A-BLOCK PLOT DETAILS

S.NO.	PLOT NO.	WIDTH	DEPTH	PLOT AREA SQ. MT.	NO.OF PLOTS	TOTAL AREA SQ.MT.	SETBACKS FRONT	REAR	SIDE
1	A-01 to 10 & 19 to 29	9.145	20.81	181.102450	21	3804.413	5	5	--
3	A-11	18.93	POLY	292.348	1	292.348	3	3	--
4	A-12	26.525	POLY	231.421	1	231.421	3	3	--
5	A-12A	7.095	POLY	136.036	1	136.036	3	3	--
6	A-14	9.145	POLY	106.278	1	106.278	3	3	--
7	A-15	9.145	POLY	186.090	1	186.090	3	3	--
8	A-16	9.145	POLY	210.255	1	210.255	3	3	--
9	A-17	9.145	POLY	231.421	1	231.421	3	3	--
11	A-30	9.145	POLY	294.587	1	294.587	3	3	--
12	A-30	9.145		299.028	1	299.028	3	4	3
13	A-31-34	7.75	15.25	116.188	4	472.750	2	2	--
	TOTAL AREA OF PLOTS				34	6204.522			

B-BLOCK PLOT DETAILS

S.NO.	PLOT NO.	WIDTH	DEPTH	PLOT AREA SQ. MT.	NO.OF PLOTS	TOTAL AREA SQ MT.	SETBACKS FRONT	REAR	SIDE
1	B-01	9.145	15.99	146.229	1	146.229	2	2	2
2	B-02 to 10	9.145	15.99	146.229	11	1608.514	2	2	--
3	B-12A	7.995	POLY	129.973	1	129.973	2	2	--
4	B-14 & 37	9.112	15.999	145.714	2	291.429	2	2	3
5	B-15 & 36	9.100	15.999	145.555	2	291.109	2	2	--
6	B-16 to 24 & 27 to 35	9.145	15.999	146.274	18	2632.937	2	2	--
7	B-25 & 26	9.145	15.999	146.274	2	292.549	2	2	2
	TOTAL AREA OF PLOTS				37	5092.616			

C-BLOCK PLOT DETAILS

S.NO.	PLOT NO.	WIDTH	DEPTH	PLOT AREA SQ. MT.	NO.OF PLOTS	TOTAL AREA SQ.MT.	SETBACKS FRONT	REAR	SIDE
1	C-01 & 16	8.580	16.523	141.742	2	283.483	2	2	2
2	C-02 to 14 & 17 to 29	7.400	16.523	122.303	26	3223.400	2	2	--
3	C-15	POLY	16.523	130.882	1	130.882	2	2	2
5	C-30	POLY	16.523	194.079	1	194.079	2	2	2
6	C-31	POLY		181.177	1	181.177	2	2	--
7	C-32	7.750	POLY	120.167	1	120.167	2	2	--
8	C-33	7.750	POLY	118.050	1	118.050	2	2	--
9	C-34	7.750	POLY	117.162	1	117.162	2	2	--
10	C-35	7.750	POLY	115.755	1	115.755	2	2	--
11	C-36	7.750	POLY	120.549	1	120.549	2	2	--
12	C-37 to 45 & 48 to 58	7.750	16.700	129.435	28	3625.600	2	2	--
13	C-46 & 47	8.580	16.700	143.286	2	286.572	2	2	2
14	C-57	7.750	POLY	119.882	1	119.882	2	2	--
15	C-58	6.725	POLY	97.525	1	97.525	1.5	1.5	--
16	C-59	6.725	POLY	96.232	1	96.232	1.5	1.5	--
17	C-60	6.725	POLY	95.141	1	95.141	1.5	1.5	--
18	C-61	6.725	POLY	94.049	1	94.049	1.5	1.5	--
19	C-62	6.725	POLY	92.959	1	92.959	1.5	1.5	--
20	C-63	6.725	POLY	91.868	1	91.868	1.5	1.5	--
21	C-64	6.725	POLY	90.777	1	90.777	1.5	1.5	--
22	C-65	7.100	POLY	94.505	1	94.505	1.5	1.5	--
	TOTAL AREA OF PLOTS				65	8125.582			
PLOTS UNDER OR EQUALS TO 100 SQ METER				0	NOS				

D-BLOCK PLOT DETAILS

S.NO.	PLOT NO.	WIDTH	DEPTH	PLOT AREA SQ. MT.	NO.OF PLOTS	TOTAL AREA SQ MT.	SETBACKS FRONT	REAR	SIDE
1	D-01 to 04 & 07 to 13	9.62	20.814	198.529	8	1587.436	4	4	--
2	D-05 & 06	11.046	20.815	225.121	2	450.243	3	3	3
	TOTAL AREA OF PLOTS				10	2037.679			

E-BLOCK PLOT DETAILS

S.NO.	PLOT NO.	WIDTH	DEPTH	PLOT AREA SQ. MT.	NO.OF PLOTS	TOTAL AREA SQ MT.	SETBACKS FRONT	REAR	SIDE
2	E-01	6.705	POLY	90.050	1	90.050	1.5	1.5	--
3	E-02	6.705	POLY	107.528	1	107.528	1.5	1.5	--
4	E-03	6.705	POLY	106.441	1	106.441	1.5	1.5	--
5	E-04	6.705	POLY	105.350	1	105.350	1.5	1.5	--
6	E-05	6.705	POLY	104.260	1	104.260	1.5	1.5	--
7	E-06	6.705	POLY	103.169	1	103.169	1.5	1.5	--
8	E-07	6.705	POLY	102.078	1	102.078	1.5	1.5	--
9	E-08	6.705	POLY	100.000	1	100.000	1.5	1.5	--
10	E-09	6.705	POLY	99.032	1	99.032	1.5	1.5	--
11	E-10	6.705	POLY	97.191	1	97.191	1.5	1.5	--
12	E-11	6.875	POLY	97.305	1	97.305	1.5	1.5	--
13	E-12	6.705	POLY	76.030	1	76.030	1.5	1.5	--
14	E-12A	6.95	POLY	76.464	1	76.464	1.5	1.5	--
15	E-14	6.705	POLY	87.921	1	87.921	1.5	1.5	--
16	E-15	6.705	POLY	88.094	1	88.094	1.5	1.5	--
17	E-16	6.705	POLY	88.894	1	88.894	1.5	1.5	--
18	E-17	6.705	POLY	88.214	1	88.214	1.5	1.5	--
19	E-18	6.705	POLY	84.794	1	84.794	1.5	1.5	--
20	E-19	6.705	POLY	84.374	1	84.374	1.5	1.5	--
21	E-20	6.705	POLY	83.955	1	83.955	1.5	1.5	--
22	E-21	6.705	POLY	83.670	1	83.670	1.5	1.5	--
23	E-22	6.705	POLY	83.824	1	83.824	1.5	1.5	--
24	E-23	6.705	POLY	83.821	1	83.821	1.5	1.5	--
25	E-24	7.095	POLY	89.113	1	89.113	1.5	1.5	--
26	E-25	7.095	POLY	89.166	1	89.166	1.5	1.5	--
27	E-26,27,28 & 69	6.34	13.87	87.936	4	351.743	1.5	1.5	--
28	E-29 to 68, 70 to 97, 77 to 98, 101 to 123, 126 to 148 & 151 to 164	6.705	13.87	92.598	110	10185.815	1.5	1.5	--
29	E-99 & 100	10.52	13.87	145.889	2	291.777	1.5	1.5	2
30	E-70	5.565	POLY	82.714	1	82.714	1.5	1.5	--
31	E-71	12.08	POLY	134.033	1	134.033	1.5	1.5	4
32	E-72	6.705	POLY	88.843	1	88.843	1.5	1.5	--
33	E-73	6.705	POLY	90.034	1	90.034	1.5	1.5	--
34	E-74	6.705	POLY	91.164	1	91.164	1.5	1.5	--
35	E-75	6.705	POLY	92.325	1	92.325	1.5	1.5	--
36	E-76	7.42	POLY	100.000	1	100.000	1.5	1.5	--
37	E-77 & 102	7.65	13.87	106.126	2	212.211	1.5	1.5	2
38	E-125	6.705	POLY	96.428	1	96.428	1.5	1.5	--
39	E-124	6.705	POLY	93.616	1	93.616	1.5	1.5	--
40	E-125	6.705	POLY	94.789	1	94.789	1.5	1.5	--
41	E-126	6.705	POLY	95.962	1	95.962	1.5	1.5	--
42	E-127	6.705	POLY	97.135	1	97.135	1.5	1.5	--
43	E-128	11.282	POLY	171.704	1	171.704	1.5	1.5	3
44	E-129 to 133	6.95	13.345	92.748	5	463.739	1.5	1.5	--
45	E-134	7.452	13.345	99.420	1	99.420	1.5	1.5	--
46	E-149 & 150	10.140	13.87	140.503	2	281.006	1.5	1.5	2
47	E-165	7.452	POLY	99.914	1	99.914	1.5	1.5	--
48	E-166	6.95	POLY	92.692	1	92.692	1.5	1.5	--
49	E-167	6.95	POLY	92.858	1	92.858	1.5	1.5	--
50	E-168	6.95	POLY	93.067	1	93.067	1.5	1.5	--
51	E-169	6.95	POLY	93.275	1	93.275	1.5	1.5	--
52	E-170	6.95	POLY	93.394	1	93.394	1.5	1.5	--
53	E-171	8.704	POLY	149.287	1	149.287	2	2	2
54	E-172	7.28	POLY	122.761	1	122.761	2	2	--
55	E-173	7.28	POLY	121.939	1	121.939	2	2	--
56	E-174	7.28	POLY	122.293	1	122.293	2	2	--
57	E-175	7.28	POLY	122.958	1	122.958	2	2	--
58	E-176	9.4	POLY	142.048	1	142.048	1.5	1.5	2
59	E-177 to 188, 198 to 196 & 199 to 200	6.48	15.48	99.846	28	2795.688	1.5	1.5	--
59	E-196 & 197	8.4	15.48	130.032	2	260.064	1.5	1.5	2
60	E-197	8.16	POLY	133.246	1	133.246	1.5	1.5	2
61	E-198	10.48	15.48	166.482	1	166.482	1.5	1.5	6
62	E-199	6.605	POLY	102.303	1	102.303	1.5	1.5	--
	TOTAL AREA OF PLOTS				208	26190.652			
PLOTS UNDER OR EQUALS TO 100 SQ METER				108	NOS				

F-BLOCK PLOT DETAILS

S.NO.	PLOT NO.	WIDTH	DEPTH	AREA SQ. MT.	NO.OF PLOTS	TOTAL AREA SQ.MT.	SETBACKS FRONT	REAR	SIDE
1	F-01	10.630	20.360	216.358	1	216.358	2	2	3
2	F-02 to 05 & 12 to 20	7.500	26.860	201.200	17	3418.4	2	2	--
3	F-11	6.705	POLY	197.839	1	197.839	2	2	--
4	F-21	8.450	POLY	258.585	1	258.585	2	2	--
5	F-21	9.255	POLY	174.235	1	174.235	2	2	3
	TOTAL AREA OF PLOTS				21	5266.9974			

G-BLOCK PLOT DETAILS

S.NO.	PLOT NO.	WIDTH	DEPTH	AREA SQ. MT.	NO.OF PLOTS	TOTAL AREA SQ. MT.	SETBACKS FRONT	REAR	SIDE
1	G-01	13.365	POLY	269.371	1	269.371	3	3	--
2	G-02 to 14	9.145	19.810	181.162	13	2355.11185	3	3	--
3	G-15		POLY	458.479	1	458.479	4.5	4.5	3
4	G-16	6.670	POLY	91.324	1	91.324	1.5	1.5	--
5	G-17	6.670	POLY	89.820	1	89.8	1.5	1.5	--
6	G-18	6.670	POLY	91.686	1	91.686	1.5	1.5	--
7	G-19	6.670	POLY	91.249	1	91.249	1.5	1.5	--
8	G-20	7.695	POLY	100.000	1	100	1.5	1.5	--
9	G-21,22, 23&24	6.725	13.875	93.032	4	372.1275	1.5	1.5	--
6	G-23	8.995	POLY	120.387	1	120.387	1.5	1.5	2
10	G-24	7.595	POLY	113.814	1	113.814	1.5	1.5	2
11	G-27	6.495	POLY	93.127	1	93.127	1.5	1.5	--
13	G-28,29,30, 32,34 & 35	6.705	13.870	92.998	6	557.9901	1.5	1.5	--
14	G-31	7.345	POLY	95.613	1	95.613	1.5	1.5	--
15	G-33	5.810	POLY	85.706	1	85.706	1.5	1.5	--
	TOTAL AREA OF PLOTS				55	4980.69545			
PLOTS UNDER OR EQUALS TO 300 SQ METER				18	NOS				

अनुसूची -अ

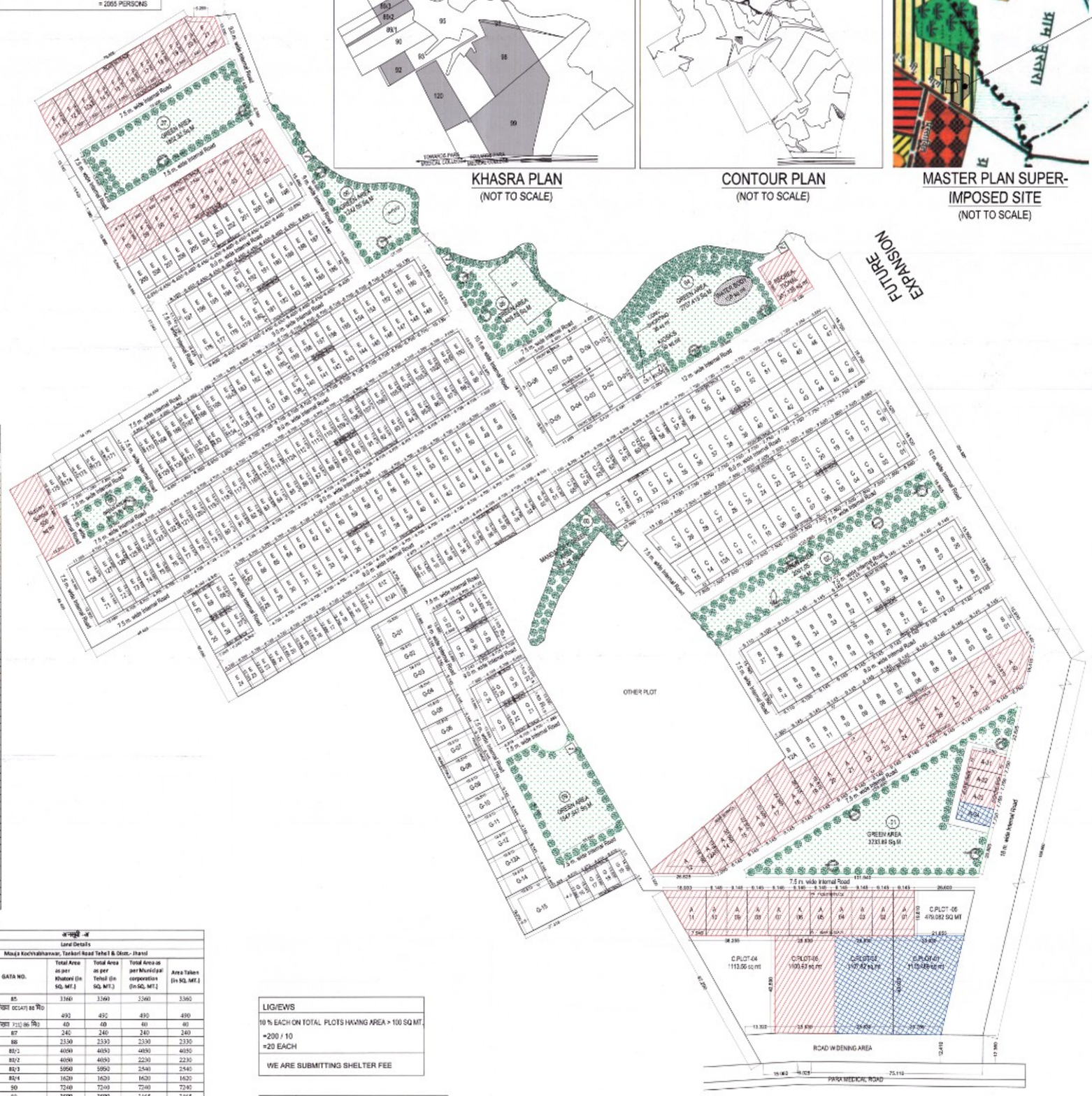
Land Details

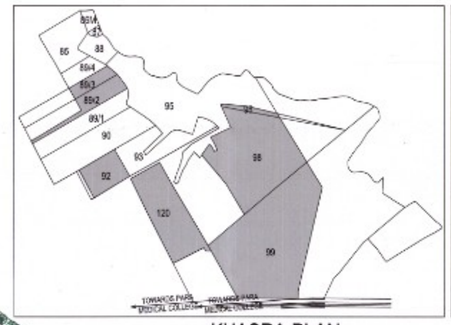
Mauja Kochhabhanwar, Tankori Road Tehsil & Distt.- Jhansi

SR. NO.	GATA NO.	Total Area as per Khatoni (In SQ. MT.)	Total Area as per Tehsil (In SQ. MT.)	Total Area as per Municipal corporation (In SQ. MT.)	Area Taken (In SQ. MT.)
3	85	3360	3360	3360	3360
2	(खसरा संख्या 00147) 86 मि0)	490	490	490	490
3	(खसरा संख्या 2310 86 मि0)	40	40	40	40
4	87	240	240	240	240
5	88	2330	2330	2330	2330
6	89/1	4050	4050	4050	4050
7	89/2	4050	4050	2230	2230
8	89/3	5950	5950	2540	2540
9	89/4	1620	1620	1620	1620
10	90	7240	7240	7240	7240
11	92	3600	3600	3465	3465
12	93	4530	4530	4530	4530
13	95	19140	19140	19140	19140
14	96	200	200	100	100
15	98	29910	29910	19940	19940
16	99	41550	41550	20780	20780
17	120	15820	15820	8817	8817
TOTAL AREA	In. SQ.MT.	143938.000	143938.000	100912.000	100912.000
	In. Acre's	35.566	35.566	24.936	24.936

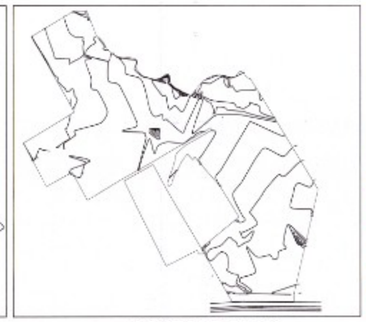
DENSITY CALCULATION

TOTAL NO OF UNITS	= 411 UNITS
NO OF PERSON/UNITS	= 5 PERSON
TOTAL DENSITY @ 411 PLOTS	= 411x5
	= 2055 PERSONS

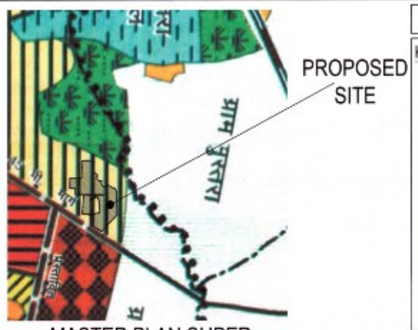




KHASRA PLAN
(NOT TO SCALE)

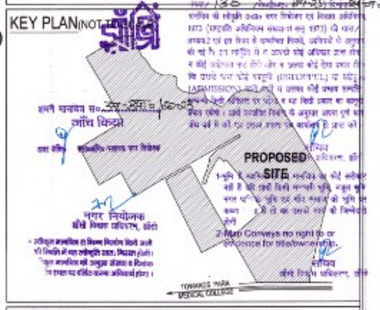


CONTOUR PLAN
(NOT TO SCALE)



MASTER PLAN SUPER-IMPOSED SITE
(NOT TO SCALE)

SUBMISSION DRAWING



S.NO.	DESCRIPTION	AREA(SQ.MT.)	
1	TOTAL LAND AREA	100912.00	
2	AREA UNDER ROAD WIDENING	912.75	
3	NET AVAILABLE LAND FOR DEVELOPMENT	100000.25	
4	REQUIRED GREEN AREA @ 15%	15000.0375	
	PROPOSED GREEN AREA	15000.792	15.00%
5	PERMISSIBLE COMMERCIAL @5%	5000.0125	
	PROPOSSED COMMERCIAL	4982.779	4.98%
6	REQUIRED AREA FOR NURSERY SCHOOL	500 SQ.MT.	
	PROPOSED AREA FOR NURSERY SCHOOL	500 SQ.MT.	0.50%
7	PROPOSED AREA UNDER RESI. PLOTS	50028.277	50.03%
8	PROPOSED AREA FOR RECREATIONAL	307.138	0.31%
9	AREA UNDER INTERNAL ROADS	28884.66526	28.88%

TOTAL AREA UNDER RESIDENTIAL PLOTS

S.NO.	BLOCK	TOTAL PLOTS	PLOTS ≤100 SQ MT	TOTAL AREA
1	BLOCK-A	34	0	6204.522
2	BLOCK-B	37	0	5092.616
3	BLOCK-C	65	8	8125.582
4	BLOCK-D	10	0	1737.621
5	BLOCK-E	209	189	26190.652
6	BLOCK-F	21	0	3206.997
7	BLOCK-G	55	18	4980.695
TOTAL		411	215	50028.277
			51.34%	50.03%

TOTAL AREA UNDER COMMERCIAL PLOTS

S.NO.	PLOT	AREA OF PLOT
1	CP-01	1115.489
2	CP-02	1107.820
3	CP-03	1100.930
4	CP-04	1113.550
5	CP-05	479.082
6	CS-01	36.000
7	KIOSK	30.000
TOTAL		4982.871 4.98%

TOTAL AREA UNDER GREEN

S.NO.	AREA
1	3233.89
2	2001.05
3	948.88
4	2707.415
5	1409.85
6	1242.05
7	1852.92
8	856.73
9	2547.947
TOTAL	15000.732 15.00%

TREES DETAIL

REQUIRED 50 TREES/HECT.OF NET PLOT AREA
=(100000.25/10000) X50
= 500 TREE

PROPOSED NO OF TREES ( ) =506

LIG/EWS

10 % EACH ON TOTAL PLOTS HAVING AREA > 100 SQ MT.
=200 / 10
=20 EACH

WE ARE SUBMITTING SHELTER FEE

MORTGAGE AREA DETAIL

Area Mortgaged against IDC (A-1 to 33,F-01 to F-21, CP-3,Nursery school & Recreational area) = 11231.159 SQ.MT.

Area Mortgaged against EDC (CP-1,CP-2 & A-34) = 2341.497 SQ.MT.

Title:

PROPOSED LAYOUT FOR AFFORDABLE PLOTTED DEVELOPMENT 'SANFRAN ESTATE' AT KHASRA NO.85,86M,86M,87,88,89/1,89/2,89/3,89/4, 90,92,93,95,96,98,99 & 120 ON PARAMEDICAL ROAD, KOCHHABHANWAR, DIST. JHANSI(U.P.)

Developers :

M/S SANFRAN DEVELOPER PVT. LTD.

Project :

SANFRAN ESTATE , JHANSI

Sign :

Sanfran Developer Pvt. Ltd.
Auth. Sign.

Ar. Shekhar Pundir
CA/2018/98283

Date : 13.03.2024

North :