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## CONTENT

1	INTRODUCTION.....	3
2	ADVANTAGE: .....	3
3	USING THE SOFTWARE.....	6

## 1 Introduction

This is limited addition software to fulfill basic need for building construction based on “**Imarat Nirman Bidhimala, 2008**”.

### 1.1 Scope:

This document represents system user manual for windows based software “**FAR ANALYZER**”. Through this document users can get knowledge about the application and process to use it.

This software can be used to analyze **FAR (Floor Area Ratio)** and other related information. For this software, the **User Groups** are developers, builders, real state companies, consultancy firms, architecture communities, architecture institutions, architecture students, even interested client groups and so on.

## 2 Advantage:

### 2.1 TIME CONSUMING:

Professional personnel required at least **12-15 minutes** to calculate the whole form, where this software can show the values within **a minute** if one knows the input values properly.

### 2.2 MINIMUM INPUTS:

Only 2-3 inputs are good enough to show the output of the whole form. All one need to know: (as input)

The screenshot displays the software interface with two main sections: 'Land Area' and 'Road Width'. Each section contains an 'Input Value' field and a 'Choose Unit' dropdown menu. Callout boxes 'a', 'b', and 'c' point to the 'Input Value' fields for 'Net Land Area', 'Adjusted Land Area', and 'Existing Road Width' respectively.

- **Net Land Area** (for Land Areas, 5 available units: Square Feet, Square Meter, Katha, Bigha and Acre.)

- **Adjusted Land Area or Surrendered Land Area**(only applicable where Existing Road Width is less than 6 m)
- **Existing Road Width** (available units are Meter and Feet.)

These 2 or 3 inputs are good enough to get the values of:

1. **Setback** (Front, Back and Both Sides) in Meter.
2. **Converted Values of Existing Land Area, Adjusted Land Area and Surrendered Land Area** (if required) in Square Feet, Square Meter, Katha, Bigha and Acre units as these 5 units are most common in use.
3. **Minimum Road Width Required** as per *Net Land Area*.
4. **Additional Road Width** if **Existing Road Width** is greater than the **Road Width Required**. (Values are available in both **Meter** and **Feet**.)
5. **Basic FAR, Additional FAR and Total FAR**.
6. **MGC (Maximum Ground Coverage)** values are available in both Percentage and Square Feet.
7. **TBA (Total Build Area)** in Square Feet.
8. **Number of Floors**.

### 2.3 USER FRIENDLY:

Sufficient *Instructions* and *Remarks* are available to understand the process and to take further necessary steps.

#### **Instructions:**

There are Combo Boxes in the form where instructions are given like “**Choose Type**” or “**Choose Unit**” and Text Boxes where instructions are given like “Input Value”.

In the **Building Type** section one can choose type like (ex. A. Residential) in the Occupancy Type sub-section and (ex. A1. Single Family Residence) in the **Subdivision Type** sub-section.

In the **Land Area** section one can choose unit like (ex. Square Feet, Square Meter, Katha, Bigha and Acre) in **Net Land Area, Adjusted Land Area and Surrendered Land Area** sub-section.

In the **Road Width** section one can choose unit like (ex. Feet and Meter) in only **Existing Road Width** sub-section.

There are Text Boxes in the **Net Land Area, Adjusted Land Area, Surrendered Land Area and Existing Road Width**, where one can only input values/numbers.

#### “Non-Restricted”

For Type **A5, C1-C4, D1-D2 and F1** if the **Existing Road Width** is 18 meter or more and for Type **F5** if the **Existing Road Width** is 24 meter or more, there would be no restriction for FAR. Then this will be shown in **FAR** section.

Moreover, the output of **Basic FAR, Total FAR, TBA (Total Build Area)** and **Number of Floor** will also show “*NR*” that means Non-Restricted. This “*NR*” is also applicable to those stated Types where the Land Area is over 1380 square meter and there is **Additional FAR** for **Additional Road Width** and where the **Total FAR** is subject to exceed the next possible step as in “*NR*”.

**“Can Check This”**

If the **Existing Road Width** is less than 6m then this instruction will be shown in **Considerations for Road Width** section. There will be 2 check boxes for 2 different range of road width like **(2.50m-3.64m)** and **(3.65m-5.99m)**. This instruction will be shown in those sub-sections according to road width.

**“+ Additional Land Surrendering FAR”**

If in any case land area is surrendered, an **Additional FAR** will be added for land surrendering. Then this instruction will be shown in **Total FAR** sub-section.

**“Can Click on CLS”**

If the user is subject to click on **CLS (Considerations for Land Surrendering)**, but it isn't necessary to click on that, on that particular time this instruction will be shown beside **CLS** button.

**Remarks:**

There are some basic remarks to guide an operator. They are:

**“Land Area cannot be less than 336 square meter”**

For Type **B, C** and **D** Land Area cannot be less than 336 square meter. If the operator input any value less than 336 square meters in those particular types, then this remark will be shown in the **Land Area** section.

**“Road Width cannot be less than 6 m”**

If the **Existing Road Width** is less than 6m, then this remark will be shown in the **Road Width** section.

**“Need to Adjust Land Area”**

If the **Existing Road Width** is less than 6m, then this remark will be shown in the Land Area section to adjust land area to build.

**“Land Area cannot be same or greater than Net Land Area”**

After having the remark like *“Need to Adjust Land Area”*, if the operator input value in **Adjusted Land Area** that is same or greater than **Net Land Area**, then this remark will be shown in the **Land Area** section.

**“Total FAR \_\_\_\_ cannot exceed \_\_\_\_”**

Because of **Additional Road Width**, there is **Additional FAR** that add with **Basic FAR** and shows as **Total FAR**. According to the Law, that cannot exceed the value of the **Basic FAR** stated in the table for next possible step. On those cases, the remark will be shown in the **Total FAR** sub-section.

**“Must Click on CLS”**

If the user already adjusted/surrendered the land, area this remark will be shown beside **CLS** button.

### 3 Using the Software

After double click on “FAR ANALYZER.exe” file, the software will open. “FAR ANALYZER” software is shown as bellow as Fig-1:

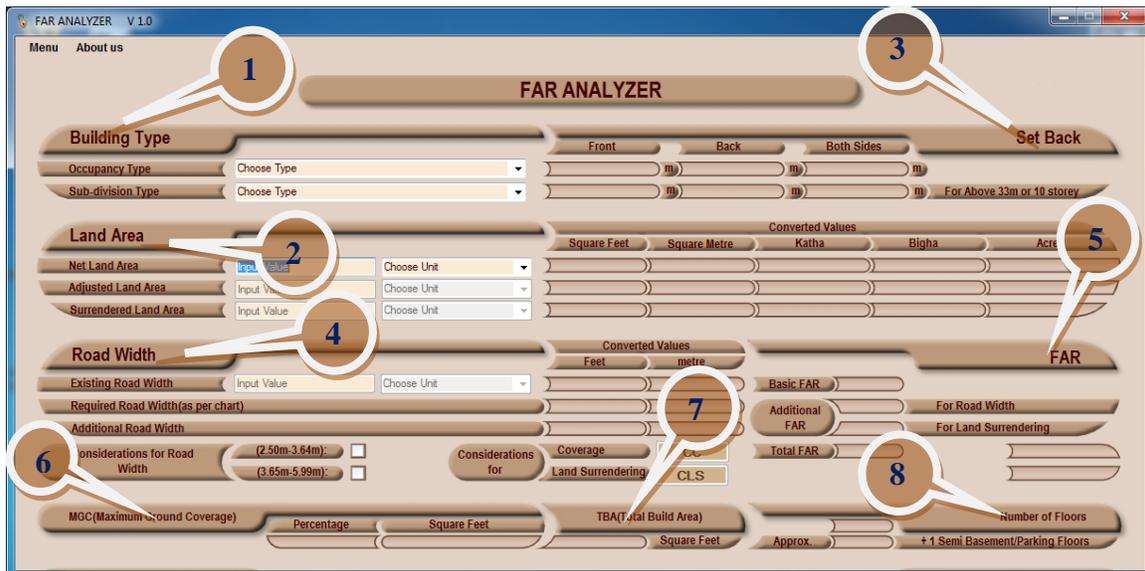


Fig-1

We sorted the form into several sections like:

1. Building Type
2. Land Area
3. Set Back
4. Road Width
5. FAR
6. MGC(Maximum Ground Coverage)
7. TBA(Total Build Area)
8. Number of Floors

#### Input Provisions:

- Occupancy Type- Selection from combo box
- Subdivision Type- Selection from combo box
- Net Land Area- Input value in square metre/ square feet/katha/bigha/acre
- Existing Road Width- Input value in metre/ feet
- Adjusted Land Area- (if required)Input value in square metre/ square feet/katha/bigha/acre.
- Surrendered Land Area- (if required)Input value in square metre/ square feet/katha/bigha/acre.

### **Output Provisions:**

- Required Road Width(minimum)- value in metre/ feet
- Set Back- values of front + back + both sides
- Additional road width- 0 or other (+ve) value
- Additional FAR- 0 or other (+ve) value
- Basic FAR- (+ve) value
- Total FAR- (+ve) value
- MGC(Maximum Ground Coverage)- value in (%) and square feet
- TBA(Total Build Area)- value in square feet/ NR(non restricted)
- Number of floors- value

### **Building Type:**

In the Building Type section there are two sub-sections Occupancy Type and Subdivision Type.

#### **Occupancy Types**

**A-** Residential-

**B-** Educational Institution-

**C-** Institutional-

**D-** Health Care-

**E-** Community Space-

**F-** Commercial-

#### **Subdivision Type**

**A1-**Single Family Residence

**A2-**Apartment & Flat

**A3-**Mess, Hostel etc

**A4-**Residence for low income group

**A5-**Residential Hotel

**B1-**Education & Training Center

**B2-**Primary Education, Kindergarden

**C1-**Day Care Centre

**C2-**Prison or Similar Detention Centre

**C3-**Professional, Research, Co-operator & other institutions

**C4-**Mental & Similar Treatment Centre

**D1-**Hospital, Clinic, Nursing Home, Diagnostic Centre, Laboratory

**D2-**Emergency Treatment Centre

**E1-**Big Multipurpose Hall(sitting not movable)

**E2-**Small Multipurpose Hall(sitting not movable)

**E3-**Big Multipurpose Hall(sitting movable)

**E4-**Small Multipurpose Hall(sitting movable)

**E5-**Sports & Cultural Associated

**E6-**Religious Building

**F1-**Office

**F2-**Small Shop & Market

**F3-**Big Shop & Market

**F4-**Garage & Petrol or Gas Station, Terminal, Hanger,

- G- Industrial-
  - Silo
  - F5-Daily necessary other Services
  - G1-Less Dangerous Factory
  - G2- General Dangerous factory
- H- Warehouse-
  - H1-Warehouse of Less Explosive Substances
  - H2-Warehouse of General Explosive Substances
- J- Building For Dangerous Uses-
  - J1-Any sort of building where Explosion may cause happen
  - J2- Dengerous like Chemical, Germs, Radiation etc
- K- Others-
  - K1-Owned Car Workshop & Special Structure
  - K2-Wall, Tank, Tower etc

At first choose **Occupancy Type** from combo box, then the **Sub-division Type** will show categories of the occupancy type. Choose **Sub-division Type** from combo box. See Fig-2

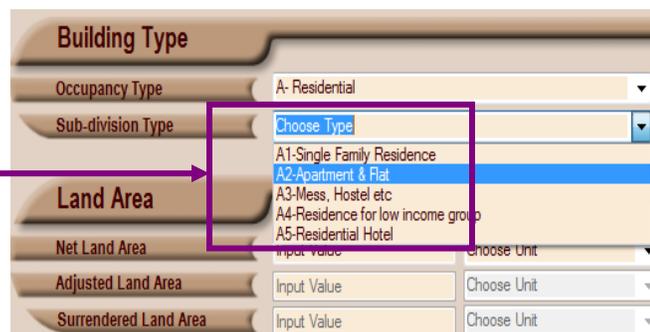


Fig-2

Only 2-3 inputs are good enough to show the output of the whole form. All one need to know: (as input)

- **Net Land Area** (for Land Areas, 5 available units: Square Feet, Square Meter, Katha, Bigha and Acre.)
- **Adjusted Land Area & Surrendered Land Area** (only applicable where Existing Road Width is less than 6 m or requirement of the user)
- **Existing Road Width** (available units are Meter and Feet.)

**1<sup>st</sup> input (Net Land Area):**



Fig-3

In Fig-3, input the **Net Land Area** in the text box and choose unit from combo box. Only number can input in the text box.

After entering first input and choosing unit from combo box, we get the following values is shown in fig-4:

- i. Set Back (front, back, both sides) in meter.
- ii. Converted Values of Net Land Area in square feet, square meter, katha, bigha and acre units as these 5 units.

- iii. Converted Values of Required Road Width (minimum) in feet and meter units as these 2 units.
- iv. Basic FAR
- v. Percentage of MGC (Maximum Ground Coverage).

The screenshot shows a software interface with several sections:

- Building Type:** Includes fields for Building Type, Occupancy Type (A- Residential), and Sub-division Type (A2-Apartment & Flat). It has input fields for Front, Back, and Both Sides road widths in meters, and a Set Back field.
- Land Area:** Includes Net Land Area (1390), Adjusted Land Area, and Surrendered Land Area. It has a 'Converted Values' section with tabs for Square Feet, Square Metre, Katha, Bigha, and Acre.
- Road Width:** Includes Existing Road Width, Required Road Width (as per chart), and Additional Road Width. It has a 'Converted Values' section for Feet and metre.
- FAR (Floor Area Ratio):** Includes Basic FAR (5.5), Additional FAR, and Total FAR.
- MGC (Maximum Ground Coverage):** Includes Percentage (50) and Square Feet.
- TBA (Total Build Area):** Includes TBA (Total Build Area) in Square Feet and Number of Floors (+ 1 Semi Basement/Parking Floors).

Fig-4

**2<sup>nd</sup> input (Existing Road Width):**

Now enter second input value **Existing Road Width** in the text box and choose unit from combo box, we get the following values is shown in fig-5:

- vi. Converted Values of Existing Road Width in feet and meter units as these 2 units.
- vii. Converted Values of Additional Road Width in feet and meter units as these 2 units.
- viii. Additional FAR
- ix. Total FAR
- x. MGC (Maximum Ground Coverage) in square feet.
- xi. TBA (Total Build Area) in square feet.
- xii. Number of Floors.

The screenshot shows the same software interface as Fig-4, but with the 'Existing Road Width' field set to 13 and the unit set to 'Metre'. The results are as follows:

- Existing Road Width:** 13 Metre. Converted Values: 42.64 Feet, 13.00 Metre.
- Additional Road Width:** 3.28 Metre, 1.00 Metre.
- FAR:** Basic FAR: 5.5, Additional FAR: 0.17, Total FAR: 5.67.
- MGC (Maximum Ground Coverage):** Percentage: 50, Square Feet: 7478.20.
- TBA (Total Build Area):** Square Feet: 84802.79, Number of Floors: 12 (Approx.), + 1 Semi Basement/Parking Floors.

Fig-5

### 3<sup>rd</sup> input if required (Adjusted Land Area or Surrendered Land Area):

If Existing Road Width is equal or greater than 6 meter, then Adjusted Land Area will be same as Net Land Area. At that time the user don't need to input value in the Adjusted Land Area (Fig-6).

Land Area		Square Feet	Square Metre
Net Land Area	1350	14526.00	1350.00
Adjusted Land Area	1350	14526.00	1350.00
Surrendered Land Area	0.00	0.00	0.00

Road Width		Converted Values	
		Feet	metre
Existing Road Width	7	22.96	7.00
Required Road Width(as per chart)		39.36	12
Additional Road Width		3.28	1.00

Fig-6

In the Fig-7, If Existing Road Width is less than 6 meter, then “Need to Adjust Land Area” will be shown in the Land Area section and “Road Width cannot be less than 6 m” will be shown in the Road Width section. Now user can change the Adjusted Land Area or Surrendered Land Area and it must be less then Net Land Area. And also can click “CLS” button for land surrendering.

Land Area		Square Feet	Square Metre	Converted Values
Need To Adjust Land Area				
Net Land Area	980	10544.80	980.00	14.65
Adjusted Land Area	Input Value			
Surrendered Land Area	Input Value			

Road Width		Converted Values	
		Feet	metre
Existing Road Width	5	16.40	5.00
Required Road Width(as per chart)		29.52	9
Additional Road Width			

Considerations for Road Width		Considerations for Land Surrendering	
(2.50m-3.64m):	<input type="checkbox"/>	Coverage	CC
(3.65m-5.99m):	<input checked="" type="checkbox"/> Can check this	Land Surrendering	CLS Can click on CLS

Fig-7

### Considerations for Road Width:

In this form, there are two types of road width considerations. When existing road width is less than 6 meter, then the checkbox is enabled in For Fig -6. User can prefer (3.65m-5.99m) road width for considerations to check the checkbox as the road width is within that range and other the checkbox of range (2.50m-3.64m) is disabled to check.

After checking this consideration, user doesn't need to adjust land area. It will automatically show FAR, MGC (Maximum Ground Coverage) in square feet, TBA (Total Build Area) in square feet and Number of Floors as shown in Fig-8.

Land Area		Converted Values				
		Square Feet	Square Metre	Katha	Bigha	Acre
Net Land Area	980 Square metre	10544.80	980.00	14.65	0.73	0.24
Adjusted Land Area	980 Square metre	10544.80	980.00	14.65	0.73	0.24
Surrendered Land Area	Input Value Choose Unit					

Road Width		Converted Values		FAR	
		Feet	metre		
Existing Road Width	5 Metre	16.40	5.00	Basic FAR	3
Required Road Width(as per chart)		29.52	9	Additional FAR	
Additional Road Width				For Road Width	
Considerations for Road Width	(2.50m-3.64m): <input type="checkbox"/> (3.65m-5.99m): <input checked="" type="checkbox"/>	Considerations for	Coverage	CC	Total FAR
			Land Surrendering	CLS	3

MGC(Maximum Ground Coverage)		TBA(Total Build Area)		Number of Floors	
Percentage	Square Feet	Square Feet	Approx.		
65	6854.12	31634.40	4.62	5	+ 1 Semi Basement/Parking Floors

Fig-8

If the user does not check the consideration, then user must adjust land area. User can input **Adjusted Land Area** or **Surrendered Land Area** from **Land Area** section or can click on “**CLS**” button for land surrendering consideration.

**Input Adjusted Land Area or Surrendered Land Area before clicking “CLS”:**

If user input **Adjusted Land Area** or **Surrendered Land Area** before clicking “CLS” button, then “**Road Width cannot be less than 6 m**” will be shown in the **Road Width** section and the remark “**Must Click on CLS**” will be shown beside “CLS” button as shown in Fig-9.

Land Area		Converted Values		
		Square Feet	Square Metre	Katha
Net Land Area	980 Square metre	10544.80	980.00	14.65
Adjusted Land Area	950 Square metre	10222.00	950.00	14.20
Surrendered Land Area	30.00 Square metre	322.80	30.00	0.45

Road Width		Converted Values		FAR	
		Feet	metre		
Existing Road Width	5 Metre	16.40	5.00	Basic FAR	5
Required Road Width(as per chart)		29.52	9	Additional FAR	
Additional Road Width				For Road Width	
Considerations for Road Width	(2.50m-3.64m): <input type="checkbox"/> (3.65m-5.99m): <input type="checkbox"/>	Considerations for	Coverage	CC	Total FAR
			Land Surrendering	CLS	Must click on CLS

Fig-9

After clicking on **CLS** button, “**Consideration for Land Surrendering**” form will open. As shown in Fig-10, this form has five sections as follows-

- I. Number of Roads
- II. Existing Road Width
- III. Required Road as per LUC
- IV. Surrendered Land Width
- V. Additional FAR

Fig-10

If there is more than one road around the site, then user can choose number of roads from combo box. Now Existing Road Width, Required Road as per LUC and Surrendered Land Width are enabling to input value. Side 1 of Existing Road Width, Surrendered Land Width and Additional FAR are automatically shown.

After input value in side 2 of Existing Road Width, Surrendered Land Width and Additional FAR are automatically shown. Additional FAR can't exceed 0.2 and also total additional FAR of two sides shown in Fig-11.

If user gets required road width from LUC, then input value in "Required Road as per LUC" section.

Fig-11

Now click "OK" button to close this form and to add additional FAR of surrendered land into main form.

Land Area		Converted Values				
		Square Feet	Square Metre	Katha	Bigha	Acre
Net Land Area	980	10544.00	980.00	14.65	0.73	0.24
Adjusted Land Area	950	10200.00	950.00	14.20	0.71	0.23
Surrendered Land Area	30.00	327.00	30.00	0.45	0.02	0.01

Road Width		Converted Values		FAR	
		Feet	metre		
Existing Road Width	6.00	19.68	6.00	Basic FAR	4.25
Required Road Width(as per chart)		29.52	9	Additional FAR	0.00
Additional Road Width		0.00	0.00	For Road Width	0.28
Considerations for Road Width				Total FAR	4.25
<input type="checkbox"/> (2.50m-3.64m) <input type="checkbox"/> (3.65m-5.99m)				<input type="button" value="CC"/> <input type="button" value="CLS"/>	
MGC(Maximum Ground Coverage)				+ Additional Land Surrendered FAR) 4.53	

MGC(Maximum Ground Coverage)		TBA(Total Build Area)		Number of Floors	
Percentage	Square Feet	Square Feet	Approx.		
57.5	5877.65	46305.66	7.88	8	+ 1 Semi Basement/Parking Floors

Fig-12

We get the following values is shown in fig-11:

- i. Converted Values of Existing Road Width in feet and meter units as these 2 units after surrendered land area.
- ii. Converted Values of Additional Road Width in feet and meter units as these 2 units.
- iii. Additional FAR: two type of Additional FAR, for road width and land surrendering.
- iv. Total FAR
- v. MGC (Maximum Ground Coverage) in square feet.
- vi. TBA (Total Build Area) in square feet.
- vii. Number of Floors.

**Input Adjusted Land Area or Surrendered Land Area after clicking “CLS”:**

If user clicking “CLS” button without input Adjusted Land Area or Surrendered Land Area, then user can get additional FAR for land surrendering from “Consideration for Land Surrendering” form and it add to the additional FAR of surrendered land area into main form. (Fig-13)

Land Area		Converted Values				
		Square Feet	Square Metre	Katha	Bigha	Acre
Net Land Area	980	10544.80	980.00	14.65	0.73	0.24
Adjusted Land Area	Input Value					
Surrendered Land Area	Input Value					

Road Width		Converted Values		FAR	
		Feet	metre		
Existing Road Width	6.00	19.68	6.00	Basic FAR	5
Required Road Width(as per chart)		29.52	9	Additional FAR	0.28
Additional Road Width				For Road Width	
Considerations for Road Width				Total FAR	
<input type="checkbox"/> (2.50m-3.64m) <input type="checkbox"/> (3.65m-5.99m)				<input type="button" value="CC"/> <input type="button" value="CLS"/>	

MGC(Maximum Ground Coverage)		TBA(Total Build Area)		Number of Floors	
Percentage	Square Feet	Square Feet	Approx.		
52.5					+ 1 Semi Basement/Parking Floors

Fig-13

User need to adjust land area. If the input value of Adjusted Land Area is same or greater than Net Land Area, then “**Land Area cannot be same or greater than Net Land Area**” will be shown in the Land Area section. If user input surrendered land area, then

it's automatically shows Adjusted Land Area, Additional Road Width, Additional FAR, total FAR, MGC (Maximum Ground Coverage) in square feet, TBA (Total Build Area) in square feet and number of floors.

Fig-14

In the Fig-14, In the Building Type section, one can choose type like (ex. **B-** Educational Institution) in the Occupancy Type and (ex. **B2-** Primary Education, Kindergarden) in the Subdivision Type. For Type B, C and D, Land Area cannot be less than 336 square meter. If the user input any value less than 336 square meters in those particular types, then “Land Area cannot be less than 336 square meters” will be shown in the Land Area section.

For Type B, C and D, Adjusted Land Area also cannot be less than 336 square meter. If user needs to input value in the Adjusted Land Area, it must be less than Net Land Area. Otherwise it is not possible to build this Type of building in this particular land.

### Consideration for Coverage (CC):

This button is used for consideration of coverage. After getting MGC, TBA and number of floors, CC button is enabling to use. If user want to customized number of floors and area per floor, then click CC button, “Consideration for Coverage (CC)” form shows as shown in Fig-15,

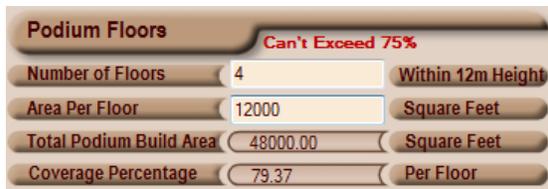
Fig-15

In this form have two types of floors: Podium Floors and Typical Floors.

### Podium Floors:

Podium Floors enable for two criteria as follow:

- i. For Building Type A5, C, D and F1, when the Land Area is 20 katha or existing road width is equal or more than 18 metre.
- ii. For Building Type E and F2-F5, when existing road width is equal or more than 24 metre.

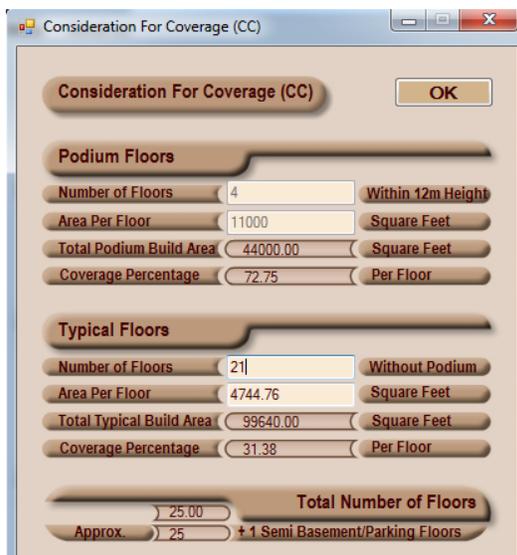


The screenshot shows a dialog box titled "Podium Floors" with a red warning "Can't Exceed 75%". It contains the following fields:

Field	Value	Unit/Label
Number of Floors	4	Within 12m Height
Area Per Floor	12000	Square Feet
Total Podium Build Area	48000.00	Square Feet
Coverage Percentage	79.37	Per Floor

Fig-16

Number of Floors can not be greater than 4 and must be within 12m height. Input the Number of Floors and Area per Floor, its automatically shows Total Podium Build Area and Coverage Percentage. Coverage Percentage can't exceed 75%. So need to change area per floor.



The screenshot shows a dialog box titled "Consideration For Coverage (CC)" with an "OK" button. It contains two sections:

**Podium Floors**

Field	Value	Unit/Label
Number of Floors	4	Within 12m Height
Area Per Floor	11000	Square Feet
Total Podium Build Area	44000.00	Square Feet
Coverage Percentage	72.75	Per Floor

**Typical Floors**

Field	Value	Unit/Label
Number of Floors	21	Without Podium
Area Per Floor	4744.76	Square Feet
Total Typical Build Area	99640.00	Square Feet
Coverage Percentage	31.38	Per Floor

**Total Number of Floors**

Field	Value
Approx.	25

+ 1 Semi Basement/Parking Floors

Fig-17

### Typical Floors:

After input the Podium Floors section, user input number of floors in Typical Floors section. Now, it's automatically shows Area per Floor, Total Podium Build Area, Coverage Percentage and total number of floors as shown in Fig-17.

If Podium Floors option unavailable, then user can input Number of Floors or Area per Floor from Typical section is shown in Fig-18.

If user input number of floors, then it's automatically shows Area per Floor, Total Typical Build Area, Coverage Percentage and total number of floors.

If user input Area per Floor, then it's automatically shows number of floors, Total Podium Build Area, Coverage Percentage and total number of floors.

Section	Field	Value	Unit/Label
Podium Floors (Option Unavailable)	Number of Floors	Input Value	Within 12m Height
	Area Per Floor	Input Value	Square Feet
	Total Podium Build Area		Square Feet
	Coverage Percentage		Per Floor
Typical Floors	Number of Floors	15	Without Podium
	Area Per Floor	4665.54	Square Feet
	Total Typical Build Area	69983.04	Square Feet
	Coverage Percentage	36.13	Per Floor
Total Number of Floors		15.00	
Approx.		15	+ 1 Semi Basement/Parking Floors

Fig-18

Clicking "OK" button, total number of floors, Area per Floor and percentage of coverage are added into main form.

**New Form:**

If user wants to open a new form, then go to menu bar and select "New".

**Exit:**

If user wants to close this form, then select "Exit". Shown in Fig-19.

Menu	About us
New	
Exit	

Building Type	
Occupancy Type	A- Residential
Sub-division Type	A5-Residential Hotel

Fig-19