

OTHER'S PROPERTY (ARAJI NO. 700)



MASTER LAYOUT PLAN

LAYOUT PLAN
 Scale 1:500

Proposed Population Calculation

Plot No.	Use	Sub Use	Range	Nos.	Firm	Firm	Total	Total
					Person/Plot	Person/Plot	Person/Plot	
B01	Residential	Row House		4			4	20
B02	Residential	Row House		4			4	20
B03	Residential	Row House		4			4	20
B04	Residential	Row House		4			4	20
B05	Residential	Row House		4			4	20
B06	Residential	Row House		4			4	20
B07	Residential	Row House		4			4	20
B08	Residential	Row House		4			4	20
B09	Residential	Row House		4			4	20
B10	Residential	Row House		4			4	20
B11	Residential	Row House		4			4	20
B12	Residential	Row House		4			4	20
B13	Residential	Row House		4			4	20
B14	Residential	Row House		4			4	20
B15	Residential	Row House		4			4	20
B16	Residential	Row House		4			4	20
B17	Residential	Row House		4			4	20
B18	Residential	Row House		4			4	20
B19	Residential	Row House		4			4	20
B20	Residential	Row House		4			4	20
B21	Residential	Row House		4			4	20
B22	Residential	Row House		4			4	20
B23	Residential	Row House		4			4	20
B24	Residential	Row House		4			4	20
B25	Residential	Row House		4			4	20
B26	Residential	Row House		4			4	20
B27	Residential	Row House		4			4	20
B28	Residential	Row House		4			4	20
B29	Residential	Row House		4			4	20
A01	Residential	Row House		4			4	20
A02	Residential	Row House		4			4	20
A03	Residential	Row House		4			4	20
A04	Residential	Row House		4			4	20
A05	Residential	Row House		4			4	20
A06	Residential	Row House		4			4	20
A07	Residential	Row House		4			4	20
A08	Residential	Row House		4			4	20
A09	Residential	Row House		4			4	20
A10	Residential	Row House		4			4	20
A11	Residential	Row House		4			4	20
A12	Residential	Row House		4			4	20
A13	Residential	Row House		4			4	20
A14	Residential	Row House		4			4	20
A15	Residential	Row House		4			4	20
A16	Residential	Row House		4			4	20
A17	Residential	Row House		4			4	20
A18	Residential	Row House		4			4	20
A19	Residential	Row House		4			4	20
A20	Residential	Row House		4			4	20
A21	Residential	Row House		4			4	20
A22	Residential	Row House		4			4	20
A23	Residential	Row House		4			4	20
A24	Residential	Row House		4			4	20
A25	Residential	Row House		4			4	20
A26	Residential	Row House		4			4	20
A27	Residential	Row House		4			4	20
A28	Residential	Row House		4			4	20
A29	Residential	Row House		4			4	20
A30	Residential	Row House		4			4	20
A31	Residential	Row House		4			4	20
A32	Residential	Row House		4			4	20
A33	Residential	Row House		4			4	20
A34	Residential	Row House		4			4	20
A35	Residential	Row House		4			4	20
A36	Residential	Row House		4			4	20
Grand Total								1300

AREA STATEMENT

Sl. No.	Description	Area (sq. m)
1	Plot Area	21476.53
2	Area of Plot Considered	21476.53
3	Area of Plot Reserved	0.00
4	Area of Plot Reserved	0.00
5	Area of Plot Reserved	0.00
6	Area of Plot Reserved	0.00
7	Area of Plot Reserved	0.00
8	Area of Plot Reserved	0.00
9	Area of Plot Reserved	0.00
10	Area of Plot Reserved	0.00
11	Area of Plot Reserved	0.00
12	Area of Plot Reserved	0.00
13	Area of Plot Reserved	0.00
14	Area of Plot Reserved	0.00
15	Area of Plot Reserved	0.00
16	Area of Plot Reserved	0.00
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22	Area of Plot Reserved	0.00
23	Area of Plot Reserved	0.00
24	Area of Plot Reserved	0.00
25	Area of Plot Reserved	0.00
26	Area of Plot Reserved	0.00
27	Area of Plot Reserved	0.00
28	Area of Plot Reserved	0.00
29	Area of Plot Reserved	0.00
30	Area of Plot Reserved	0.00
31	Area of Plot Reserved	0.00
32	Area of Plot Reserved	0.00
33	Area of Plot Reserved	0.00
34	Area of Plot Reserved	0.00
35	Area of Plot Reserved	0.00
36	Area of Plot Reserved	0.00
37	Area of Plot Reserved	0.00
38	Area of Plot Reserved	0.00
39	Area of Plot Reserved	0.00
40	Area of Plot Reserved	0.00
41	Area of Plot Reserved	0.00
42	Area of Plot Reserved	0.00
43	Area of Plot Reserved	0.00
44	Area of Plot Reserved	0.00
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46	Area of Plot Reserved	0.00
47	Area of Plot Reserved	0.00
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53	Area of Plot Reserved	0.00
54	Area of Plot Reserved	0.00
55	Area of Plot Reserved	0.00
56	Area of Plot Reserved	0.00
57	Area of Plot Reserved	0.00
58	Area of Plot Reserved	0.00
59	Area of Plot Reserved	0.00
60	Area of Plot Reserved	0.00
61	Area of Plot Reserved	0.00
62	Area of Plot Reserved	0.00
63	Area of Plot Reserved	0.00
64	Area of Plot Reserved	0.00
65	Area of Plot Reserved	0.00
66	Area of Plot Reserved	0.00
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83	Area of Plot Reserved	0.00
84	Area of Plot Reserved	0.00
85	Area of Plot Reserved	0.00
86	Area of Plot Reserved	0.00
87	Area of Plot Reserved	0.00
88	Area of Plot Reserved	0.00
89	Area of Plot Reserved	0.00
90	Area of Plot Reserved	0.00
91	Area of Plot Reserved	0.00
92	Area of Plot Reserved	0.00
93	Area of Plot Reserved	0.00
94	Area of Plot Reserved	0.00
95	Area of Plot Reserved	0.00
96	Area of Plot Reserved	0.00
97	Area of Plot Reserved	0.00
98	Area of Plot Reserved	0.00
99	Area of Plot Reserved	0.00
100	Area of Plot Reserved	0.00

COLOR INDEX

Color	Description
Green	Plot Boundary
Red	Abutting Road
Blue	Proposed Construction
Yellow	Common Plot
Pink	Road Alignment (Road Widening Area)
Light Blue	Future T.R. Scheme Deduction Area
Dark Blue	Existing (To be retained)
White	Existing (To be demolished)

Temenets Density Check

Density	No. Of Temenets		No. Of Persons	
	Read	Prop	Read	Prop
75/100	333	201	1511	1300

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. m	Percentage (%)
Plot Area	21476.53	55.92
Road Area	2627.22	25.20
Garbage Collection Center	15.00	0.07
Garbage Collection Center	15.30	0.07
For Informal Area	22.82	0.11
Kiosk/booth/Platform	230.02	1.07
Sector Shopping	86.39	0.40
Club	242.55	1.13
Public Open Space	3225.91	15.03
Other Area	0.21	0.00
Total net layout	21476.53	100.00

Individual Amenity Check (b)

Name	Read	Minimum Area	Prop	Minimum Count	Prop
Convenient Shops	30.00	85.39	-	-	1.00
Sector Shopping	150.00	230.02	-	-	1.00
For Informal Area	22.95	22.82	-	-	1.00
Garbage Collection Center	30.00	30.33	2.00	2.00	2.00

OWNER'S NAME AND SIGNATURE
 M/S JAI BHAGWATI INDRRA DEVELOPERS PVT. LTD THROUGH
 DIRECTOR JAGDISH CHANDRA
 GUPTA Ica jpa@gmail.com, 0415031688

ARCHITECT'S NAME AND SIGNATURE
 Prashant Kumar Jaisanya
 CA/2020/121520



Building Plan Application Number
 JDA/22-23/0417
 Sectors/On
 06 Apr 2023

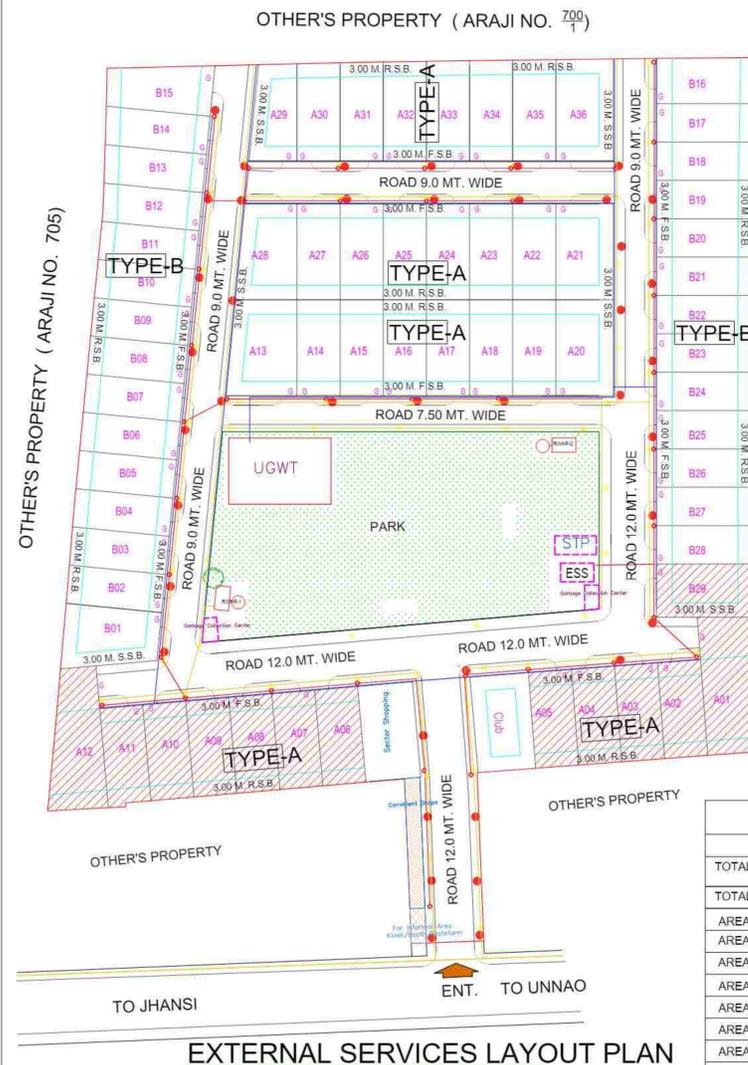
Valid Till
 26 Apr 2028

Approved By
 Alok Yadav (Vice Chairman)

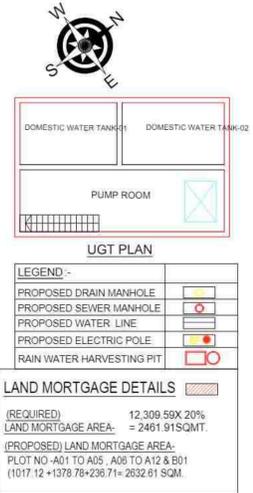
Examined By
 Sukhbeer Singh (Junior engineer)
 Deo Bachan Ram (Assistant Engineer)
 Jitendra Singh Sabarvar (Town Planner)
 Mr. Dinesh (Secretary)

Total Plot Area :-	21476.53	Total FAR Area :-	0.00
Total Coverage Area :-	0.00	Total BUA Area :-	0.00

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.



OTHER'S PROPERTY (ARAJI NO. 702)



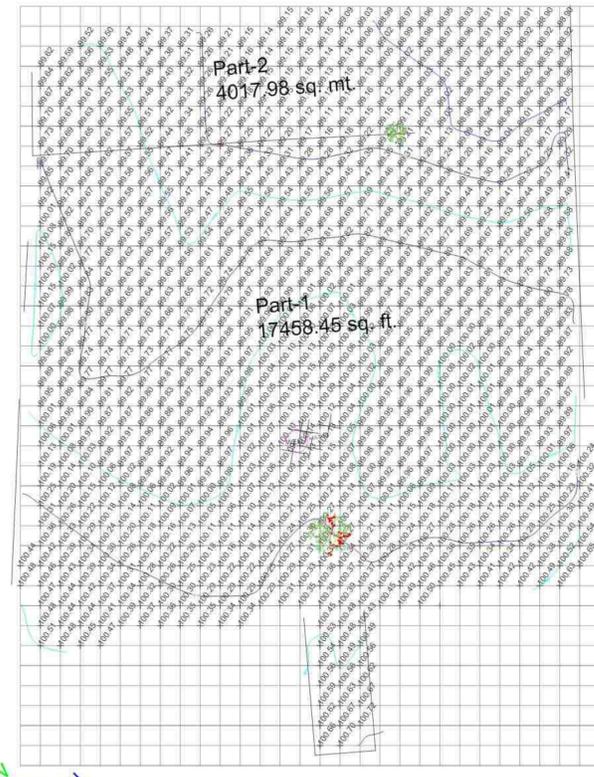
DENSITY

PERSON PER. HECTARE	750 PERSON
DENSITY PERCEPTIVITY	2.14 X750= 1605 PERSON
DENSITY ACQUIRED	85X265 =660 PERSON

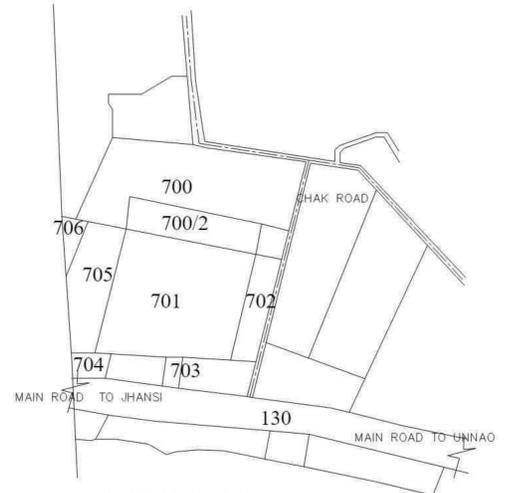
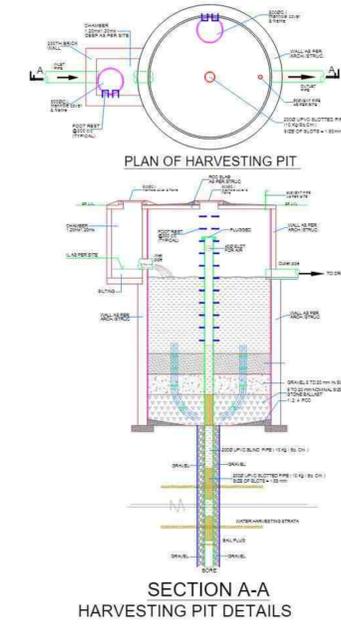
NO OF PLOTS = 65 NOS.

LAND AREA DETAILS :

	AREA IN SQMT.	%
TOTAL DOCUMENTS AREA OF LAND	21,777.42 SQMT. (5.38 ACRE)	
TOTAL AREA OF LAND	21,476.63 SQMT. = 5.30 ACRE	100%
AREA UNDER PLOTS	= 12,008.90 SQMT.	55.91%
AREA UNDER GREENS	= 3,226.99 SQMT.	15.02%
AREA UNDER CLUB	= 242.65 SQMT.	1.12%
AREA UNDER SECTOR SHOPPING	= 230.01 SQMT.	1.07%
AREA UNDER CONV. SHOPPING	= 86.39 SQMT.	0.40%
AREA UNDER KIOSK/BOOTH	= 22.81 SQMT.	0.10%
AREA UNDER ROADS	= 5,628.56 SQMT.	26.24%
AREA GARBAGE COLLECTION	= 30.32 SQMT.	0.14%
GRAND TOTAL	= 21,476.63 SQMT.	100.00%



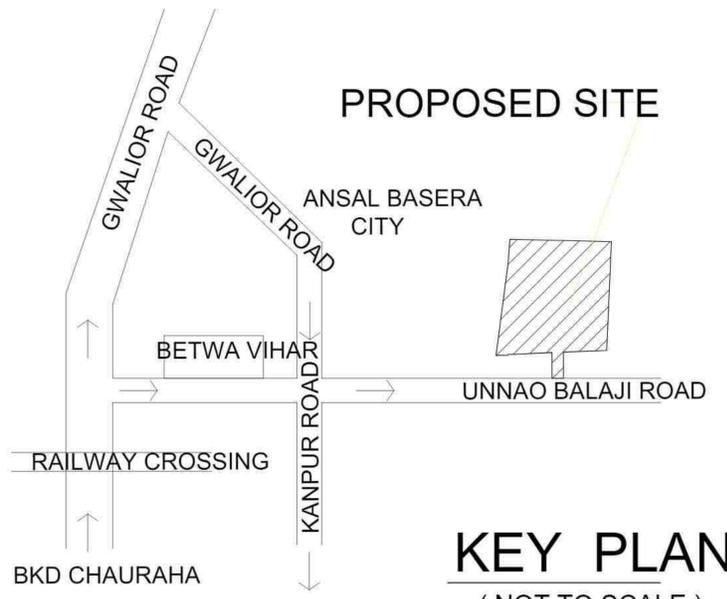
SURVEY PLAN (NTS)



SARZA Plan



MASTER Plan



OWNER'S NAME AND SIGNATURE M/S JAI BHAGWATI INDRA DEVELOPERS PVT LTD THROUGH DIRECTOR JAGDISH CHANDRA GUPTA R/O-366 CP MISSION COMPOUND JHANSI (UP)	
ARCHITECT'S NAME AND SIGNATURE Prashant Kumar Jaisanya CA/2020/121520	REGISTERED Jhansi Development Authority
Building Plan Application Number JDA/2023-23/0417	
Valid Till 06 Apr 2023	
Approved By Alok Yadav (Vice Chairman)	
Examined By Sukhbeer Singh (Junior engineer)	
Deo Bachan Ram (Assistant Engineer)	
Jitendra Singh Sabarwar (Town Planner)	
Mr Dinesh (Secretary)	
Alok Yadav (Vice Chairman)	

Total Plot Area :-	21476.53	Total FAR Area :-	0.00
Total Coverage Area :-	0.00	Total BUA Area :-	0.00

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