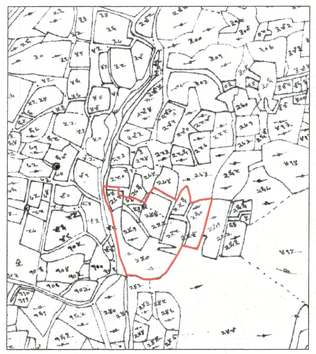
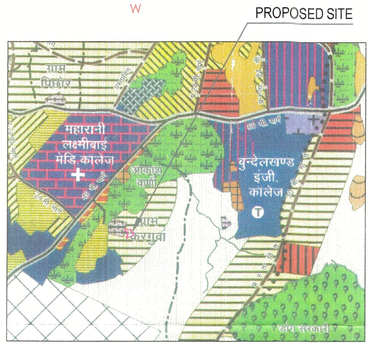


KHASRA PLAN

SCALE - N. T. S.



MASTER PLAN

SCALE - N. T. S.

LEGEND

Sr. No.	SYMBOL	DISCRIPTION
1		PLOT LINE
2		ROAD LINE
3		WATER SUPPLY PIPE LINE
4		R. W. H.
5	S.T.P.	S.T.P.
6		ELECTRIC POLE
7		ISOLATING VALVE
8		SEWER LINE
9		DRAIN
10		TREE
11		DUST BEEN KUDA
12		TELPHONE CABLE

PLOT AREA STATEMENT

Sr. No.	Plot Type	Bung-alow Unit Type	P. No.	Each Plot Area	Nos. of Plot	Permissible Ground Coverage Area (%)	Permissible Ground Coverage Area Area	Permissible F.A.R. (%)	Permissible F.A.R. Area	Open Area Actual	Proposed Cover Area of Each Plot: Ground Floor	First Floor	Second Floor	Mumty Cover	Total	Total Cover Area
		COMMERCIAL PLOT														
1	A	H	1	272.40	1	45	122.58	1.75	476.70	166.41	105.99	105.99	105.99	25.57	343.54	343.54
		RESIDENTIAL PLOT														
2	A	A	2	164.30	1	65	106.80	1.75	287.53	70.76	93.54	93.54	54.00	14.35	255.43	255.43
			3	156.94	1	65	102.01	1.75	274.65	63.40	93.54	93.54	54.00	14.35	255.43	255.43
			4	153.38	1	65	99.70	1.75	268.42	59.84	93.54	93.54	54.00	14.35	255.43	255.43
			5	149.81	1	65	97.38	1.75	262.17	56.27	93.54	93.54	54.00	14.35	255.43	255.43
			6	146.25	1	65	95.06	1.75	255.94	52.71	93.54	93.54	54.00	14.35	255.43	255.43
	B	B	7	142.68	1	65	92.74	1.75	249.69	64.74	77.94	77.94	39.00	14.35	209.23	209.23
			8	139.12	1	65	90.43	1.75	243.46	61.18	77.94	77.94	39.00	14.35	209.23	209.23
			9	135.38	1	65	88.00	1.75	236.92	57.44	77.94	77.94	39.00	14.35	209.23	209.23
			10	131.63	1	65	85.56	1.75	230.35	53.69	77.94	77.94	39.00	14.35	209.23	209.23
			11	127.87	1	65	83.12	1.75	223.77	49.93	77.94	77.94	39.00	14.35	209.23	209.23
	A	D	12	187.00	1	65	121.55	1.75	327.25	89.38	97.62	97.62	97.62	16.18	309.04	309.04
3	A	B - 1	13	179.60	1	65	116.74	1.75	314.30	101.66	77.94	77.94		14.35	170.23	170.23
	B	B - 1	14 to 20	120.00	7	65	78.00	1.75	210.00	42.06	77.94	77.94		14.35	170.23	1191.61
			21	125.88	1	65	81.82	1.75	220.29	47.94	77.94	77.94		14.35	170.23	170.23
	A	A - 1	22	206.35	1	65	134.13	1.75	361.11	112.81	93.54	93.54		14.35	201.43	201.43
			23	169.38	1	65	110.10	1.75	296.42	75.84	93.54	93.54		14.35	201.43	201.43
			24	162.18	1	65	105.42	1.75	283.82	68.64	93.54	93.54		14.35	201.43	201.43
			25	155.81	1	65	101.28	1.75	272.67	62.27	93.54	93.54		14.35	201.43	201.43
	B		26	150.00	1	65	97.50	1.75	262.50	56.46	93.54	93.54		14.35	201.43	201.43
			27	146.04	1	65	94.93	1.75	255.57	52.50	93.54	93.54		14.35	201.43	201.43
		B - 1	28	141.55	1	65	92.01	1.75	247.71	63.61	77.94	77.94		14.35	170.23	170.23
			29 to 37	120.00	9	65	78.00	1.75	210.00	42.06	77.94	77.94		14.35	170.23	1532.07
	A		38	162.80	1	65	105.82	1.75	284.90	84.86	77.94	77.94		14.35	170.23	170.23
4	B	B	39 to 44	120.00	6	65	78.00	1.75	210.00	42.06	77.94	77.94	39.00	14.35	209.23	1255.38
			45	149.98	1	65	97.49	1.75	262.47	72.04	77.94	77.94	39.00	14.35	209.23	209.23
			46 to 49	120.00	4	65	78.00	1.75	210.00	42.06	77.94	77.94	39.00	14.35	209.23	836.92
5	B	B - 1	50	138.40	1	65	89.96	1.75	242.20	60.46	77.94	77.94		14.35	170.23	170.23
		B	51 to 54	120.00	4	65	78.00	1.75	210.00	42.06	77.94	77.94	39.00	14.35	209.23	836.92
		E	55	139.15	1	65	90.45	1.75	243.51	60.66	78.49	78.49		14.35	171.33	171.33
		B-1	56	149.60	1	65	97.24	1.75	261.80	71.66	77.94	77.94		14.35	170.23	170.23
		B	57 to 59	120.00	3	65	78.00	1.75	210.00	42.06	77.94	77.94	39.00	14.35	209.23	627.69
		C	60	149.93	1	65	97.45	1.75	262.38	82.74	67.19	67.19		14.35	148.73	148.73
6	A	G	61	237.08	1	65	154.10	1.75	414.89	156.17	80.91	80.91	80.91	14.35	257.08	257.08
	B	B-1	62	119.07	1	65	77.40	1.75	208.37	41.13	77.94	77.94		14.35	170.23	170.23
			63	120.00	1	65	78.00	1.75	210.00	42.06	77.94	77.94		14.35	170.23	170.23
			64, 65	149.60	2	65	97.24	1.75	261.80	71.66	77.94	77.94		14.35	170.23	340.46
			66, 67	120.00	2	65	78.00	1.75	210.00	42.06	77.94	77.94		14.35	170.23	340.46
	A	D	68	216.00	1	65	140.40	1.75	378.00	118.38	97.62	97.62	97.62	16.18	309.04	309.04
7	B	C	69	136.00	1	65	88.40	1.75	238.00	68.81	67.19	67.19		14.35	148.73	148.73
			70, 71	104.00	2	65	67.60	1.75	182.00	36.81	67.19	67.19		14.35	148.73	297.46
			72, 73	120.00	2	65	78.00	1.75	210.00	52.81	67.19	67.19		14.35	148.73	297.46
			74, 75, 76	104.00	3	65	67.60	1.75	182.00	36.81	67.19	67.19		14.35	148.73	446.19
	A	A	77	175.80	1	65	114.27	1.75	307.65	82.26	93.54	93.54	54.00	14.35	255.43	255.43
			78	168.56	1	65	109.56	1.75	294.98	75.02	93.54	93.54	54.00	14.35	255.43	255.43
			79	159.75	1	65	103.84	1.75	279.56	66.21	93.54	93.54	54.00	14.35	255.43	255.43
			80	150.93	1	65	98.10	1.75	264.13	57.39	93.54	93.54	54.00	14.35	255.43	255.43
	B	B - 1	81	139.03	1	65	90.37	1.75	243.30	61.09	77.94	77.94		14.35	170.23	170.23
			82	148.91	1	65	96.79	1.75	260.59	70.97	77.94	77.94		14.35	170.23	170.23
8	B	B - 1	83	141.55	1	65	92.01	1.75	247.71	63.61	77.94	77.94		14.35	170.23	170.23
			84	115.13	1	65	74.83	1.75	201.48	37.19	77.94	77.94		14.35	170.23	170.23
			85	118.13	1	65	76.78	1.75	206.73	40.19	77.94	77.94		14.35	170.23	170.23
		F	86	145.58	1	65	94.63	1.75	254.77	52.04	93.54	93.54	39.00	14.35	240.43	240.43
		B	87	124.31	1	65	80.80	1.75	217.54	46.37	77.94	77.94	39.00	14.35	209.23	209.23
			88	128.06	1	65	83.24	1.75	224.11	50.12	77.94	77.94	39.00	14.35	209.23	209.23
			89	133.31	1	65	86.65	1.75	233.29	55.37	77.94	77.94	39.00	14.35	209.23	209.23
			90	138.38	1	65	89.95	1.75	242.17	60.44	77.94	77.94	39.00	14.35	209.23	209.23
		A	91	146.88	1	65	95.47	1.75	257.04	53.34	93.54	93.54	54.00	14.35	255.43	255.43
	C	A - 2	92	73.21	1	75	54.91	2.00	146.42	27.20	46.77	46.77	17.12	14.35	125.01	125.01
			93	74.72	1	75	56.04	2.00	149.44	27.20	46.77	46.77	17.12	14.35	125.01	125.01
			94	76.40	1	75	57.30	2.00	152.80	30.48	46.77	46.77	17.12	14.35	125.01	125.01
			95	78.09	1	75	58.57	2.00	156.18	30.48	46.77	46.77	17.12	14.35	125.01	125.01
			96	79.78	1	75	59.84	2.00	159.56	33.81	46.77	46.77	17.12	14.35	125.01	125.01
			97	81.38	1	75	61.04	2.00	162.76	33.81	46.77	46.77	17.12	14.35	125.01	125.01
			98	82.88	1	75	62.16	2.00	165.76	36.90	46.77	46.77	17.12	14.35	125.01	125.01
			99	84.46	1	75	63.35	2.00	168.92	36.90	46.77	46.77	17.12	14.35	125.01	125.01
			100	86.06	1	75	64.55	2.00	172.12	46.00	46.77	46.77	17.12	14.35	125.01	125.01
	B	A - 3	101	99.90	1	75	74.93	2.00	199.80	46.00	46.77	46.77	17.14	14.35	125.03	125.03
TOTAL RESIDENTIAL PLOTS					100	TOTAL RESIDENTIAL PLOT COVER AREA										18905.29
TOTAL PLOTS (COMMERCIAL + RESIDENTIAL)					101	TOTAL PLOT COVER AREA (COMMERCIAL + RESIDENTIAL)										19248.83

PLOT AREA STATEMENT

Sr. No.	Details of Covered Area	Covered Area in Sqm. Type - 'A'	Type - 'A-1'	Type - 'A-2'	Type - 'A-3'	Type - 'B'	Type - 'B-1'	Type - 'C'	Type - 'D'	Type - 'E'	Type - 'F'	Type - 'G'	Type - 'H'
1	Covered Area on Ground Floor	93.54	93.54	46.77	46.77	77.94	77.94	67.19	97.62	78.49	93.54	80.91	105.99
2	Covered Area on First Floor	93.54	93.54	46.77	46.77	77.94	77.94	67.19	97.62	78.49	93.54	80.91	105.99
3	Covered Area on Second Floor	54.00		17.12	17.14	39.00			97.62		39.00	80.91	105.99
4	Mumty Covered Area	14.35	14.35	14.35	14.35	14.35	14.35	14.35	16.18	14.35	14.35	14.35	25.57
5	Total Covered Area of each Unit	255.43	201.43	125.01	125.03	209.23	170.23	148.73	309.04	171.33	240.43	257.08	343.54
6	Nos. of Unit	10	6	9	1	27	33	9	2	1	1	1	1
7	Total Covered Area	2554.30	1208.58	1125.09	125.03	5649.21	5617.59	1338.57	618.08	171.33	240.43	257.08	343.54
	TOTAL COVERED AREA OF COMMERCIAL BUILDING - UNIT TYPE 'H'												343.54
	TOTAL COVERED AREA OF RESIDENTIAL BUILDING - UNIT TYPE 'A+A1+A2+A3+B+B1+C+D+E+F+G'												18905.29
	TOTAL COVERED AREA OF COMM. + RESI. BUILDING - TYPE 'H' + 'A+A1+A2+A3+B+B1+C+D+E+F+G'												19248.83

PROPOSED COLONY

"RAMLEELA CITY"

NEAR KARUGA JI JAI MANDIR JHANSI

APPROVING AUTHORITY

SHEET No. 2/2

कार्यालय झांसी विकास प्राधिकरण, झांसी
पत्रांक / 1249 / षे०डी०ए० (Timeexten) दिनांक 20-21 / 18-12-20
मानचित्र की स्वीकृति उ०प्र० योजना एवं विकास अधिनियम 1973 (उत्तरप्रदेश अधिनियम संख्या-11 सन् 1973) की धारा 29 के विषय से सम्बन्धित नियमों, उपनियमों के अनुसार प्रदान की गई है। यह स्वीकृति से न आप को कोई अधिकार प्राप्त होगा न कोई अधिकार नष्ट होगी और न उसका कोई ऐसा प्रभाव होगा कि उसके पक्ष में कोई कानूनी (ESTOPPEL) या स्वीकृति (ADMISSION) मानी जायें व उसका कोई प्रभाव सम्पत्ति संबंधी किसी अधिकार पर पड़ेगा न वह किसी प्रकार का कानूनी प्रभाव रखेगी। प्राधिकृत नियमों के अनुसार अपना पूर्ण कार्य दो वर्ष में करें एवं इसका प्रमाण-पत्र इस कार्यालय से प्राप्त करें।

सचिव,
झांसी विकास प्राधिकरण

1- भूमि के स्वामित्व से इस मानचित्र का कोई सम्बन्ध नहीं है। यदि प्राधी किसी सरकारी, ग्राम पंचायत, नगर पालिका भूमि एवं किसी व्यक्ति की भूमि पर कब्जा आदि करता है तो वह उसकी स्वयं की जिम्मेदारी होगी।
2-Map Conveys no right to or evidence for title/owner ship.

सचिव,
झांसी विकास प्राधिकरण
16.12.20

Regd. MAP20191012122459230

मानचित्र सं० .....
जाँच किया.
सहा०अभि० / सहा०अभि० / मानचित्र

स्वीकृत मानचित्र से भिन्न निर्माण किये जाने की दशा में यह स्वीकृति स्वतः निरस्त हो जायेगी। स्वीकृत मानचित्र की अनुज्ञा रेखांकन व स्थायित्व निर्माण स्थल पर दर्शित करना अनिवार्य होगा।

NOTES :-

- ALL DIMENSIONS ARE IN METER.
- LAND BOUNDARY SHOWN IN BLACK.
- OPEN SPACE SHOWN IN GREEN.
- COMMERCIAL PLOT SHOWN IN PINK.
- THERE IS NOSEWER LINE IN THE AREA THERE FOR SEPTIK TANK & SOAK PIT WILL BE CONSTRCTION IN EACH INDIVISUL PLOT
- TREE WILL BE PLANTED ALONG WITH ROAD SIDE AT A DISTANCE OF 10.0 M. C/C
- THE DRAINAGE OF THE COLONY WILL BE DISCHARGED IN THE EXISTING STROM WATER DRAIN NEAR BY.

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING PLAN ON PLOT No. 1 to 101, IN ARAZI No. 250/2, 250/3, 251, 253, 254/1, 254/2, 255/1, 255/2, 256, 257, 258, 259, 260/1, 260/2, 278, 279, MOUZA - KARGUAN, TEHSIL & DIST. - JHANSI. THROUGH MANAGER OF THE CITY COLLAGE NEW CITY AND MONTESSORI SCHOOL SOCIETY - MR. NANDKISHOR KUSHWAHA, S/O MR. GHAN SHYAM & SMT.BHAGWATI W/O SHRI. NAND KISHOR

भगवती

OWNERS SIGN. | ARCHITECT / ENGG. SIGN.

"VASTUKALA"
CONSULTING ENGINEER'S & ARCHITECTS
Shop No.6, Shubharambha Apt.,
Near Shashikant Electricals,
Nashik - 422 001

DRG. No. | SCALE - AS SHOWN | DATE - 24/11/2020