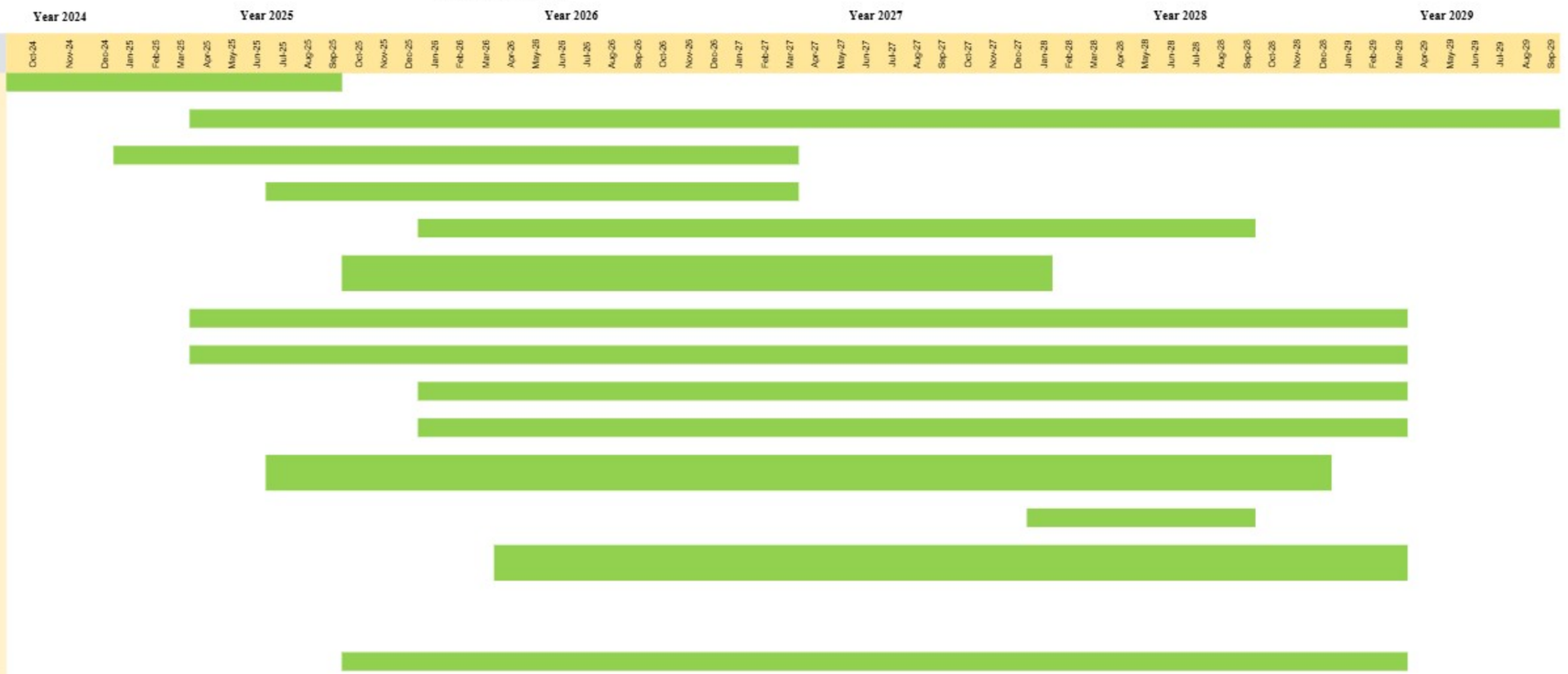
SANFRAN ESTATE- JHANSI

BAR- CHART

Sr. No.	Activity	Start Date	Finish Date
1	Demarcation of Plots*	01 October 2024	30 September 2025
2	Development of Villas	01 April 2025	30 September 2029
3	Boundary Wall	01 January 2025	31 March 2027
4	Road Work	01 July 2025	31 March 2027
5	Footpaths	01 January 2026	30 September 2028
6	Water Supply Including Drinking Water Facilities	01 October 2025	31 January 2028
7	Sewer System	01 April 2025	31 March 2029
8	Drain	01 April 2025	31 March 2029
9	Parks	01 January 2026	31 March 2029
10	Tree Planting	01 January 2026	31 March 2029
11	Design For Electric Supply Including Street Lighting	01 July 2025	31 December 2028
12	Community Buildings	01 January 2028	30 September 2028
13	Treatment and Disposal System of Sewage and Sullage water	01 April 2026	31 March 2029
14	Solid Waste Management And Disposal System	N/A	
15	Water Conservation System	01 October 2025	31 March 2029
16	Energy Management System Including Use of Renewable Energy	N/A	
17	Fire Protection And Fire Safety System	N/A	
18	Social Infrastructure And Other Public Amenities Including Public Health Services	N/A	
19	Emergency Evacuation Services*	N/A	
20	Other Miscellaneous Work	N/A	



A-BLOCK PLOT DETAILS

S.NO.	PLOT NO.	WIDTH	DEPTH	PLOT AREA	NO.OF	TOTAL AREA	SETBACKS		
				SQ. MT.	PLOTS	SQ. MT.	FRONT	REAR	SIDE
1	A-01 to 20 & 29 to 29	9.145	20.81	181.162450	21	3804.413	3	3	--
3	A-22	18.95	POLY	282.265	1	282.265	3	3	--
4	A-23	26.525	POLY	233.421	1	233.421	3	3	--
5	A-23A	7.095	POLY	136.036	1	136.036	3	3	--
6	A-24	9.145	POLY	166.178	1	166.178	3	3	--
7	A-25	9.145	POLY	186.090	1	186.090	3	3	--
8	A-26	9.145	POLY	210.255	1	210.255	3	3	--
9	A-27	9.145	POLY	233.421	1	233.421	3	3	--
10	A-28	9.145	POLY	256.587	1	256.587	3	3	--
12	A-30	9.145		255.026	1	255.026	3	3	--
13	A-31-34	7.75	15.25	136.188	4	472.750	3	3	--
TOTAL AREA OF PLOTS					34	6284.322			

B-BLOCK PLOT DETAILS

S.NO.	PLOT NO.	WIDTH	DEPTH	PLOT AREA	NO.OF	TOTAL AREA	SETBACKS		
				SQ. MT.	PLOTS	SQ. MT.	FRONT	REAR	SIDE
1	B-01	9.145	15.99	146.229	1	146.229	2	2	2
2	B-02 to 32	9.145	15.99	146.229	11	1608.514	2	2	--
3	B-32A	7.995	POLY	128.933	1	128.933	2	2	--
4	B-34 & 37	9.112	15.995	145.714	2	291.429	2	2	3
5	B-35 & 36	9.000	15.995	143.955	2	287.199	2	2	--
6	B-38 to 24 & 27 to 35	9.145	15.995	146.274	18	2632.937	2	2	--
7	B-26 & 26	9.145	15.995	146.274	2	292.549	2	2	3
TOTAL AREA OF PLOTS					37	5892.886			

C-BLOCK PLOT DETAILS

S.NO.	PLOT NO.	WIDTH	DEPTH	PLOT AREA	NO.OF	TOTAL AREA	SETBACKS		
				SQ. MT.	PLOTS	SQ. MT.	FRONT	REAR	SIDE
1	C-01 & 16	8.580	16.523	141.741	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	184.879	1	184.879	2	2	2
6	C-31	POLY		186.177	1	186.177	2	2	--
7	C-32	7.750	POLY	120.107	1	120.107	2	2	--
8	C-33	7.750	POLY	118.050	1	118.050	2	2	--
9	C-34	7.750	POLY	117.152	1	117.152	2	2	--
10	C-35	7.750	POLY	115.755	1	115.755	2	2	--
11	C-36	7.750	POLY	120.649	1	120.649	2	2	--
12	C-37 to 45 & 48 to 58	7.750	16.700	129.435	28	2629.650	2	2	--
13	C-46 & 47	8.580	16.700	143.286	2	286.572	2	2	2
14	C-59	7.750	POLY	119.882	1	119.882	2	2	--
15	C-60	6.725	POLY	97.525	1	97.525	1.5	1.5	--
16	C-61	6.725	POLY	96.232	1	96.232	1.5	1.5	--
17	C-62	6.725	POLY	95.141	1	95.141	1.5	1.5	--
18	C-63	6.725	POLY	94.049	1	94.049	1.5	1.5	--
19	C-64	6.725	POLY	92.959	1	92.959	1.5	1.5	--
20	C-65	6.725	POLY	91.868	1	91.868	1.5	1.5	--
21	C-66	6.725	POLY	90.777	1	90.777	1.5	1.5	--
22	C-67	7.100	POLY	94.505	1	94.505	1.5	1.5	--
TOTAL AREA OF PLOTS					69	8125.532			
PLOTS UNDER OR EQUALS TO 100 SQ METER					8	NOS.			

D-BLOCK PLOT DETAILS

S.NO.	PLOT NO.	WIDTH	DEPTH	PLOT AREA	NO.OF	TOTAL AREA	SETBACKS		
				SQ. MT.	PLOTS	SQ. MT.	FRONT	REAR	SIDE
1	D-01 to 04 & 07 to 13	9.62	19.815	198.029	8	1583.656	4	4	--
2	D-05 & 06	11.946	19.815	225.121	2	450.193	3	3	3
TOTAL AREA OF PLOTS					10	1713.421			

E-BLOCK PLOT DETAILS

S.NO.	PLOT NO.	WIDTH	DEPTH	PLOT AREA	NO.OF	TOTAL AREA	SETBACKS		
				SQ. MT.	PLOTS	SQ. MT.	FRONT	REAR	SIDE
2	E-01	6.705	POLY	90.059	1	90.059	1.5	1.5	--
3	E-02	6.705	POLY	127.528	1	127.528	1.5	1.5	--
4	E-03	6.705	POLY	126.491	1	126.491	1.5	1.5	--
5	E-04	6.705	POLY	125.350	1	125.350	1.5	1.5	--
6	E-05	6.705	POLY	124.260	1	124.260	1.5	1.5	--
7	E-06	6.705	POLY	124.169	1	124.169	1.5	1.5	--
8	E-07	6.705	POLY	122.078	1	122.078	1.5	1.5	--
9	E-08	6.705	POLY	120.000	1	120.000	1.5	1.5	--
5	E-09	6.705	POLY	99.232	1	99.052	1.5	1.5	--
10	E-10	6.705	POLY	97.191	1	97.181	1.5	1.5	--
11	E-11	6.875	POLY	97.305	1	97.305	1.5	1.5	--
12	E-12	6.705	POLY	76.230	1	73.030	1.5	1.5	--
13	E-13A	6.95	POLY	76.944	1	76.944	1.5	1.5	--
14	E-14	6.705	POLY	87.321	1	87.321	1.5	1.5	--
15	E-15	6.705	POLY	88.094	1	88.094	1.5	1.5	--
16	E-16	6.705	POLY	88.854	1	88.854	1.5	1.5	--
17	E-17	6.705	POLY	89.214	1	89.214	1.5	1.5	--
18	E-18	6.705	POLY	84.794	1	84.794	1.5	1.5	--
19	E-19	6.705	POLY	84.374	1	84.374	1.5	1.5	--
20	E-20	6.705	POLY	83.955	1	83.955	1.5	1.5	--
21	E-21	6.705	POLY	83.670	1	83.670	1.5	1.5	--
22	E-22	6.705	POLY	83.824	1	83.824	1.5	1.5	--
23	E-23	6.705	POLY	83.821	1	83.821	1.5	1.5	--
24	E-24	7.095	POLY	89.113	1	89.113	1.5	1.5	--
25	E-25	7.095	POLY	93.166	1	93.166	1.5	1.5	--
26	E-26,27,28 & 69	6.24	13.97	87.156	4	351.743	1.5	1.5	--
27	E-29 to 46, 49 to 67, 77 to 98, 101 to 123,145 to 148 & 161 to 164	6.705	13.97	92.998	110	10229.815	1.5	1.5	--
28	E-47 & 48	10.32	13.97	143.188	2	286.377	1.5	1.5	3
29	E-70	5.565	POLY	82.714	1	82.714	1.5	1.5	--
30	E-71	12.04	POLY	194.010	1	194.010	1.5	1.5	4
31	E-72	6.705	POLY	88.843	1	88.843	1.5	1.5	--
32	E-73	6.705	POLY	90.004	1	90.004	1.5	1.5	--
33	E-74	6.705	POLY	91.164	1	91.164	1.5	1.5	--
34	E-75	6.705	POLY	92.325	1	92.325	1.5	1.5	--
35	E-76	7.42	POLY	103.000	1	103.000	1.5	1.5	--
36	E-99 & 100	7.65	13.97	106.126	2	212.211	1.5	1.5	3
37	E-125	6.705	POLY	96.469	1	96.469	1.5	1.5	--
38	E-126	6.705	POLY	93.616	1	93.616	1.5	1.5	--
39	E-125	6.705	POLY	94.785	1	94.785	1.5	1.5	--
40	E-126	6.705	POLY	95.592	1	95.592	1.5	1.5	--
41	E-127	6.705	POLY	97.135	1	97.135	1.5	1.5	--
42	E-128	11.592	POLY	171.754	1	171.754	1.5	1.5	3
43	E-129 to 133	6.95	13.345	92.748	5	463.739	1.5	1.5	--
44	E-134	7.452	13.345	99.420	1	99.420	1.5	1.5	--
45	E-149 & 150	10.180	13.97	143.169	2	286.006	1.5	1.5	2
46	E-185	7.452	POLY	99.914	1	99.914	1.5	1.5	--
47	E-186	6.95	POLY	92.692	1	92.692	1.5	1.5	--
48	E-187	6.95	POLY	92.858	1	92.858	1.5	1.5	--
49	E-188	6.95	POLY	93.027	1	93.027	1.5	1.5	--
50	E-189	6.95	POLY	93.275	1	93.275	1.5	1.5	--
51	E-190	6.95	POLY	93.334	1	93.334	1.5	1.5	--
52	E-191	6.716	POLY	149.267	2	149.267	2	2	2
53	E-192	7.28	POLY	122.761	1	122.761	2	2	--
54	E-193	7.28	POLY	121.459	1	121.459	2	2	--
55	E-194	7.28	POLY	123.290	1	123.290	2	2	--
56	E-195	7.28	POLY	123.058	1	123.058	2	2	--
57	E-196	5.4	POLY	143.048	1	143.048	1.5	1.5	2
58	E-277 to 285, 288 to 296 & 299 to 308	6.45	15.48	99.846	28	2795.688	1.5	1.5	--
59	E-286 & 287	8.6	15.48	133.082	2	266.064	1.5	1.5	2
60	E-297	8.16	POLY	193.246	1	193.246	1.5	1.5	2
61	E-298	10.68	15.48	166.583	1	166.583	1.5	1.5	4
62	E-309	6.605	POLY	100.300	1	100.300	1.5	1.5	--
TOTAL AREA OF PLOTS					208	26250.652			
PLOTS UNDER OR EQUALS TO 100 SQ METER					105	NOS.			

F-BLOCK PLOT DETAILS

S.NO.	PLOT NO.	WIDTH	DEPTH	AREA	NO.OF	TOTAL AREA	SETBACKS		
				SQ. MT.	PLOTS	SQ. MT.	FRONT	REAR	SIDE
1	F-01	10.630	20.360	208.358	1	208.3584	2	2	3
2	F-02 to 05 & 32 to 20	9.500	18.860	165.200	17	2768.4	2	2	--
3	F-33	6.705	POLY	167.839	1	167.839	2	2	--
4	F-21	6.450	POLY	158.535	1	158.535	2	2	--
5	F-21	9.355	POLY	174.235	1	174.235	2	2	3
TOTAL AREA OF PLOTS					21	5266.9574			

G-BLOCK PLOT DETAILS

S.NO.	PLOT NO.	WIDTH	DEPTH	AREA	NO.OF	TOTAL AREA	SETBACKS		
				SQ. MT.	PLOTS	SQ. MT.	FRONT	REAR	SIDE
2	G-01	13.365	POLY	269.371	1	269.371	3	3	--
3	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	89.800	1	89.8	1.5	1.5	--
6	G-18	6.670	POLY	91.486	1	91.486	1.5	1.5	--
6	G-19	6.670	POLY	91.249	1	91.249	1.5	1.5	--
7	G-20	7.695	POLY	100.000	1	100	1.5	1.5	--
8	G-21,22, 25&26	6.735	13.875	93.030	4	372.1275	1.5	1.5	--
9	G-23	8.955	POLY	130.987	1	130.987	1.5	1.5	2
33	G-24	7.595	POLY	123.814	1	123.814	1.5	1.5	2
31	G-27	6.455	POLY	93.127	1	93.127	1.5	1.5	--
33	G-28,29,33, 33,34 & 35	6.705	13.970	92.998	6	557.9901	1.5	1.5	--
34	G-31	7.345	POLY	95.613	1	95.613	1.5	1.5	--
35	G-32	5.810	POLY	85.796	1	85.796	1.5	1.5	--
TOTAL AREA OF PLOTS					35	4980.6598			
PLOTS UNDER OR EQUALS TO 100 SQ METER					18	NOS.			

अ-सूची -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.)
1	85	3360	3360	3360	3360
2	(खसरा संख्या 86/1/1/1 86 मि)	490	490	490	490
3	(खसरा संख्या 7210 86 मि)	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	5050	5050	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	15620	15620	8817	8817
TOTAL AREA	In. SQ MT.	143938.000	143938.000	108912.000	108912.000
	In. Acre's	35.566	35.566	24.936	24.936

LIG/EWS

10 % EACH ON TOTAL PLOTS HAVING AREA > 100 SQ MT.

=200 / 10

=20 EACH

WE ARE SUBMITTING SHELTER FEE

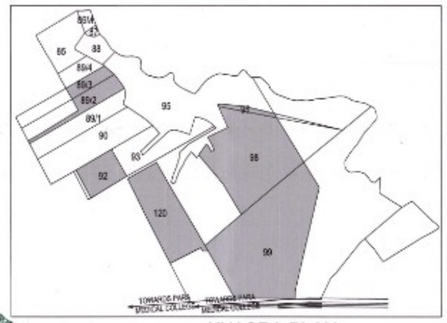
MORTGAGE AREA DETAIL

Area Mortgaged against **IDC** (A-1 to 33,F-01 to F-21, CP-3,Nursery school 5 Recreational area) = **11231.159** SQ.MT.

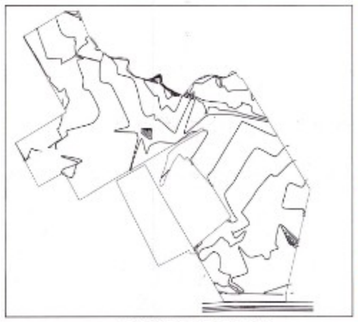
Area Mortgaged against **EDC** (CP-1,CP-2 & A-34) = **2341.497** SQ.MT.

DENSITY CALCULATION

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

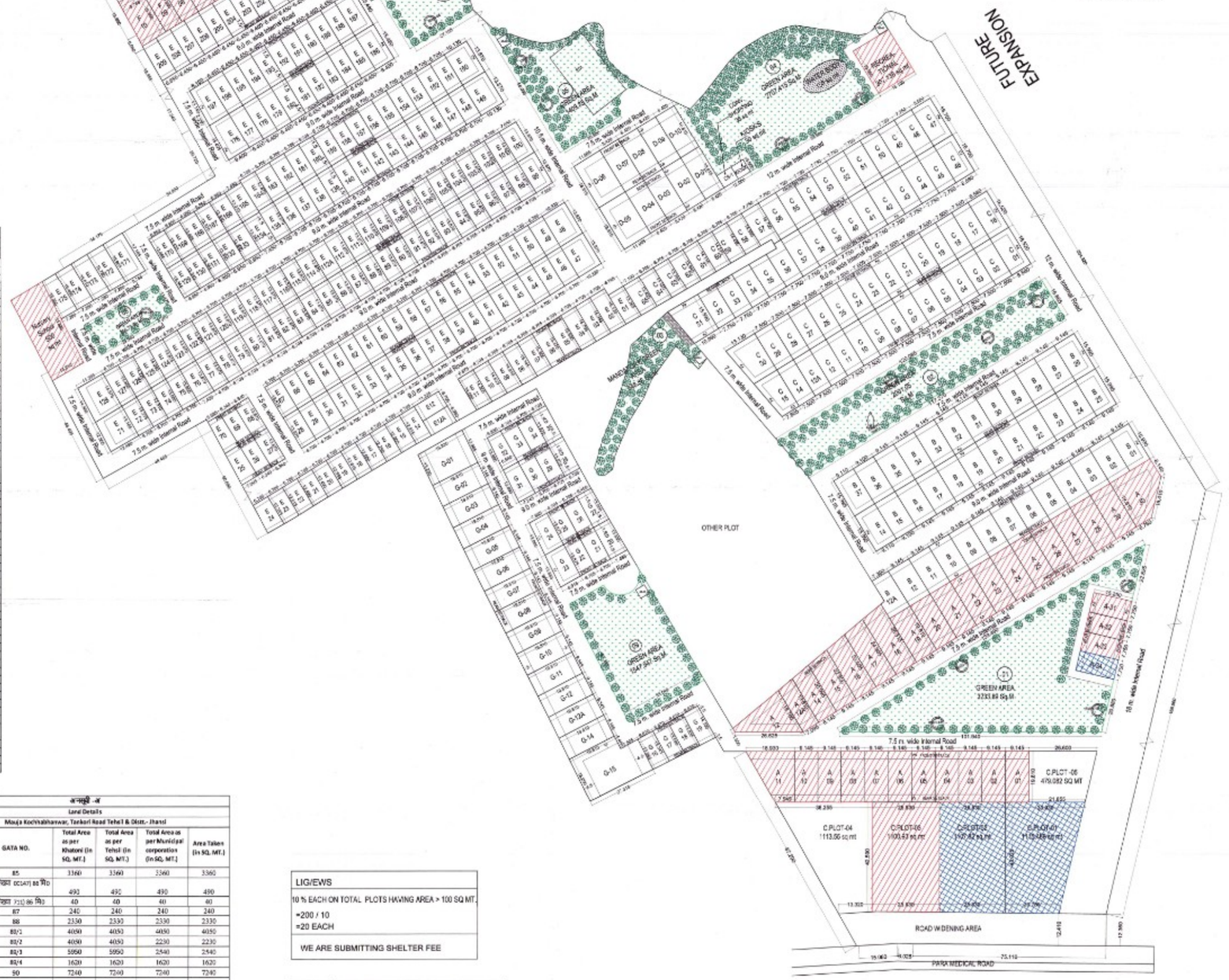


KHASRA PLAN
(NOT TO SCALE)



CONTOUR PLAN
(NOT TO SCALE)

MASTER PLAN SUPER-IMPOSED SITE
(NOT TO SCALE)



SUBMISSION DRAWING

KEY PLAN(NOT TO SCALE)

S.NO.	DESCRIPTION	AREA(SQ MT.)	
1	TOTAL LAND AREA	108912.00	
2	AREA UNDER ROAD WIDENING	912.75	
3	NET AVAILABLE LAND FOR DEVELOPMENT	108000.25	
4	REQUIRED GREEN AREA @ 15%	15000.0375	
	PROPOSED GREEN AREA	15000.792	15.00%
5	PERMISSIBLE COMMERCIAL @5%	5000.0125	
	PROPOSED 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	50.08%
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	6284.322
2	BLOCK-B	37	0	5892.886
3	BLOCK-C	85	8	8125.532
4	BLOCK-D	10	0	1713.421
5	BLOCK-E	209	105	26250.652
6	BLOCK-F	21	0	5266.957
7	BLOCK-G	35	18	4980.6598
TOTAL		411	231	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	2601.05
3	648.89
4	2707.415
5	1409.85
6	1242.05
7	1852.92
8	956.73
9	1347.967
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

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. Shankar Pundir
CA/2018/98283

Date : 13.03.2024

North :