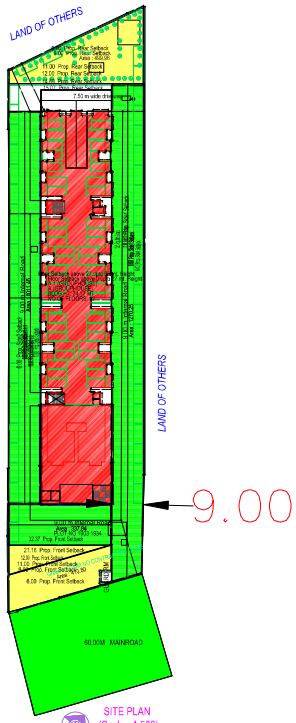
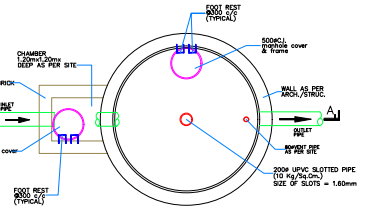
Project Title :PROPOSED CONST. GROUP HOUSEING BUILDING PLAN FOR ARAZI NO.- 1903, 1934, 1936, 1937,1938, 1939, 1940, 1941 MOUZA - LAHAR GIRD SHIVPURI & GWALIOR FOUR LINE DISTRICT - JHANSI (U.P.) SIVANTA INFRATECH SHRI DHANANJAY SINGH S/O.- SHRI VIKARAM SINGH R/O.- KASHI NARESH HOUSE KASHI NARESH KI GALI KILA GATE NO.- 03 GWALIOR CITY DISTRICT - GWALIOR(M. P.)

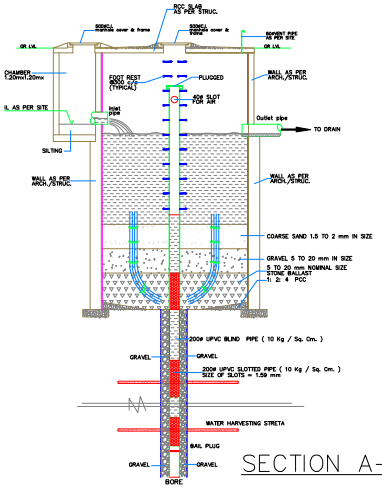
File No	JDA/BP/22-23/0664	Sheet	1 / 6
Submission Date	2023-08-08	Scale	1:100



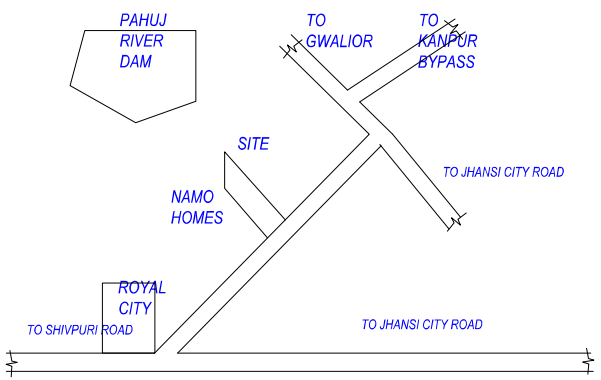
SITE PLAN
(Scale - 1:500)



PLAN OF HARVESTING PIT



SECTION A–A



KEY PLAN

Building :A (GROUPHOUSE)

Floor Name	Gross Built-Up Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)										Proposed FAR Area (Sq.mt.)			Additional FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		VShaft			Mumty	Lift	Lift Machine	Double Height	Accessory Use	Ramp	Refuge Area	Covered Area	Parking	Real	Commercial	Stair	Parking			
Basement Floor	3807.23		0.00	3807.23	38.27	11.72	0.00	0.00	0.00	0.00	0.00	0.00	2792.51		70.08	0.00	0.00	0.00	0.00	02
SMI Floor	2883.47		0.00	2883.47	58.70	22.69	0.00	47.62	0.00	43.10	214.73	0.00	0.00	38.44	0.00	0.00	1235.77	1143.30	00	02
First Floor	1892.46		54.00	1838.46	18.02	22.61	0.00	47.62	0.00	0.00	0.00	0.00	0.00	0.00	1296.97	492.65	0.00	0.00	1789.62	12
Second Floor	1892.46		54.00	1838.46	18.02	22.61	0.00	47.62	0.00	0.00	0.00	0.00	0.00	0.00	1296.97	492.65	0.00	0.00	1789.62	12
Third Floor	1378.72		54.00	1324.72	18.02	11.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.97	0.00	0.00	0.00	1296.97	12
Fourth Floor	1755.29		54.00	1701.29	18.02	11.72	10.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.97	336.13	28.90	0.00	1662.86	12
Fifth Floor	1714.54		54.00	1660.54	18.02	11.72	0.00	0.00	0.00	0.00	33.89	0.00	0.00	0.00	1296.97	0.00	0.00	0.00	1296.97	11
Sixth Floor	1669.85		54.00	1615.85	18.02	11.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.97	0.00	0.00	0.00	1296.97	11
Seventh Floor	1669.85		54.00	1615.85	18.02	11.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.97	0.00	0.00	0.00	1296.97	11
Eighth Floor	1714.54		54.00	1660.54	18.02	11.72	0.00	0.00	0.00	0.00	33.89	0.00	0.00	0.00	1296.97	0.00	0.00	0.00	1296.97	11
Ninth Floor	1469.33		54.00	1415.33	17.30	11.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1292.23	0.00	0.00	0.00	1292.23	11
Tenth Floor	1469.33		54.00	1415.33	17.30	11.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1292.23	0.00	0.00	0.00	1292.23	11
Eleventh Floor	1469.33		54.00	1415.33	17.30	11.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1292.23	0.00	0.00	0.00	1292.23	11
Terrace Floor	49.90		0.00	49.90	00.17	0.00	11.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	23275.74		594.00	22681.74	318.39	185.20	22.72	143.79	43.10	129.46	67.98	38.44	2792.51	1772.91	1968.78	28.90	1235.77	1862.93	3.90	158
Total Number of Same Buildings	1																			
Total	23275.74		594.00	22681.74	318.39	185.20	22.72	143.79	43.10	129.46	67.98	38.44	2792.51	1772.91	1968.78	28.90	1235.77	1862.93	3.90	158

Additional Permissible FAR

Area covered under	Proposed Area		Total Proposed Area
Non FAR AREA			
Lift Machine Room	10.69		60.83
Fire Escape Staircase	10.37		
STAIRCASE	18.75		
Lift Machine Room	8.83		
Lift Machine Room	2.81		
Lift Machine Room	2.41		

Required Parking(Table 7a)

Building Name	Type	Sub Use	Area (Sq.mt.)	Parking space required every	With			Car			Vehicles Car		
					Prop.	Reqd.Unit	Reqd.	Prop.			Reqd.(Unit)	Reqd.	Prop.
A (GROUPHOUSE)	Commercial	Retail Shop	>0	100	1906.78	1.50	27	-	-	-	-	-	-
	Residential	Group Housing	0 - 50	1	-	-	-	-	-	-	-	-	-
			50 - 100	1	132.00	1.00	132	-	-	-	-	-	-
			100 - 150	1	14.00	1.25	18	-	-	-	-	-	-
			> 150	1	-	1.50	-	-	-	-	-	-	-
			>0	1	-	-	-	-	-	-	1.00	15	-
	Total		-	-	-	-	177	181	-	-	-	15	15

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units
A (GROUPHOUSE)	Residential	Group Housing	-	Highrise	146	4	

Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
BASEMENT FLOOR PLAN	Commercial + Parking	Commercial Building	Commercial FAR	Commercial	Retail Shop
			Commercial FAR	Commercial	Retail Shop
STILT FLOOR PLAN	Commercial + Parking +STP	Retail Shop	Commercial FAR	Commercial	Retail Shop
			Commercial FAR	Commercial	Retail Shop
FIRST FLOOR PLAN	Commercial	Retail Shop	Residential FAR	Residential	Group Housing
			Commercial	Commercial	Retail Shop
SECOND FLOOR PLAN	Commercial	Retail Shop	Residential FAR	Residential	Group Housing
			Commercial	Commercial	Retail Shop
THIRD FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
FOURTH FLOOR PLAN	Commercial	Retail Shop	Residential FAR	Residential	Group Housing
			Commercial	Commercial	Retail Shop
FIFTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TYPICAL - 5 TO FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
EIGHTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TYPICAL - 9 11 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-

SCHEDULE OF DOOR:

BLDG NAME	NAME	LENGTH	HEIGHT	NOS
A (GROUPHOUSE)	D1	0.91	2.10	06
A (GROUPHOUSE)	D1	0.69	2.10	03
A (GROUPHOUSE)	D2	0.69	2.10	03
A (GROUPHOUSE)	D2	0.62	2.10	03
A (GROUPHOUSE)	D2	0.74	2.10	06
A (GROUPHOUSE)	D2	0.73	2.10	22
A (GROUPHOUSE)	D1	0.73	2.10	14
A (GROUPHOUSE)	D2	0.78	2.10	162
A (GROUPHOUSE)	D1	0.78	2.10	48
A (GROUPHOUSE)	D1	0.78	2.10	07
A (GROUPHOUSE)	D1	0.93	2.10	09
A (GROUPHOUSE)	D1	0.91	2.10	16
A (GROUPHOUSE)	D1	0.89	2.10	12
A (GROUPHOUSE)	D1	0.66	2.10	50
A (GROUPHOUSE)	D1	0.81	2.10	04
A (GROUPHOUSE)	D3	0.81	2.10	03
A (GROUPHOUSE)	D3	0.62	2.10	169
A (GROUPHOUSE)	D3	0.62	2.10	03
A (GROUPHOUSE)	D3	0.92	2.10	03
A (GROUPHOUSE)	D1	0.63	2.10	01
A (GROUPHOUSE)	D1	0.66	2.10	04
A (GROUPHOUSE)	D1	0.68	2.10	315
A (GROUPHOUSE)	D1	1.06	2.10	300
A (GROUPHOUSE)	D1	1.07	2.10	72
A (GROUPHOUSE)	D2	1.08	2.10	11
A (GROUPHOUSE)	D1	1.08	2.10	10
A (GROUPHOUSE)	D1	1.48	2.10	36
A (GROUPHOUSE)	D1	1.59	2.10	09
A (GROUPHOUSE)	D1	2.37	2.10	03
A (GROUPHOUSE)	D	2.64	2.10	01

Staircase Checks (Table 5a-1)

Floor Name	Stair Case Name	Flight Width	Tread Width	Riser Height	Railing Ht.
BASEMENT FLOOR PLAN	STAIRCASE	1.53	0.300	0.000	1.06
	STAIRCASE	1.53	0.300	0.000	1.06
STILT FLOOR PLAN	STAIRCASE	1.54	0.300	0.000	1.06
	STAIRCASE	1.53	0.300	0.128	1.06
	Fire Escape Staircase	1.53	0.300	0.128	1.06
FIRST FLOOR PLAN	Fire Escape Staircase	1.53	0.300	0.144	1.06
	STAIRCASE	1.53	0.300	0.131	1.06
	STAIRCASE	1.54	0.300	0.111	1.06
SECOND FLOOR PLAN	Fire Escape Staircase	1.53	0.300	0.144	1.06
	STAIRCASE	1.53	0.300	0.131	1.06
	STAIRCASE	1.54	0.300	0.111	1.06
THIRD FLOOR PLAN	Fire Escape Staircase	1.53	0.300	0.144	1.06
	STAIRCASE	1.53	0.300	0.131	1.06
FOURTH FLOOR PLAN	Fire Escape Staircase	1.53	0.300	0.144	1.06
	STAIRCASE	1.53	0.300	0.131	1.06
	STAIRCASE	1.54	0.300	0.111	1.06
FIFTH FLOOR PLAN	Fire Escape Staircase	1.53	0.300	0.144	1.06
	STAIRCASE	1.53	0.300	0.131	1.06
TYPICAL - 6 7 FLOOR PLAN	Fire Escape Staircase	1.53	0.300	0.144	1.06
	STAIRCASE	1.53	0.300	0.131	1.06
EIGHTH FLOOR PLAN	Fire Escape Staircase	1.53	0.300	0.144	1.06
	STAIRCASE	1.53	0.300	0.131	1.06
TYPICAL - 9 11 FLOOR PLAN	Fire Escape Staircase	1.53	0.300	0.144	1.06
	STAIRCASE	1.53	0.300	0.131	1.06
TERRACE FLOOR PLAN	Fire Escape Staircase	1.53	0.300	0.000	1.06
	STAIRCASE	1.53	0.300	0.000	1.06

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (GROUPHOUSE)	V	1.51	1.00	03
A (GROUPHOUSE)	V	1.51	1.00	244
A (GROUPHOUSE)	W1	0.69	1.20	12
A (GROUPHOUSE)	W3	0.72	1.20	03
A (GROUPHOUSE)	W3	0.76	1.20	120
A (GROUPHOUSE)	W1	0.76	1.20	18
A (GROUPHOUSE)	W8	1.81	2.60	14
A (GROUPHOUSE)	W8	0.92	1.20	28
A (GROUPHOUSE)	W6	0.91	1.20	09
A (GROUPHOUSE)	W6	0.89	2.60	12
A (GROUPHOUSE)	V	0.84	1.00	48
A (GROUPHOUSE)	V	0.96	1.00	84
A (GROUPHOUSE)	V	0.96	1.20	18
A (GROUPHOUSE)	V	1.31	1.00	07
A (GROUPHOUSE)	V	1.24	1.00	04
A (GROUPHOUSE)	V	1.23	1.00	03
A (GROUPHOUSE)	V	1.19	1.00	20
A (GROUPHOUSE)	V	1.11	1.00	14
A (GROUPHOUSE)	V	1.17	1.00	07
A (GROUPHOUSE)	W2	1.24	1.20	03
A (GROUPHOUSE)	W2	1.32	1.20	21
A (GROUPHOUSE)	W2	1.35	3.00	120
A (GROUPHOUSE)	W1	1.38	1.20	12
A (GROUPHOUSE)	W2	1.37	1.20	21
A (GROUPHOUSE)	W2	1.37	1.20	37
A (GROUPHOUSE)	W2	1.37	1.20	48
A (GROUPHOUSE)	W2	1.37	2.40	03
A (GROUPHOUSE)	W1	1.38	1.20	16
A (GROUPHOUSE)	V	1.39	1.00	03
A (GROUPHOUSE)	W3	1.41	1.20	48
A (GROUPHOUSE)	W1	1.48	1.20	09
A (GROUPHOUSE)	W3	1.60	2.40	30
A (GROUPHOUSE)	W1	1.54	1.20	16
A (GROUPHOUSE)	W1	1.69	1.20	16
A (GROUPHOUSE)	W1	1.64	1.20	33
A (GROUPHOUSE)	W1	1.67	1.20	04
A (GROUPHOUSE)	W3	1.68	1.20	07
A (GROUPHOUSE)	W1	1.68	1.20	12
A (GROUPHOUSE)	W2	1.69	2.60	09
A (GROUPHOUSE)	W3	1.76	1.20	07
A (GROUPHOUSE)	W2	1.79	2.00	08
A (GROUPHOUSE)	W2	1.79	2.60	26
A (GROUPHOUSE)	W1	1.80	2.40	18
A (GROUPHOUSE)	W1	1.81	2.40	08
A (GROUPHOUSE)	W2	1.81	2.60	03
A (GROUPHOUSE)	W1	1.84	2.40	37
A (GROUPHOUSE)	W3	1.87	1.20	01
A (GROUPHOUSE)	W1	1.91	1.20	01
A (GROUPHOUSE)	W2	1.92	1.20	01
A (GROUPHOUSE)	W1	1.92	2.40	18
A (GROUPHOUSE)	W5	1.96	1.20	36
A (GROUPHOUSE)	W3	1.97	1.20	03
A (GROUPHOUSE)	W3	1.99	1.20	10
A (GROUPHOUSE)	W3	2.05	1.20	01
A (GROUPHOUSE)	W3	2.07	1.20	01
A (GROUPHOUSE)	W3	2.18	1.20	04
A (GROUPHOUSE)	W3	2.18	1.20	18
A (GROUPHOUSE)	W2	2.34	1.20	07
A (GROUPHOUSE)	W2	2.38	2.00	03
A (GROUPHOUSE)	W2	2.23	2.00	03
A (GROUPHOUSE)	W2	2.32	2.00	14
A (GROUPHOUSE)	W2	2.28	1.20	24
A (GROUPHOUSE)	W3	3.28	1.20	01

AREA STATEMENT

	PROJECT DETAIL		
	Authority: Jhansi Development Authority		Plot Use: Residential
	Authority Class: Category D		Plot Sub Use: Group Housing
	Authority Zone: Development Authority (DA)		Development Plan: Master Plan
	Case Type: Regular		Land Use Zone: Commercial abc Zone
	Project Type: Group Development		Land Sub Use Zone: City center / District Business District
	Nature of Development: NEW		Area of Type: NA
	Development Area: Undeveloped Area		
	Sub Development Area: City Area		
	Special Project: NA		
	Site Address: District,Jhansi, Tehsil,Jhansi, Village,NA		
	AREA DETAILS	SQ.MTR.	
1.	Area of Plot As per record	-	
	Document Area		5950.00
	As per site condition		5945.56
	Area of Plot Considered		5945.56
2.	Deduction for		
	a) Proposed roads		0.00
	b) Any reservation		0.00
	Total(a + b)		0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT		5945.56
	Plot Area For Coverage		5945.56
	Plot Area For FAR		5945.56
4.	Permi. FAR Area (2.50)		14864.00
	Incentive FAR against EWS and LIG		1340.00
	Permi. Paid FAR Area (1.25)		7432.40
5.	Total Perm. FAR area with Paid FAR (3.75)		22297.20
	Total Perm. FAR area (3.84)		22837.20
	Total Paid Proposed FAR Area		2919.42
6.	Total Built up area permissible at		
	Permissible Coverage area (40.00 %)		2378.20
	Proposed Coverage Area (32.20 %)		1914.64
	Total Proposed Coverage Area (32.20 %)		1914.64
	Balance coverage area (7.80 %)		463.56

-	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	Proposed Area as at			
Basement Floor	3807.23	0.00	0.00	0.00
SMI Floor	2883.47	0.00	8743.09	0.00
First Floor	1838.46	0.00	1789.63	0.00
Second Floor	1838.46	0.00	1789.63	0.00
Third Floor	1324.72	0.00	1296.97	0.00
Fourth Floor	1701.29	0.00	1662.86	0.00
Fifth Floor	1660.54	0.00	1296.97	0.00
Sixth Floor	1615.85	0.00	1296.97	0.00
Seventh Floor	1615.85	0.00	1296.97	0.00
Eighth Floor	1660.54	0.00	1296.97	0.00
Ninth Floor	1415.33	0.00	1292.23	0.00
Tenth Floor	1415.33	0.00	1292.23	0.00
Eleventh Floor	1415.33	0.00	1292.23	0.00
Terrace Floor	49.90	0.00	49.90	0.00
Total	22681.75	0.00	38624.42	0.00

Total Built Area	38624.42
Accessory Use Area Added in Built Up Area	0.00
Total Built Up Area	22681.75
Proposed F.S.I. consumed	1.70
7. Tenement Statement	
Tenement Proposed At-	
All Floors	158.00
Total Tenements (3 + 4)	158
8. Parking Statement	
Parking Space Required as per Regulations	
Proposed Parking Space	2919.42

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No	Reduced Reqd Parking (In case of Prof housing W/Weaker sections/ed FDC)	Area	No	Area
Scooter/Mot Car Space	-	-	-	181	3488.75
Total Car	177	-	2433.75	181	3488.75
Visitor's Car Parking	15	-	204.25	15	294.25
Other Parking	-	-	-	-	2656.00
Total			2640.00		6439.00

Additional Coverage Area

Plot name	Area covered under	Proposed Area	Total Coverage Area	Permissible Coverage Area
PLOT NO 1903 1934	SHADI HALL	9.00	0.00	55.73

Tree Details (Table 9h)

Plot	Name	No. Of Trees	
		Reqd	Prop
PLOT NO 1903 1934	Tree	10	00

Green and open space Area

Name	Prop. Area
Green / TE (EXIST/ PROP) CONTRACTION AREA	415.80
Total	415.80

Color Notes

COLOR INDEX
- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD ALIGNMENT (ROAD WIDENING AREA)
- FUTURE T.P.SCHEME DEDUCTION AREA
- EXISTING (To be retained)
- EXISTING (To be demolished)

Additional Permissible FAR

Total Permissible FAR	Permissible FAR	Proposed FAR	Vh Additional FAR	Sum of Non FAR Area	Balance Non FAR area	Sum of FAR Area	Balance FAR Area	Total Proposed FAR
22837.20	14864.00	18924.38	743.24	62.83	692.41	0.00	992.41	18924.38

OWNERS NAME AND SIGNATURE

DHNANJAY SINGH FATHER VIKRAM SINGH,
jhansihomes15@gmail.com, 9691131128

ARCHITECTS NAME AND SIGNATURE

Atul Parihar
CA/2006/42115

Jhansi Development Authority

Building Plan Application Number
JDA/BP/22-23/0664

Sanctioned On
18 Aug 2023

Valid Till
28 Sep 2028

Approved By
Alok Yadav (Vice Chairman)

Examined By
Nimish Gupta (Junior engineer)

Jitendra Singh Sahrawar (Town Planner)

Upma Pandey (Secretary)

Alok Yadav (Vice Chairman)

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)									Proposed FAR Area (Sq.mt.)			Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			VShaft			Mumty	Lift	Lift Machine	Double Height	Accessory Use	Ramp	Refuge Area	Covered Area	Parking	Residential	Commercial	Stair	Parking		
A (GROUPHOUSE)	1	23275.74		594.00	22681.75	318.39	185.20	22.72	143.79	43.10	129.46	67.98	38.44	2792.51	18924.42	1862.93	3.90	158		
Grand Total:	1	23275.74		594.00	22681.75	318.39	185.20	22.72	143.79	43.10	129.46	67.98	38.44	2792.51	18924.42	1862.93	3.90	158		

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area: - 5945.96	Total FAR Area: - 18824.42
Total Coverage Area: - 1914.64	Total BUA Area: - 22681.75

ISO_A0_(841.00_x_1189.00_MM)

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