



















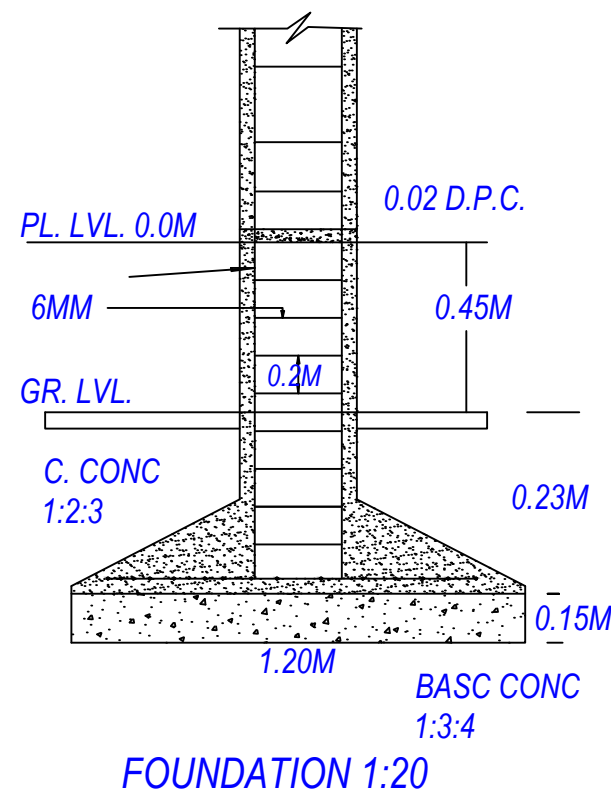
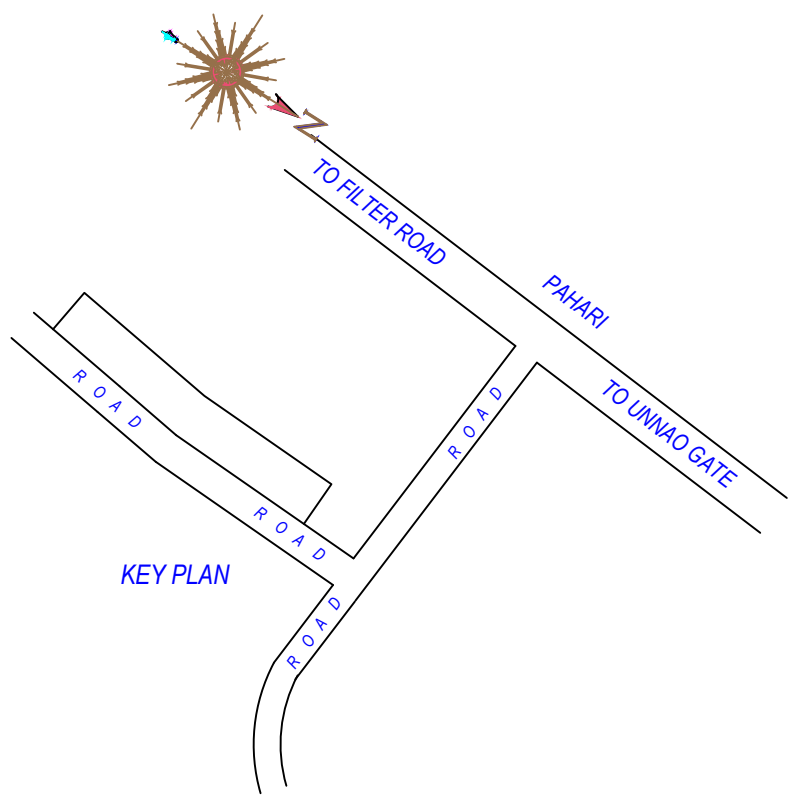
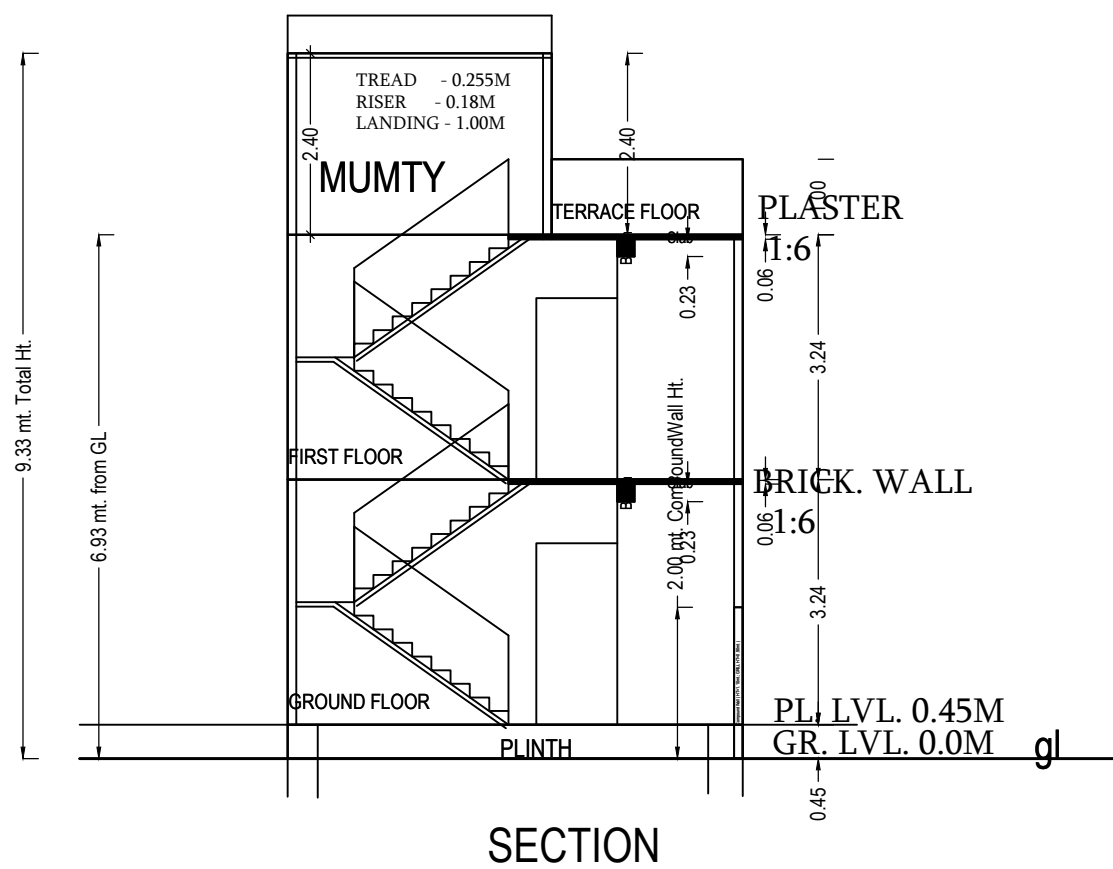
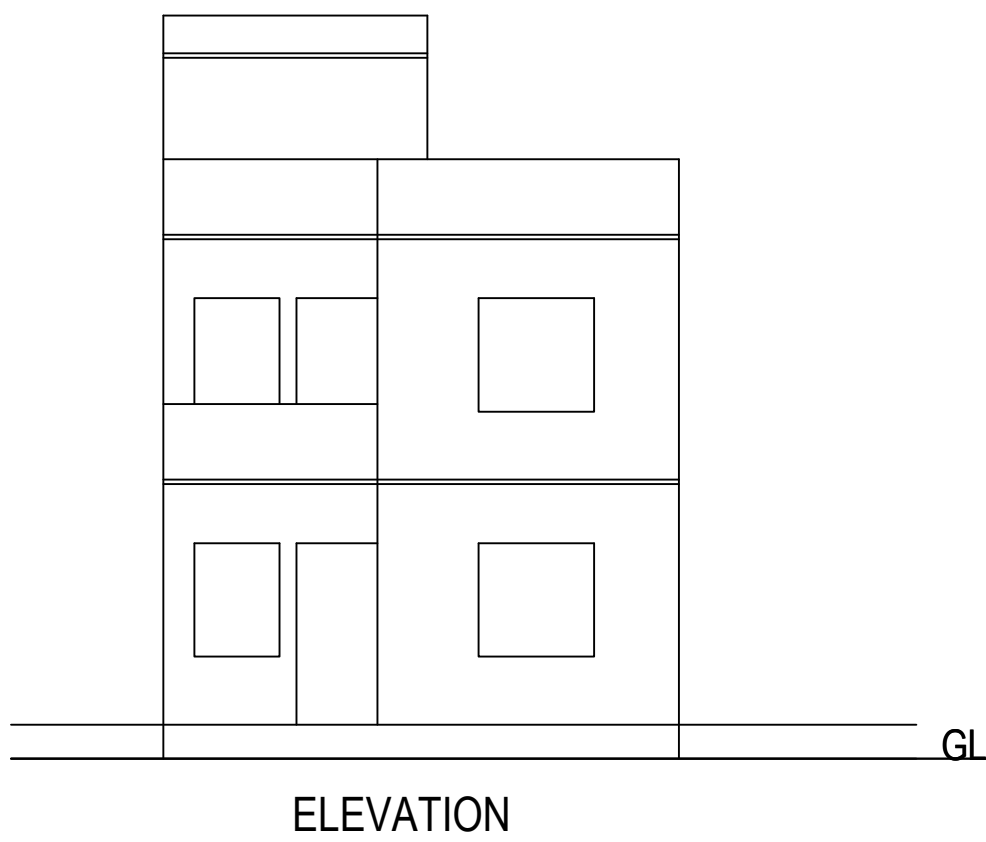
| Color Notes                           |                                                                                     |
|---------------------------------------|-------------------------------------------------------------------------------------|
| COLOR INDEX                           |   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

| 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.) | Total FAR Area (Sq.mt.) | No. of Unit |
|------------------|------------------|------------------------------|-------------------------------------------|---------------|------------------------------|-----------------------------|----------------------------|-------------------------|-------------|
|                  |                  |                              | Duct/Void, Chawk)                         | Double Height |                              |                             |                            |                         |             |
| 10 (RESIDENTIAL) | 1                | 184.63                       | 9.36                                      | 15.02         | 160.25                       | 8.09                        | 152.16                     | 152.16                  | 01          |
| Grand Total :    | 1                | 184.63                       | 9.36                                      | 15.02         | 160.25                       | 8.09                        | 152.16                     | 152.16                  | 01          |

| Vehicle Type         | Regd. |                                                                      |       | Prop. |       |
|----------------------|-------|----------------------------------------------------------------------|-------|-------|-------|
|                      | No.   | Reduced Regd Parking (Incase of Plot having RWAarea surrendered FOC) | Area  | No.   | Area  |
| Equivalent Car Space | -     | -                                                                    | -     | 1     | 13.75 |
| Total Car            | 1     | -                                                                    | 13.75 | 1     | 13.75 |
| Total                |       |                                                                      | 13.75 |       | 13.75 |

| Building Name      | Building Use | Building SubUse | Building Use Group | Building Type | Building Structure | No Of Residential Units | Floor Name        | Floor Use   | Floor SubUse    | FAR Name        | FAR Use     | FAR SubUse |
|--------------------|--------------|-----------------|--------------------|---------------|--------------------|-------------------------|-------------------|-------------|-----------------|-----------------|-------------|------------|
| 10 (RESIDENTIAL)   | Residential  | Row House       |                    | -             | Lowrise Building   | 1                       | GROUND FLOOR PLAN | Residential | Row House       | Residential FAR | Residential | Row House  |
| FIRST FLOOR PLAN   |              |                 |                    |               |                    |                         | Residential       | Row House   | Residential FAR | Residential     | Row House   |            |
| TERRACE FLOOR PLAN |              |                 |                    |               |                    |                         | Residential       | Row House   | -               | -               | -           |            |

| Plot       | Name | Nos Of Trees |      |
|------------|------|--------------|------|
|            |      | Reqd         | Prop |
| PLOT NO 10 | Tree | 1            | 1    |



| Floor Name         | StairCase Name | Flight Width | Tread Width | Riser Height | Railing Ht. |
|--------------------|----------------|--------------|-------------|--------------|-------------|
| GROUND FLOOR PLAN  | STAIRCASE      | 1.00         | 0.250       | 0.180        | 1.00        |
| FIRST FLOOR PLAN   | STAIRCASE      | 1.00         | 0.250       | 0.180        | 1.00        |
| TERRACE FLOOR PLAN | STAIRCASE      | 1.00         | 0.250       | 0.000        | 1.00        |

| BUILDING NAME    | NAME | LENGTH | HEIGHT | NOS |
|------------------|------|--------|--------|-----|
| 10 (RESIDENTIAL) | D2   | 0.76   | 2.10   | 04  |
| 10 (RESIDENTIAL) | D1   | 0.91   | 2.10   | 04  |
| 10 (RESIDENTIAL) | D5   | 1.02   | 2.10   | 02  |
| 10 (RESIDENTIAL) | D3   | 1.06   | 2.10   | 02  |
| 10 (RESIDENTIAL) | D4   | 1.28   | 2.10   | 02  |

| Floor Name                      | Gross Builtup 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.) | Total FAR Area (Sq.mt.) | No. of Unit |
|---------------------------------|--------------------|-------------------------------------------|---------------|------------------------------|-----------------------------|----------|-------------------|-------------------------|-------------|
|                                 |                    | Duct/Void, Duct, Chowk)                   | Double Height |                              | Murthy                      |          |                   |                         |             |
| Ground Floor                    | 86.71              | 3.12                                      | 7.51          | 76.08                        | 0.00                        |          | 76.08             | 76.08                   | 01          |
| First Floor                     | 86.71              | 3.12                                      | 7.51          | 76.08                        | 0.00                        |          | 76.08             | 76.08                   | 00          |
| Terrace Floor                   | 11.21              | 3.12                                      | 0.00          | 8.09                         | 8.09                        |          | 0.00              | 0.00                    | 00          |
| Total:                          | 184.63             | 9.36                                      | 15.02         | 160.25                       | 8.09                        |          | 152.16            | 152.16                  | 01          |
| Total Number of Same Buildings: | 1                  |                                           |               |                              |                             |          |                   |                         |             |
| Total:                          | 184.63             | 9.36                                      | 15.02         | 160.25                       | 8.09                        |          | 152.16            | 152.16                  | 01          |

| Floor                   | Name                | UnitBUA<br>Type      | Net<br>UnitBUA<br>Area | Gross<br>UnitBUA<br>Area | Deductions From<br>Gross<br>UnitBUA(Area in<br>Sq.m.t.) |       | UnitBUA<br>Area | Deductions (Area in<br>Sq.m.t.) |        | Carpet<br>Area | No. of<br>Unit |
|-------------------------|---------------------|----------------------|------------------------|--------------------------|---------------------------------------------------------|-------|-----------------|---------------------------------|--------|----------------|----------------|
|                         |                     |                      |                        |                          | Void                                                    | Shaft |                 | Door                            | Window |                |                |
|                         |                     |                      |                        |                          |                                                         |       |                 |                                 |        |                |                |
| GROUND<br>FLOOR<br>PLAN | SPLIT 10            | DWELLING UNIT        | 86.71                  | 86.71                    | 7.51                                                    | 3.12  | 76.08           | 0.34                            | 0.61   | 75.13          | 01             |
|                         | Total per<br>Floor: | Total =              | 86.71                  | 86.71                    | 7.51                                                    | 3.12  | 76.08           | 0.34                            | 0.61   | 75.13          | 01             |
|                         |                     | Typical<br>Floor = 1 |                        |                          |                                                         |       |                 |                                 |        |                |                |
|                         |                     | Total =              | 86.71                  | 86.71                    | 7.51                                                    | 3.12  | 76.08           | 0.34                            | 0.61   | 75.13          | 01             |
| FIRST<br>FLOOR<br>PLAN  | SPLIT 10            | DWELLING UNIT        | 86.71                  | 86.71                    | 7.51                                                    | 3.12  | 76.08           | 0.34                            | 0.61   | 75.13          | 01             |
|                         | Total per<br>Floor: | Total =              | 86.71                  | 86.71                    | 7.51                                                    | 3.12  | 76.08           | 0.34                            | 0.61   | 75.13          | 00             |
|                         |                     | Typical<br>Floor = 1 |                        |                          |                                                         |       |                 |                                 |        |                |                |
|                         |                     | Total =              | 86.71                  | 86.71                    | 7.51                                                    | 3.12  | 76.08           | 0.34                            | 0.61   | 75.13          | 00             |
| -                       |                     |                      |                        |                          |                                                         |       |                 |                                 |        |                |                |
| Total:                  | -                   | -                    | 173.42                 | 173.42                   | 15.02                                                   | 6.23  | 152.16          | 0.68                            | 1.22   | 150.26         | 01             |

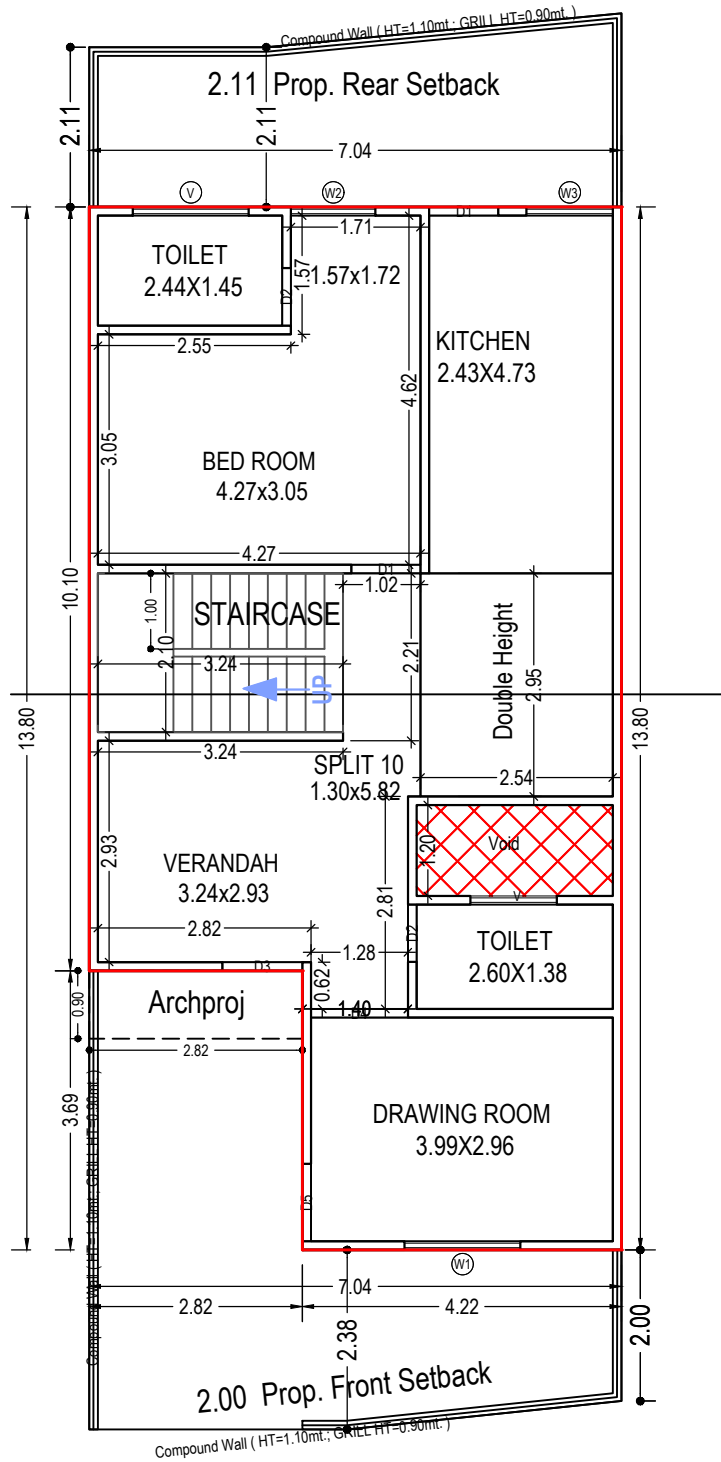
| BUILDING NAME    | NAME | LENGTH | HEIGHT | NOS |
|------------------|------|--------|--------|-----|
| 10 (RESIDENTIAL) | W2   | 1.12   | 2.10   | 02  |
| 10 (RESIDENTIAL) | V    | 1.14   | 1.00   | 02  |
| 10 (RESIDENTIAL) | W3   | 1.14   | 1.20   | 02  |
| 10 (RESIDENTIAL) | V    | 1.53   | 1.00   | 02  |
| 10 (RESIDENTIAL) | W1   | 1.53   | 1.20   | 02  |

| Building Name    | Type        | SubUse    | Area (Sq.mt.) | Units                        |        | Car        |       |       |
|------------------|-------------|-----------|---------------|------------------------------|--------|------------|-------|-------|
|                  |             |           |               | Parking space reqd for every | Prop.  | Reqd./Unit | Reqd. | Prop. |
| 10 (RESIDENTIAL) | Residential | Row House | 101- 200      | 1                            | 129.11 | 1.00       | 1     | -     |
|                  | Total :     |           | -             | -                            | -      | -          | 1     | 1     |

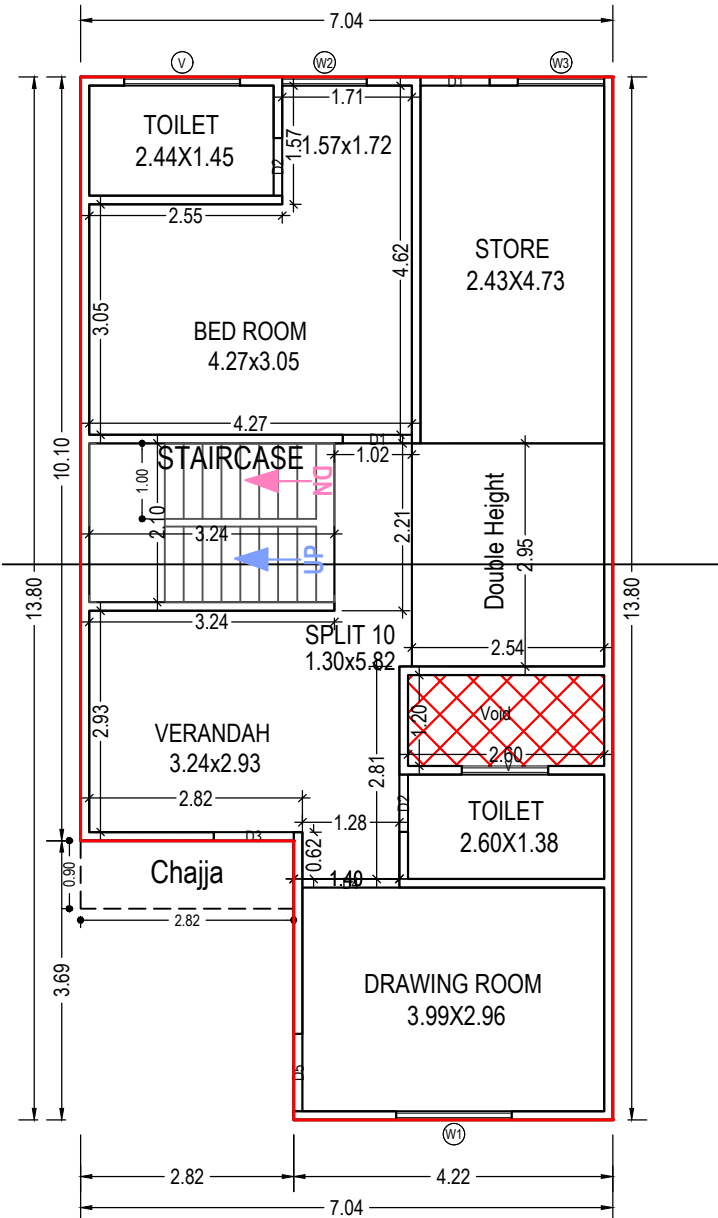
| Floor Name    | Building Name                   |                            | Total                                 |                         |
|---------------|---------------------------------|----------------------------|---------------------------------------|-------------------------|
|               | 10 (RESIDENTIAL)                |                            |                                       |                         |
|               | Proposed Built Up Area (Sq.mt.) | Proposed FAR Area (Sq.mt.) | Total Proposed Built Up Area (Sq.mt.) | Total FAR Area (Sq.mt.) |
| Ground Floor  | 76.08                           | 76.08                      | 76.08                                 | 76.08                   |
| First Floor   | 76.08                           | 76.08                      | 76.08                                 | 76.08                   |
| Terrace Floor | 8.09                            | 0.00                       | 8.09                                  | 0.00                    |
| Total:        | 160.25                          | 152.16                     | 160.25                                | 152.16                  |

|                              |                          |
|------------------------------|--------------------------|
| Total Plot Area: - 129.11    | Total FAR Area: - 152.16 |
| Total Coverage Area: - 83.59 | Total BUA Area: - 160.25 |

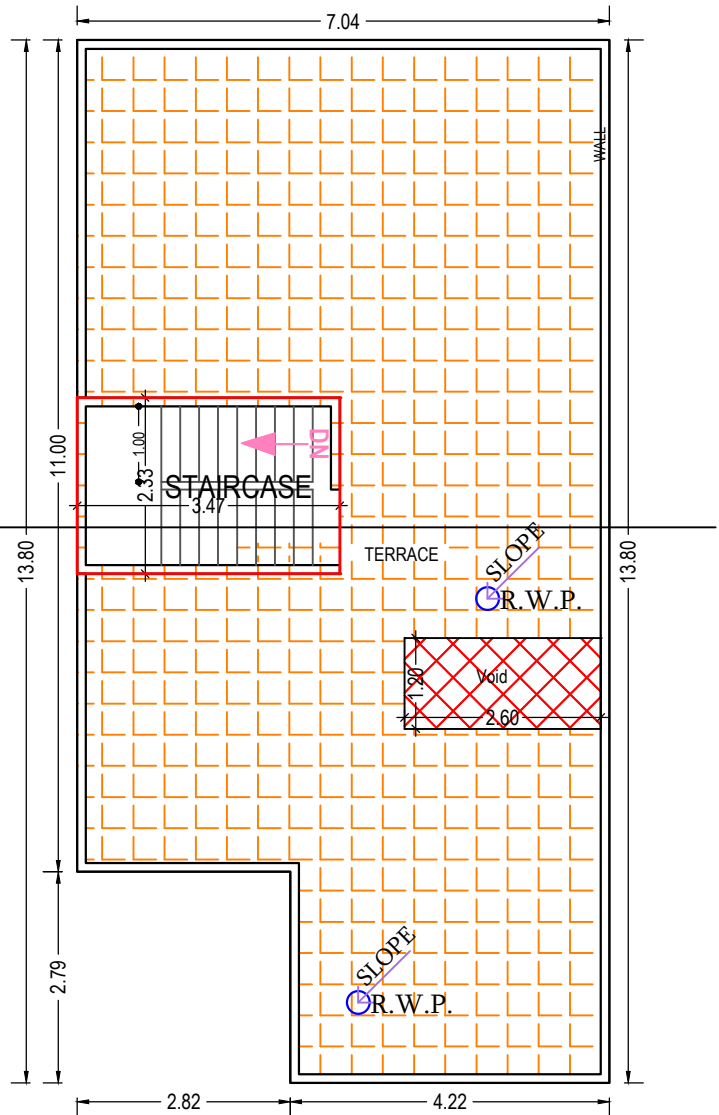
The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny softwares.



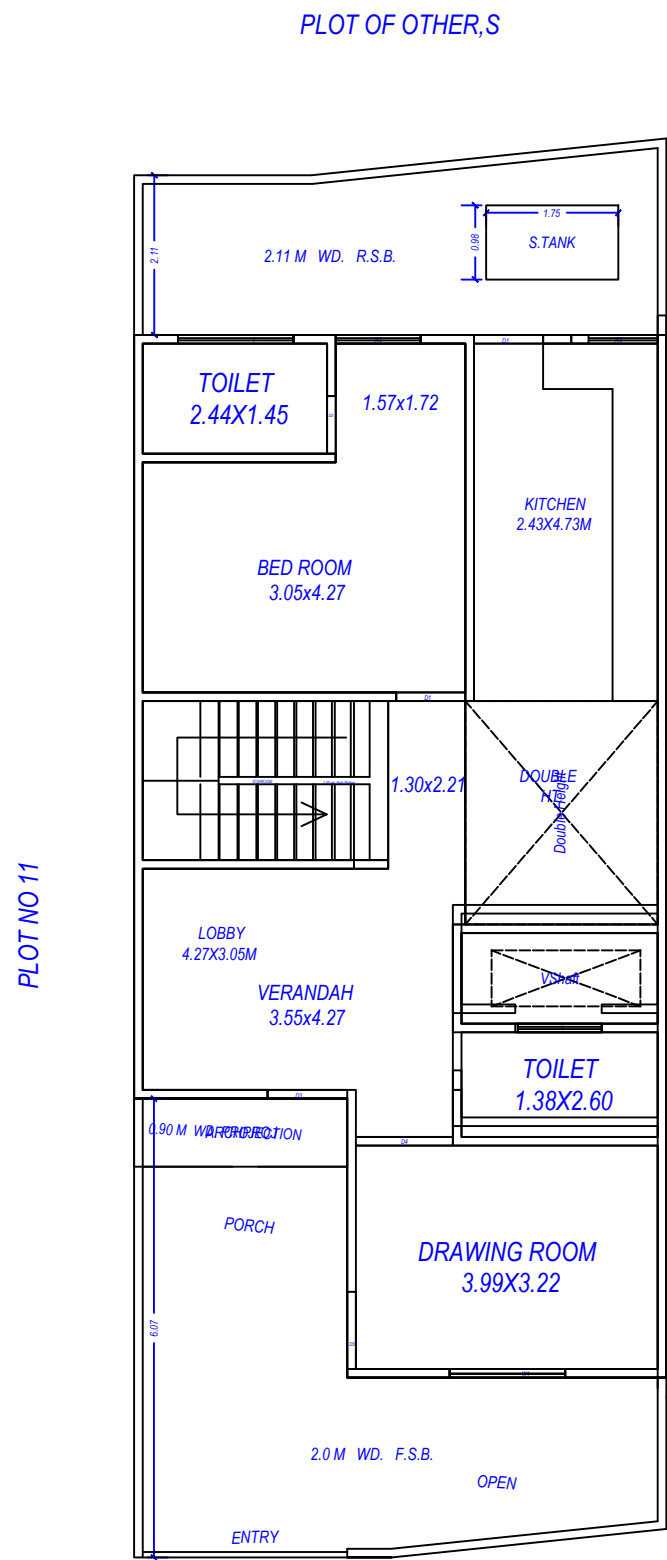
GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



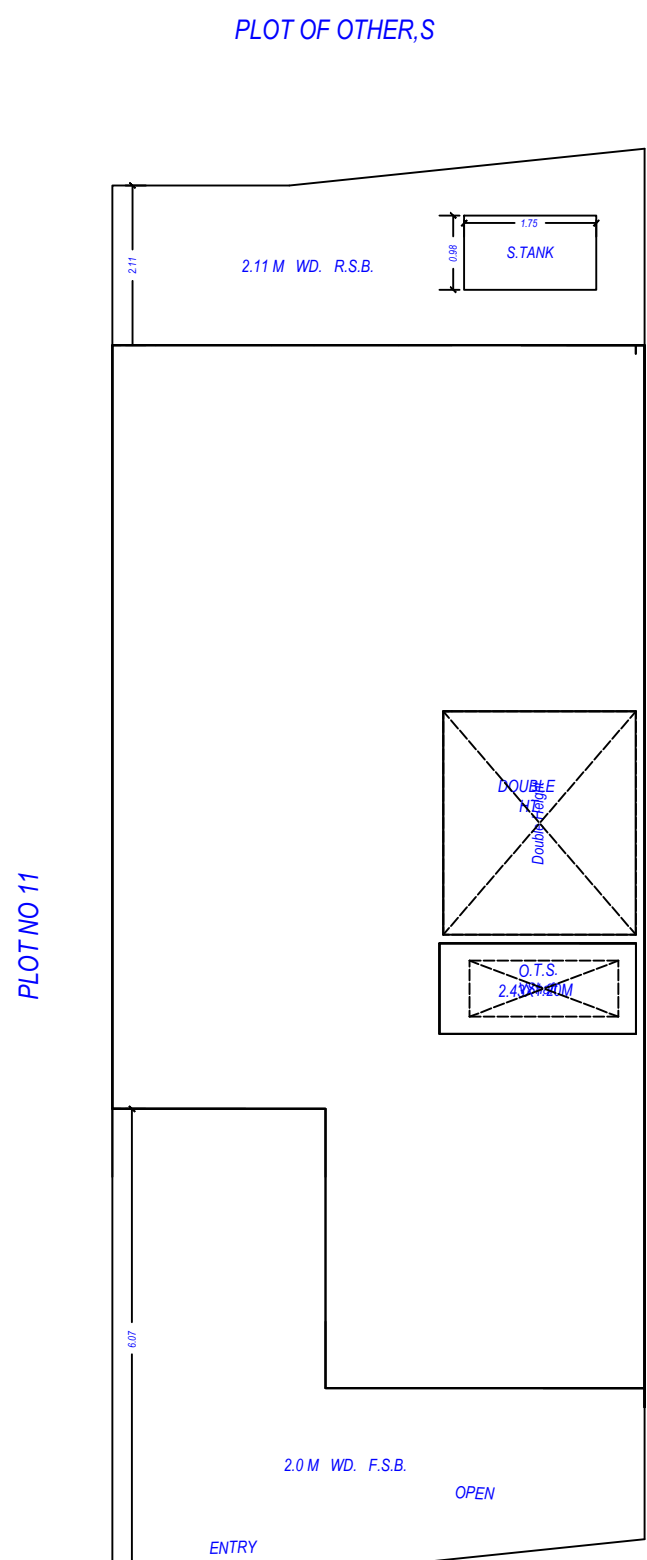
FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



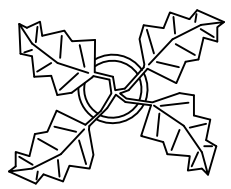
TERRACE FLOOR PLAN  
(SCALE 1:100)



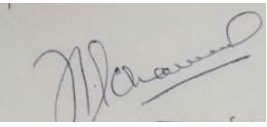
Service Plan



Parking Plan



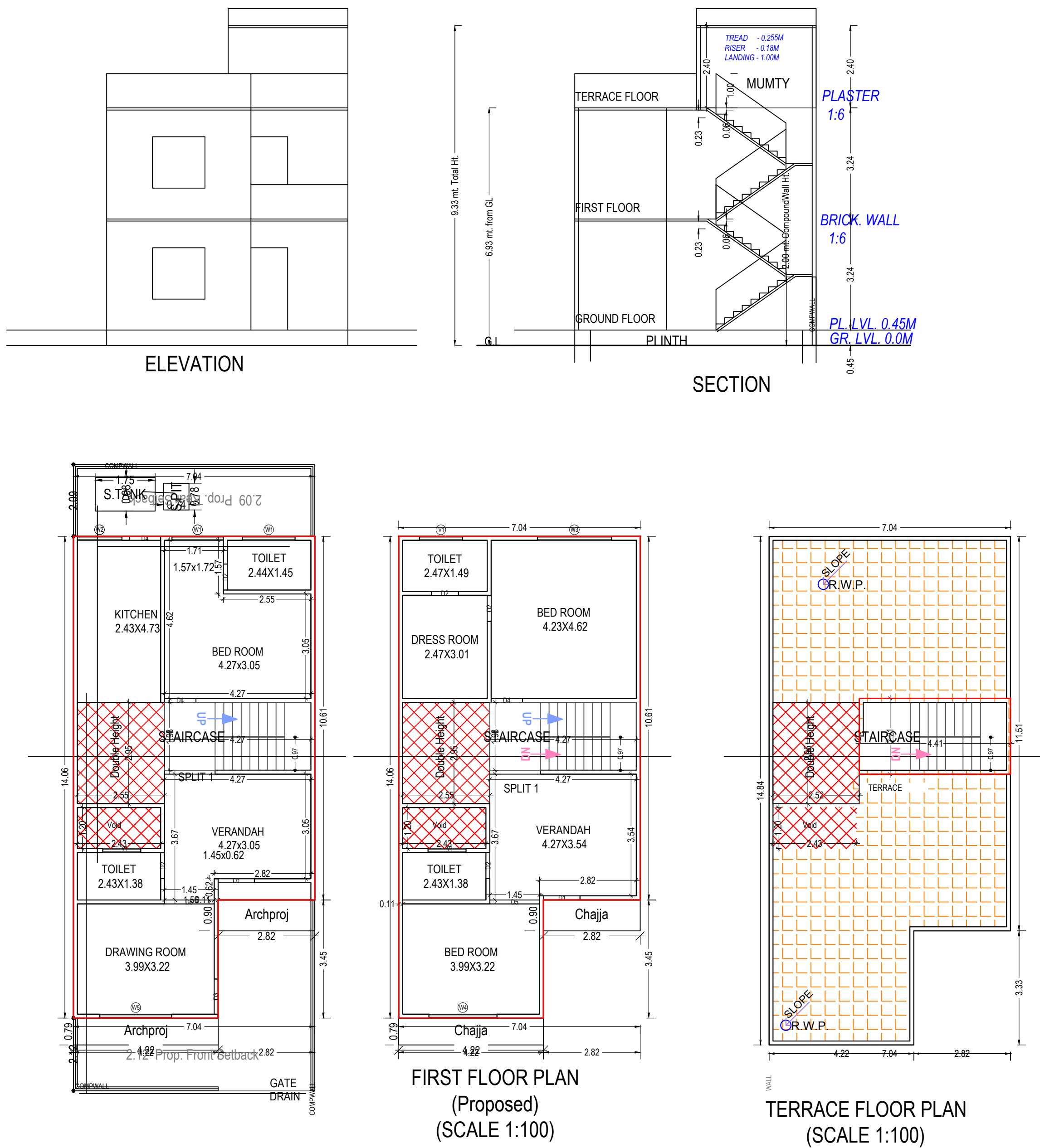
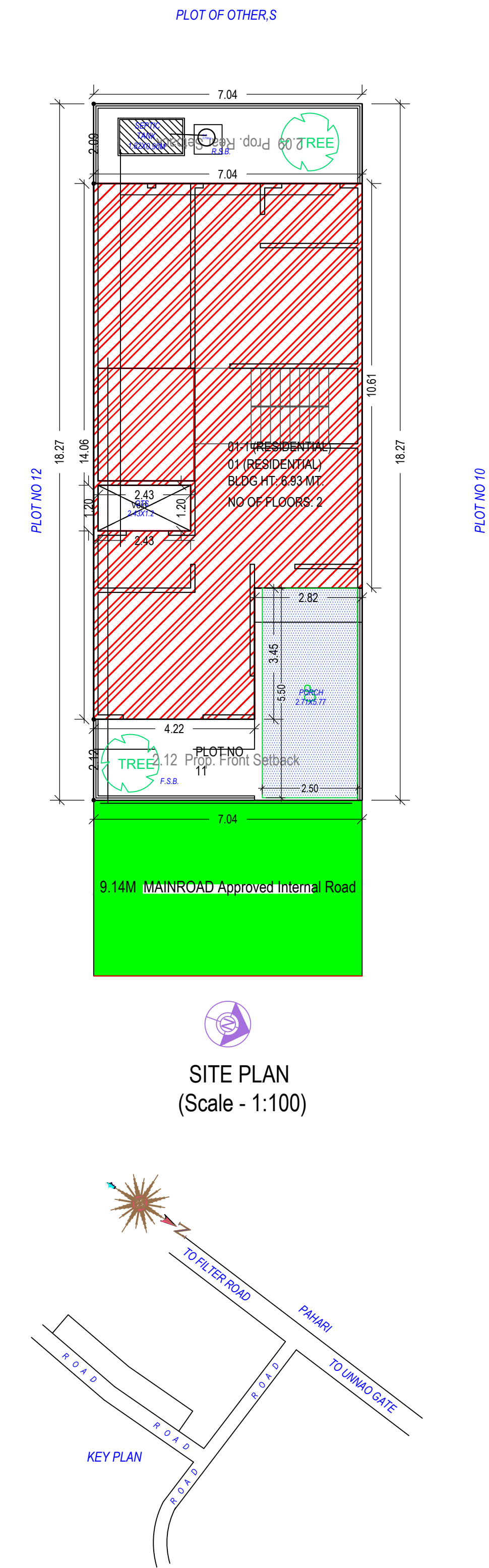
LandScape Plan

|                                                                                                                                                                                                           |                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| OWNER'S NAME AND SIGNATURE<br>10 harjeet singh chawla s/o sarv singh chawla.gurjeedchawla81@gmail.com.7860871786<br> |                                                                                                                       |
| ARCH/ENG'S NAME AND SIGNATURE<br>S M TABREZ ALAM<br>CA/2019/05/03/04 by S.M. TABREZ ALAM<br>Date: 25 Jul 2023<br>14:59:23<br>Designation: Architect                                                       | STRUCTURE ENGINEER                                                                                                    |
|                                                                                                                      | Jhansi Development Authority<br> |
| Digitally signed by Jhansi Development Authority<br>Date: 27 Jul 2023 10:00:02<br>Designation: Jhansi Development Authority<br>Designation: Town Planner                                                  |                                                                                                                       |

|                                                                                              |  |
|----------------------------------------------------------------------------------------------|--|
| Building Plan Application Number<br>JDA/BP/23-24/0210                                        |  |
| Sanctioned On<br>23 Jul 2023                                                                 |  |
| Valid Till<br>24 Jul 2028                                                                    |  |
| Approved By<br>Jitendra Singh Sahrawar (Town Planner)                                        |  |
| Examined By<br>Hansraj Bhati (Junior engineer)<br><br>Jitendra Singh Sahrawar (Town Planner) |  |

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: -     | 129.11 | Total FAR Area: - | 152.16 |
| Total Coverage Area: - | 83.59  | Total BUA Area: - | 160.25 |



SCHEDULE OF WINDOW/VENTILATION:

| BUILDING NAME    | NAME | LENGTH | HEIGHT | NOS |
|------------------|------|--------|--------|-----|
| 01 (RESIDENTIAL) | V1   | 1.11   | 1.00   | 02  |
| 01 (RESIDENTIAL) | V1   | 1.25   | 1.00   | 01  |
| 01 (RESIDENTIAL) | W2   | 1.30   | 2.20   | 01  |
| 01 (RESIDENTIAL) | W1   | 1.50   | 1.80   | 01  |
| 01 (RESIDENTIAL) | W1   | 1.53   | 1.20   | 01  |
| 01 (RESIDENTIAL) | W4   | 1.98   | 1.20   | 01  |
| 01 (RESIDENTIAL) | W5   | 2.10   | 1.20   | 01  |
| 01 (RESIDENTIAL) | W3   | 2.16   | 1.20   | 01  |

SCHEDULE OF DOOR:

| BUILDING NAME    | NAME | LENGTH | HEIGHT | NOS |
|------------------|------|--------|--------|-----|
| 01 (RESIDENTIAL) | D2   | 0.76   | 2.10   | 04  |
| 01 (RESIDENTIAL) | D2   | 0.79   | 2.10   | 01  |
| 01 (RESIDENTIAL) | D4   | 0.91   | 2.10   | 03  |
| 01 (RESIDENTIAL) | D3   | 1.02   | 2.10   | 01  |
| 01 (RESIDENTIAL) | D1   | 1.06   | 2.10   | 01  |
| 01 (RESIDENTIAL) | D1   | 1.07   | 2.10   | 01  |
| 01 (RESIDENTIAL) | D5   | 1.45   | 2.10   | 02  |

Building 01 (RESIDENTIAL)

| Floor Name                     | Gross Builtup 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.) | Total FAR Area (Sq.mt.) | No. of Unit |
|--------------------------------|--------------------|-------------------------------------------|---------------|------------------------------|-----------------------------|----------------------------|-------------------------|-------------|
|                                |                    | Door/Duct/Window                          | Double Height |                              |                             |                            |                         |             |
|                                |                    |                                           |               |                              | Munty Rest.                 |                            |                         |             |
| Ground Floor                   | 89.27              | 2.92                                      | 7.52          | 78.83                        | 0.00                        | 78.83                      | 78.83                   | 01          |
| First Floor                    | 89.27              | 2.92                                      | 7.52          | 78.83                        | 0.00                        | 78.83                      | 78.83                   | 00          |
| Terrace Floor                  | 20.11              | 10.36                                     | 0.00          | 9.75                         | 9.75                        | 0.00                       | 0.00                    | 00          |
| Total                          | 198.65             | 16.20                                     | 15.04         | 167.41                       | 9.75                        | 157.66                     | 157.66                  | 01          |
| Total Number of Same Building: | 1                  |                                           |               |                              |                             |                            |                         |             |
| Total                          | 198.65             | 16.20                                     | 15.04         | 167.41                       | 9.75                        | 157.66                     | 157.66                  | 01          |

UnitBUA Table for Building -01 (RESIDENTIAL)

| Floor             | Name            | Unit/BUA Type     | Net Unit/BUA Area | Gross Unit/BUA Area | Deductions From Gross Unit/BUA/Area in Sq.mt.) |       | Unit/BUA Area | Deductions (Area in Sq.mt.) |        |               | Carpet Area | No of Unit |
|-------------------|-----------------|-------------------|-------------------|---------------------|------------------------------------------------|-------|---------------|-----------------------------|--------|---------------|-------------|------------|
|                   |                 |                   |                   |                     | Vold                                           | Shaft |               | Door                        | Window | External Wall |             |            |
|                   |                 |                   |                   |                     |                                                |       |               |                             |        |               |             |            |
| GROUND FLOOR PLAN | SPLIT 1         | DWELLING UNIT     | 89.27             | 89.27               | 7.52                                           | 2.92  | 78.83         | 0.22                        | 0.74   | 3.47          | 74.40       | 01         |
|                   | Total per Floor | Typical Floor = 1 | 89.27             | 89.27               | 7.52                                           | 2.92  | 78.83         | 0.22                        | 0.74   | 3.47          | 74.40       | 01         |
|                   |                 |                   |                   |                     |                                                |       |               |                             |        |               |             |            |
| FIRST FLOOR PLAN  | SPLIT 1         | DWELLING UNIT     | 89.27             | 89.27               | 7.52                                           | 2.92  | 78.83         | 0.13                        | 0.62   | 4.17          | 73.91       | 00         |
|                   | Total per Floor | Typical Floor = 1 | 89.27             | 89.27               | 7.52                                           | 2.92  | 78.83         | 0.13                        | 0.62   | 4.17          | 73.91       | 00         |
|                   |                 |                   |                   |                     |                                                |       |               |                             |        |               |             |            |
| Total             |                 |                   | 178.54            | 178.54              | 15.04                                          | 5.83  | 157.66        | 0.35                        | 1.36   | 7.64          | 148.31      | 01         |

Staircase Checks (Table 8a-1)

| Floor Name         | StairCase Name | Fight Width | Tread Width | Riser Height | Railing Ht. |
|--------------------|----------------|-------------|-------------|--------------|-------------|
| GROUND FLOOR PLAN  | STAIRCASE      | 0.97        | 0.254       | 0.180        | 1.00        |
| FIRST FLOOR PLAN   | STAIRCASE      | 0.97        | 0.254       | 0.180        | 1.00        |
| TERRACE FLOOR PLAN | STAIRCASE      | 0.97        | 0.254       | 0.000        | 1.00        |

Building USE/SUBUSE Details

| Building Name    | Building Use | Building SubUse | Building Use Group | Building Type    | Building Structure | No Of Residential Units | Floor Name         | Floor Use   | Floor SubUse | FAR Name        | FAR Use     | FAR SubUse |
|------------------|--------------|-----------------|--------------------|------------------|--------------------|-------------------------|--------------------|-------------|--------------|-----------------|-------------|------------|
| 01 (RESIDENTIAL) | Residential  | Row House       | -                  | Lowrise Building | -                  | 1                       | GROUND FLOOR PLAN  | Residential | Row House    | Residential FAR | Residential | Row House  |
|                  |              |                 |                    |                  |                    |                         | FIRST FLOOR PLAN   | Residential | Row House    | Residential FAR | Residential | Row House  |
|                  |              |                 |                    |                  |                    |                         | TERRACE FLOOR PLAN | Residential | Row House    | -               | -           | -          |

Tree Details (Table 3h)

| Plot        | Name | Nos Of Trees  |
|-------------|------|---------------|
| PL_07 NO 11 | Tree | Regd 1 Prop 2 |

Required Parking (Table 7a)

| Building Name    | Type        | SubUse    | Area (Sq.mt.) | Units                        |        | Car        |       |       |
|------------------|-------------|-----------|---------------|------------------------------|--------|------------|-------|-------|
|                  |             |           |               | Parking space reqd for every | Prop.  | Reqd./Unit | Reqd. | Prop. |
| 01 (RESIDENTIAL) | Residential | Row House | 101 - 200     | 1                            | 128.66 | 1.00       | 1     | -     |
|                  | Total :     |           | -             | -                            | -      | -          | 1     | 1     |

Building-wise Floor FAR Details

| Floor Name    | Building Name    | Total                      |
|---------------|------------------|----------------------------|
|               | 01 (RESIDENTIAL) | Proposed FAR Area (Sq.mt.) |
| Ground Floor  | 78.83            | 78.83                      |
| First Floor   | 78.83            | 78.83                      |
| Terrace Floor | 167.41           | 157.66                     |
| Total         | 167.41           | 157.66                     |

OWNER'S NAME AND SIGNATURE

11 HARJEET SINGH CHAWLA S/O SARV SINGH CHAWLA.gurjeetchawla81@gmail.com.7860871786

ARCHENG'S NAME AND SIGNATURE

S M TABREZ ALAM  
CA2013/58350  
Shri M. Tabrez Alam  
Date: 25 Jul 2023  
Designation: Architect

Jhansi Development Authority

Jhansi Development Authority

Building Plan Application Number

JDA/BP/23-24/0152

Sanctioned On

23 Jul 2023

Valid Till

24 Jul 2028

Approved By

Jitendra Singh Sahrawar (Town Planner)

Examined By

Hansraj Bhati (Junior engineer)

Jitendra Singh Sahrawar (Town Planner)

Total Plot Area: - 128.66

Total FAR Area: - 157.66

Total Coverage Area: - 78.92

Total BUA Area: - 167.41

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.

ISO\_A00\_841.00 x\_1189.00\_MM)





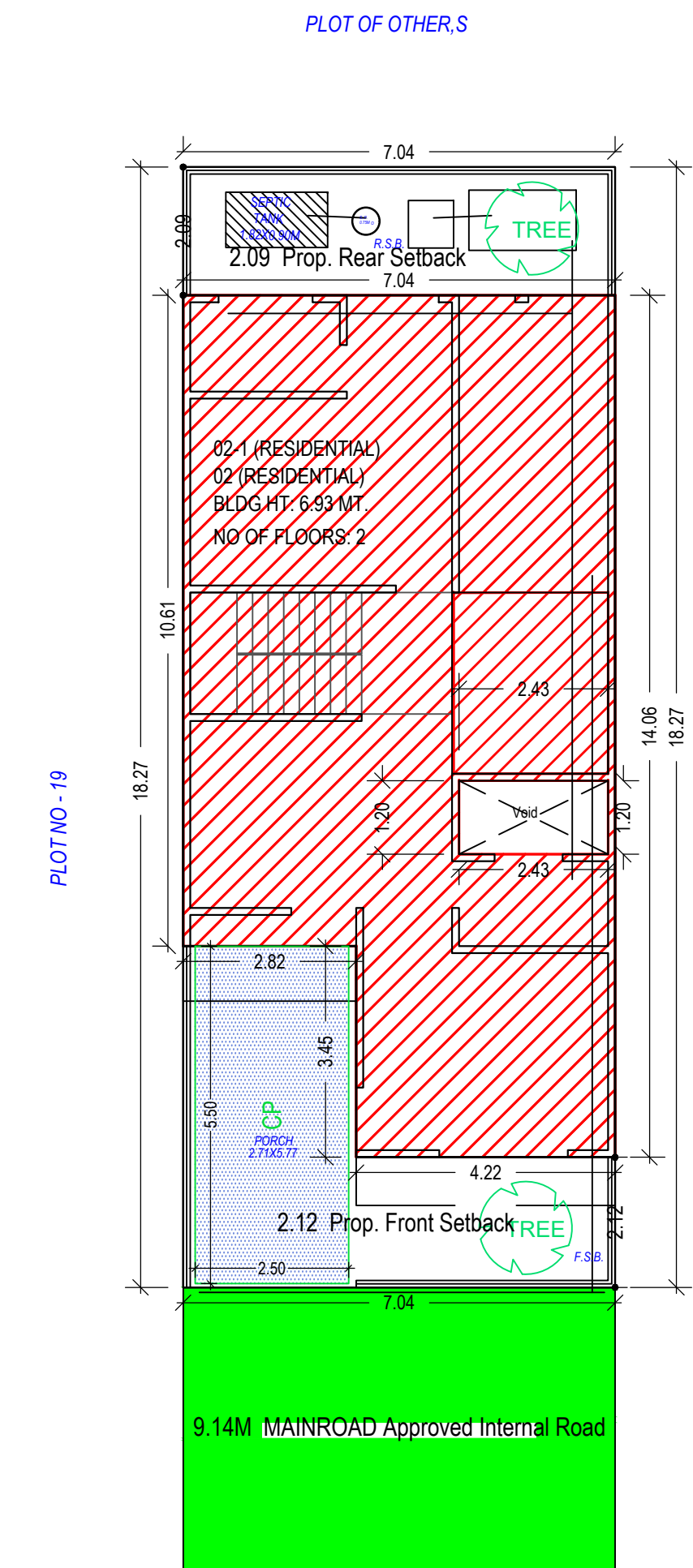




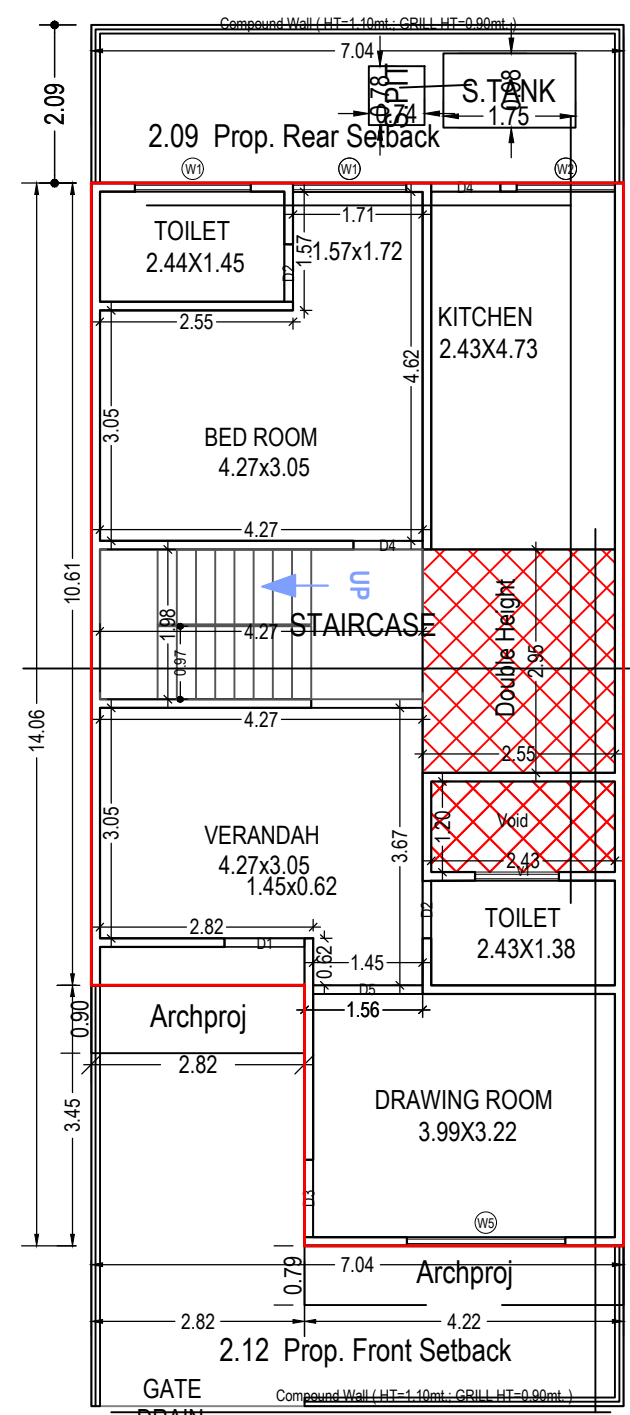
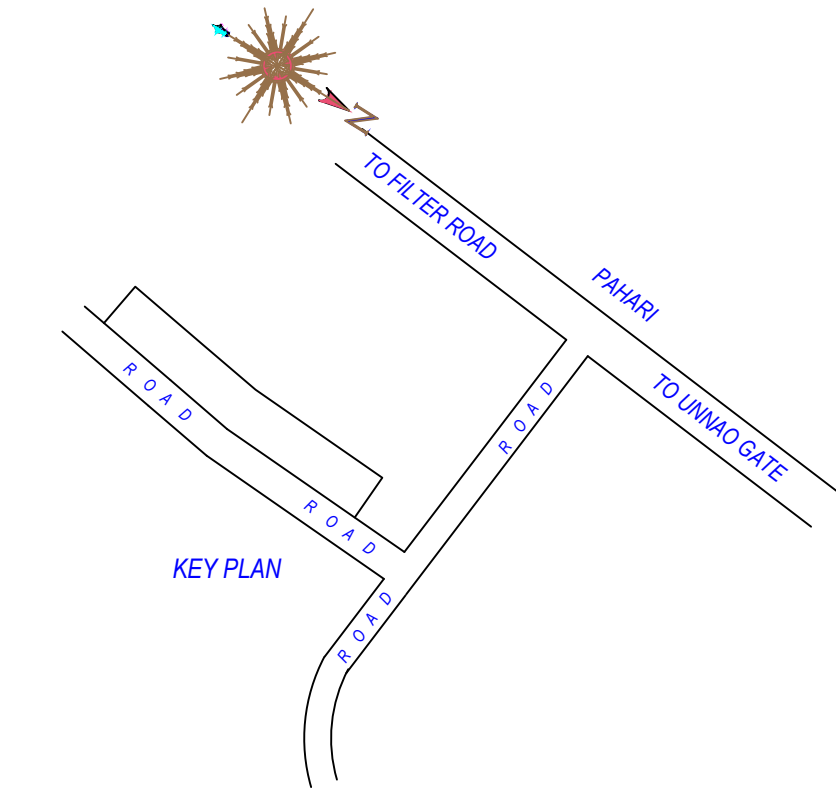




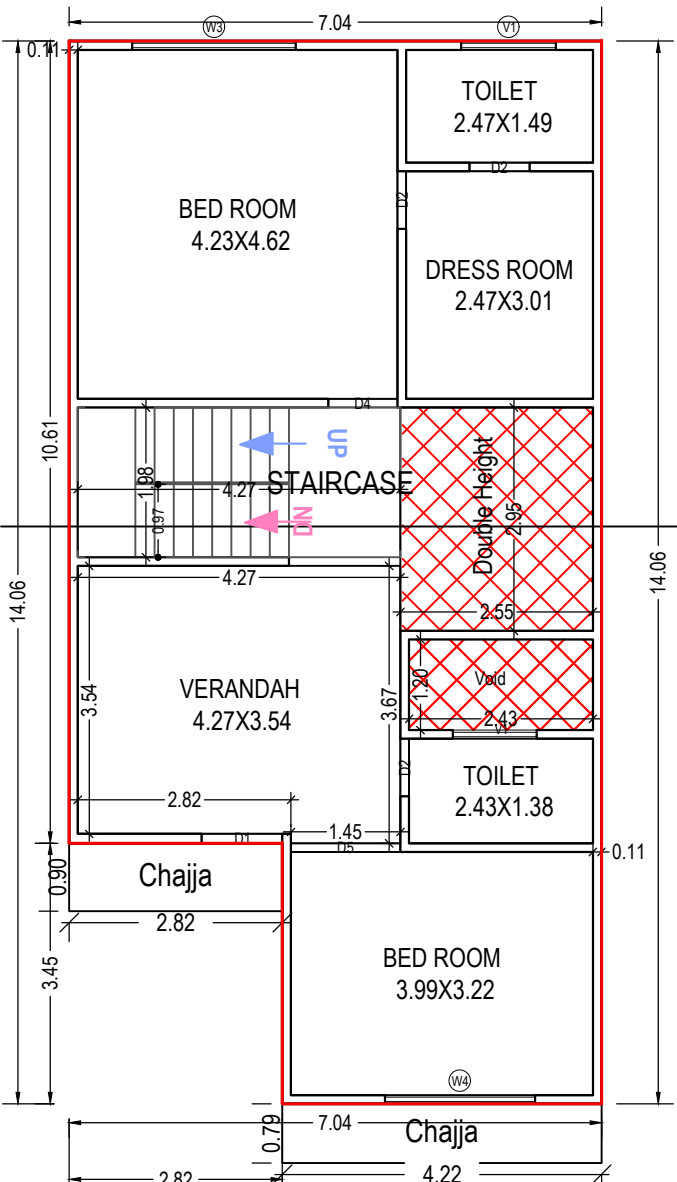




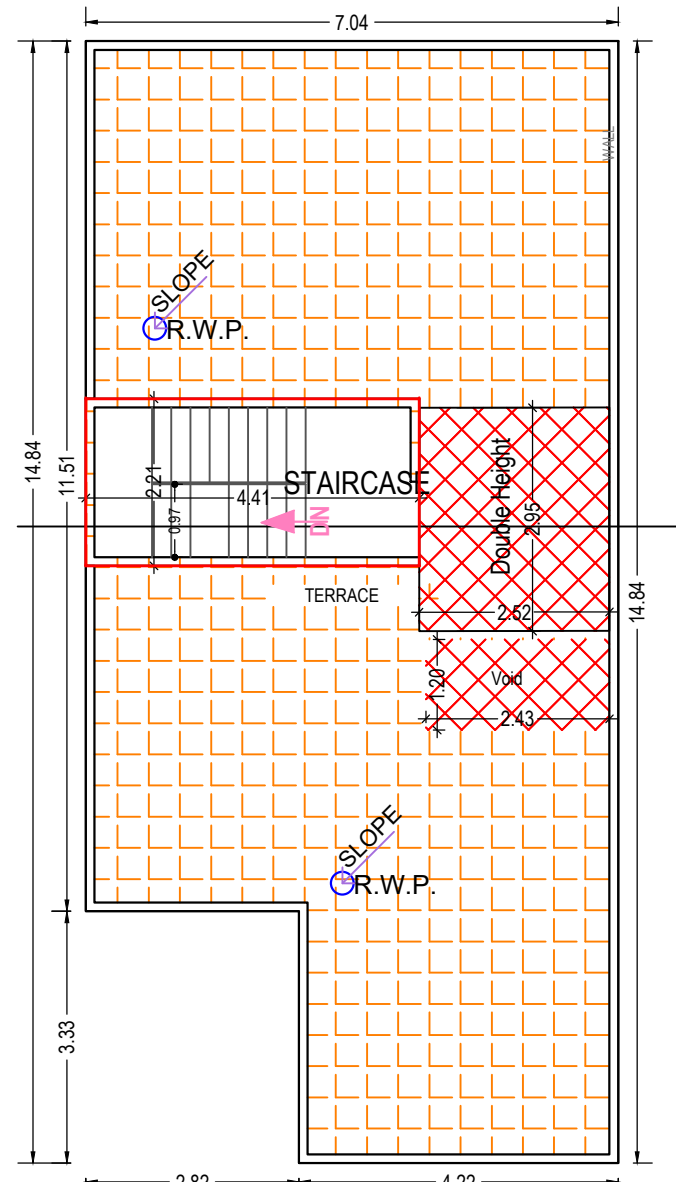
SITE PLAN  
(Scale : 1:100)



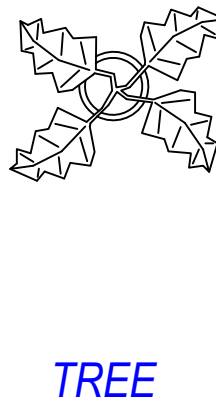
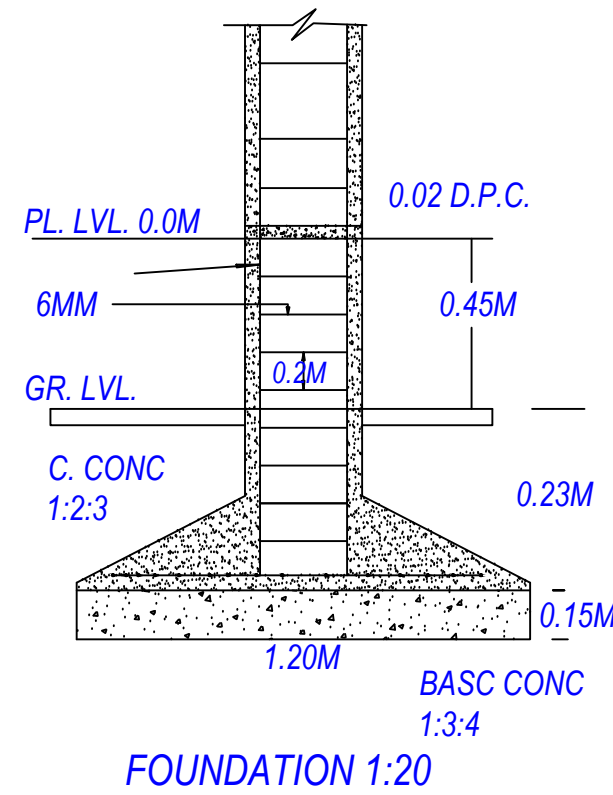
9.14M MAINROAD Approved Internal Road  
GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



TERRACE FLOOR PLAN  
(SCALE 1:100)



TREE

SCHEDULE OF WINDOW/VENTILATION:

| BUILDING NAME    | NAME | LENGTH | HEIGHT | NOS |
|------------------|------|--------|--------|-----|
| 02 (RESIDENTIAL) | V1   | 1.11   | 1.00   | 02  |
| 02 (RESIDENTIAL) | V2   | 1.30   | 2.20   | 01  |
| 02 (RESIDENTIAL) | V3   | 1.30   | 1.80   | 01  |
| 02 (RESIDENTIAL) | V4   | 1.30   | 1.20   | 01  |
| 02 (RESIDENTIAL) | V5   | 2.10   | 1.20   | 01  |
| 02 (RESIDENTIAL) | V6   | 2.16   | 1.20   | 01  |

SCHEDULE OF DOOR:

| BUILDING NAME    | NAME | LENGTH | HEIGHT | NOS |
|------------------|------|--------|--------|-----|
| 02 (RESIDENTIAL) | D1   | 0.76   | 2.10   | 04  |
| 02 (RESIDENTIAL) | D2   | 0.79   | 2.10   | 01  |
| 02 (RESIDENTIAL) | D3   | 0.91   | 2.10   | 03  |
| 02 (RESIDENTIAL) | D4   | 1.02   | 2.10   | 01  |
| 02 (RESIDENTIAL) | D5   | 1.06   | 2.10   | 01  |
| 02 (RESIDENTIAL) | D6   | 1.07   | 2.10   | 01  |
| 02 (RESIDENTIAL) | D7   | 1.45   | 2.10   | 02  |

Building 02 (RESIDENTIAL)

| 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.) | Total FAR Area (Sq.mt.) | No. of Unit |
|---------------|---------------------|-------------------------------------------|------------------------------|-----------------------------|----------------------------|-------------------------|-------------|
| Ground Floor  | 89.27               | 2.91                                      | 7.52                         | 78.83                       | 0.00                       | 78.83                   | 01          |
| First Floor   | 89.27               | 2.91                                      | 7.52                         | 78.83                       | 0.00                       | 78.83                   | 00          |
| Terrace Floor | 198.62              | 16.17                                     | 15.04                        | 167.41                      | 9.75                       | 157.66                  | 01          |
| Total         | 376.16              | 11.99                                     | 35.08                        | 364.17                      | 9.75                       | 373.92                  | 01          |

Staircase Checks (Table 8a-1)

| Floor Name    | StairCase Name | Flight Width | Tread Width | Riser Height | Railing Ht. |
|---------------|----------------|--------------|-------------|--------------|-------------|
| GROUND FLOOR  | STAIRCASE      | 0.97         | 0.254       | 0.180        | 1.00        |
| FIRST FLOOR   | STAIRCASE      | 0.97         | 0.254       | 0.180        | 1.00        |
| TERRACE FLOOR | STAIRCASE      | 0.97         | 0.254       | 0.000        | 1.00        |

| UnitBUA Table for Building :02 (RESIDENTIAL) |         |               |                  |                    |                                               |              |                             |        |               |             |             |       |    |
|----------------------------------------------|---------|---------------|------------------|--------------------|-----------------------------------------------|--------------|-----------------------------|--------|---------------|-------------|-------------|-------|----|
| Floor                                        | Name    | UnitBUA Type  | Net UnitBUA Area | Gross UnitBUA Area | Deductions From Gross UnitBUA/Area in Sq.mt.) | UnitBUA Area | Deductions (Area in Sq.mt.) |        |               | Carpet Area | No. of Unit |       |    |
|                                              |         |               | Yard             | Shed               | Shed                                          |              | Door                        | Window | External Wall |             |             |       |    |
| GROUND FLOOR                                 | SPLIT 1 | DWELLING UNIT | 89.27            | 89.27              | 7.52                                          | 2.92         | 78.83                       | 0.22   | 0.74          | 3.47        | 74.40       | 01    |    |
|                                              |         |               | Total:           | 89.27              | 89.27                                         | 7.52         | 2.92                        | 78.83  | 0.22          | 0.74        | 3.47        | 74.40 | 01 |
|                                              |         |               | Total per Floor: | 89.27              | 89.27                                         | 7.52         | 2.92                        | 78.83  | 0.22          | 0.74        | 3.47        | 74.40 | 01 |
| FIRST FLOOR PLAN                             | SPLIT 1 | DWELLING UNIT | 89.27            | 89.27              | 7.52                                          | 2.92         | 78.83                       | 0.22   | 0.74          | 3.47        | 74.40       | 01    |    |
|                                              |         |               | Total:           | 89.27              | 89.27                                         | 7.52         | 2.92                        | 78.83  | 0.13          | 0.62        | 4.17        | 73.91 | 00 |
|                                              |         |               | Total per Floor: | 89.27              | 89.27                                         | 7.52         | 2.92                        | 78.83  | 0.13          | 0.62        | 4.17        | 73.91 | 00 |
| Total:                                       |         |               | 178.54           | 178.54             | 15.04                                         | 5.83         | 157.66                      | 0.35   | 1.36          | 7.64        | 148.31      | 01    |    |

Buildingwise Floor FAR Details

| Floor Name    | Building Name    | Proposed Built Up Area (Sq.mt.) | Proposed FAR Area (Sq.mt.) | Total Proposed Built Up Area (Sq.mt.) | Total FAR Area (Sq.mt.) |
|---------------|------------------|---------------------------------|----------------------------|---------------------------------------|-------------------------|
| Ground Floor  | 02 (RESIDENTIAL) | 78.83                           | 78.83                      | 78.83                                 | 78.83                   |
| First Floor   | 02 (RESIDENTIAL) | 78.83                           | 78.83                      | 78.83                                 | 78.83                   |
| Terrace Floor | 02 (RESIDENTIAL) | 9.75                            | 0.00                       | 9.75                                  | 0.00                    |
| Total         | 02 (RESIDENTIAL) | 167.41                          | 157.66                     | 167.41                                | 157.66                  |

|                        |        |                   |        |
|------------------------|--------|-------------------|--------|
| Total Plot Area: -     | 128.66 | Total FAR Area: - | 157.66 |
| Total Coverage Area: - | 78.92  | Total BUA Area: - | 167.41 |

AREA STATEMENT

| Area                   | Area   | Area                   | Area   |
|------------------------|--------|------------------------|--------|
| Proposed Built Up Area | 167.41 | Existing Built Up Area | 0.00   |
| Total Built Up Area    | 167.41 | Total FAR Area         | 157.66 |
| Proposed FAR Area      | 157.66 | Existing FAR Area      | 0.00   |
| Total FAR Area         | 157.66 | Total Coverage Area    | 78.92  |
| Proposed Coverage Area | 78.92  | Existing Coverage Area | 0.00   |
| Total Coverage Area    | 78.92  | Total Plot Area        | 128.66 |

COLOR INDEX

| Color  | Color  | Color | Color     |
|--------|--------|-------|-----------|
| Red    | Green  | Blue  | Yellow    |
| Orange | Purple | Brown | Grey      |
| Pink   | White  | Black | Dark Grey |

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.) | Total FAR Area (Sq.mt.) | No. of Unit |
|------------------|------------------|------------------------------|-------------------------------------------|------------------------------|-----------------------------|----------------------------|-------------------------|-------------|
| 02 (RESIDENTIAL) | 1                | 167.41                       | 16.17                                     | 15.04                        | 167.41                      | 9.75                       | 157.66                  | 01          |
| Grand Total      | 1                | 167.41                       | 16.17                                     | 15.04                        | 167.41                      | 9.75                       | 157.66                  | 01          |

Parking Check (Table 7b)

| Vehicle Type         | No. | Reduced Rept Parking (Increase of Plotting RW/Area surrendered FOC) | Area | No. | Area  |
|----------------------|-----|---------------------------------------------------------------------|------|-----|-------|
| Equivalent Car Space | -   | -                                                                   | -    | 1   | 13.75 |
| Total Car            | 1   | -                                                                   | -    | 1   | 13.75 |
| Total                | -   | -                                                                   | -    | 1   | 13.75 |

Building USE/SUBUSE Details

| Building Name    | Building Use | Building SubUse | Building Group | Building Type    | Building Structure | No of Residential Units | Floor Name         | Floor Use   | Floor SubUse    | FAR Name        | FAR Use         | FAR SubUse      |
|------------------|--------------|-----------------|----------------|------------------|--------------------|-------------------------|--------------------|-------------|-----------------|-----------------|-----------------|-----------------|
| 02 (RESIDENTIAL) | Residential  | Row House       | -              | Lowrise Building | -                  | 1                       | GROUND FLOOR PLAN  | Residential | Residential FAR | Residential FAR | Residential FAR | Residential FAR |
|                  |              |                 |                |                  |                    |                         | FIRST FLOOR PLAN   | Residential | Residential FAR | Residential FAR | Residential FAR | Residential FAR |
|                  |              |                 |                |                  |                    |                         | TERRACE FLOOR PLAN | Residential | Residential FAR | Residential FAR | Residential FAR | Residential FAR |

Tree Details (Table 3h)

| Plot       | Name | Nos of Trees | Prop |
|------------|------|--------------|------|
| PLOT NO 18 | Tree | 1            | 2    |

Required Parking (Table 7a)

| Building Name    | Type        | SubUse    | Area (Sq.mt.) | Parking space reqd for every | Prop.  | Regd./Unit | Prop. |
|------------------|-------------|-----------|---------------|------------------------------|--------|------------|-------|
| 02 (RESIDENTIAL) | Residential | Row House | 101-200       | 1                            | 128.66 | 1.00       | 1     |
| Total            | -           | -         | -             | -                            | -      | 1          | 1     |

OWNER'S NAME AND SIGNATURE  
18 HARJEET SINGH CHAWLA S/O SARV SINGH CHAWLA GURDEEPCHAWLA81@GMAIL.COM/7800871786

ARCHENG'S NAME AND SIGNATURE  
S M TABREZ ALAM

CA201358350  
Name: S M TABREZ ALAM  
Address: 18 HARJEET SINGH CHAWLA S/O SARV SINGH CHAWLA GURDEEPCHAWLA81@GMAIL.COM/7800871786  
Date: 31 Jul 2023  
Designation: Architect

Jhansi Development Authority



Building Plan Application Number  
JDA/BP/23-24/0159

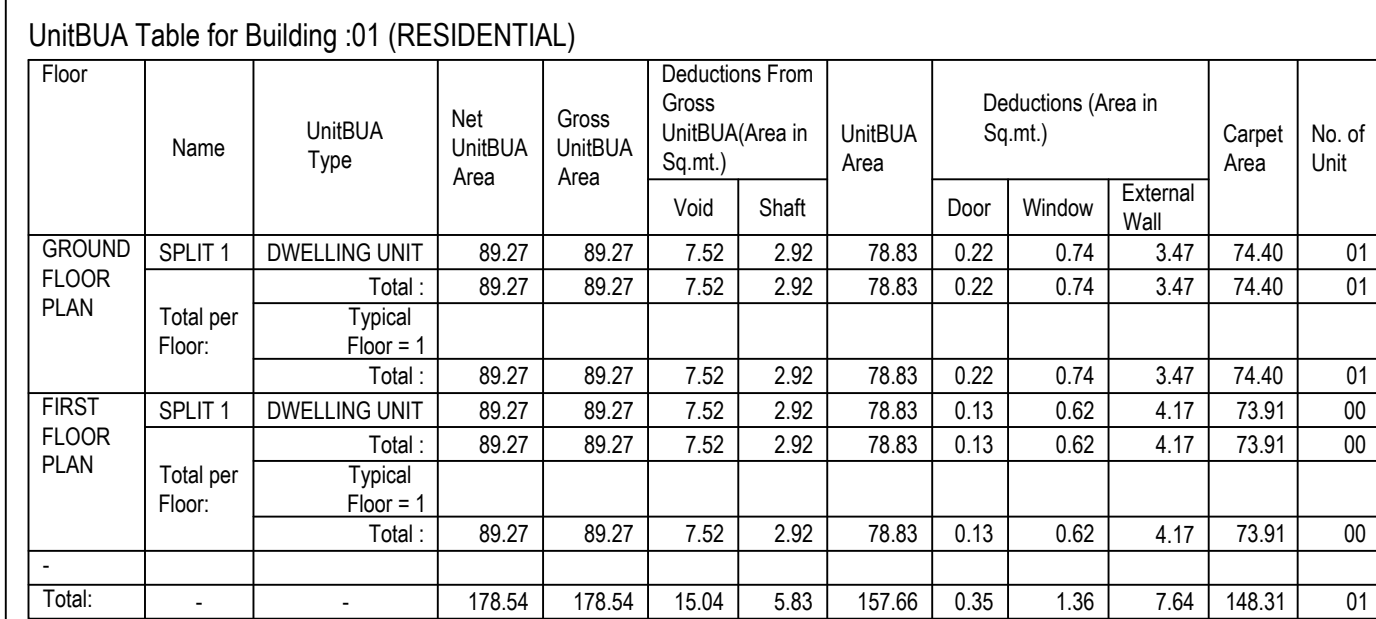
Sanctioned On  
25 Jul 2023

Valid Till  
30 Jul 2028

Approved By  
Jitendra Singh Sahrawar (Town Planner)

Examined By  
Nimish Gupta (Junior engineer)

Jitendra Singh Sahrawar (Town Planner)



| Building 01 (RESIDENTIAL)       |                  |                                          |               |                              |                             |          |                   |                         |             |
|---------------------------------|------------------|------------------------------------------|---------------|------------------------------|-----------------------------|----------|-------------------|-------------------------|-------------|
| Floor Name                      | Gross Rulph Area | Deductions From Gross BUI/Area in Sq.Mt. |               | Total Built Up Area (Sq.Mt.) | Deductions (Area in Sq.Mt.) | Proposed | FAR Area (Sq.Mt.) | Total FAR Area (Sq.Mt.) | Use of Unit |
|                                 |                  | Duct/Vent. Duct. (Chowk)                 | Double Height |                              | Mummy                       | Resi.    |                   |                         |             |
| Ground Floor                    | 89.27            | 2.92                                     | 7.52          | 78.83                        | 0.00                        |          | 78.83             | 78.83                   | 01          |
| First Floor                     | 89.27            | 2.92                                     | 7.52          | 78.83                        | 0.00                        |          | 78.83             | 78.83                   | 00          |
| Terrace Floor                   | 20.11            | 10.36                                    | 0.00          | 9.75                         | 9.75                        |          | 0.00              | 0.00                    | 00          |
| Total                           | 198.65           | 16.20                                    | 15.04         | 167.41                       | 9.75                        |          | 157.66            | 157.66                  | 01          |
| Total Number of Same Buildings: | 1                |                                          |               |                              |                             |          |                   |                         |             |
| Total                           | 198.65           | 16.20                                    | 15.04         | 167.41                       | 9.75                        |          | 157.66            | 157.66                  | 01          |

| Floor Name          | StarCase Name | Flight Width | Tread Width | Riser Height | Railing Ht. |
|---------------------|---------------|--------------|-------------|--------------|-------------|
| GROUND FLOOR PLAN   | STAIRCASE     | 0.97         | 0.254       | 0.180        | 1.00        |
| FIRST FLOOR PLAN    | STAIRCASE     | 0.97         | 0.254       | 0.180        | 1.00        |
| TERRACE FLOOR PLAN. | STAIRCASE     | 0.97         | 0.254       | 0.000        | 1.00        |

|                              |                          |
|------------------------------|--------------------------|
| Total Plot Area: - 128.66    | Total FAR Area: - 157.66 |
| Total Coverage Area: - 78.92 | Total BUA Area: - 167.41 |

| Color Notes                         |                                                                                     |
|-------------------------------------|-------------------------------------------------------------------------------------|
| <b>COLOR INDEX</b>                  |                                                                                     |
| 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)         |  |

| 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) | Total FAR Area (Sq.mt) | No. of Unit |
|                    |                  |                             | Duct/Vent. Duct, Chook)                   | Double Height |                             | Mummy                      | Resi.  |                           |                        |             |
| 01 (RESIDENTIAL)   | 1                | 198.65                      | 16.20                                     | 15.04         | 167.41                      | 9.75                       | 157.66 | 157.66                    | 01                     |             |
| Grand Total:       | 1                | 198.65                      | 16.20                                     | 15.04         | 167.41                      | 9.75                       | 157.66 | 157.66                    | 01                     |             |

| Parking Check (Table 7b) |      |                                                                        |       |       |       |
|--------------------------|------|------------------------------------------------------------------------|-------|-------|-------|
| Vehicle Type             | Reed |                                                                        |       | Prop. |       |
|                          | No.  | Reduced Reed Parking (Increase of Plot having RW/Area surrendered FOC) | Area  | No.   | Area  |
| Equivalent Car Space     | -    | -                                                                      | -     | 1     | 13.75 |
| Total Car                | 1    | -                                                                      | 13.75 | 1     | 13.75 |
| Total                    |      |                                                                        | 13.75 |       | 13.75 |

| Building Use/SUB/Use Details |              |                  |                    |                  |                    |                         |                    |             |               |                 |             |             |
|------------------------------|--------------|------------------|--------------------|------------------|--------------------|-------------------------|--------------------|-------------|---------------|-----------------|-------------|-------------|
| Building Name                | Building Use | Building Sub/Use | Building Use Group | Building Type    | Building Structure | No Of Residential Units | Floor Name         | Floor Use   | Floor Sub/Use | FAR Name        | FAR Use     | FAR Sub/Use |
| 01 (RESIDENTIAL)             | Residential  | Row House        | -                  | Lowrise Building | 1                  |                         | GROUND FLOOR PLAN  | Residential | Row House     | Residential FAR | Residential | Row House   |
|                              |              |                  |                    |                  |                    |                         | FIRST FLOOR PLAN   | Residential | Row House     | Residential FAR | Residential | Row House   |
|                              |              |                  |                    |                  |                    |                         | TERRACE FLOOR PLAN | Residential | Row House     | -               | -           | -           |

| Tree Details (Table 3h) |      |              |      |
|-------------------------|------|--------------|------|
| Plot                    | Name | Nos Of Trees |      |
|                         |      | Reqd         | Prop |
| PLOT NO 19              | Tree | 1            | 2    |

| Required Parking (Table 7a) |             |           |               |                               |        |            |       |       |
|-----------------------------|-------------|-----------|---------------|-------------------------------|--------|------------|-------|-------|
| Building Name               | Type        | Sub/Use   | Area (Sq.ft.) | Units                         |        | Car        |       |       |
|                             |             |           |               | Parking space req'd for every | Prop.  | Req'd/Unit | Req'd | Prop. |
| 01 (RESIDENTIAL)            | Residential | Row House | 101 - 200     | 1                             | 128.66 | 1.00       | 1     | -     |
|                             | Total       |           | -             | -                             | -      | -          | 1     | -     |

| Floor Name    | Building Name                   |                            | Total                                 |                         |
|---------------|---------------------------------|----------------------------|---------------------------------------|-------------------------|
|               | 01 (RESIDENTIAL)                |                            |                                       |                         |
|               | Proposed Built Up Area (Sq.mt.) | Proposed FAR Area (Sq.mt.) | Total Proposed Built Up Area (Sq.mt.) | Total FAR Area (Sq.mt.) |
| Ground Floor  | 78.83                           | 78.83                      | 78.83                                 | 78.8                    |
| First Floor   | 78.83                           | 78.83                      | 78.83                                 | 78.8                    |
| Terrace Floor | 9.75                            | 0.00                       | 9.75                                  | 0.0                     |
| Total:        | 167.41                          | 157.66                     | 167.41                                | 157.6                   |

|                                                                                        |
|----------------------------------------------------------------------------------------|
| OWNER'S NAME AND SIGNATURE                                                             |
| 19 HARJEET SINGH CHAWLA S/O SARV SINGH<br>CHAWLA, GURDEEPCAWLA81@GMAIL.COM, 7860871786 |

|                                                                                                                                                      |                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| ARCHENG'S NAME AND SIGNATURE                                                                                                                         | INSEER                                                                                                                  |
| S M TABREZ ALAM<br>CA2019/58350<br>Digitally signed by<br>Jamshaid Development Authority<br>DN: cn=JDA, email=JDA@jda.gov.bd,<br>c=BD, o=JDA, ou=JDA |                                                                                                                         |
|                                                                 | Jamshaid Development Authority<br> |
|                                                                                                                                                      | Digitally signed by: Archeng<br>DN: cn=Archeng, email=Archeng@jda.gov.bd,<br>c=BD, o=JDA, ou=JDA                        |

|                                        |  |
|----------------------------------------|--|
| Building Plan Application Number       |  |
| JDA/BP/23-24/0160                      |  |
| Sanctioned On                          |  |
| 23 Jul 2023                            |  |
| Valid Till                             |  |
| 24 Jul 2028                            |  |
| Approved By                            |  |
| Jitendra Singh Sahrawar (Town Planner) |  |
| Examined By                            |  |
| Hansraj Bhati (Junior engineer)        |  |
| Jitendra Singh Sahrawar (Town Planner) |  |

