



JHANSI DEVELOPMENT AUTHORITY

community facilities/Utility and commercial uses provided as per the total population **16790** persons of the project area admeasuring 111.24 acre

S.no.	Community facility/Utility and commercial uses	Provision of facilities and Commercial as per U.P Building by-laws 2025	Land Area Requirement for facilities and Commercial as per U.P Building by-laws 2025	Area provided in the layout plan	Remark		
1	Commercial						
1.1	Retail Shop	Per 500 pop.-1 = 34 unit	Minimum area 10sqm-per-1 =340 sqm.	C-1 = 2,386.07 sqm. C-2 = 6,303.36 sqm. C-3 = 7,486.53 sqm. C-4 = 1,315.06 sqm.	1. commercial area provided in the layout plan is 3.89% of total area. This area is less then 5% of the Total land area.		
1.2	Informal sectors/ kiosks/ booth	Per 500 pop.-1 = 34 unit	Minimum area 10sqm-per-1 =340 sqm.				
1.3	Convenient Shopping/Commercial Unit	-	>100 to <300 sqm				
1.4	Shopping Mall	-	>3000 sqm.on 12m Road width				
Total Area				17,491.02 sqm.			
2	Public and Semi public						
2.1	Nusery School	Per 2500 pop.-1 = 7 unit	3500 sqm.	PSP-1 = 9,640.97 PSP-2 = 3,193.22 PSP-3 = 9,024.52 PSP-4 = 2,929.99	1. Area Provided in the layout plan is more than Minimum Required area as per U.P Building By-laws 2025		
2.2	Primary School	Per 5000 pop.-1 = 3 unit	3000 sqm.				
2.3	Junior high school/High school	On 7500 pop.-1 = 2 unit	4000 sqm.				
2.4	Inter College	Per 10000 Pop.-1 = 1 unit	2000 sqm.				
Medical Facility							
2.5	Non Bedded Medical establishment (Diagonostic centre/OPD Clinic/Dispensary/Pat hology lab/Veterinary Clinic)	Per 15000 pop.-1= 1unit	100sqm				
Other Services							
2.6	Police Post (including Staff Quaters)	Per 15000 pop.-1	1500 sqm				
2.7	Electric Sub-station	11kva Per 15000 pop.-1=1	500sqm				
2.8	STP	0.1-0.15 Hec/MLD = 2500 Sqm. (URDPFI 2014)	2929.99				
2.9	waste segregation space	per 500 person-1= 33	495 Sqm				
Total Area				24,788.69 sqm.			


नगर-नियोजक
झाँसी विकास प्राधिकरण, झाँसी

PLOT DETAILS			
SL.NO	RESIDENTIAL PLOT	UNITS	TOTAL AREA IN (SQM)
HIG PLOT			
1	HIG BLOCK-A	34	10155.24
2	HIG BLOCK-B	30	8700
3	HIG BLOCK-C	16	4944
4	HIG BLOCK-D	11	3168
5	HIG BLOCK-E	11	3168
		102	30135.24
MIG PLOT			
1	MIG BLOCK-A	20	4120
2	MIG BLOCK-B	36	7399.81
3	MIG BLOCK-C	22	4400
4	MIG BLOCK-D	26	5280
5	MIG BLOCK-E	26	5280
6	MIG BLOCK-F	26	5280
7	MIG BLOCK-G	26	5280
8	MIG BLOCK-H	14	3040
9	MIG BLOCK-I	26	5280
10	MIG BLOCK-J	26	5280
11	MIG BLOCK-K	26	5280
12	MIG BLOCK-L	26	5280
13	MIG BLOCK-M	20	3948.03
		320	65147.84

M.MIG PLOT			
1	M.MIG BLOCK-A	28	3240.91
2	M.MIG BLOCK-B	28	3240
3	M.MIG BLOCK-C	36	4080.56
4	M.MIG BLOCK-D	36	4080.56
5	M.MIG BLOCK-E	26	2961.02
6	M.MIG BLOCK-F	14	1740.09
7	M.MIG BLOCK-G	14	1740.09
8	M.MIG BLOCK-H	24	2699.89
9	M.MIG BLOCK-I	26	2961.02
10	M.MIG BLOCK-J	24	2699.89
11	M.MIG BLOCK-K	24	2834.89
12	M.MIG BLOCK-L	30	3494.65
13	M.MIG BLOCK-M	24	2834.89
14	M.MIG BLOCK-N	24	2799.26
15	M.MIG BLOCK-O	40	4523.43
16	M.MIG BLOCK-P	42	4724.92
17	M.MIG BLOCK-Q	30	3433.35
18	M.MIG BLOCK-R	28	3219.37
19	M.MIG BLOCK-S	16	1870.39
20	M.MIG BLOCK-T	30	3464.85
21	M.MIG BLOCK-U	16	1870.39
		560	64514.42
LIG PLOT			
1	LIG BLOCK-A	44	3275.91
2	LIG BLOCK-B	28	2040.16
3	LIG BLOCK-C	24	1763.88
4	LIG BLOCK-D	24	1763.88
		120	8843.83

EWS PLOT			
1	EWS BLOCK-A	34	1700.13
2	EWS BLOCK-B	34	1700.13
3	EWS BLOCK-C	34	1700.13
		102	5100.39
GROUP HOUSING			
1	GROUP HOUSING	1	6310.16
	TOTAL PLOTS>>>	1205	
P.S.P (Public and Semi-Public)			
1	P.S.P -1	1	9640.97
2	P.S.P -2	1	3193.22
3	P.S.P -3	1	9024.52
4	P.S.P -4	1	2929.99
		4	24788.69
COMMERCIAL			
1	C-1	1	2386.07
2	C-2	1	6303.36
3	C-3	1	7486.53
4	C-4	1	1315.06
		4	17491.02
	TOTAL AREA>>>		222331.59

Manniya Mukhyamantri Shehari Visatikaran Yojana (New Jhansi) Phase-1

Area Distribution Table

<i>Area Distribution Table</i>						
	<i>Total Area In Acre</i>	<i>Total Area In Sqft</i>	<i>Total Area in Sqmt</i>			
	111.24	48,45,615.39	4,50,172.40			
<i>S.No.</i>	<i>Land-Use Category</i>		<i>Achieved %</i>	<i>Achieved Area (SQM)</i>	<i>Area (Acre)</i>	
1.	Residential and Residential mixed use		40.00	1,80,051.88	44.49	
2.	Commercial		3.89	17,491.02	4.32	
3.	Public and Semi-Public		5.51	24,788.69	6.13	
4.	Recreational/Open Space/Green		15.13	68,115.01	16.83	
5.	Transportation		35.48	1,59,725.80	39.47	
	Total		100.00	4,50,172.40	111.24	
<i>Residential Plot Distribution</i>		<i>L × B (M)</i>	<i>Area Per Plot (Sqm)</i>	<i>L × B (Ft)</i>	<i>Area Per Plot (Sqft)</i>	<i>No. of Plots</i>
1.	EWS (Economical Weaker Section)	5 × 10	50.00	16.40 × 32.80	537.92	102
2.	LIG (Lower Income Group)	6 × 12	72.00	19.68 × 39.37	774.80	120
3.	M.MIG (Middle Income Group)	7.5 × 15	112.50	24.61 × 49.21	1,211.06	560
4.	MIG (Upper) (Middle Income Group)	10 × 20	200.00	32.80 × 65.61	2,152.01	225
	Residential mixed use	10 × 20	200.00	32.80 × 65.61	2,152.01	95
5.	HIG (High Income Group)	12 × 24	288.00	39.37 × 78.74	3,099.99	102
6.	Group Housing-1		6310.16			1
					Total Units	1205