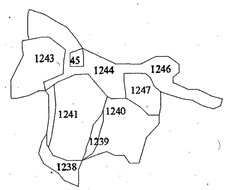
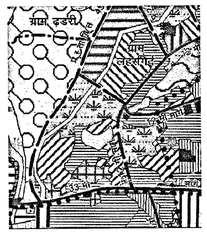
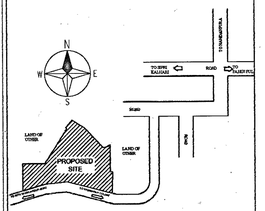


ARAZI PLAN

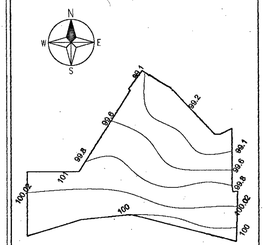
ARAZI NO. 1241,1243,1244,1246,1247,1238,1239
AT MOUZA - LAHAR GIRD JHANSI (U.P.)



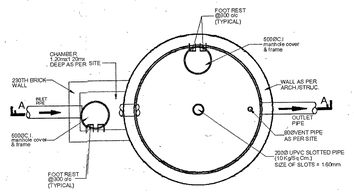
● DENOTES PROPOSED SITE ON JHANSI MASTER PLAN



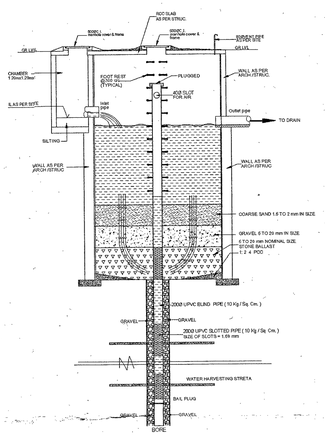
KEY PLAN



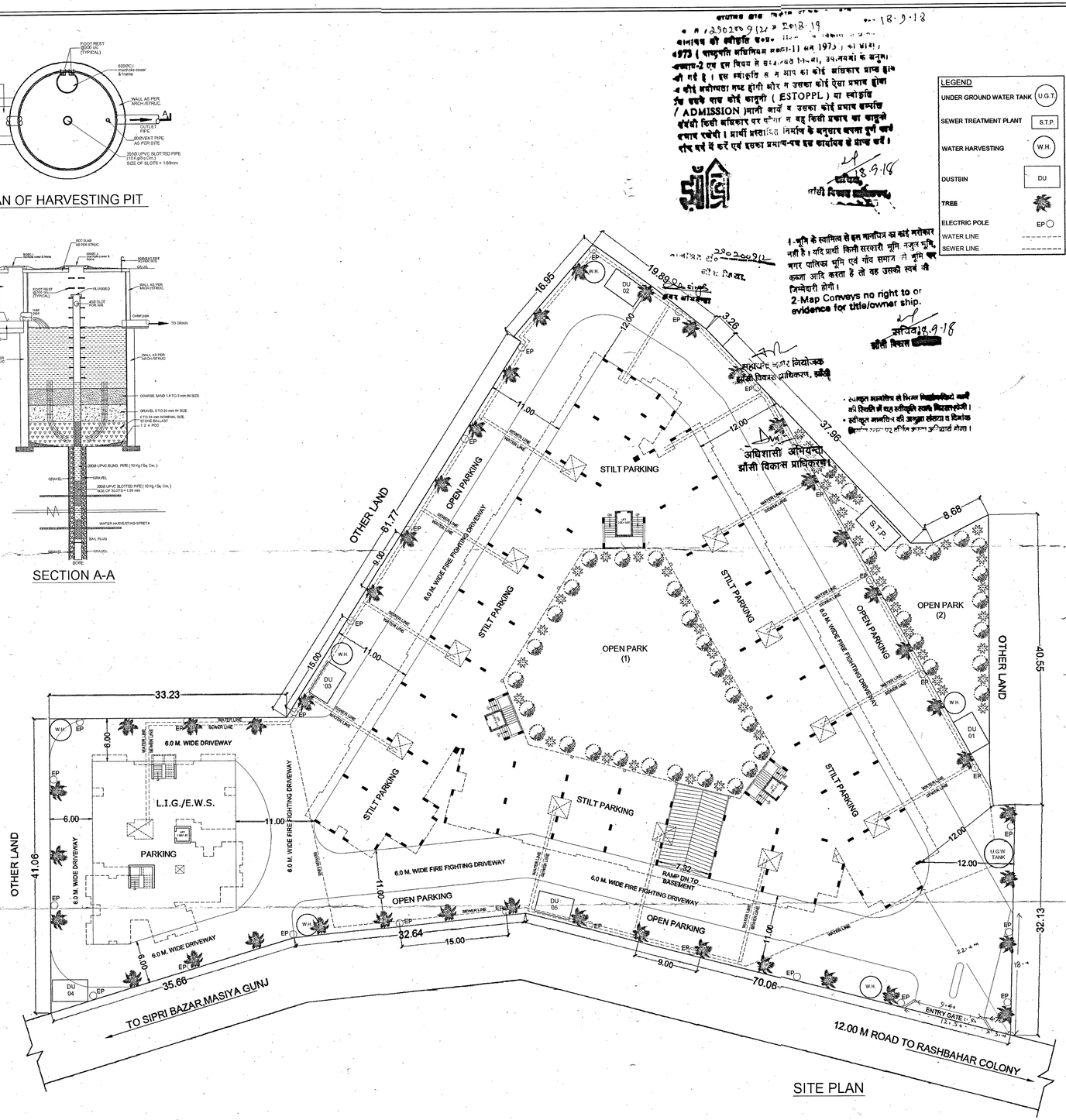
CONTOUR PLAN



PLAN OF HARVESTING PIT



SECTION A-A



SITE PLAN

LEGEND

UNDER GROUND WATER TANK	U.G.T.
SEWER TREATMENT PLANT	S.T.P.
WATER HARVESTING	W.H.
DUSTBIN	DU
TREE	
ELECTRIC POLE	EP
WATER LINE	
SEWER LINE	

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 आदि करता है तो वह उसकी स्वयं की जिम्मेदारी होगी।
2-Map Conveys no right to or evidence for title/owner ship.

सहायक नगर नियोजक
झाँसी विकास प्राधिकरण, झाँसी

अधिशासी अभियन्ता
झाँसी विकास प्राधिकरण, झाँसी

OWNER:- OM SHANTI DEVELOPER'S

CO PARTNER :-
SH.VINOD KUMAR SONI S/O LATE SH. B.L.SONI
37/1 CIVIL LINES JHANSI (U.P.)

RESIDENTIAL LAYOUT PLAN OF
ARAZI NO. 1241,1243,1244,1246,1247,1238,1239
AT MOUZA - LAHAR GIRD JHANSI (U.P.)

AREA STATEMENT

1. TOTAL LAND AREA	=8356.01 Sq.mt.	
2. OPEN GARDEN AREA	= 1253.40 Sq.mt. (15%)	
3. PERMISSIBLE F.A.R. 2.5x8356.01	=20890.02 Sq.mt.	
4. L.I.G. / E.W.S. F.A.R.	= 2376.00 Sq.mt.	
TOTAL F.A.R.	= 23266.02 Sq.mt.	
5. GROUND COVERAGE	=2383.00 Sq.mt.(28.51%)	
6. COVERED AREA IN		
FIRST FLOOR	= 1900.00 Sq.mt.	
SECOND FLOOR	= 1900.00 Sq.mt.	
THIRD FLOOR	= 1900.00 Sq.mt.	
FOURTH FLOOR	= 1900.00 Sq.mt.	
FIFTH FLOOR	= 1900.00 Sq.mt.	
SIXTH FLOOR	= 1900.00 Sq.mt.	
SEVENTH FLOOR	= 1900.00 Sq.mt.	
EIGHTH FLOOR	= 1900.00 Sq.mt.	
NINTH FLOOR	= 1900.00 Sq.mt.	
TENTH FLOOR	= 1900.00 Sq.mt.	
ELEVENTH FLOOR	= 1900.00 Sq.mt.	
TWELFTH FLOOR	= 700.00 Sq.mt.	
THIRTEEN FLOOR	= 700.00 Sq.mt.	
TOTAL AREA	= 22300.00 Sq.mt.	
7. PERMISSIBLE F.A.R.	= 23266.02 Sq.mt.	
8. USED F.A.R.	= 22300.00 Sq.mt. (95.84%)	
9. BALANCE F.A.R. AREA	= 966.02 Sq.mt.	

PARKING CALCULATION

OPEN PARKING AREA	= 1496.00 / 23		65 CARS
STILT PARKING AREA	= 2443.00 / 28		87 CARS
BASEMENT PARKING AREA	= 5620.54 / 32		175 CARS
TOTAL PARKING AREA	= 9559.54		327 CARS

TOTAL COVERED AREA = 22300.00 / 100 = 223.00 Sqmt.
223.00x1.00 = 223 CARS.
REQUIRED NOS. OF CARS (UNITS) - 304
AVAILABLE NOS. OF CARS - 327

BUILDING UNITS CALCULATION

1st. To 11th.FLOOR NOS.OF UNITS
PER FLOOR 26 X 11 FLOOR = 286 UNITS
12th.&13th. FLOOR NOS. OF UNITS
PER FLOOR 09 X 2 FLOOR = 18 UNITS
TOTAL NOS.OF UNITS = 304 UNITS

LIG & EWS BUILDING UNITS CALCULATION

TOTAL NOS. OF UNITS = 304
10% OF LIG UNITS = 30
10% OF EWS UNITS = 30
TOTAL UNITS = 60

OPEN LANDSCAPE AREA STATEMENT

OPEN GARDEN (PARK -1)	= 827.86 Sq.mt.
OPEN GARDEN (PARK -2)	= 425.54 Sq.mt
TOTAL OPEN PARK AREA	= 1253.40 Sq.mt. (15%)

SHEET TITLE :-
LAYOUT PLAN (SUBMISSION DRAWING)

DIRECTION	SCALE :- 1:300
	ALL DIMENSION IN MTS.
	DRN BY: JAVED KHAN
	DATE :- 12.04.2018
	DRG.NO. :- 01 OF 04

ARCHITECT | OWNER

Ark pathak & associates
ARCHITECTS, INTERIOR, STRUCTURAL DESIGNERS & VALUERS.
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PH.. 2220040,4046975,(MOBILE) 9425110231
I.I.A. NO. A18029
CHARTERED VALUER NO. CAT-I-F-5301
C.O.A. NO. CA/2008/42515