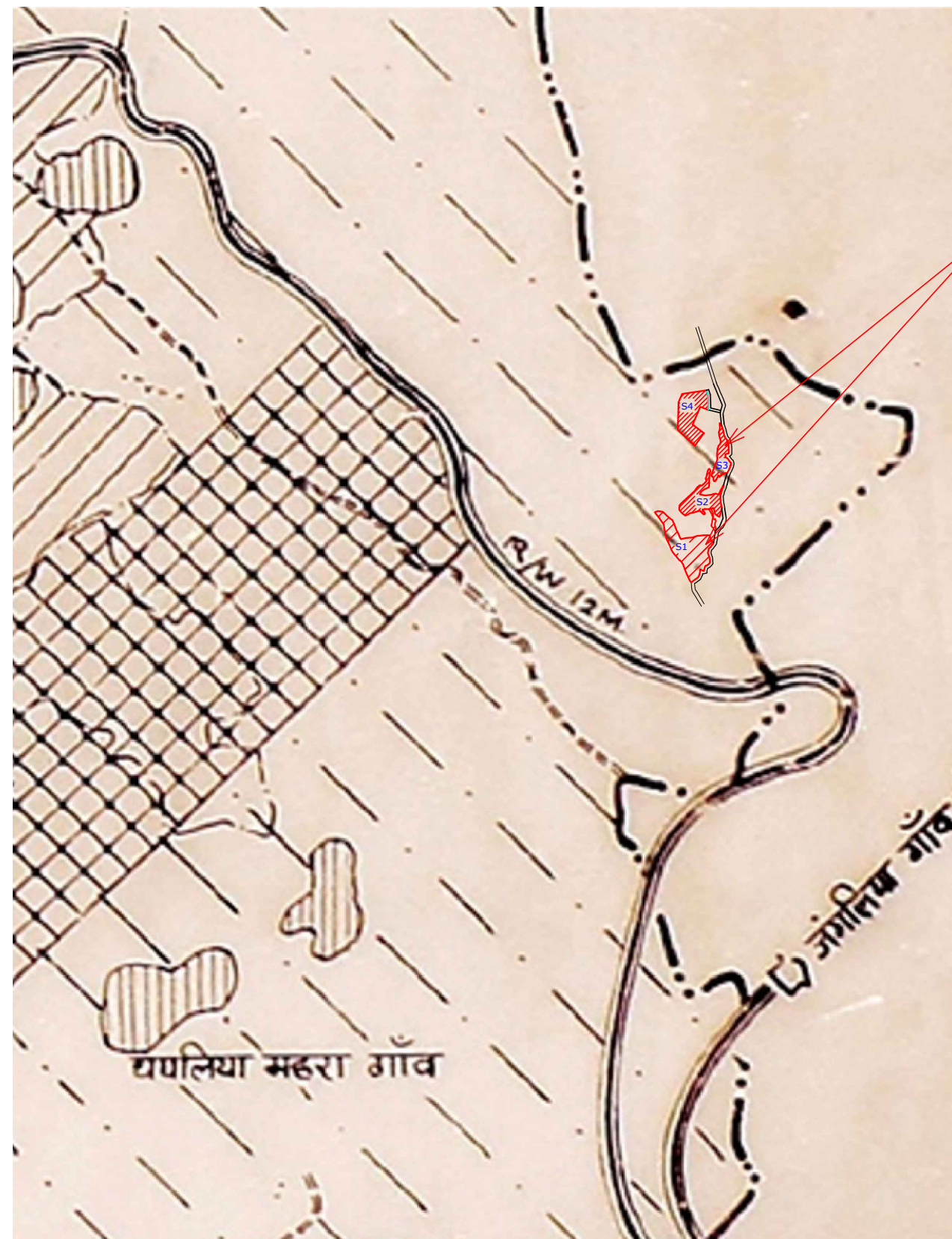
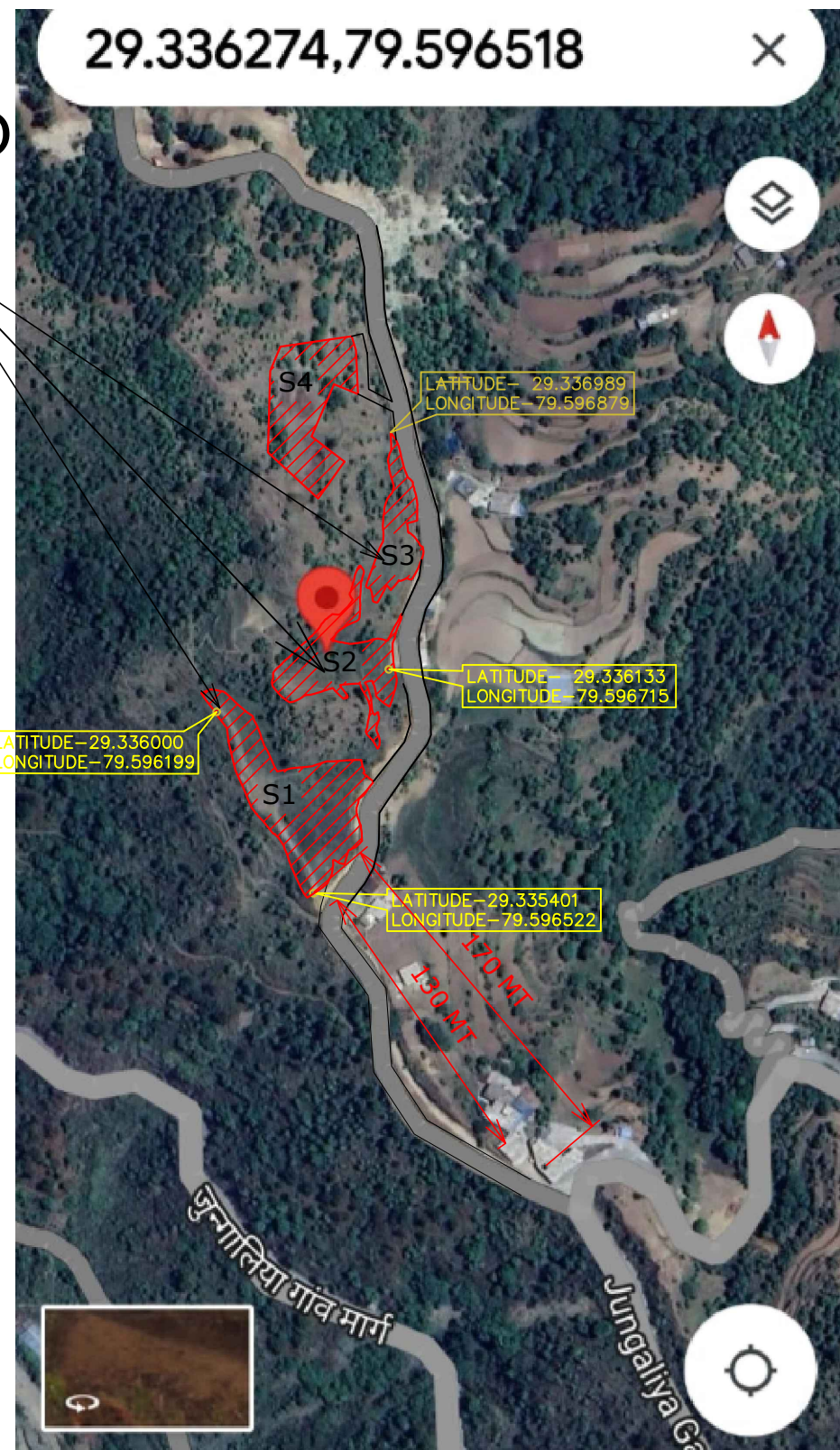


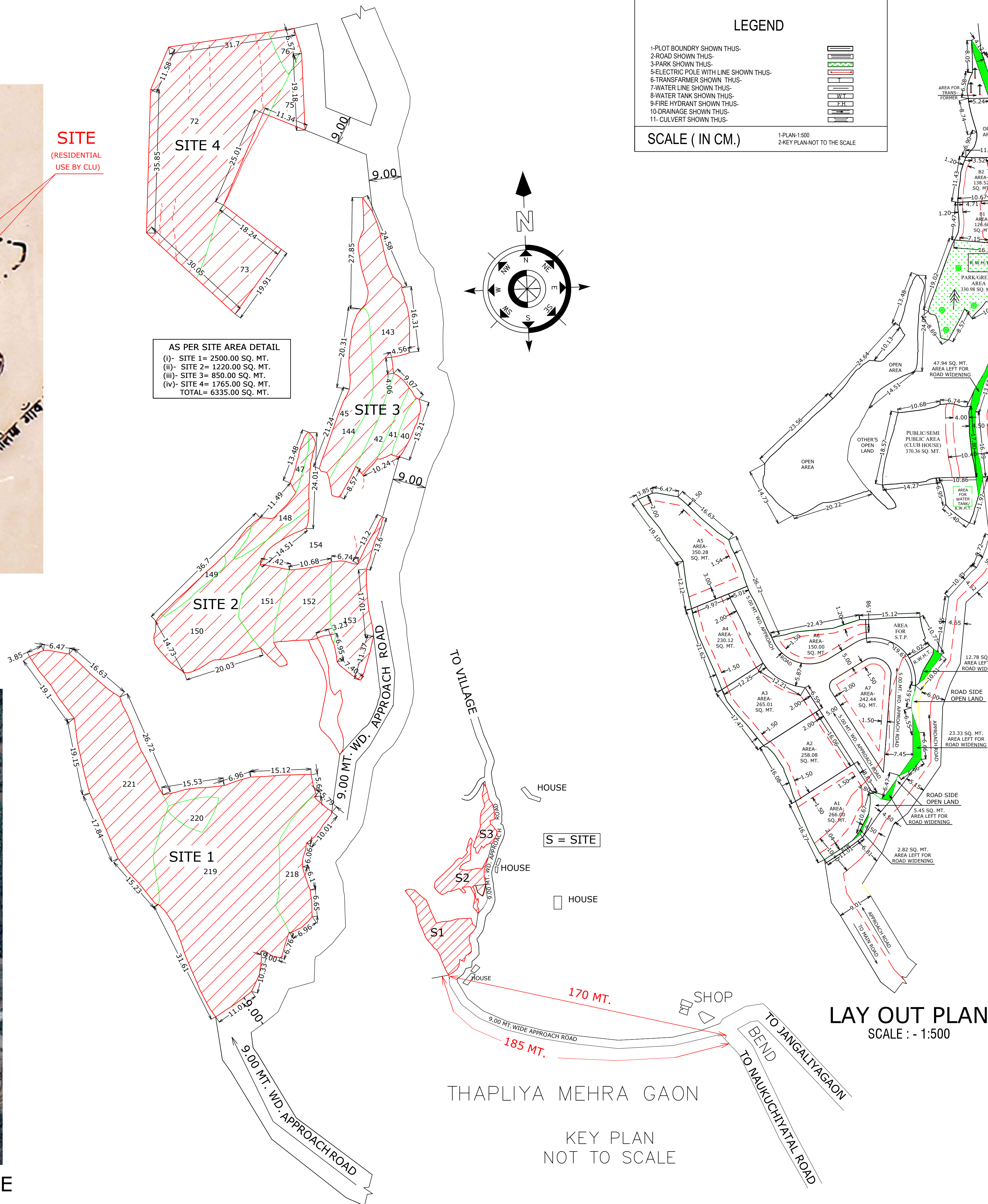


MASTER PLAN
SCALE : - N.T.S

PROPOSED
SITE



GOOGLE LOCATION ON SITE



LAY OUT PLAN
SCALE : - 1:500

THAPLIYA MEHRA GAON

KEY PLAN
NOT TO SCALE

SITE PLAN (CLU AREA) SCALE : - 1:500

FOR OFFICE USE ONLY

GPS LOCATION OF SITE
LAT.-29.336274, LONG.-79.596518

PROPOSED LAY OUT PLAN
FOR-M/S VAIBHAV FITNESS PVT.
LMT. BY DIRECTOR MRS. VIBHA VATS AND
MR. PREM MOHAN VATS,
MR. UDAYAN VATS S/O MR. PREM MOHAN
VATS,
IREDUS CAMEL BACK HILL PRIVATE
LIMITED BY AUTHORISED SIGNATUREY
MR. RAGHURAJ KANUDIA,
AT VILLAGE- THAPALIYA MEHRAGAON,
PATTI-POORVI CHHA KHATA, TEHSIL
AND DISTT.-NAINITAL, UK.

KHET NO-140, 141, 142, 143, 144, 145, 147,
148, 149, 150, 152, 153,
218, 219, 220 & 221,

AREA DETAIL

1- AREA AS PER SALE DEED= 7021.30 SQ. MT.
2- AREA AS PER KHATAUNI= 6390.00 SQ. MT.
3- LAND USE CHANGE AREA= 6335.00 SQ. MT.
4- PROJECT AREA (S1+S2+S3)= 4570.00 SQ. MT.
(AS PER KATAUNI KHET NO.)
AREA LEFT FOR ROAD WIDENING = 192.52 SQ. MT.
NET PLOT AREA = 4377.48 SQ. MT.

DETAIL OF RESIDENTIAL PLOTS					SET BACK DETAILS			
S.NO.	PLOT NAME	AREA (SQ. MT.)	NOS.	TOTAL AREA (SQ. MT.)	FRONT	REAR	SIDE-I	SIDE-II
1	A1	266.00	1	266.00	2.00	1.50	0.00	0.00
2	A2	258.08	1	258.08	2.00	1.50	0.00	0.00
3	A3	265.01	1	265.01	2.00	1.50	0.00	0.00
4	A4	230.12	1	230.12	2.00	1.50	0.00	0.00
5	A5	350.28	1	350.28	3.00	2.00	1.50	0.00
6	A6	150.00	1	150.00	1.50	1.20	0.00	0.00
7	A7	242.44	1	242.44	2.00	1.50	0.00	0.00
8	B1	126.68	1	126.68	1.50	1.20	0.00	0.00
9	B2	138.52	1	138.52	2.00	1.50	0.00	0.00
TOTAL		2027.13	9	2027.13				

AREA STATEMENTS			
S.NO.	PARTICULAR	AREA (SQ. MT.)	%
1	TOTAL AREA OF LAND (NET PLOT AREA)	4377.48	100
2	AREA UNDER RESIDENTIAL PLOT	2027.13	46.31
3	AREA UNDER PARK	330.98	7.56
4	AREA UNDER ROAD/ PATH	539.35	12.32
5	OPEN SPACE	874.49	19.98
6	AREA UNDER WATER TANK, R.W.H.T. TRANSFORMER AND S.T.P. PLANT	235.17	5.37
7	PUBLIC/SEMI PUBLIC AREA	370.36	8.46

E.W.S. CALCULATION

REQUIRED- TOTAL SALABLE AREA-2027.13/150=13.51 X15%= 2.03 SAY 2 UNIT
PROPOSED-PAYMENT TO BE DEPOSIT

M/s VAIBHAV FITNESS PVT LTD.

Director

Er. B.C. KANDPAL
M. Tech (Civil), Chartered Engineer (India), R4400
Authorized Structural Engineer (ASE)
Registration No.- DCH/UKC/ASE-142822
KANDPAL & ASSOCIATES
MB Tower, Unchhapul, Haldwani (U.K.)
Mob.- 9412983168, 7017671530

Er. B.C. KANDPAL
M. Tech. ASME-181813-2
R44000002162018
Regd. No.- 3 (Engineer) D.D.A. NAINITAL
Cell No.-7 Andolan Nagar Haldwani-051518
Mob.-9412983168, 7017671530

PROJECT CONSULTANT-

KANDPAL & ASSOCIATES
"AUTHORIZED STRUCTURAL ENGINEER * CHARTERED ENGINEER A * APPROVED VALUERS * PLANNERS * ESTIMATORS"
PROPRIETOR- ER. B. C. KANDPAL (M. Tech; ASE)

OFFICE- M. B. TOWER, HOUSE NO-D/5/1A, WARD NO.- 39, DURG NAGAR, KALADHUNGI ROAD, UNACHAPUL, VILLAGE-LOHARIYASHAL MALLAA, HALDWANI, DISTT.- NAINITAL, UTTARAKHAND.
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