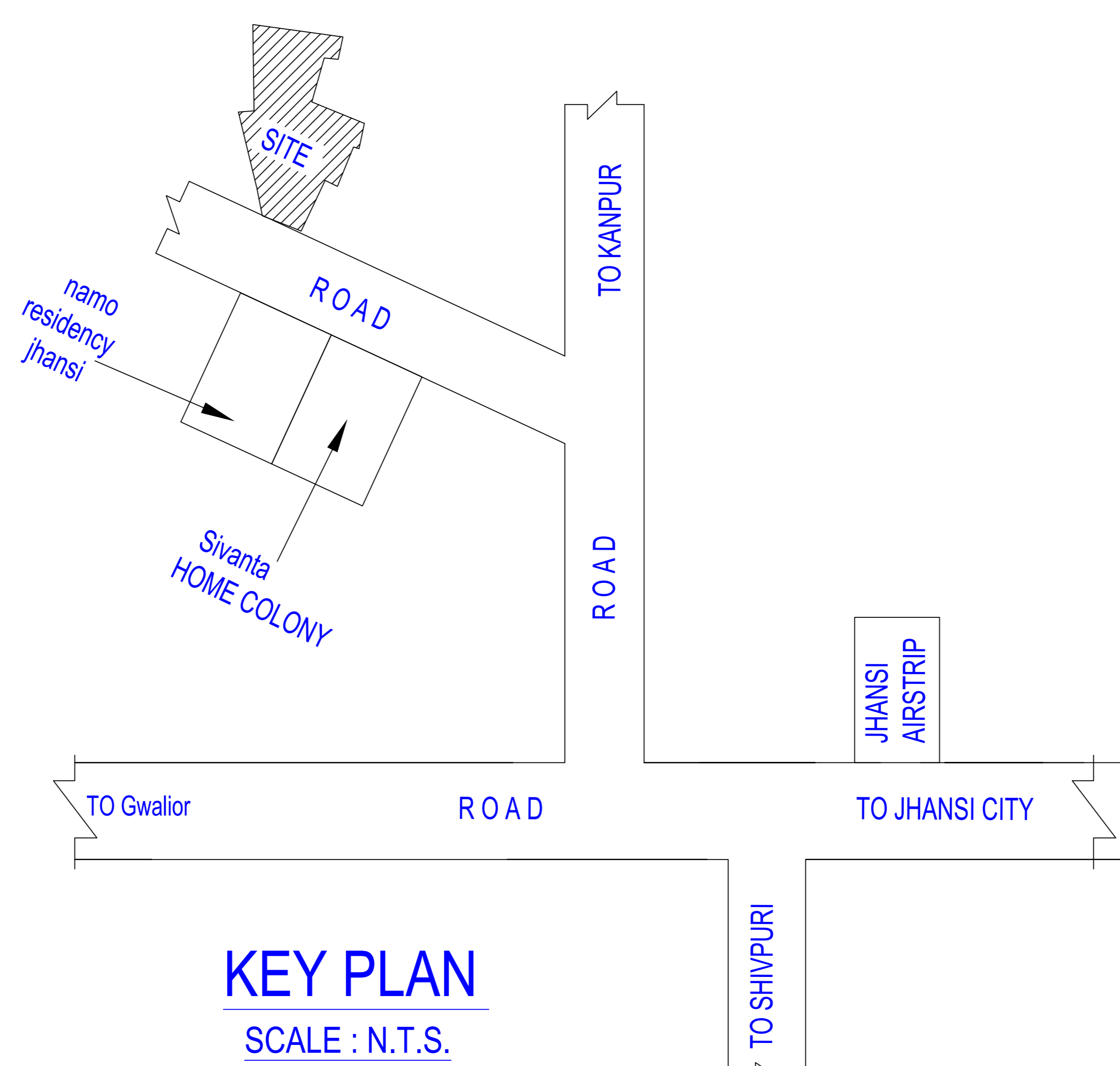


(Scale - 1:1000)



KEY PLAN
SCALE : N.T.S.

Proposed Plot/Category	Area	Permitted	Proposed	Permitted	Proposed
Residential	43782.59	43782.59	43782.59	43782.59	43782.59
Commercial	0.00	0.00	0.00	0.00	0.00
Industrial	0.00	0.00	0.00	0.00	0.00
Public Use	0.00	0.00	0.00	0.00	0.00
Green Space	0.00	0.00	0.00	0.00	0.00
Water Body	0.00	0.00	0.00	0.00	0.00
Other	0.00	0.00	0.00	0.00	0.00
Total	43782.59	43782.59	43782.59	43782.59	43782.59

AREZ STATEMENT		VERSION DATE	30/03/2023
PROJECT DETAIL		Authority	Jhans Development Authority
Authority Class		Category	D
Authority Grade		Development Authority (DA)	
Case/Track		Regular	
Project Type		Layout Development	
Nature of Development		NEW	
Development Area		New Area	
Sub-Development Area		City Area	
Special Project		NA	
Site Address		District, Tehsil, Village	Jhansi, Sadar, Simra
AREA DETAILS		Area of Plot As per record	Sq. Mts.
1. Area of Plot		50169.00	
Document Area		50169.00	
Area per site condition		50169.00	
Area of Plot Considered		43782.59	
2. Deduction for			
(a) Proposed roads		6386.42	
Road Widening Area		782.47	
Existing Road Area		5603.95	
(b) Any reservations		0.00	
Total (a + b)		6386.42	
3. Net Area of Plot (1 - 2) AREA OF PLOT		43782.59	
Plot Area For Coverage		43782.59	
Plot Area For FSI		43782.59	
Perm. FSI Area (1)		0.00	
Total Perm. FSI area		0.00	
6. Total Built up area permissible at			
Permissible Coverage area (- %)		0.00	
Proposed Coverage Area (- %)		0.00	
Total Prop. Coverage area (- %)		0.00	
Balance coverage area (- %)		0.00	
Proposed Area at			
Proposed Built up		0.00	
Existing Built up		0.00	
Proposed F.S.I		0.00	
Existing F.S.I		0.00	
Total FSI Area		189.05	
Accessory Use Area Added in Builtup Area		189.05	
Total Builtup Area		189.05	
Proposed F.S.I. consumed		0.00	
4. Tenement Statement			
Tenement Proposed At			

Color Notes

PLLOT BOUNDARY	Black
ADJUTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Blue
ROAD ALIGNMENT (ROAD WIDENING AREA)	Yellow
FUTURE T.P. SCHEME DEDUCTION AREA	Orange
EXISTING (To be retained)	Light Blue
EXISTING (To be demotised)	Dark Blue

Green and open space Area

Name	Prop. Area
PARK-05 (814.39 SQM)	814.39
PARK-02 (2242.21 SQM)	2242.21
PARK-01 (438.71 SQM)	438.71
PARK-03 (451.54 SQM)	451.54
PARK-04 (314.00 SQM)	314.00
PARK-06 (694.29 SQM)	694.29
PARK-08 (656.14 SQM)	656.14
PARK-07 (1068.71 SQM)	1068.71

Tenements Density Check

Net Housing density	Regd	Perm	Prop	Regd	Perm	Prop
750/Hec	657	370	3284	1850		

Individual Amenity Check (b)

Name	Minimum Area	Minimum Count
Convenient Shops	50.00	55.56
Sector Shopping	225.00	248.26
For informal Area	30.00	86.57
Kaushabh/Platform	45.00	81.66
Garbage Collection Center	3.00	3.00

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	22776.10	52.02
Provision For LIG EWS Area	1266.24	2.89
Road Area	12641.94	28.42
Garbage Collection Center	16.08	0.04
Garbage Collection Center	18.99	0.04
Garbage Collection Center	26.59	0.06
For informal Area	86.57	0.20
Kaushabh/Platform	248.26	0.57
Convenient Shops	55.36	0.13
Public Open Space	6599.62	15.07
Other Area	206.84	0.47
Total net layout	43782.59	100.00

OWNER'S NAME AND SIGNATURE

Sri Peetambar Inra city LLP TH
Partner: namonamofracy@gmail.com, 9415057799
Sri Aman Madan s/o- Smt Arun
Sri Namonamofracy@gmail.com, 9415057799
Sri Shashi Kant Dwivedi S/o- Late Sri Vishambhar Prasad
Dwivedi, namonamofracy@gmail.com, 9415057799
Sri Pawan Kumar Sahu, S/O Sri C
Sahu, namonamofracy@gmail.com

ARCHENG'S NAME AND SIGNATURE

Ashish Sahu
AM08225504072018

Jhans Development Authority

Building Plan Application Number
JDALD/23-240144

Sanctioned On
02 Aug 2023

Valid Till
10 Aug 2028

Approved By
Atok Yadav (Vice Chairman)

Examined By
Hansraj Bhati (Junior engineer)
Jhendra Singh Sahrawar (Town Planner)
Upma Pandey (Secretary)
Jhendra Singh Sahrawar (Town Planner)
Hansraj Bhati (Junior engineer)
Jhendra 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 :-	43782.59	Total FAR Area :-	0.00
Total Coverage Area :-	0.00	Total BUA Area :-	0.00

Name Of Owner	Arazi No	Mauza	Tehsil & Distict	Area In Sq Mt	
1. Sri Peetamabra Infra city LLP th Partner Sri Pawan Kumar Sahu S/O Sri Santosh Kumar Sahu 2. Sri Aman Madaan S/O Sri Avtar Singh 3. Sri Shashi Kant Dwivedi S/O Late Sri Vishambhar Prasad Dwivedi	260 mi	Simardha	Jhansi Sadar, Jhansi	3240	
	258/2	Simardha	Jhansi Sadar, Jhansi	4780	
	260 mi	Simardha	Jhansi Sadar, Jhansi	1390	
	274	Simardha	Jhansi Sadar, Jhansi	1900	
	259	Simardha	Jhansi Sadar, Jhansi	1390	
	261	Simardha	Jhansi Sadar, Jhansi	1900	
	262	Simardha	Jhansi Sadar, Jhansi	1900	
	274	Simardha	Jhansi Sadar, Jhansi	1900	
	259	Simardha	Jhansi Sadar, Jhansi	1900	
	261	Simardha	Jhansi Sadar, Jhansi	1900	
	262	Simardha	Jhansi Sadar, Jhansi	1900	
	400	Bhojla	Jhansi Sadar, Jhansi	1780	
	400	Bhojla	Jhansi Sadar, Jhansi	8100	
	264	Simardha	Jhansi Sadar, Jhansi	6760	
	263	Simardha	Jhansi Sadar, Jhansi	1340	
	274	Simardha	Jhansi Sadar, Jhansi	1390	
	259	Simardha	Jhansi Sadar, Jhansi	1900	
	261	Simardha	Jhansi Sadar, Jhansi	1900	
	262	Simardha	Jhansi Sadar, Jhansi	1900	
	258/1	Simardha	Jhansi Sadar, Jhansi	2020	
	400	Bhojla	Jhansi Sadar, Jhansi	2540	
	270	Simardha	Jhansi Sadar, Jhansi	1437	
	273	Simardha	Jhansi Sadar, Jhansi	1106	
	273	Simardha	Jhansi Sadar, Jhansi	1106	
	273	Simardha	Jhansi Sadar, Jhansi	810	
	400	Bhojla	Jhansi Sadar, Jhansi	5280	
	Total Area				50169

TITLE
 PROPOSED LAYOUT PLAN OF "NAMO COUNTY"
 SITUATED AT ARAZI NO. 260MI, 258/2, 260MI, 274, 259, 261, 262, 264, 263, 258/1, 270, 273, MAUZA- SIMARDHA & ARAZI NO. 400, MAUZA BHOJLA, TEHSIL, JHANSI SADAR & DISTT. JHANSI. (UP).

OWNER :-
 1. Sri Peetamabra Infra city LLP THROUGH

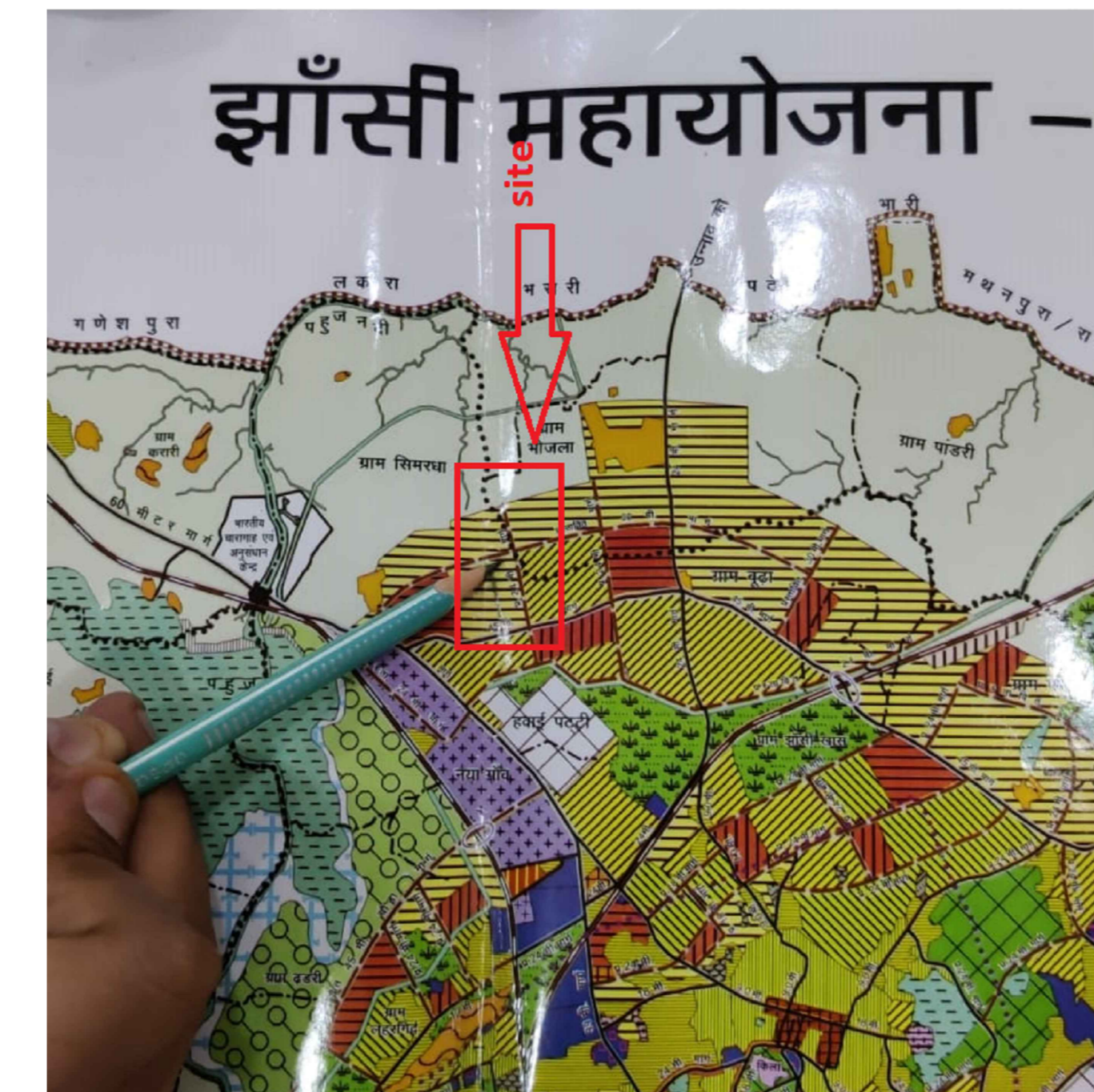
BY PARTNER :-
 1. Sri Pawan Kumar Sahu S/O Sri Santosh Kumar Sahu
 2. Sri Aman Madaan S/O Sri Avtar Singh
 3. Sri Shashi Kant Dwivedi S/O Late Sri Vishambhar Prasad Dwivedi

OWNER'S SIGN

DIMENSION ARCH
 Architectural • Structure Engineer • Valuer
 An ISO 9001:2015 Certified Organization

ER. ASHISH SAHU
 Chartered engineer (India)
 CP/1/105A, 1st Floor, Radhika Vihar
 Phase-2, Near Moti Manzil, Mathura
 Ph.: 09412238958-09258061654
 e-mail: atpiarch@gmail.com

SINGLE UNIT WILL CONSTRUCT AT EACH PLOT



MASTER PLAN
(Scale-n.t.s.)

DETAIL OF MORTGAGE PLOTS				
S.N.	Plot No.	No. Of Plot	Each Plot Area	Total Area of Plots (Sqmt)
1	1	1	136.08	136.08
2	02 to 06	5	133.88	669.4
3	117 to 124	8	133.88	1071.04
4	125	1	119.94	119.94
5	126	1	172.66	172.66
6	127 to 130	4	133.88	535.52
7	131	1	136.37	136.37
8	138	1	172.66	172.66
9	139 to 141	3	133.88	401.64
10	142	1	194.65	194.65
11	144 to 146	3	133.88	401.64
12	147	1	172.66	172.66
13	157	1	172.66	172.66
14	161	1	146.94	146.94
15	162 to 163	2	133.88	267.76
16	164	1	172.66	172.66
	TOTAL	35		4944.28



SAZRA PLAN
(Scale-n.t.s.)

OWNER'S NAME AND SIGNATURE
 Sri Peetamabra Infra city LLP TH
 Partner namoinfracity@gmail.com,9415057799
 Sri Aman Madaan s/o- Sri Avtar Singh namoinfracity@gmail.com,9415057799
 Sri Shashi Kant Dwivedi S/o- Late Sri Vishambhar Prasad Dwivedi namoinfracity@gmail.com,9415057799
 Sri Pawan Kumar Sahu S/O Sri S Sahu namoinfracity@gmail.com

ARCHENGS NAME AND SIGNATURE
 Ashish Sahu
 AM08225504072018

Jhansi Development Authority

QR Code

Building Plan Application Number
 JDA/LD/23-24/0144

Sanctioned On
 02 Aug 2023

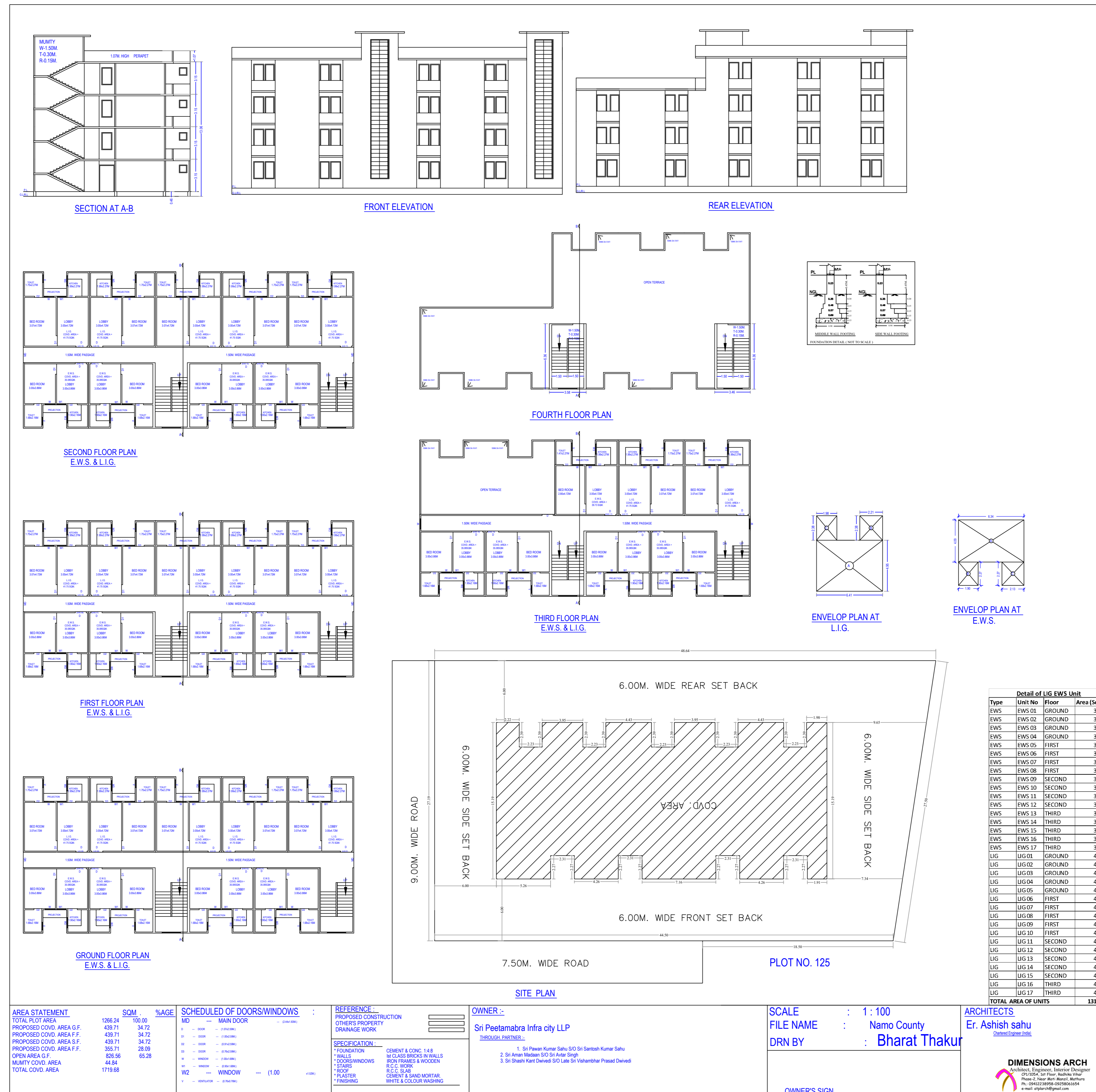
Valid Till
 10 Aug 2028

Approved By
 Atok Yadav (Vice Chairman)

Examined By
 Hansraj Bhati (Junior engineer)
 Jhendra Singh Sahrawar (Town Planner)
 Upma Pandey (Secretary)
 Jhendra Singh Sahrawar (Town Planner)
 Hansraj Bhati (Junior engineer)
 Jhendra Singh Sahrawar (Town Planner)

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Total Plot Area: -	43782.59	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00



AREA STATEMENT	SQM	%AGE
TOTAL PLOT AREA	1288.24	100.00
PROPOSED COVD. AREA G.F.	439.71	34.12
PROPOSED COVD. AREA F.F.	439.71	34.12
PROPOSED COVD. AREA S.F.	350.71	28.09
OPEN AREA G.F.	350.58	28.09
MUMTY COVD. AREA	44.84	3.50
TOTAL COVD. AREA	1719.68	133.50

SCHEDULED OF DOORS/WINDOWS	REFERENCE
MD --- MAIN DOOR --- (1.00)	PROPOSED CONSTRUCTION
---	OTHERS PROPERTY
---	DRAINAGE WORK

OWNER	ARCHITECTS
Sr Peetamabra Infra city LLP	Er. Ashish sahu
1. Sr Peetamabra Infra city LLP	2. Sr Peetamabra Infra city LLP
2. Sr Anshu Kumar Sahu S/O Sr. Suresh Kumar Sahu	3. Sr. Shashi Kant Dwivedi S/O Late Sr. Vishambhar Prasad Dwivedi

SCALE	FILE NAME	DRN BY
1 : 100	Namo County	Bharat Thakur

OWNER'S SIGN	ARCHITECTS SIGN

E.W.S. & L.I.G. PLAN

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Total Coverage Area: -	0.00	Total BUA Area: -	0.00

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 Sr Peetamabra Infra city LLP TH
 Partner: namoinfracity@gmail.com, 9415057799
 Sr. Aman Madan s/o- Smt Arun
 Singh namoinfracity@gmail.com, 9415057799
 Smt. Shashi Kant Dwivedi S/o- Late Sr. Vishambhar Prasad
 Dwivedi namoinfracity@gmail.com, 9415057799
 Sr. Pawan Kumar Sahu S/O Sr. S.
 Sahu namoinfracity@gmail.com

ARCHITECT'S NAME AND SIGNATURE
 Ashish Sahu
 AM085225504072018

Jhansi Development Authority

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