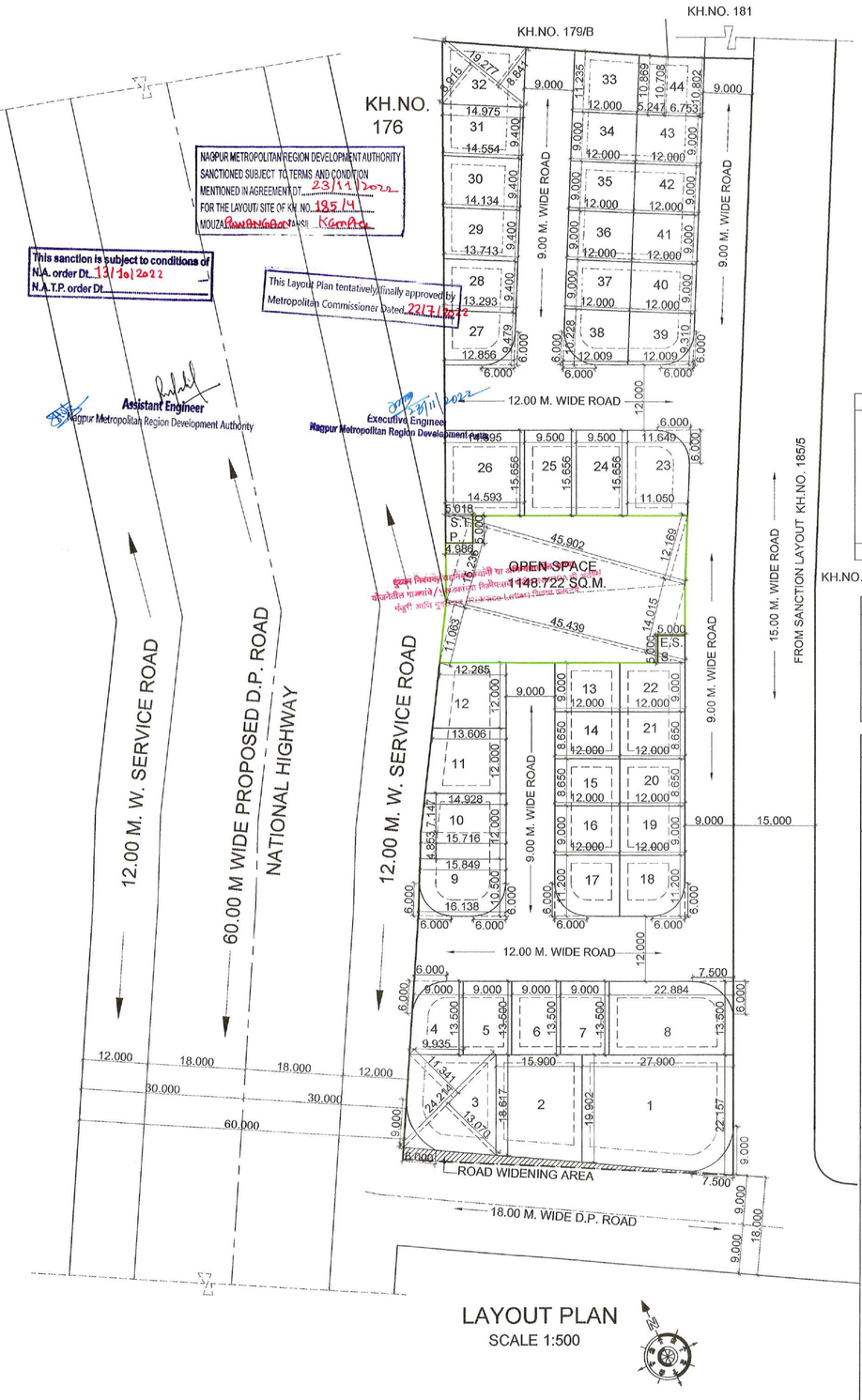
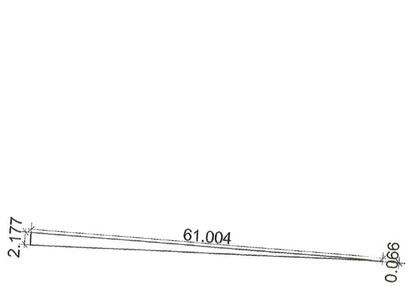
PRODUCED BY AN AUTODESK STUDENT VERSION

FINAL DEMARKETED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 185/4 , P.H.NO.- 18, MOUZA - PAWANGAON , TAH. - KAMPTEE, DIST.- NAGPUR.

BELONGING TO :-
IWARS PRIVATE LIMITED THROUGH AUTHORIZED DIRECTOR
1) SHRI. PRAFULLA CHANDEAKANT ITKELWAR



LAYOUT PLAN
SCALE 1:500



ROAD WIDENING AREA CSLCULATION

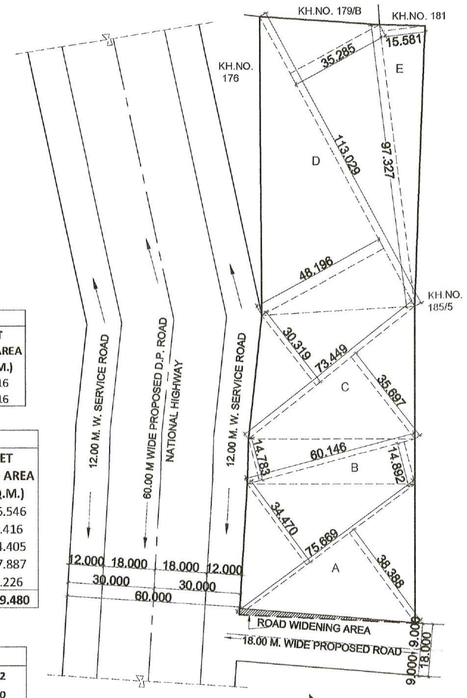
NO.	SIZE								AREA	TANG.	TOTAL LAND AREA (SQ.M)		NO. OF PARTS	NET LAND AREA (SQ.M.)
A	1/2 X 2.177	+	0.066	2.243	X	61.004	=	68.416	0	68.416	x	1	68.416
										TOTAL		=	68.416

LAND AREA CALCULATION OF KH.NO. 185/4

NO.	SIZE								AREA	TANG.	TOTAL LAND AREA (SQ.M)		NO. OF PARTS	NET LAND AREA (SQ.M.)
A	1/2 X 34.470	+	38.388	72.858	X	75.669	=	2756.546	0	2756.546	x	1	2756.546
B	1/2 X 14.783	+	14.892	29.675	X	60.146	=	892.416	0	892.416	x	1	892.416
C	1/2 X 30.319	+	35.697	66.016	X	73.449	=	2424.405	0	2424.405	x	1	2424.405
D	1/2 X 35.285	+	48.196	83.481	X	113.029	=	4717.887	0	4717.887	x	1	4717.887
E	1/2 X		+	97.327	X	15.581	=	758.226	0	758.226	x	1	758.226
										TOTAL		=	11549.480

AREA UNDER OPEN SPACE

A	1/2 X 15.236	+	12.169	27.405	X	45.902	=	628.972	0	628.972	x	1	628.972
B	1/2 X 11.063	+	14.015	25.078	X	45.439	=	569.760	0	569.760	x	1	569.760
										TOTAL		=	1198.732
	DEDUCTION													
E.S.S.	X	+		5.000	X	5.000	=	25.000	0	25.000	x	1	25.000
S.T.P.	1/2 X 5.018	+	4.986	10.004	X	5.0000	=	25.010	0	25.010	x	1	25.010
										TOTAL OPEN SPACE		=	1148.722



AREA KEY PLAN OF LAND
SCALE 1 : 1000

AREA UNDER RESINDENTIAL PLOTS

PLOT NO. (A)	PLOT SIZE								PLOT AREA (B)	TANG. (C)	REMAINING PLOT AREA SQ.M. (D = B - C)		NO.OF PLOTS	NET AREA IN SQ.M.	B/UP AREA ON PRO-DATA BASIC ' X ' (E = D x 1.747)	FRONT ROAD WIDTH (M.) (F)	BASIC FSI (G)	PERMISSIBLE B/UP AREA ON BASIC FSI (SQ.M.) (H = E x G)
1	1/2 X 19.902	+	22.157	42.059	X	27.900	=	586.723	14.44	572.283	X	1	572.283	999.778	18M/15M	1.1	1099.756
2	1/2 X 18.617	+	19.902	38.519	X	15.900	=	306.226	0	306.226	X	1	306.226	534.977	18M	1.1	588.475
3	1/2 X 11.341	+	13.070	24.411	X	24.214	=	295.544	11.77	283.774	X	1	283.774	495.753	18M/12M	1.1	545.328
4	1/2 X 9.000	+	9.935	18.935	X	13.500	=	127.811	7.72	120.091	X	1	120.091	209.799	12M/12M	1.1	230.779
5 TO 7	X		+	9.000	X	13.500	=	121.500	0	121.500	X	3	364.500	212.261	12M	1.1	233.487
8	X		+	22.884	X	13.500	=	308.934	9.61	299.324	X	1	299.324	522.919	12M/15M	1.1	575.211
9	1/2 X 15.849	+	16.138	31.987	X	10.500	=	167.932	15.44	152.492	X	1	152.492	266.403	9M/12M/12M	1.1	293.043
10	1/2 X 15.849	+	15.716	31.565	X	4.853	=	186.099	0	186.099	X	1	186.099	325.115	9M	1.1	357.626
	1/2 X 15.716	+	14.928	30.644	X	7.147											
11	1/2 X 14.928	+	13.606	28.534	X	12.000	=	171.204	0	171.204	X	1	171.204	299.093	9M	1.1	329.003
12	1/2 X 13.606	+	12.285	25.891	X	12.000	=	155.346	0	155.346	X	1	155.346	271.389	9M	1.1	298.528
13	X		+	12.000	X	9.000	=	108.000	0	108.000	X	1	108.000	188.676	9M	1.1	207.544
14 TO 15	X		+	12.000	X	8.650	=	103.800	0	103.800	X	2	207.600	181.339	9M	1.1	199.472
16	X		+	12.000	X	9.000	=	108.000	0	108.000	X	1	108.000	188.676	9M	1.1	207.544
17 TO 18	X		+	12.000	X	11.200	=	134.400	7.72	126.680	X	2	253.360	221.310	9M/12M	1.1	243.441
19	X		+	12.000	X	9.000	=	108.000	0	108.000	X	1	108.000	188.676	9M	1.1	207.544
20 TO 21	X		+	12.000	X	8.650	=	103.800	0	103.800	X	2	207.600	181.339	9M	1.1	199.472
22	X		+	12.000	X	9.000	=	108.000	0	108.000	X	1	108.000	188.676	9M	1.1	207.544
23	1/2 X 11.649	+	11.050	22.699	X	15.656	=	177.688	7.72	169.968	X	1	169.968	296.934	9M/12M	1.1	326.627
24 TO 25	X		+	9.500	X	15.656	=	148.732	0	148.732	X	2	297.464	259.835	12M	1.1	285.818
26	1/2 X 14.695	+	14.593	29.288	X	15.656	=	229.266	0	229.266	X	1	229.266	400.529	12M	1.1	440.581
27	1/2 X 12.856	+	13.293	26.149	X	9.479	=	123.933	7.72	116.213	X	1	116.213	203.024	9M/12M	1.1	223.327
28	1/2 X 13.293	+	13.713	27.006	X	9.400	=	126.928	0	126.928	X	1	126.928	221.744	9M	1.1	243.918
29	1/2 X 13.713	+	14.134	27.847	X	9.400	=	130.881	0	130.881	X	1	130.881	228.649	9M	1.1	251.514
30	1/2 X 14.134	+	14.554	28.688	X	9.400	=	134.834	0	134.834	X	1	134.834	235.554	9M	1.1	259.110
31	1/2 X 14.554	+	14.975	29.529	X	9.400	=	138.786	0	138.786	X	1	138.786	242.460	9M	1.1	266.706
32	1/2 X 8.915	+	8.841	17.756	X	19.277	=	171.141	0	171.141	X	1	171.141	298.984	9M	1.1	328.882
33	1/2 X 11.235	+	10.869	22.104	X	12.000	=	132.624	0	132.624	X	1	132.624	231.694	9M	1.1	254.864
34 TO 37	X		+	12.000	X	9.000	=	108.000	0	108.000	X	4	432.000	188.676	9M	1.1	207.544
38	1/2 X 12.000	+	12.009	24.009	X	10.228	=	122.782	7.72	115.062	X	1	115.062	201.013	9M/12M	1.1	221.115
39	1/2 X 12.000	+	12.009	24.009	X	9.310	=	111.762	7.72	104.042	X	1	104.042	181.761	9M/12M	1.1	199.937
40 TO 43	X		+	12.000	X	9.000	=	108.000	0	108.000	X	4	432.000	188.676	9M	1.1	207.544
44	1/2 X 10.869	+	10.708	21.577	X	5.247	=	129.236	0	129.236	X	1	129.236	225.775	9M	1.1	248.352
	1/2 X 10.708	+	10.802	21.510	X	6.753											
										TOTAL	=	44	6572.344				

AREA STATEMENT (PROFORMA-I)

1. AREA OF LAND
   a) As per ownership document (7/12, CTS extract) = 12100.000 SQ.M.
   b) Area As per 'K' PRAT = 11549.480 SQ.M.
2. DEDUCTION FOR(-)
   a) Proposed D.P./ D.P. Road widening area = 68.416 SQ.M.
3. BALANCE AREA OF PLOT = 11481.064 SQ.M.
4. AMENITY SPACE
   a) Required (5 % @ 00.0000 SQ. M.) = N.A.
   b) Proposed = N.A.
5. NET PLOT AREA (3-4(b)) = 11481.064 SQ.M.(100.0%)
6. RECREATIONAL OPEN SPACE
   a) Required (10.00%) = 1148.106 SQ.M. (10.00%)
   b) Proposed = 1148.722 SQ.M. (10.01%)
7. SERVICE ROAD AND HIGHWAY WIDENING = 000.000 SQ.M. (00.00%)
8. INTERNAL ROAD AREA = 3709.989 SQ.M. (32.31%)
9. AREA UNDER RESIDENTIAL PLOTS = 6572.344 SQ.M. (57.25%)
10. AREA UNDER E.S.S. & S.T.P. = 50.009 SQ.M. (00.43%)
11. PRO-RATA FACTOR FOR PERMISSIBLE FSI CALCULATION ON LAYOUT PLOTS(5/9) = 1.747



PROPOSED LAYOUT

LOCATION PLAN
SCALE - N.T.S.
SHEET NO. 71

Certificate of Area :
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in documents of Ownership/T.P. Scheme Records/ Land Records Department/City Survey records.

Signature

LEGEND
PLOT BOUNDARY
OPEN SPACE
AMENITY SPACE

OWNER
IWARS PRIVATE LIMITED THROUGH AUTHORIZED DIRECTOR
1) SHRI. PRAFULLA CHANDEAKANT ITKELWAR

ARCHITECT
S. D. Gripunde
C. A. / 2001 / 27032
N.I.T. No.1321
N.M.C. No.R-198
M. No. 9422103220

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY
	LAYOUT / 01	1:500	KARTIK	CHANDU SIR

V I S T ā ā R
ARCHITECT, INTERIOR DESIGNER, PLANNER,
LANDSCAPE ARCHITECT, P.M.C. ,VISTAAR HEIGHTS, 4TH FLOOR,
PLOT NO. 146-151,OPP. GAJANAN MAHARAJ MANDIR,
ZENDA CHOWK,DHARMPETH, NAGPUR - 440010.
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