कार्यालय झाँसी विकास प्राधिकरण, झाँसी
संख्या/ 147 /जे०डी०ए० 2022-23 दिनांक 04-05-22
मानचित्र की स्वीकृति उ०प्र० नगर नियोजन एवं विकास अधिनियम, 1973 (राष्ट्रपति अधिनियम संख्या-11 सन् 1973) की धारा/अध्याय-2 एवं इस विषय से सम्बन्धित नियमों, उपविधियों के अनुसार की गई है। इस स्वीकृति से न आपको कोई अधिकार प्राप्त होगा न कोई अपेक्षा [illegible] कि उसके पास कोई कानूनी (L.S.T.C.P.P.H.) या स्वीकृति (ADMISSION) [illegible] सम्बन्धी किसी अधिकार पर [illegible] किसी प्रकार का [illegible] [illegible] कार्यालय से प्राप्त करें।

~~[illegible]~~ मानचित्र स० MAP/2021/00071/024/1257 (संशोधित)
जाँच किया

4.5.2022 अवर अभि० सहा०अभि०/सहायक नगर नियोजक

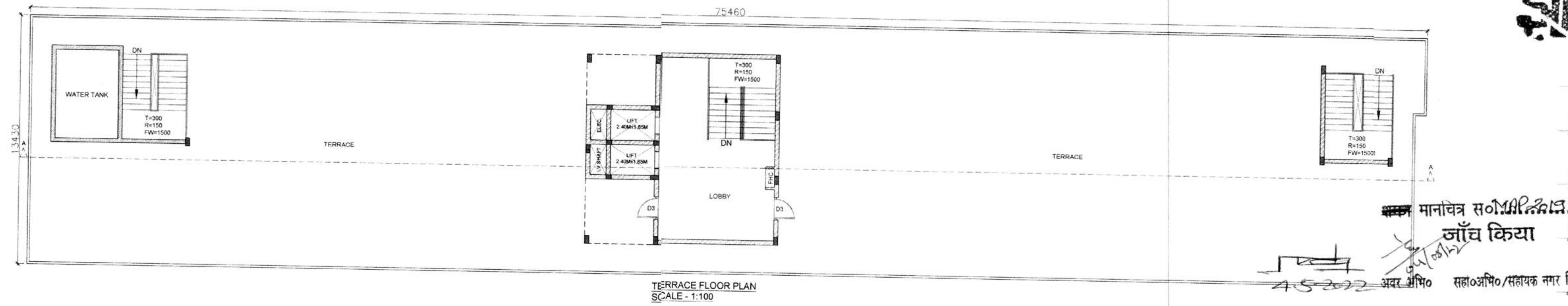
नगर नियोजक
झाँसी विकास प्राधिकरण, झाँसी
04.05.2022

सचिव
झाँसी विकास प्राधिकरण, झाँसी
4.5.22

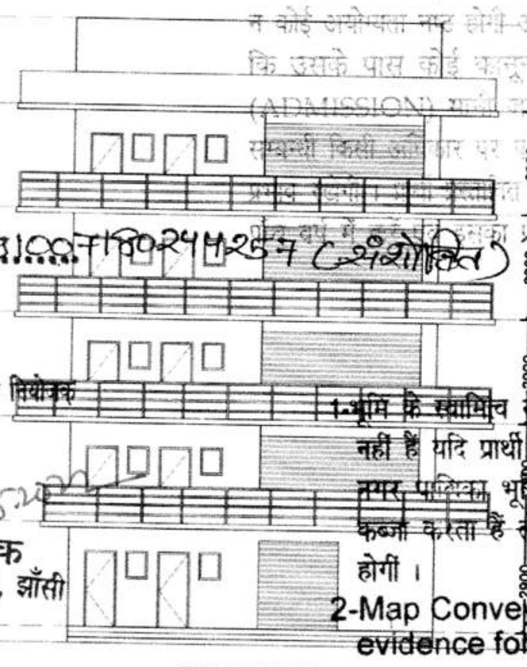
1-भूमि के स्वामित्व से इस मानचित्र का कोई सरोकार नहीं है यदि प्रार्थी किसी सरकारी भूमि, नजूल भूमि नगर पालिका भूमि एवं गाँव समाज की भूमि पर कब्जा करता है तो वह उसकी स्वयं की जिम्मेदारी होगी।
2-Map Conveys no right to or evidence for title/ownership.

सचिव
झाँसी विकास प्राधिकरण, झाँसी
4.5.22

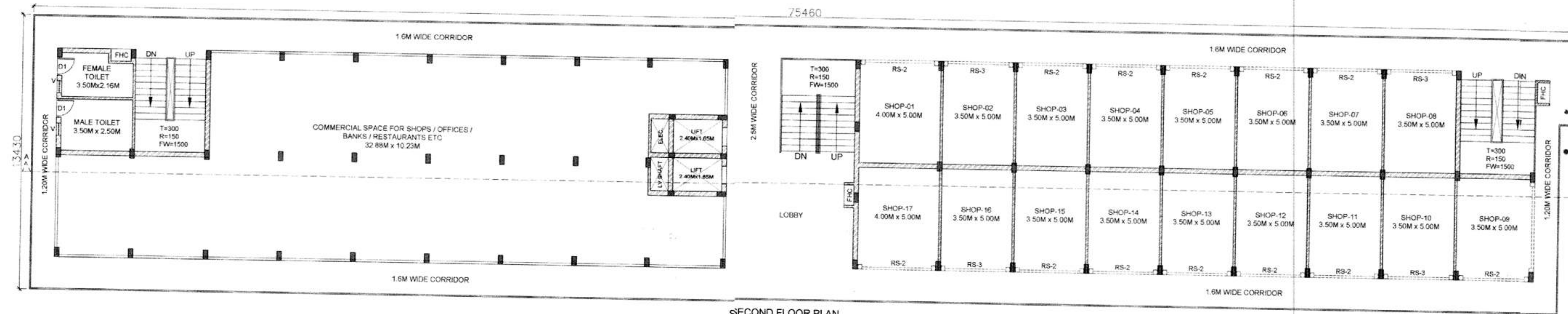
- स्वीकृत मानचित्र से भिन्न निर्माण किये जाने की स्थिति में यह स्वीकृति स्वत: निरस्त होगी।
- स्वीकृत मानचित्र की अनुज्ञा संख्या व दिनांक निर्माण स्थल पर दर्शित करना अनिवार्य होगा।


75460
13430
WATER TANK
DN
T=300
R=150
FW=1500
TERRACE
LIFT 2.40Mx1.65M
ELEC.
LV SHAFT
LOBBY
D3
FHC
TERRACE

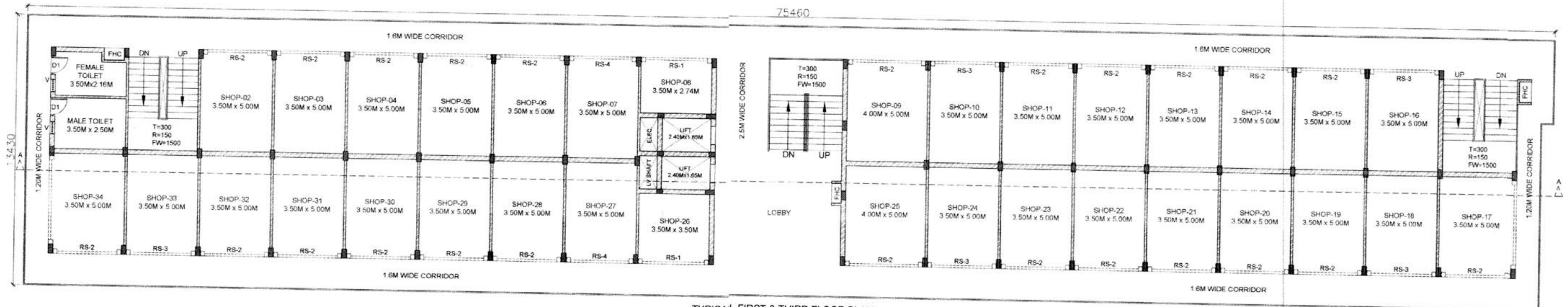
TERRACE FLOOR PLAN
SCALE - 1:100


TERRACE FLOOR +14950 LVL
THIRD FLOOR +12050 LVL
SECOND FLOOR +9150 LVL
FIRST FLOOR +6250 LVL
U.G. FLOOR +3350 LVL
E.G.L
2900
14950

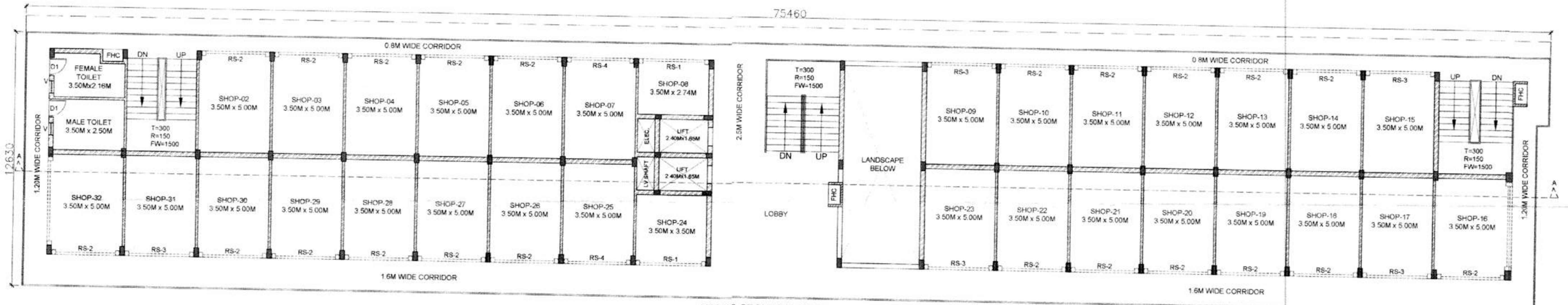
SIDE ELEVATION
SCALE - 1:100


75460
13430
1.6M WIDE CORRIDOR
1.20M WIDE CORRIDOR
2.5M WIDE CORRIDOR
FEMALE TOILET 3.50Mx2.16M
MALE TOILET 3.50M x 2.50M
FHC
DN UP
T=300 R=150 FW=1500
COMMERCIAL SPACE FOR SHOPS / OFFICES / BANKS / RESTAURANTS ETC 32.88M x 10.23M
LIFT 2.40Mx1.65M
ELEC.
LV SHAFT
LOBBY
SHOP-01 4.00M x 5.00M
SHOP-02 3.50M x 5.00M
SHOP-03 3.50M x 5.00M
SHOP-04 3.50M x 5.00M
SHOP-05 3.50M x 5.00M
SHOP-06 3.50M x 5.00M
SHOP-07 3.50M x 5.00M
SHOP-08 3.50M x 5.00M
SHOP-09 3.50M x 5.00M
SHOP-10 3.50M x 5.00M
SHOP-11 3.50M x 5.00M
SHOP-12 3.50M x 5.00M
SHOP-13 3.50M x 5.00M
SHOP-14 3.50M x 5.00M
SHOP-15 3.50M x 5.00M
SHOP-16 3.50M x 5.00M
SHOP-17 4.00M x 5.00M
RS-2
RS-3

SECOND FLOOR PLAN
SCALE - 1:100


75460
13430
1.6M WIDE CORRIDOR
1.20M WIDE CORRIDOR
2.5M WIDE CORRIDOR
FEMALE TOILET 3.50Mx2.16M
MALE TOILET 3.50M x 2.50M
FHC
DN UP
T=300 R=150 FW=1500
SHOP-02 3.50M x 5.00M
SHOP-03 3.50M x 5.00M
SHOP-04 3.50M x 5.00M
SHOP-05 3.50M x 5.00M
SHOP-06 3.50M x 5.00M
SHOP-07 3.50M x 5.00M
SHOP-08 3.50M x 2.74M
LIFT 2.40Mx1.65M
ELEC.
LV SHAFT
SHOP-26 3.50M x 3.50M
SHOP-27 3.50M x 5.00M
SHOP-28 3.50M x 5.00M
SHOP-29 3.50M x 5.00M
SHOP-30 3.50M x 5.00M
SHOP-31 3.50M x 5.00M
SHOP-32 3.50M x 5.00M
SHOP-33 3.50M x 5.00M
SHOP-34 3.50M x 5.00M
LOBBY
SHOP-09 4.00M x 5.00M
SHOP-10 3.50M x 5.00M
SHOP-11 3.50M x 5.00M
SHOP-12 3.50M x 5.00M
SHOP-13 3.50M x 5.00M
SHOP-14 3.50M x 5.00M
SHOP-15 3.50M x 5.00M
SHOP-16 3.50M x 5.00M
SHOP-17 3.50M x 5.00M
SHOP-18 3.50M x 5.00M
SHOP-19 3.50M x 5.00M
SHOP-20 3.50M x 5.00M
SHOP-21 3.50M x 5.00M
SHOP-22 3.50M x 5.00M
SHOP-23 3.50M x 5.00M
SHOP-24 3.50M x 5.00M
SHOP-25 4.00M x 5.00M
RS-1
RS-2
RS-3
RS-4

TYPICAL FIRST & THIRD FLOOR PLAN
SCALE - 1:100


75460
12630
0.8M WIDE CORRIDOR
1.6M WIDE CORRIDOR
1.20M WIDE CORRIDOR
2.5M WIDE CORRIDOR
FEMALE TOILET 3.50Mx2.16M
MALE TOILET 3.50M x 2.50M
FHC
DN UP
T=300 R=150 FW=1500
SHOP-02 3.50M x 5.00M
SHOP-03 3.50M x 5.00M
SHOP-04 3.50M x 5.00M
SHOP-05 3.50M x 5.00M
SHOP-06 3.50M x 5.00M
SHOP-07 3.50M x 5.00M
SHOP-08 3.50M x 2.74M
LIFT 2.40Mx1.65M
ELEC.
LV SHAFT
SHOP-24 3.50M x 3.50M
SHOP-25 3.50M x 5.00M
SHOP-26 3.50M x 5.00M
SHOP-27 3.50M x 5.00M
SHOP-28 3.50M x 5.00M
SHOP-29 3.50M x 5.00M
SHOP-30 3.50M x 5.00M
SHOP-31 3.50M x 5.00M
SHOP-32 3.50M x 5.00M
LOBBY
LANDSCAPE BELOW
SHOP-09 3.50M x 5.00M
SHOP-10 3.50M x 5.00M
SHOP-11 3.50M x 5.00M
SHOP-12 3.50M x 5.00M
SHOP-13 3.50M x 5.00M
SHOP-14 3.50M x 5.00M
SHOP-15 3.50M x 5.00M
SHOP-16 3.50M x 5.00M
SHOP-17 3.50M x 5.00M
SHOP-18 3.50M x 5.00M
SHOP-19 3.50M x 5.00M
SHOP-20 3.50M x 5.00M
SHOP-21 3.50M x 5.00M
SHOP-22 3.50M x 5.00M
SHOP-23 3.50M x 5.00M
RS-1
RS-2
RS-3
RS-4

UPPER GROUND FLOOR PLAN
SCALE - 1:100

Project :
PROPOSED REVISED SUBMISSION PLAN OF COMMERCIAL BUILDING 'SANFRAN PLAZA' SITUATED AT 'GREEN HOME RESIDENCY', KHASRA NO. 254, VILL- MARI, JHANSI (U.P.)

Owner :
SHRI JAGDISH MISHRA (AUTHORIZED SIGNATORY)
FOR SANFRAN DEVELOPERS & OTHERS

Title : BUILDING PLANS & SECTIONS

Owner Sign : Mishra

Architect's Sign :

Drawing Released For :
☐ APPROVAL
☐ ADVANCE COPY
■ SUBMISSION
☐ CONSTRUCTION

Drg. No : SD/GHR/COMM/02 OF 03 / R2
Drawn By : Saurav
Date : 17 FEB 2022
Scale : 1:100
Design By : Jayesh
Checked By : Priyanka

Architects :
SPACE CREATIONS
ARCHITECTS PLANNERS ENGINEERS
NEW DELHI BANGALORE

कार्यालय झाँसी विकास प्राधिकरण, झाँसी
संख्या/147 /जे०डी०ए० 2022-23 दिनांक 04.05.22
मानचित्र की स्वीकृति उ०प्र० नगर नियोजन एवं विकास अधिनियम, 1973 (राष्ट्रपति अधिनियम संख्या-11 सन् 1973) की धारा/ अध्याय-2 एवं इस विषय से सम्बन्धित नियमों, उपविधियों के अनुसार की गई है। इस स्वीकृति से न आपको कोई [illegible] प्राप्त होगा न कोई [illegible] नष्ट होगी और न उसका कोई [illegible] कि उसके पास कोई कानूनी [illegible] या [illegible] (ADMISSION) मानी जाये [illegible] सम्बन्धी किसी अधिकार पर [illegible] प्रभाव रखेगी। [illegible] पांच वर्ष में कर एवं इसका प्रमाण पत्र कार्यालय से प्राप्त करें।

~~शमन~~ मानचित्र स० MAP/2021/JDA/0802442574 (संशोधित)

जाँच किया
4.5.2022 04/05/22
अवर अभि० ~~सहा०अभि०/सहायक नगर नियोजक~~

सचिव
झाँसी विकास प्राधिकरण, झाँसी
4.5.22

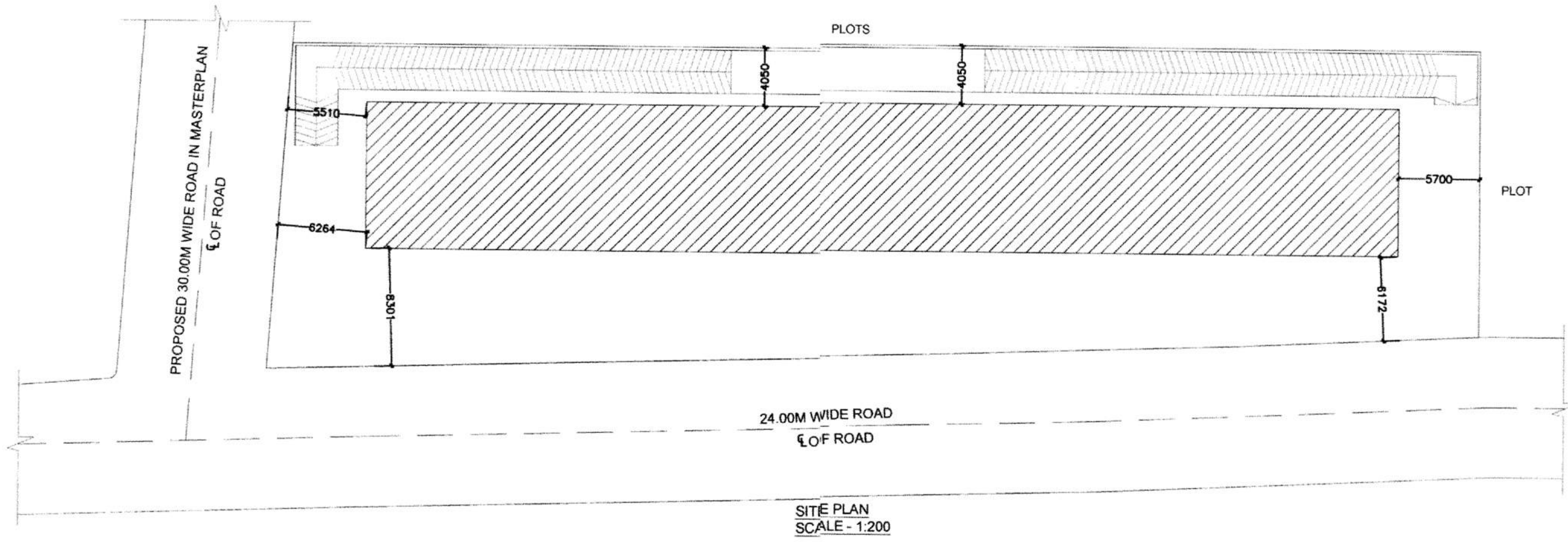
04.05.2022
नगर नियोजक
झाँसी विकास प्राधिकरण, झाँसी

1-भूमि के स्वामित्व से इस मानचित्र का कोई सरोकार नहीं हैं यदि प्रार्थी किसी सरकारी भूमि, नजूल भूमि नगर पालिका भूमि एवं गाँव समाज की भूमि पर कब्जा करता हैं तो वह उसकी स्वयं की जिम्मेदारी होगीं।

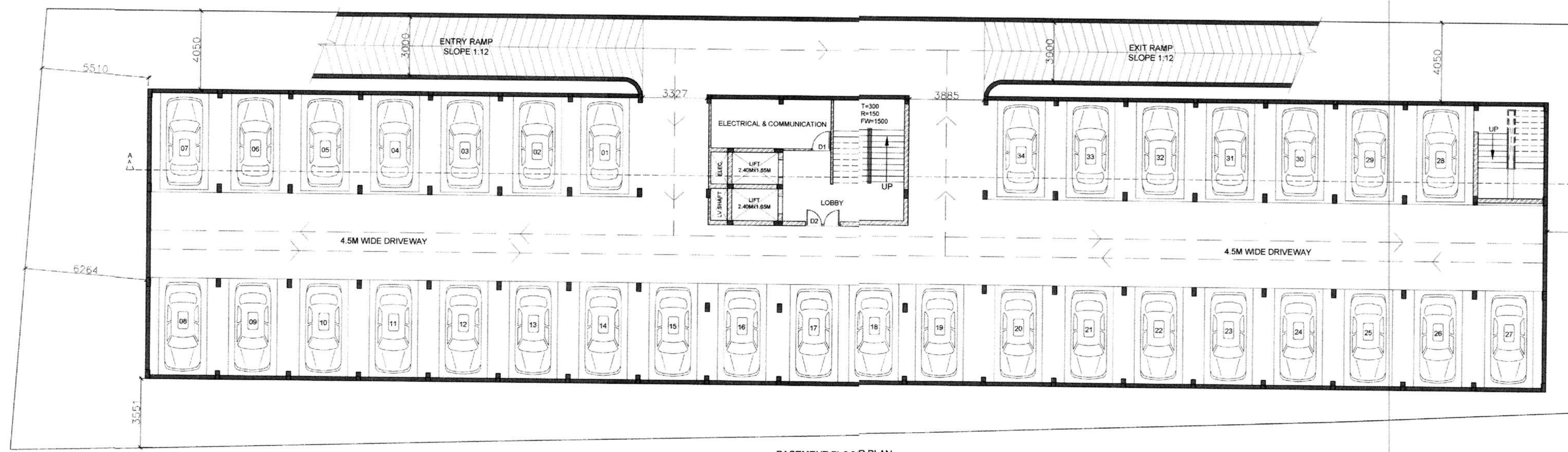
2-Map Conveys no right to or evidence for title/ownership.

सचिव
झाँसी विकास प्राधिकरण, झाँसी

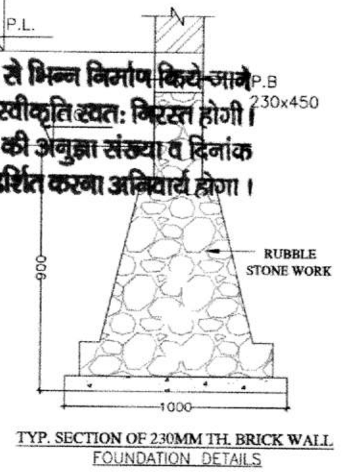
- स्वीकृत मानचित्र से भिन्न निर्माण किये जाने की स्थिति में यह स्वीकृति स्वतः निरस्त होगी।
- स्वीकृत मानचित्र की अनुज्ञा संख्या व दिनांक निर्माण स्थल पर दर्शित करना अनिवार्य होगा।


PLOTS
PLOT
PROPOSED 30.00M WIDE ROAD IN MASTERPLAN
℄ OF ROAD
24.00M WIDE ROAD
℄ OF ROAD
5510
6264
6301
4050
4050
5700
6172

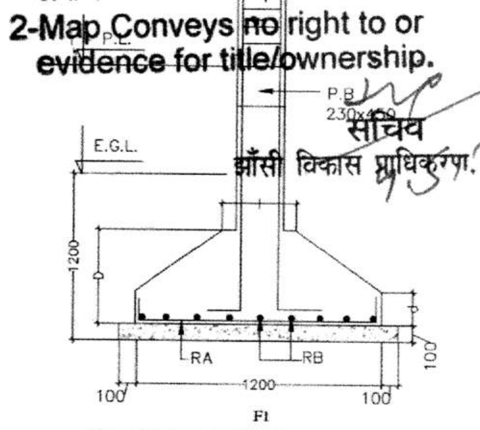
SITE PLAN
SCALE - 1:200


ENTRY RAMP
SLOPE 1:12
EXIT RAMP
SLOPE 1:12
ELECTRICAL & COMMUNICATION
LIFT 2.40Mx1.85M
LIFT 2.40Mx1.85M
LOBBY
T=300 R=150 FW=1500
UP
4.5M WIDE DRIVEWAY
4.5M WIDE DRIVEWAY
5510
5264
4050
3000
3327
3885
3000
4050
57100
3351

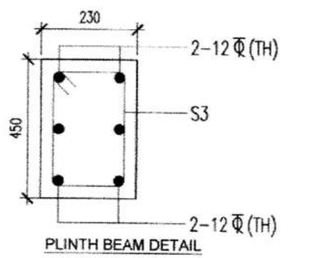
BASEMENT FLOOR PLAN
SCALE - 1:100


P.L.
P.B 230x450
RUBBLE STONE WORK
900
1000

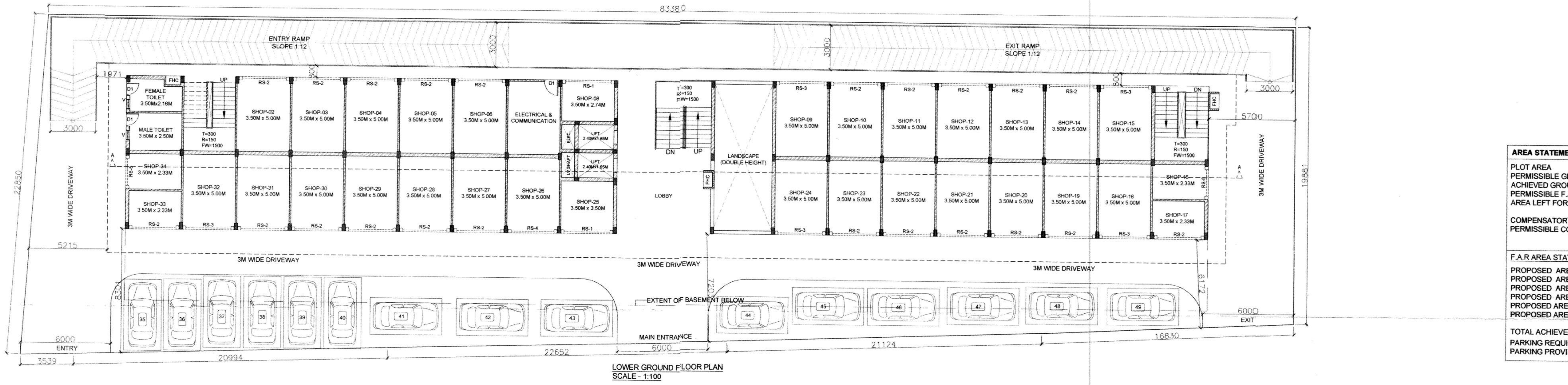
TYP. SECTION OF 230MM TH. BRICK WALL
FOUNDATION DETAILS


P.L.
P.B 230x450
E.G.L.
1200
RA
RB
1200
100
100
100
F1

TYP. SECTION THROUGH COLUMN FOOTING
ALL FOOTING ARE CENTRALLY PLACED WITH RESPECT TO COLUMN CENTRE LINES


230
2-12 ϕ (TH)
S3
450
2-12 ϕ (TH)

PLINTH BEAM DETAIL


83380
ENTRY RAMP
SLOPE 1:12
EXIT RAMP
SLOPE 1:12
FEMALE TOILET 3.50Mx2.16M
MALE TOILET 3.50M x 2.50M
SHOP-02 3.50M x 5.00M
SHOP-03 3.50M x 5.00M
SHOP-04 3.50M x 5.00M
SHOP-05 3.50M x 5.00M
SHOP-06 3.50M x 5.00M
ELECTRICAL & COMMUNICATION
SHOP-08 3.50M x 2.74M
SHOP-09 3.50M x 5.00M
SHOP-10 3.50M x 5.00M
SHOP-11 3.50M x 5.00M
SHOP-12 3.50M x 5.00M
SHOP-13 3.50M x 5.00M
SHOP-14 3.50M x 5.00M
SHOP-15 3.50M x 5.00M
SHOP-16 3.50M x 2.33M
SHOP-17 3.50M x 2.33M
SHOP-18 3.50M x 5.00M
SHOP-19 3.50M x 5.00M
SHOP-20 3.50M x 5.00M
SHOP-21 3.50M x 5.00M
SHOP-22 3.50M x 5.00M
SHOP-23 3.50M x 5.00M
SHOP-24 3.50M x 5.00M
SHOP-25 3.50M x 3.50M
SHOP-26 3.50M x 5.00M
SHOP-27 3.50M x 5.00M
SHOP-28 3.50M x 5.00M
SHOP-29 3.50M x 5.00M
SHOP-30 3.50M x 5.00M
SHOP-31 3.50M x 5.00M
SHOP-32 3.50M x 5.00M
SHOP-33 3.50M x 2.33M
SHOP-34 3.50M x 2.33M
LANDSCAPE (DOUBLE HEIGHT)
LOBBY
T=300 R=150 FW=1500
3M WIDE DRIVEWAY
3M WIDE DRIVEWAY
3M WIDE DRIVEWAY
3M WIDE DRIVEWAY
3M WIDE DRIVEWAY
EXTENT OF BASEMENT BELOW
MAIN ENTRANCE
ENTRY
EXIT
6000
3539
20994
22652
6000
21124
16830
6000
22850
19881
5215
3000
3000
5700
6172

LOWER GROUND FLOOR PLAN
SCALE - 1:100

SCHEDULE OF OPENING			
TYPE	SIZE	CILL	LINTEL
RS-1	3500x2550	00	2550
RS-2	3385x2550	00	2550
RS-3	3445x2550	00	2550
RS-4	3325x2550	00	2550
RS-5	2220x2550	00	2550
RS-6	3185x2550	00	2550
D1	900x2250	00	2250
D2	1800x2250	00	2250
D3	1200x2100	00	2100
V	600 x 950	1600	2550

AREA STATEMENT

PLOT AREA = **1809.77 Sqm**
PERMISSIBLE GROUND COVERAGE (@50%) = **904.89 Sqm**
ACHIEVED GROUND COVERAGE = **900.33 Sqm**
PERMISSIBLE F.A.R. = **2.50 %**
AREA LEFT FOR ROAD WIDENING = 960.77 Sqm

COMPENSATORY F.A.R. AREA (50%) = 480.39 Sqm
PERMISSIBLE COVERED AREA = (1809.77x2.50) + 480.39
= **5004.82 Sqm**

F.A.R AREA STATEMENT

PROPOSED AREA ON BASEMENT FLOOR = 69.15 Sqm
PROPOSED AREA ON L.G.F. = 900.33 Sqm
PROPOSED AREA ON U.G.F. = 932.56 Sqm
PROPOSED AREA ON FIRST FLOOR = 970.52 Sqm
PROPOSED AREA ON SECOND FLOOR = 970.52 Sqm
PROPOSED AREA ON THIRD FLOOR = 970.52 Sqm

TOTAL ACHIEVED F.A.R AREA = **4813.60 SQM**
PARKING REQUIRED = 49
PARKING PROVIDED = 49

Project :
PROPOSED REVISED SUBMISSION PLAN OF COMMERCIAL BUILDING 'SANFRAN PLAZA' SITUATED AT 'GREEN HOME RESIDENCY', KHASRA NO. 254, VILL- MARI, JHANSI (U.P.)

Owner :
SHRI JAGDISH MISHRA (DIRECTOR)
FOR SANFRAN DEVELOPERS PVT. LTD.

Title : BUILDING PLANS, ELEVATIONS & SECTIONS

Owner Sign : Mishra.

Architect's Sign :

Drawing Released For :
☐ APPROVAL
☐ ADVANCE COPY
■ SUBMISSION
☐ CONSTRUCTION

Drg. No : SD/GHR/COMM/01 OF 03 / R2
Scale : 1:100
Drawn By : Saurav
Design By : Jayesh
Date : 17 FEB 2021
Checked By : Priyanka

Architects :
SPACE CREATIONS
ARCHITECTS PLANNERS ENGINEERS
NEW DELHI BANGALORE