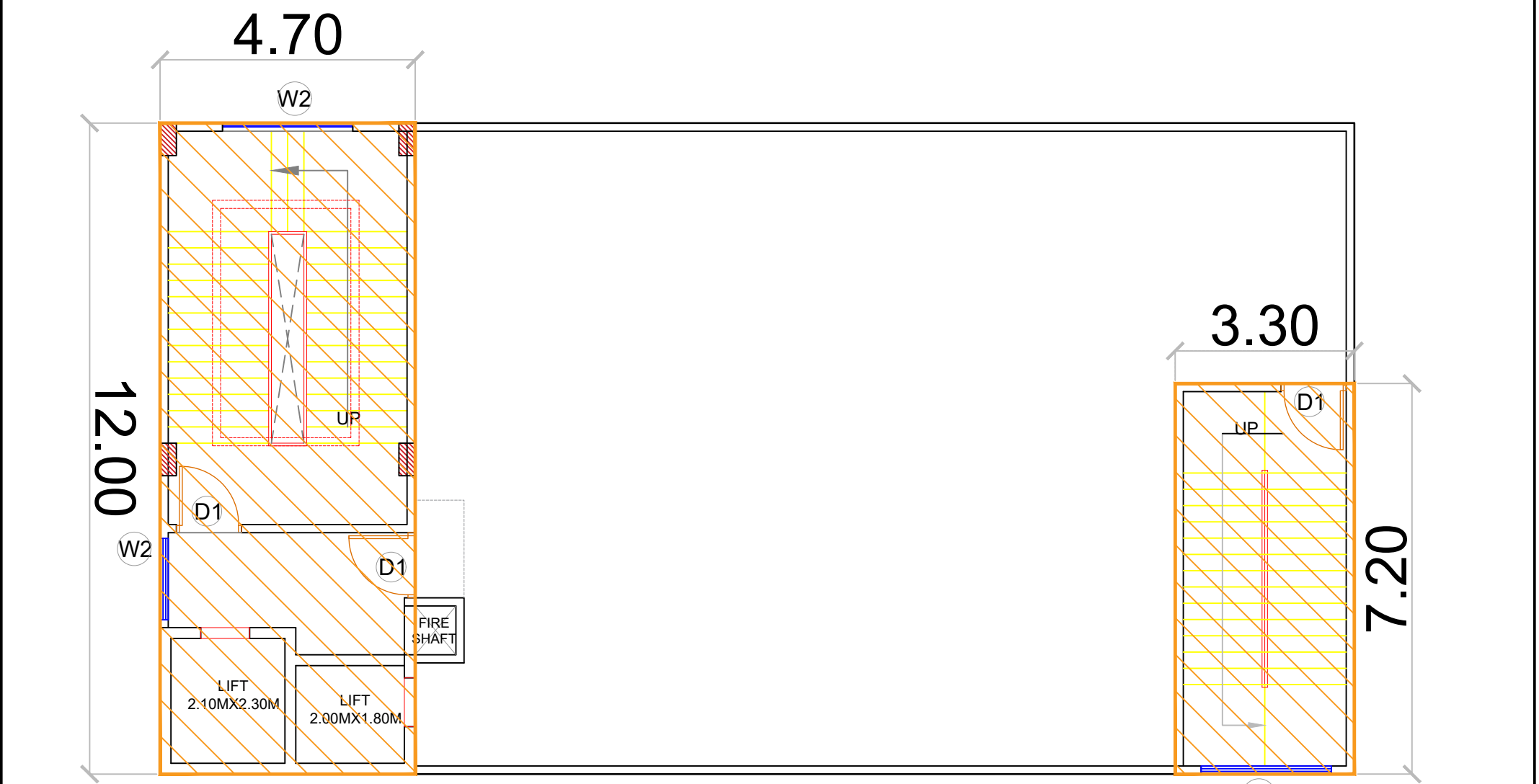
Description	Direction	Owners & Developers :	Date :	29/11/2024	Promoted by
Area Statement Plan - Fourth Floor BUA & Refuge Area		Dilpreet Tubes Pvt. Ltd.	Prepared By :	Kausar Razvi	Modi Properties & Investments Pvt. Ltd. Phone:+91-40-66335551
		Project Name & Phase :	Approved By :	Soham Modi	
		Hyderabad Vigyan Research District	Scale :	N.T.S	



Description	Direction	Owners & Developers :	Date :	29/11/2024	Promoted by
Area Statement Plan - Terrace Floor Common Area		Dilpreet Tubes Pvt. Ltd.	Prepared By :	Kauser Razvi	Modi Properties & Investments Pvt. Ltd. Phone:+91-40-66335551
		Project Name & Phase :	Approved By :	Soham Modi	
		Hyderabad Vigyan Research District	Scale :	N.T.S	



TYPICAL FLOOR PLAN (G+5)

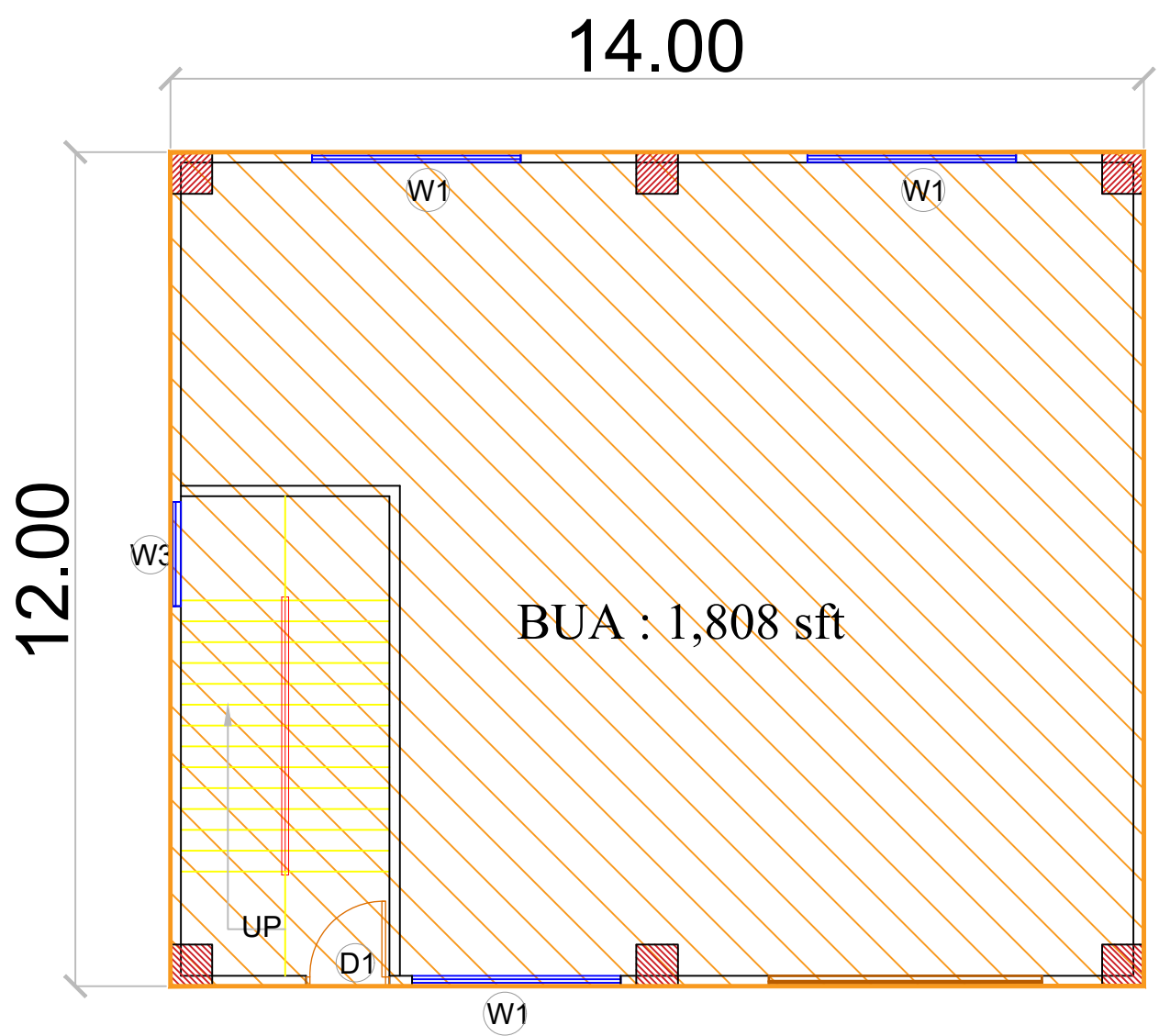


CA1 - 607 sft

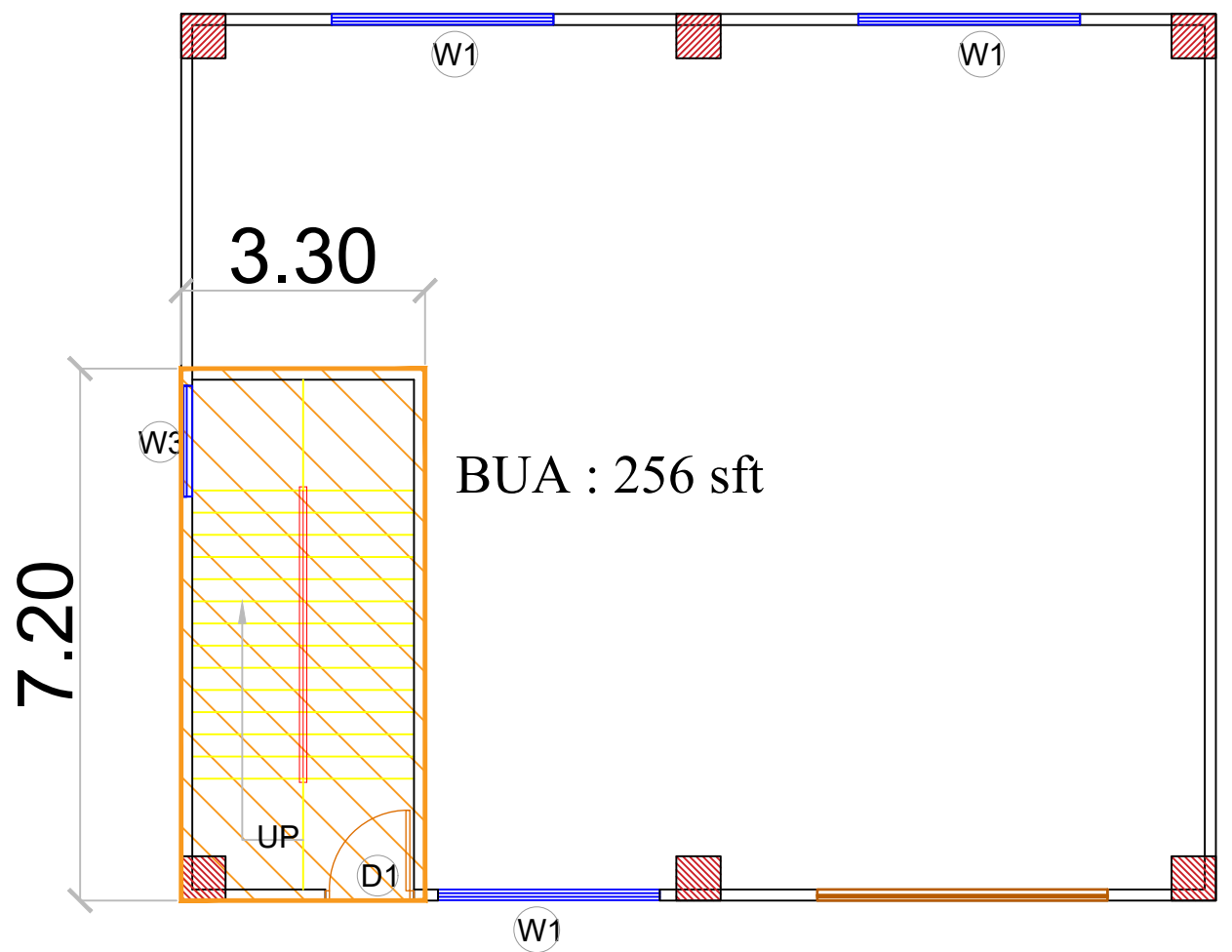
CA2 - 256 sft

TERRACE FLOOR PLAN

Description	Direction	Owners & Developers :	Date :	29/11/2024	Promoted by
Area Statement Plan - Support Spaces Chemical Store		Dilpreet Tubes Pvt. Ltd.	Prepared By :	Kauser Razvi	Modi Properties & Investments Pvt. Ltd. Phone:+91-40-66335551
		Project Name & Phase :	Approved By :	Soham Modi	
		Hyderabad Vigyan Research District	Scale :	N.T.S	



GROUND FLOOR PLAN



TERRACE FLOOR PLAN

Description	Direction	Owners & Developers :	Date :	29/11/2024	Promoted by
Area Statement Plan - Support Spaces Hydrogenation Room		Dilpreet Tubes Pvt. Ltd.	Prepared By :	Kauser Razvi	Modi Properties & Investments Pvt. Ltd. Phone:+91-40-66335551
		Project Name & Phase :	Approved By :	Soham Modi	
		Hyderabad Vigyan Research District	Scale :	N.T.S	