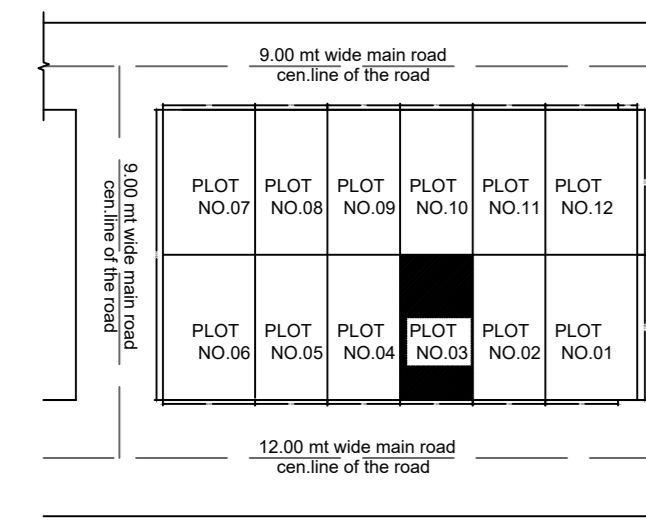
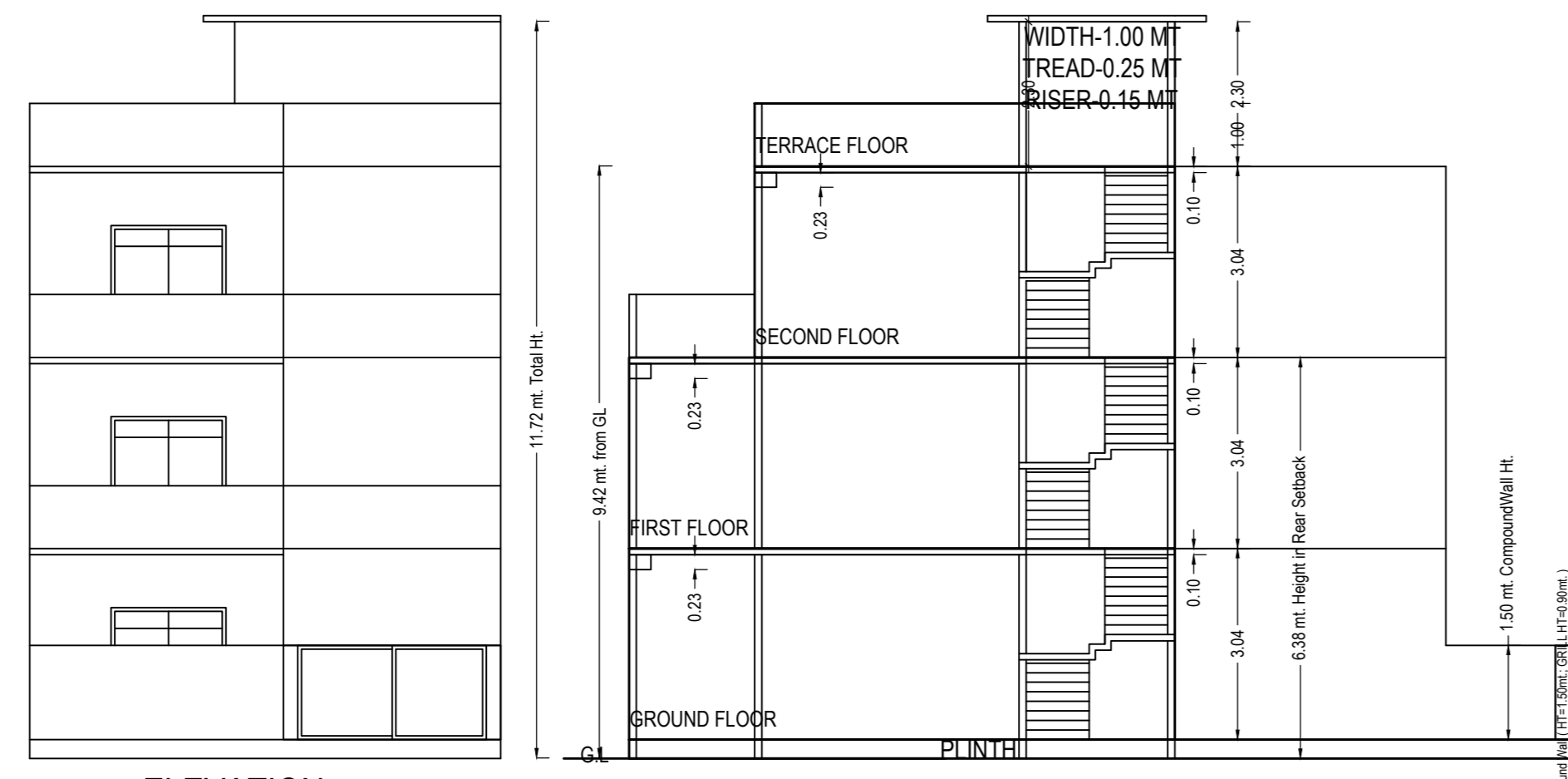


SITE PLAN
(Scale - 1:100)

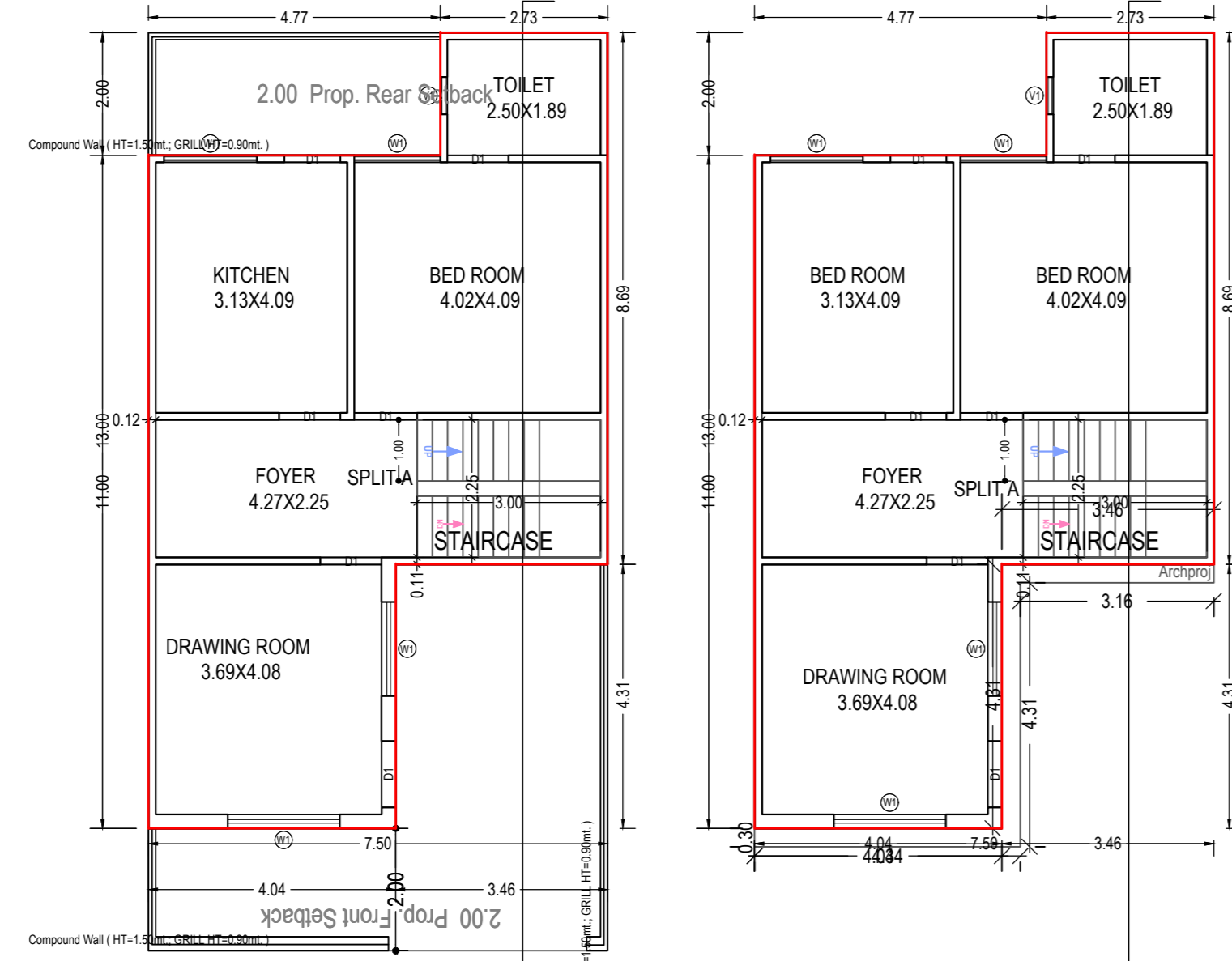


KEY PLAN

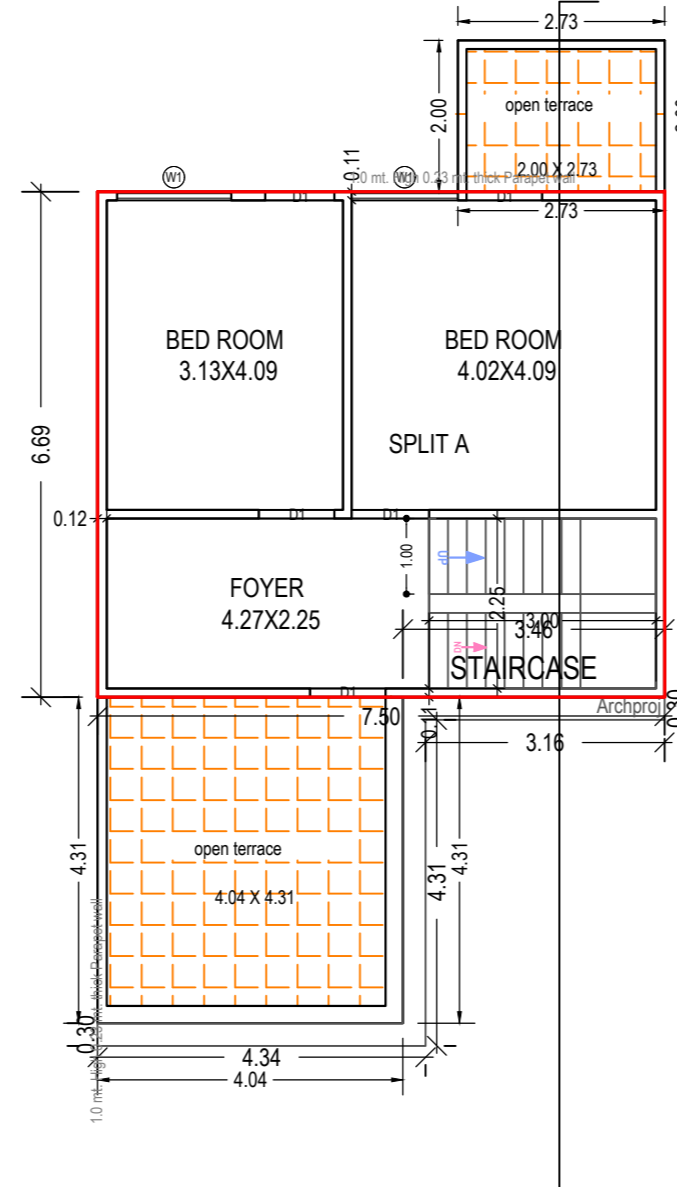


ELEVATION

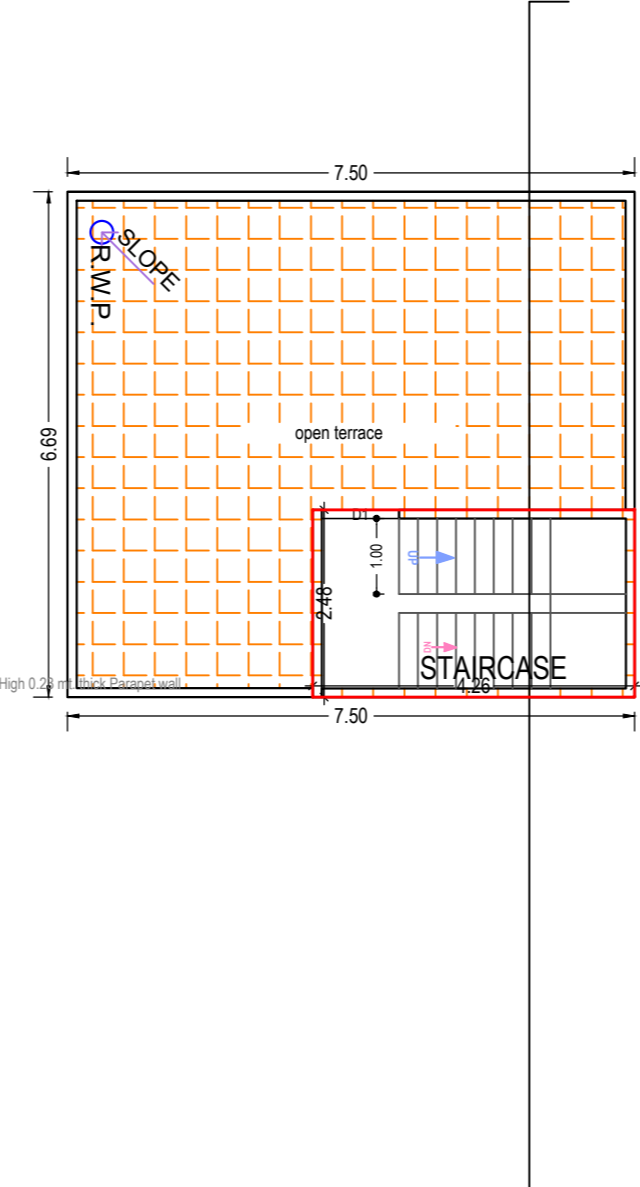
SECTION



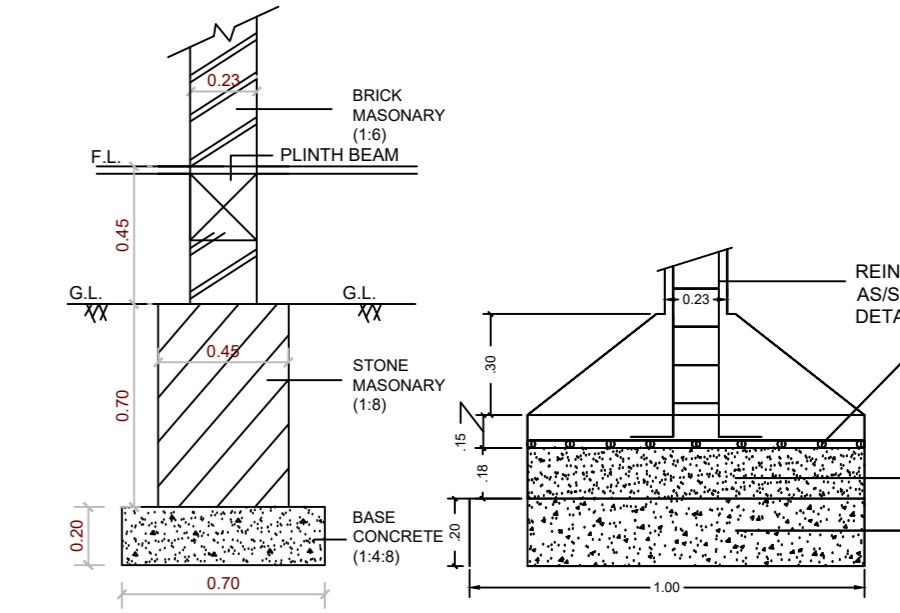
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



AREA STATEMENT		VERSION NO. 1.004		VERSION DATE: 05/04/2024	
PROJECT DETAIL					
Authority	Jhans Development Authority	Plot Use	Residential		
Authority Class	Category D	Plot Sub Use	Row House		
Authority Grade	Development Authority (DA)	Development Plan	Master Plan		
Case Type	Regular	Land Use Zone	Residential Use Zone		
Project Type	Building Permission	Land Sub Use Zone	Residential Zone		
Nature of Development	NEW	Layout Type	NA		
Development Area	Developed Area				
Sub Development Area	City Area				
Special Project	NA				
Site Address	District: Jhansi, Tehsil: Jhansi, Village: NA				
AREA DETAILS					
Area of Plot As per record		Sq.Mts.			
Document Area		112.50			
As per site condition		112.50			
Area of Plot Considered		112.50			
Deduction for					
(a) Proposed roads		0.00			
(b) Any reservations		0.00			
Total (a + b)		0.00			
Net Area of plot (1 - 2) AREA OF PLOT		112.50			
Plot Area For Coverage					
Plot Area For FAR		112.50			
Perm. FAR Area (1.97)		221.88			
Previous Perm. FAR Area (2.00)		200.00			
Current Perm. FAR Area (1.75)		21.88			
Total Perm. FAR area (1.97)		221.88			
Total Built up area permissible at:					
Permissible Coverage area (73.89 %)		83.13			
Previous Coverage area (65.00 %)		75.00			
Current Coverage area (65.00 %)		8.13			
Proposed Coverage Area (84.92 %)		73.04			
Total Prop. Coverage Area (84.92 %)		73.04			
Balance coverage area (8.97 %)		10.09			
Proposed Area at:					
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR	
Ground Floor	73.04	0.00	73.04	0.00	
First Floor	73.04	0.00	73.04	0.00	
Second Floor	50.15	0.00	50.15	0.00	
Terrace Floor	10.55	0.00	10.55	0.00	
Total Area	206.78	0.00	196.23	0.00	
Total FAR Area:			196.23		
Total Built up Area:			206.78		
Proposed FAR consumed:			1.74		
Temtenment Statement					
4. Temtenment Proposed At:					
G.F.			1.00		
5. Total Temtenments (3 + 4)			1		
Parking Statement					
1. Parking Space Required as per Regulations:			13.75		
2. Proposed Parking Space:			13.75		

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD ALIGNMENT (ROAD WIDENING AREA)	Blue
FUTURE T.P. SCHEME DEDUCTION AREA	Orange
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Dark Blue

Buildingwise Floor FSI Details				
Floor Name	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	73.04	73.04	73.04	73.04
First Floor	73.04	73.04	73.04	73.04
Second Floor	50.15	50.15	50.15	50.15
Terrace Floor	10.55	10.55	10.55	10.55
Total:	206.78	196.23	206.78	196.23

FAR & Unit Details					
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
A (RES)	1	206.78	10.55	196.23	01
Grand Total	1	206.78	10.55	196.23	01

Parking Check (Table 7b)				
Vehicle Type	No.	Reduced Reopt Parking (In case of Plot having RW/less surrendered FOC)	Area	Prop. Area
Equivalent Car Space	-	-	-	13.75
Total Car	1	-	-	13.75
Total	-	-	-	13.75

Building USE/SUBUSE Details										
Building Name	Building Use	Building Sub Use	Building Use Group	Building Type	No. of Residential Units	Floor Name	Floor Use	Floor Sub Use	FAR Name	FAR Use
A (RES)	Residential	Row House	-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential Row House
						FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential Row House
						SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential Row House
						TERRACE FLOOR PLAN	Residential	Row House	-	-

Tree Details (Table 3h)				OWNER'S NAME AND SIGNATURE	
PLOT	Name	No. of Trees	Reopt	ARUN KUMAR PANDEY, 0015pandey@gmail.com, 7985164545	
PLOT	Tree	1	1		

Required Parking (Table 7a)					
Building Name	Type	Sub Use	Area (Sq.mt.)	Units	Car
A (RES)	Residential	Row House	100 - 200	1	1
Total	-	-	-	1	1

ARCHENG'S NAME AND SIGNATURE
 SHUBHAM GUPTA
 AM17558775062019
 Signature Not Verified
 Jhansi Development Authority

Building Plan Application Number
 JDA/BP/24-25-0084
 Sanctioned On
 18 May 2024
 Valid Till
 02 Jun 2029
 Approved By
 Jhendra Singh Sahrawar (Town Planner)
 Examined By
 Hansraj Bhati (Junior engineer)
 Jhendra Singh Sahrawar (Town Planner)

UnitBUA Table for Building -A (RES)									
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit	
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	73.04	73.04	73.04	0.35	1.17	4.16	01
			Total	73.04	73.04	73.04	0.35	1.17	4.16
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	73.04	73.04	73.04	0.35	1.17	4.16	01
			Total	73.04	73.04	73.04	0.35	1.17	4.16
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	50.15	50.15	50.15	0.33	0.33	2.60	00
			Total	50.15	50.15	50.15	0.33	0.33	2.60
Total	-	-	176.23	176.23	176.23	1.04	2.68	10.92	01

Staircase Checks (Table 8a-1)

SCHEDULE OF WINDOW/VENTILATION:

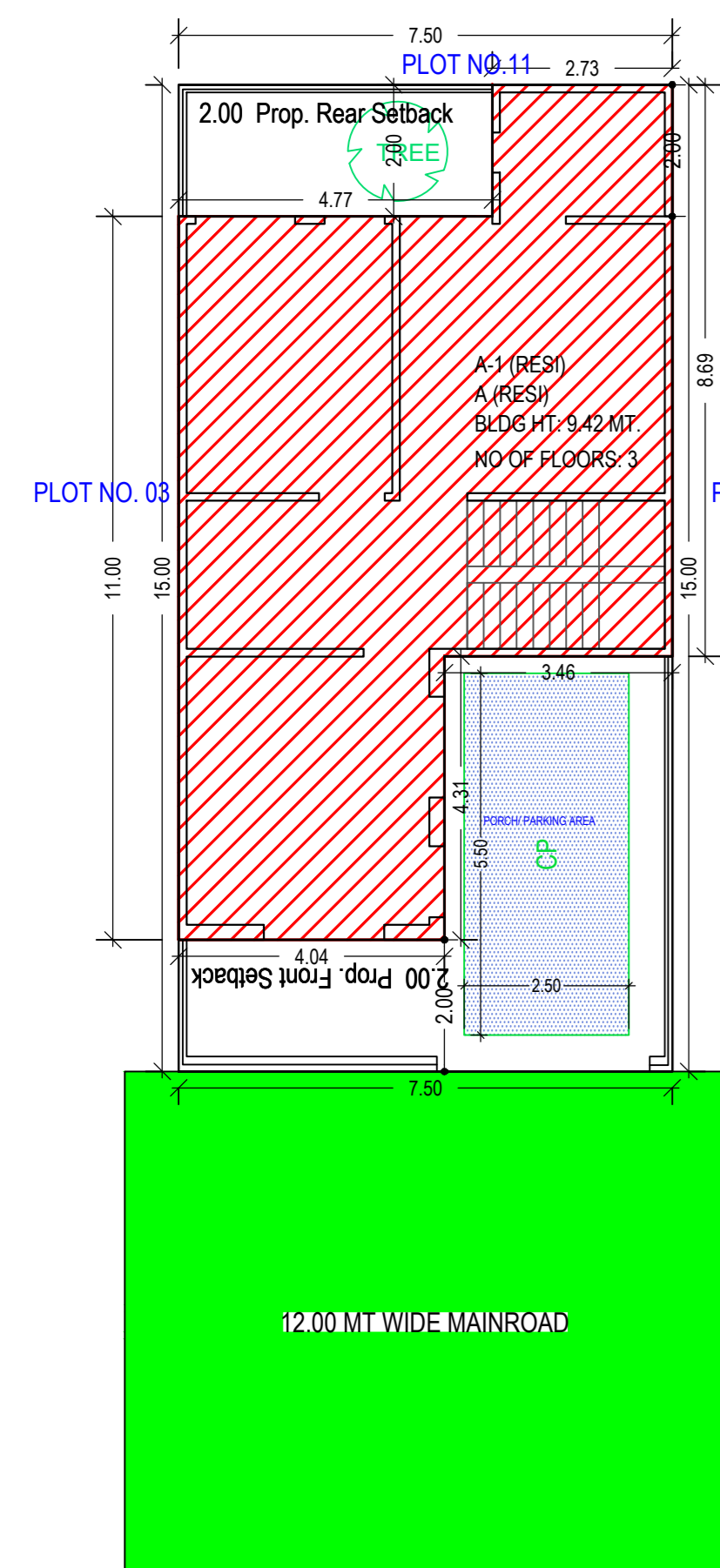
Floor Name	StarCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

SCHEDULE OF DOOR:

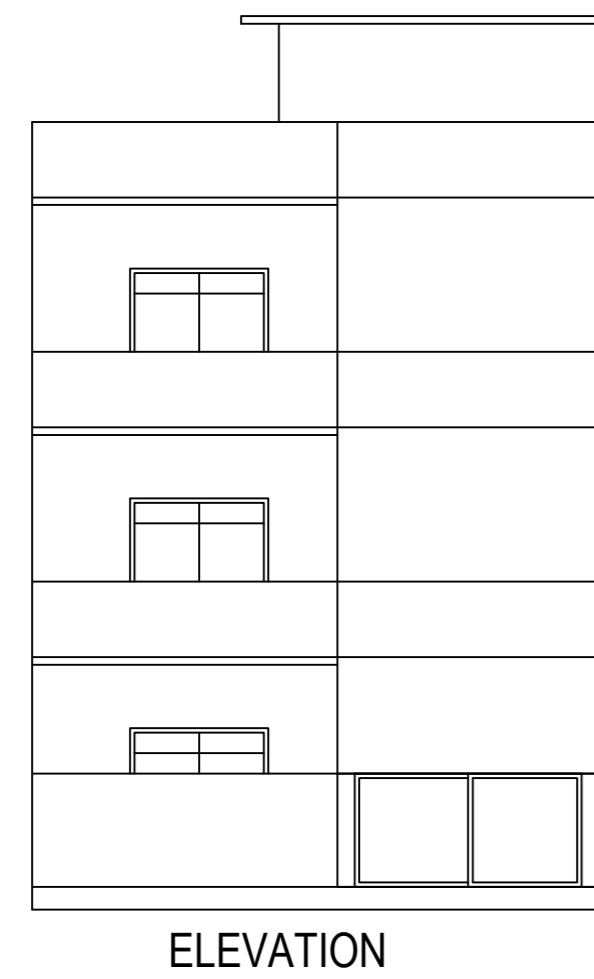
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	V1	0.67	1.00	02
A (RES)	W1	1.41	1.20	03
A (RES)	W1	1.51	1.20	03
A (RES)	W1	1.53	1.20	02
A (RES)	W1	1.83	1.20	02

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.

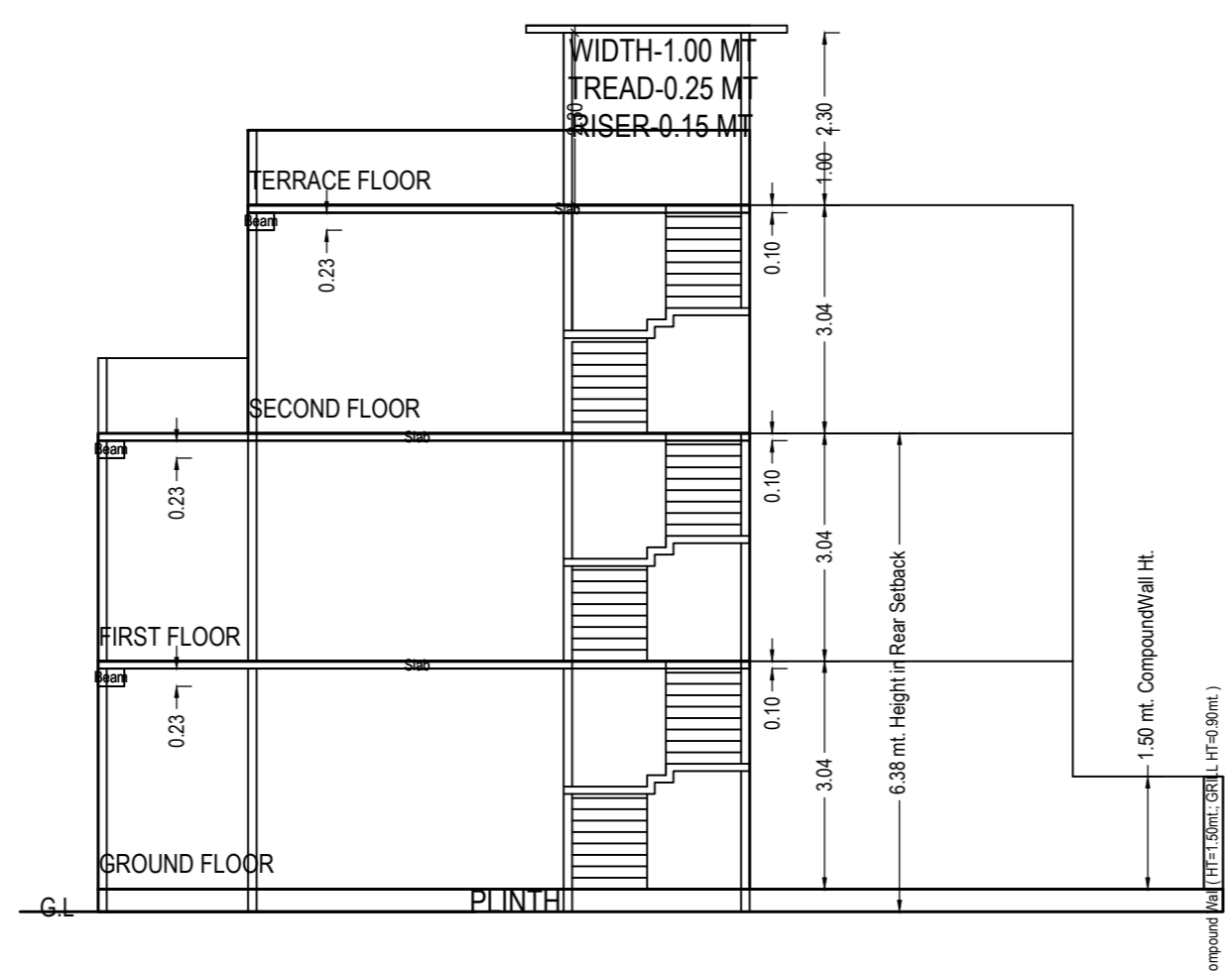
Total Plot Area: -	112.50	Total FAR Area: -	196.22
Total Coverage Area: -	73.04	Total BUA Area: -	206.78



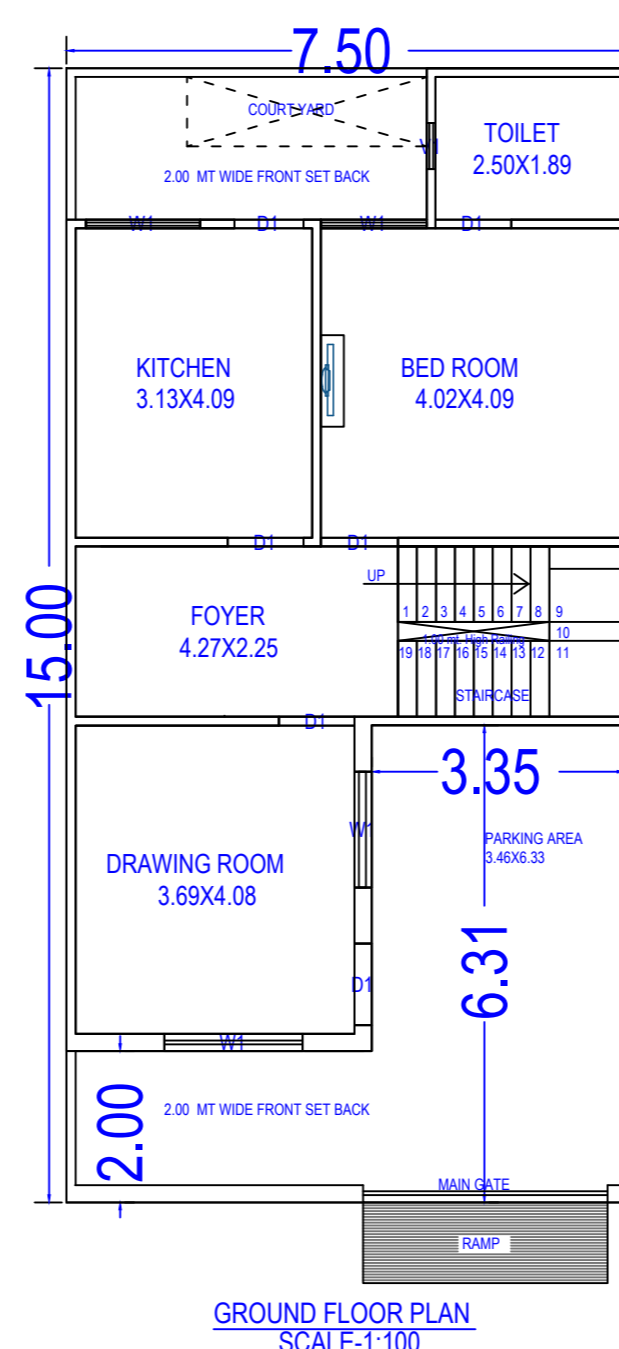
SITE PLAN
(Scale: 1:100)



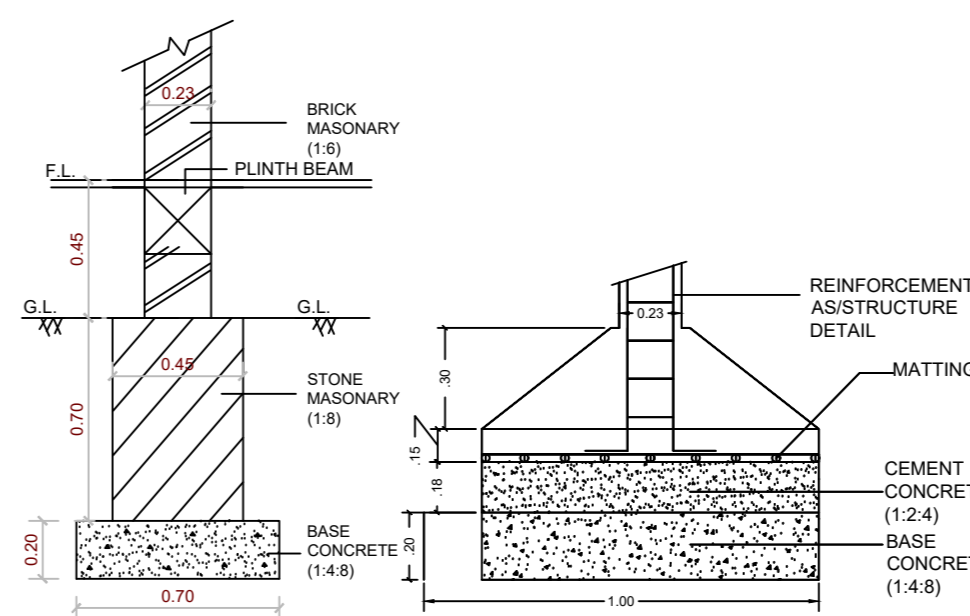
ELEVATION



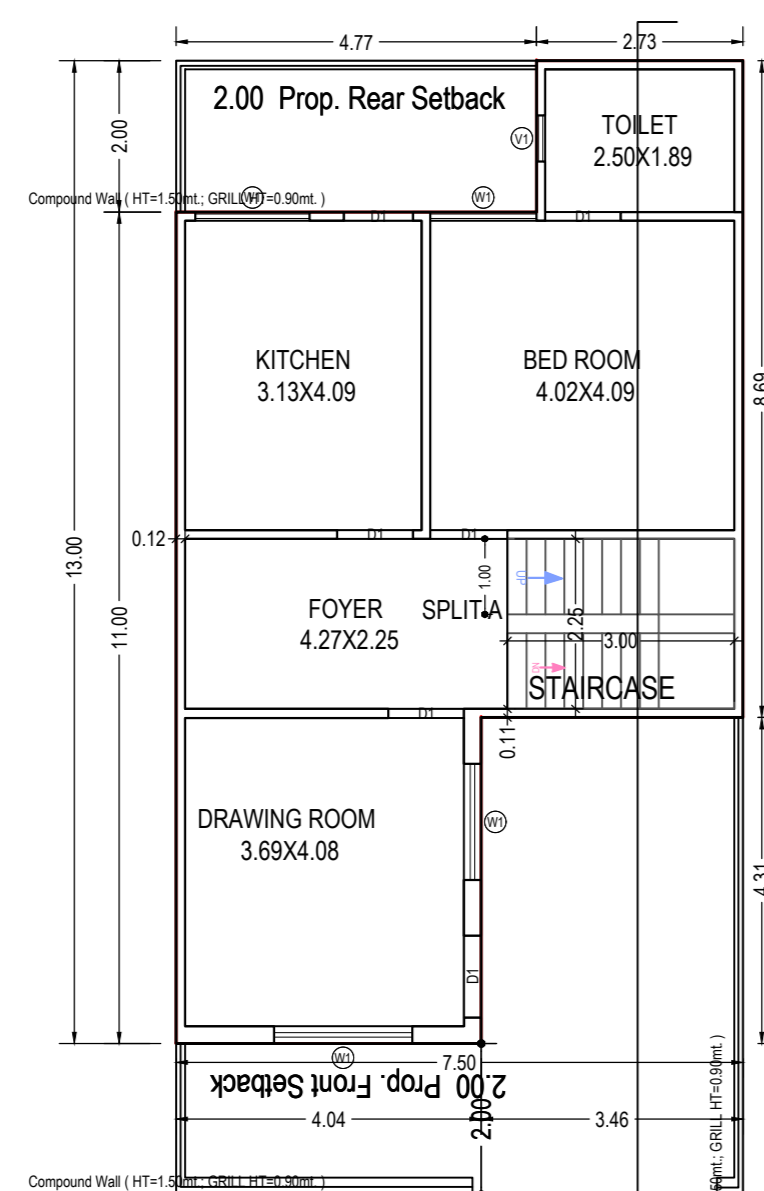
SECTION



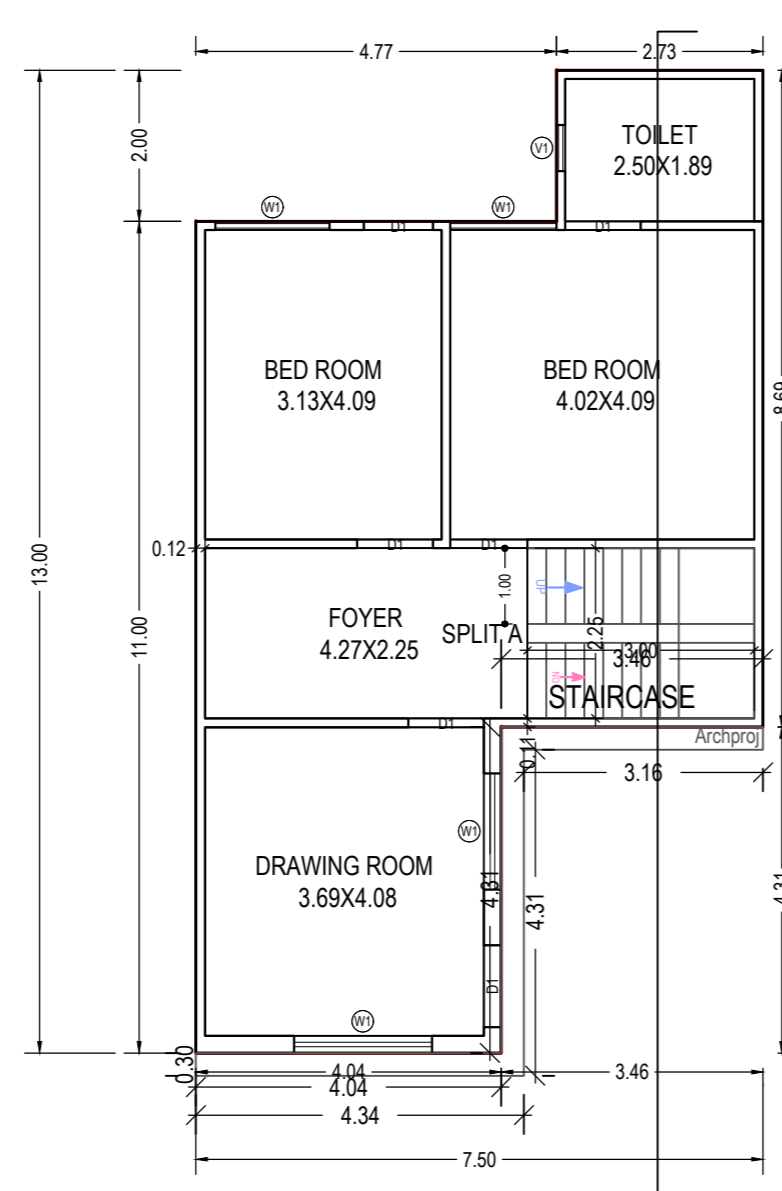
GROUND FLOOR PLAN
(SCALE: 1:100)



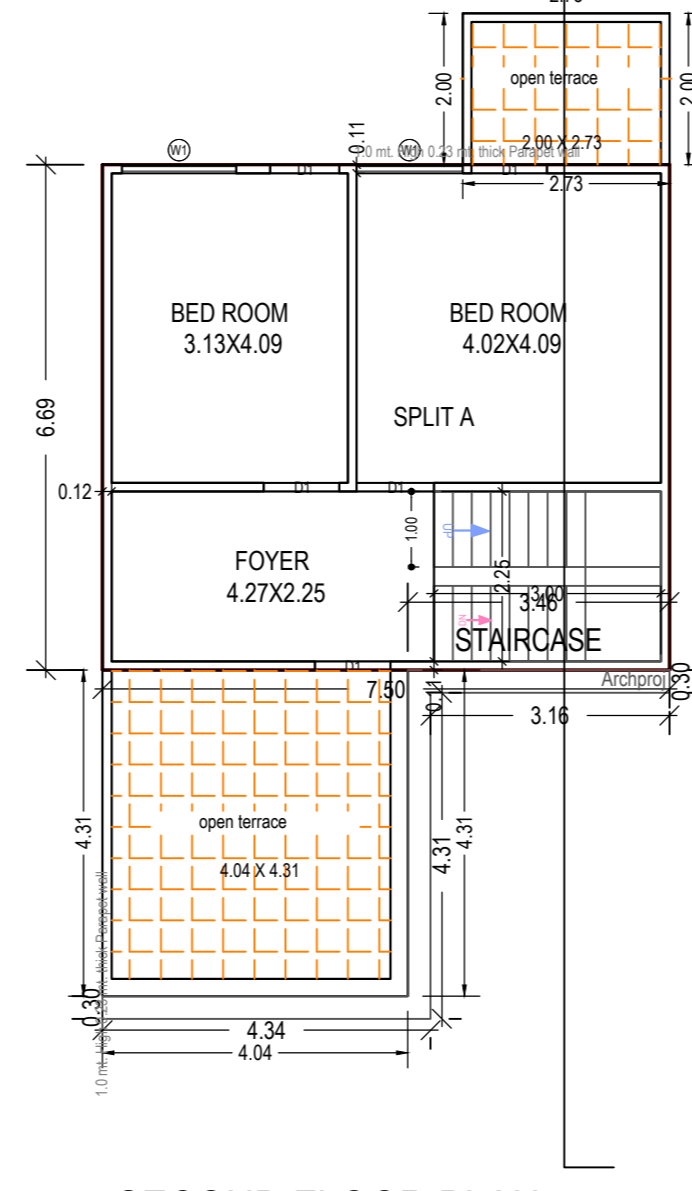
TERRACE FLOOR PLAN
(SCALE 1:100)



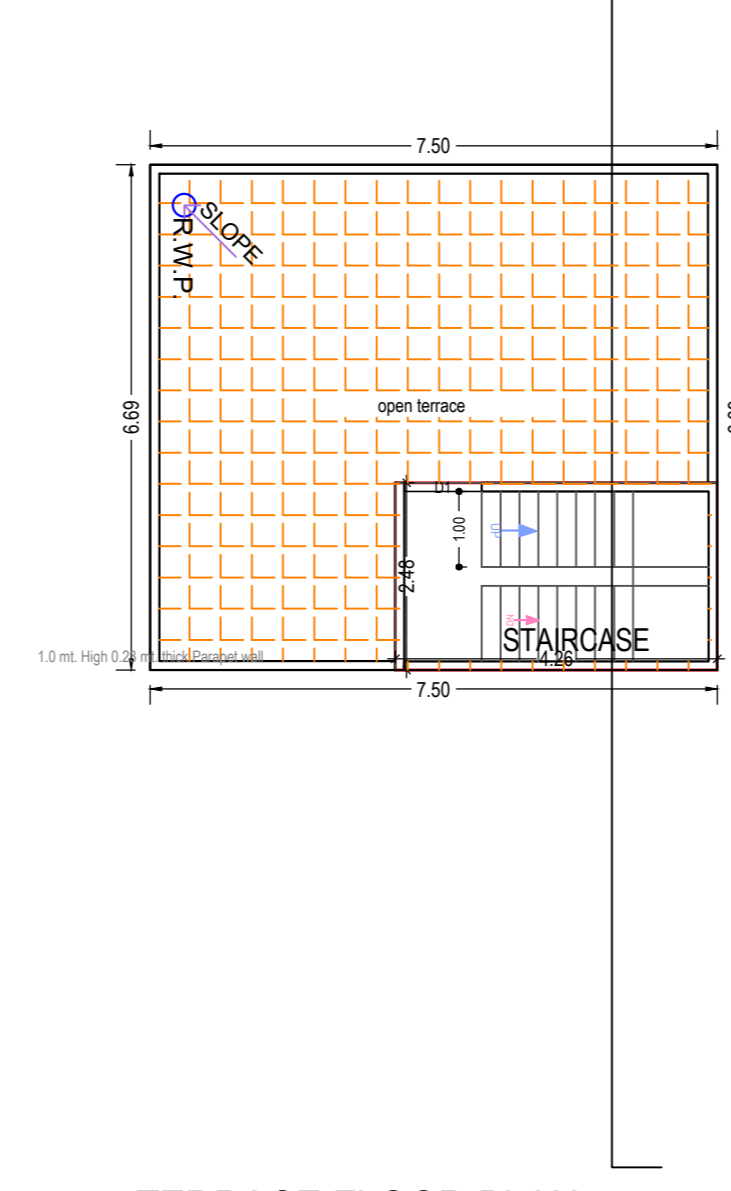
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



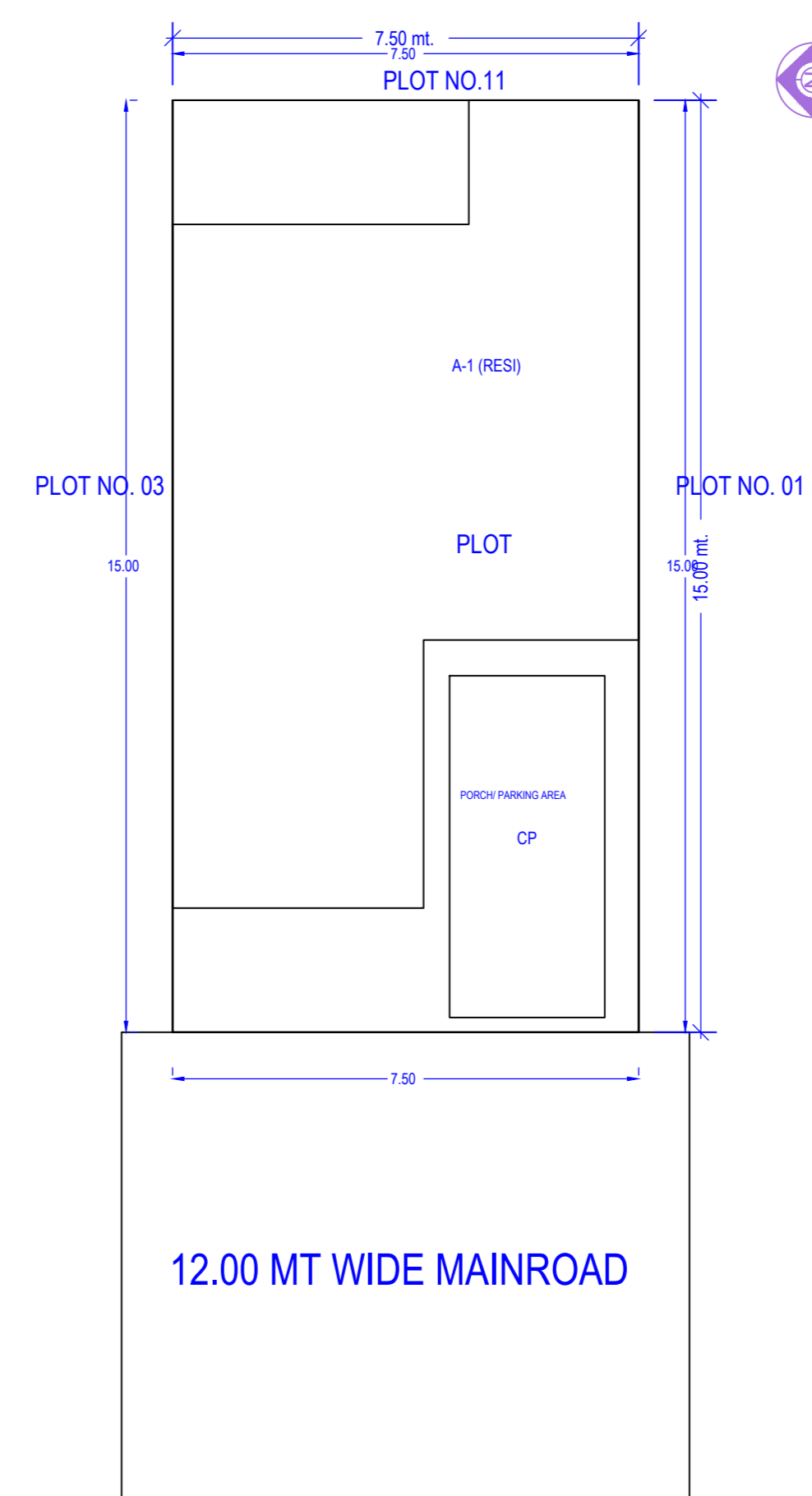
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



12.00 MT WIDE MAINROAD

AREA STATEMENT		VERSION DATE: 05/04/2024	
PROJECT DETAIL			
Authority	Jhans Development Authority	Plot Use	Residential
Authority Class	Category D	Plot Sub Use	Row House
Authority Grade	Development Authority (DA)	Development Plan	Master Plan
Case Type	Regular	Land Use Zone	Residential Use Zone
Project Type	Building Permission	Land Sub Use Zone	Residential Zone
Nature of Development	NEW	Layout Type	NA
Development Area	Developed Area		
Sub Development Area	City Area		
Special Project	NA		
Site Address	District: Jhansi, Tehsil: Jhansi, Village: NA		
AREA DETAILS			
1. Area of Plot As per record		Sq.Mts.	
Document Area			112.50
As per site condition			112.50
2. Deduction for			
(a) Proposed roads			0.00
(b) Any reservations			0.00
Total (a + b)			0.00
3. Net Area of plot (1 - 2) AREA OF PLOT			112.50
Plot Area For FAR			112.50
Perm. FAR Area (1.97)			221.88
Previous Perm. FAR Area (2.00)			200.00
Current Perm. FAR Area (1.75)			21.88
Total Perm. FAR Area (1.97)			221.88
6. Total Built up area permissible at:			
Permissible Coverage area (73.89 %)			83.13
Previous Coverage area (75.00 %)			75.00
Current Coverage area (65.93 %)			8.13
Proposed Coverage Area (64.92 %)			73.04
Total Prop. Coverage Area (64.92 %)			73.04
Balance coverage area (8.97 %)			10.09
Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed FAR
Ground Floor	73.04	0.00	73.04
First Floor	73.04	0.00	73.04
Second Floor	50.15	0.00	50.15
Terrace Floor	10.55	0.00	10.55
Total Area	206.78	0.00	196.23
Total FAR Area:			196.23
Total Built Up Area:			206.78
C. Tenement Statement			
4. Tenement Proposed At:			
G.F.			1.00
5. Total Tenements (3 + 4)			1
E. Parking Statement			
1. Parking Space Required as per Regulations:			13.75
2. Proposed Parking Space:			13.75

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Orange
COMMON PLOT	Yellow
ROAD ALIGNMENT (ROAD WIDENING AREA)	Blue
FUTURE T.P. SCHEME DEDUCTION AREA	Light Blue
EXISTING (To be retained)	Dark Blue
EXISTING (To be demolished)	Light Green

Buildingwise Floor FSI Details				
Floor Name	Building Name	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total FAR
Ground Floor	A (RES)	73.04	73.04	73.04
First Floor	A (RES)	73.04	73.04	73.04
Second Floor	A (RES)	50.15	50.15	50.15
Terrace Floor	A (RES)	10.55	10.55	10.55
Total	A (RES)	206.78	196.23	196.23

FAR & Unit Details						
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
A (RES)	1	206.78	10.55	196.23	196.23	01
Grand Total	1	206.78	10.55	196.23	196.23	01

Parking Check (Table 7d)					
Vehicle Type	No.	Reduced Reep Parking (Incase of Plot being RW/area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	1	13.75
Total Car	1	-	-	1	13.75
Total	-	-	-	1	13.75

Building USE/SUBUSE Details											
Building Name	Building Use	Building Sub Use	Building Use Group	Building Type	No. of Residential Units	Floor Name	Floor Use	Floor Sub Use	FAR Name	FAR Use	FAR Sub Use
A (RES)	Residential	Row House		Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
						FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
						SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
						TERRACE FLOOR PLAN	Residential	Row House	-	-	-

OWNER'S NAME AND SIGNATURE
 ARUN KUMAR PANDEY, 0015pandey@gmail.com, 985164545

ARCHITECT'S NAME AND SIGNATURE
 SHUBHAM GUPTA, AM1755887/2002019, ENGINEER

Signature Not Verified
 Date: 02 Jun 2024
 Jhans Development Authority



Signature Not Verified
 Date: 02 Jun 2024
 Jhans Development Authority

Building Plan Application Number
 JDA/BP/24-25/0085

Sanctioned On
 25 May 2024

Valid Till
 02 Jun 2029

Approved By
 Jhendra Singh Sahrawar (Town Planner)

Examined By
 Hansraj Bhati (Junior engineer)

Jhendra Singh Sahrawar (Town Planner)

Tree Details (Table 3h)									
Plot	Name	Height	Nos of Trees						
Plot	Tree	Height	Prop	Reqd					
			1	1					

Required Parking (Table 7a)									
Building Name	Type	Sub Use	Area (Sq.mt.)	Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	
A (RES)	Residential	Row House	100 - 200	1	112.50	1.00	1	1	
Total					-	-	1	1	

Total Plot Area: - 112.50
 Total FAR Area: - 196.23
 Total Coverage Area: - 73.04
 Total BUA Area: - 206.78

Building A (RES)					
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	73.04	0.00	73.04	73.04	01
First Floor	73.04	0.00	73.04	73.04	01
Second Floor	50.15	0.00	50.15	50.15	01
Terrace Floor	10.55	0.00	10.55	10.55	00
Total	206.78	0.00	196.23	196.23	01
Total Number of Same Buildings	1				
Total	206.78	0.00	196.23	196.23	01

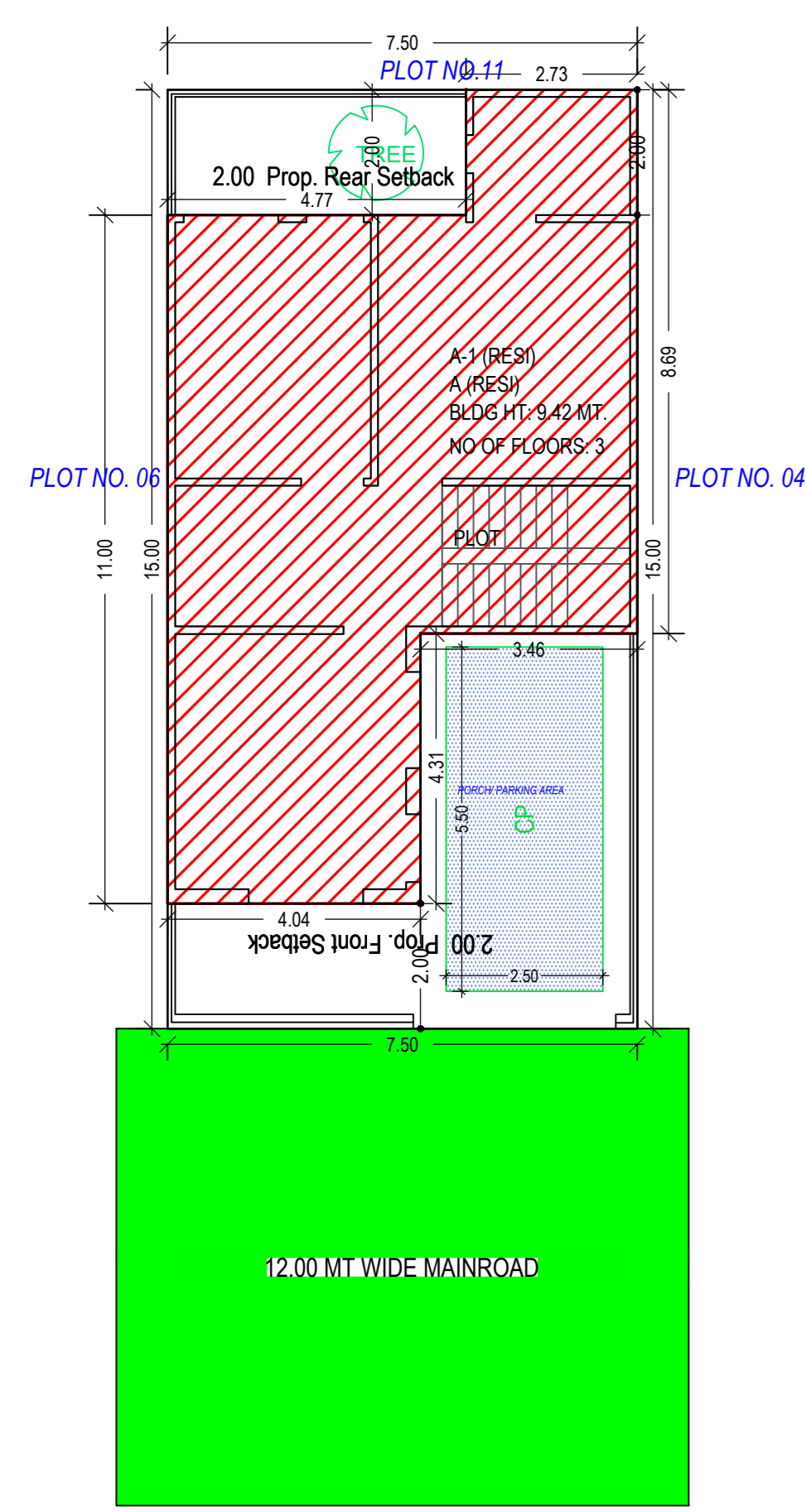
UniBUA Table for Building A (RES)										
Floor	Name	UniBUA Type	Net UniBUA Area	Gross UniBUA Area	UniBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit		
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	73.04	73.04	73.04	0.35	1.17	4.16	67.36	01
			Total	73.04	73.04	73.04	0.35	1.17	4.16	67.36
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	73.04	73.04	73.04	0.35	1.17	4.16	67.36	01
			Total	73.04	73.04	73.04	0.35	1.17	4.16	67.36
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	50.15	50.15	50.15	0.33	0.33	2.60	46.89	00
			Total	50.15	50.15	50.15	0.33	0.33	2.60	46.89
TERRACE FLOOR PLAN	SPLIT A	DWELLING UNIT	10.55	10.55	10.55	0.00	0.00	0.00	0.00	00
			Total	10.55	10.55	10.55	0.00	0.00	0.00	0.00
Total	-	-	196.23	196.23	196.23	1.04	2.68	10.92	181.61	01

Staircase Checks (Table 8a-1)									
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.				
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00				
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00				
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00				
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00				

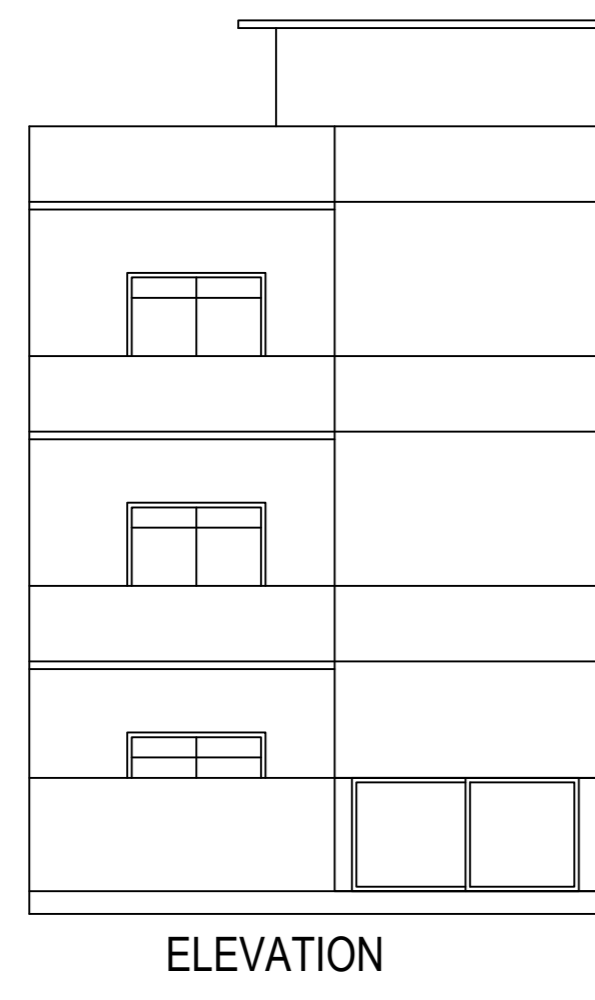
SCHEDULE OF WINDOW/VENTILATION									
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS					
A (RES)	W1	0.81	1.00	02					
A (RES)	W1	1.41	1.20	03					
A (RES)	W1	1.51	1.20	03					
A (RES)	W1	1.53	1.20	03					
A (RES)	W1	1.83	1.20	02					

SCHEDULE OF DOOR									
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS					
A (RES)	D1	0.91	2.10	03					
A (RES)	D1	1.00	2.10	09					
A (RES)	D1	1.12	2.10	03					
A (RES)	D1	1.08	2.10	02					

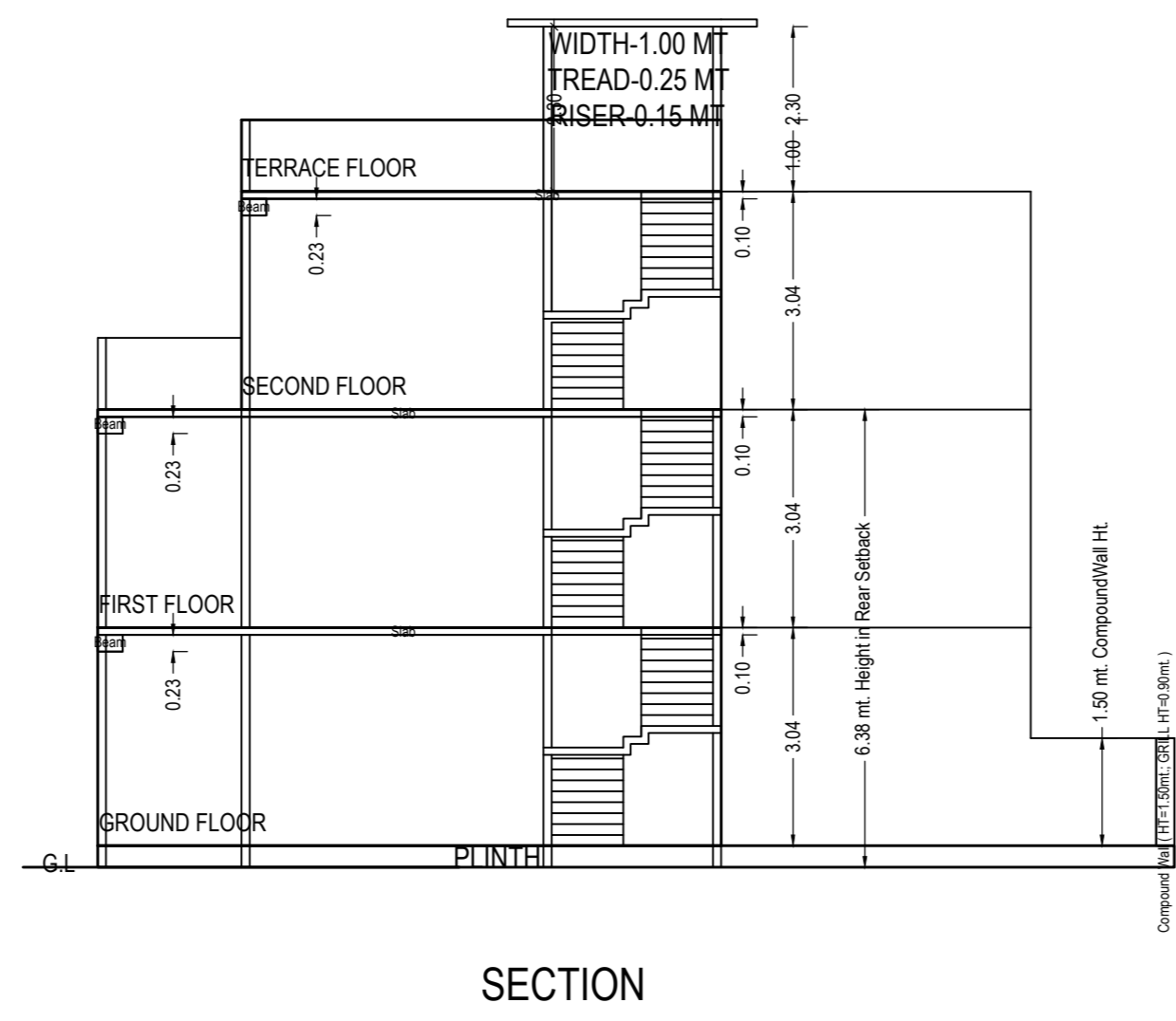
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
 2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.



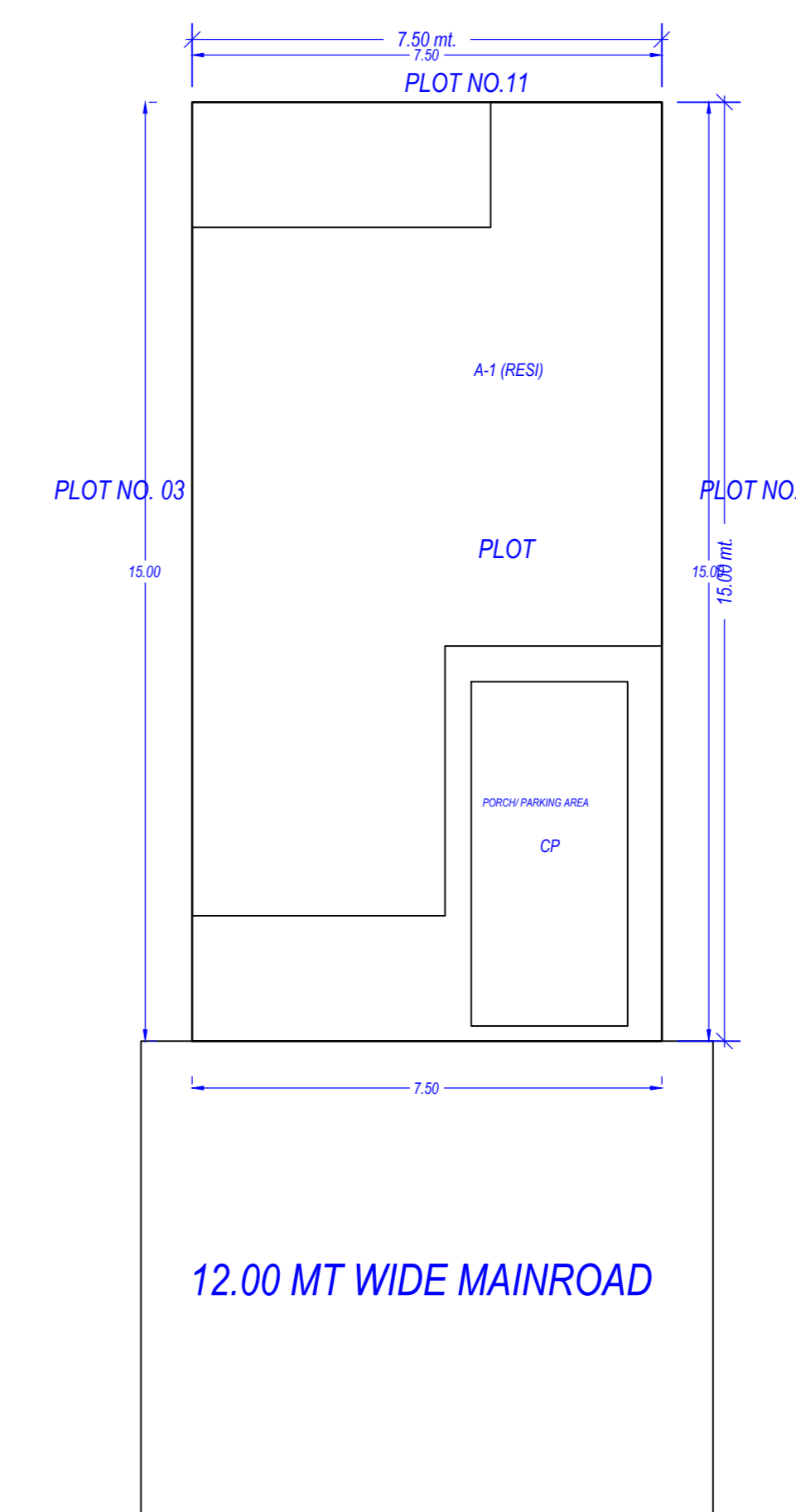
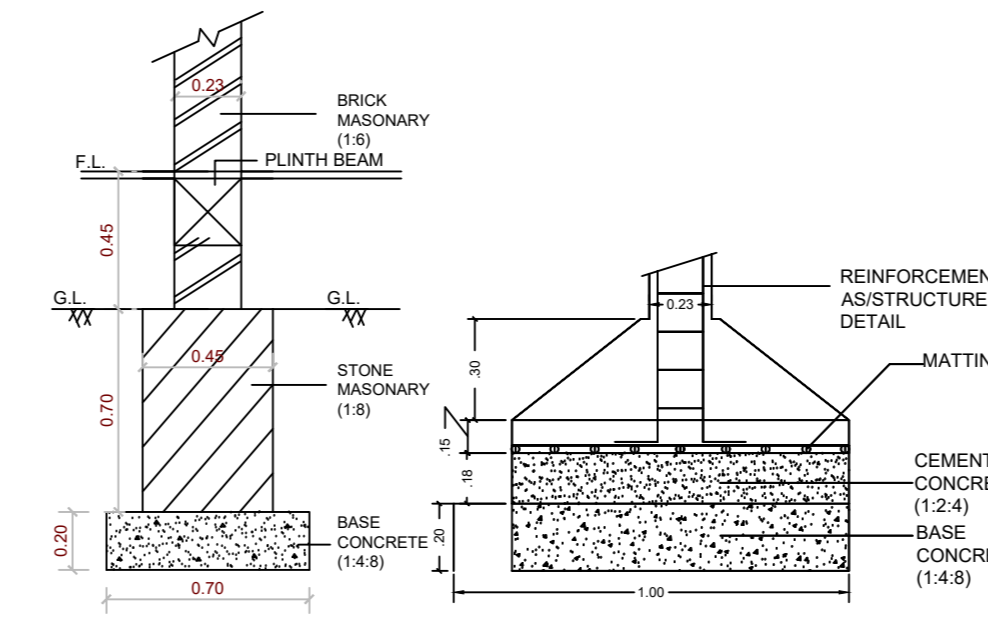
SITE PLAN
(Scale - 1:100)



ELEVATION



SECTION



12.00 MT WIDE MAINROAD

AREA STATEMENT		VERSION DATE: 05/04/2024		
PROJECT DETAIL				
Authority	Jhans Development Authority	Plot Use: Residential		
Authority Class	Category D	Plot Sub Use: Row House		
Authority Grade	Development Authority (DA)	Development Plan: Master Plan		
Case Type	Regular	Land Use Zone: Residential Use Zone		
Project Type	Building Permission	Land Sub Use Zone: Residential Zone		
Nature of Development	NEW	Layout Type: NA		
Development Area	Developed Area			
Sub Development Area	City Area			
Special Project	NA			
Site Address	District: Jhansi, Tehsil: Jhansi, Village: NA			
AREA DETAILS				
1. Area of Plot As per record		Sq.Mts.		
Document Area		112.50		
As per site condition		112.50		
2. Area of Plot Considered		112.50		
Deduction for				
(a) Proposed roads		0.00		
(b) Any reservations		0.00		
Total (+ & -)		0.00		
3. Net Area of plot (1 - 2) AREA OF PLOT		112.50		
Plot Area For FAR		112.50		
Perm. FAR Area (1.97)		221.88		
Previous Perm. FAR Area (2.00)		200.00		
Current Perm. FAR Area (1.75)		21.88		
Total Perm. FAR Area (1.97)		221.88		
6. Total Built up area permissible at:				
Permissible Coverage area (73.89 %)		83.13		
Previous Coverage area (65.00 %)		75.00		
Current Coverage area (65.00 %)		8.13		
Proposed Coverage Area (84.92 %)		73.04		
Total Prop. Coverage Area (84.92 %)		73.04		
Balance coverage area (8.97 %)		10.00		
Proposed Area at:				
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Ground Floor	73.04	0.00	73.04	0.00
First Floor	73.04	0.00	73.04	0.00
Second Floor	50.15	0.00	50.15	0.00
Terrace Floor	10.55	0.00	10.55	0.00
Total Area	206.78	0.00	196.23	0.00
Total FAR Area:			196.23	
Total Built Up Area:			206.78	
Proposed FAR consumed:			1.74	
C. Tenement Statement				
4. Tenement Proposed At:				
G.F.		1.00		
5. Total Tenements (3 + 4)		1		
E. Parking Statement				
1. Parking Space Required as per Regulations:		13.75		
2. Proposed Parking Space:		13.75		

Color Notes

Color	Meaning
Black	PLOT BOUNDARY
Red	ABUTTING ROAD
Green	PROPOSED CONSTRUCTION
Yellow	COMMON PLOT
Blue	ROAD ALIGNMENT (ROAD WIDENING AREA)
Light Blue	FUTURE T.P. SCHEME DEDUCTION AREA
Dark Blue	EXISTING (To be retained)
White	EXISTING (To be demolished)

Buildingwise Floor FSI Details

Floor Name	Proposed Built Up Area (Sq.mt.)		Total Proposed Built Up Area (Sq.mt.)		Total FAR Area (Sq.mt.)	
	Proposed	Existing	Proposed	Existing	Proposed	Existing
Ground Floor	73.04	0.00	73.04	0.00	73.04	73.04
First Floor	73.04	0.00	73.04	0.00	73.04	73.04
Second Floor	50.15	0.00	50.15	0.00	50.15	50.15
Terrace Floor	10.55	0.00	10.55	0.00	10.55	0.00
Total	206.78	0.00	196.23	0.00	196.23	196.23

FAR & Unit Details

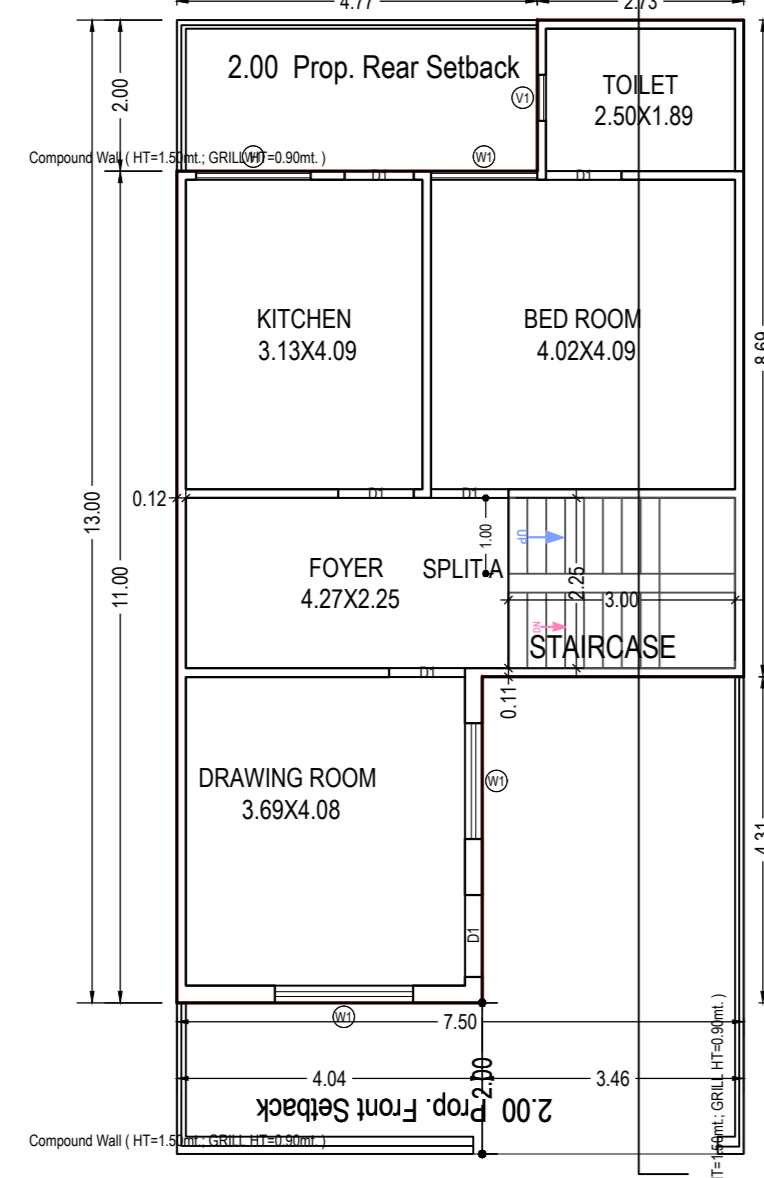
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
A (RES)	1	206.78	10.55	196.23	196.23	01
Grand Total	1	206.78	10.55	196.23	196.23	01

Parking Check (Table 7d)

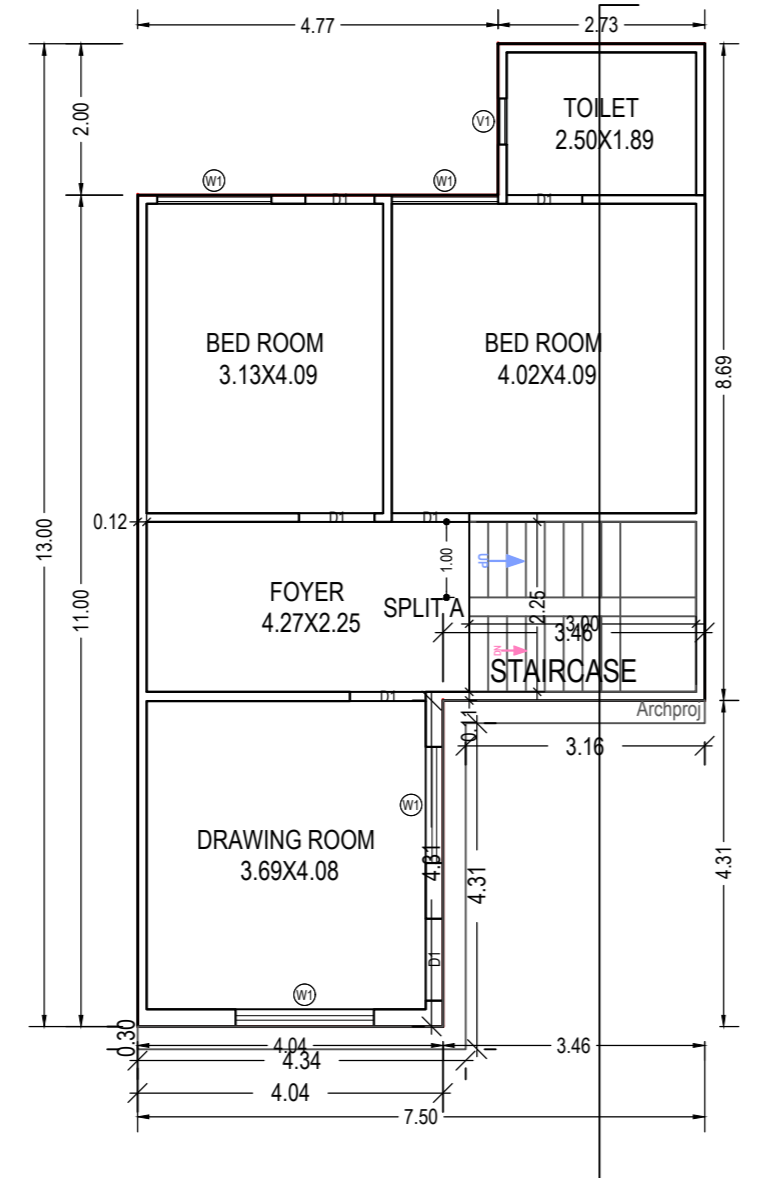
Vehicle Type	No.	Reduced Reepd Parking (Increase of Plotting RW Areas surrendered FOC)	Prop.	
			Area	No.
Equivalent Car Space	-	-	1	13.75
Total Car	1	-	1	13.75
Total	-	-	1	13.75

Building USE/SUBUSE Details

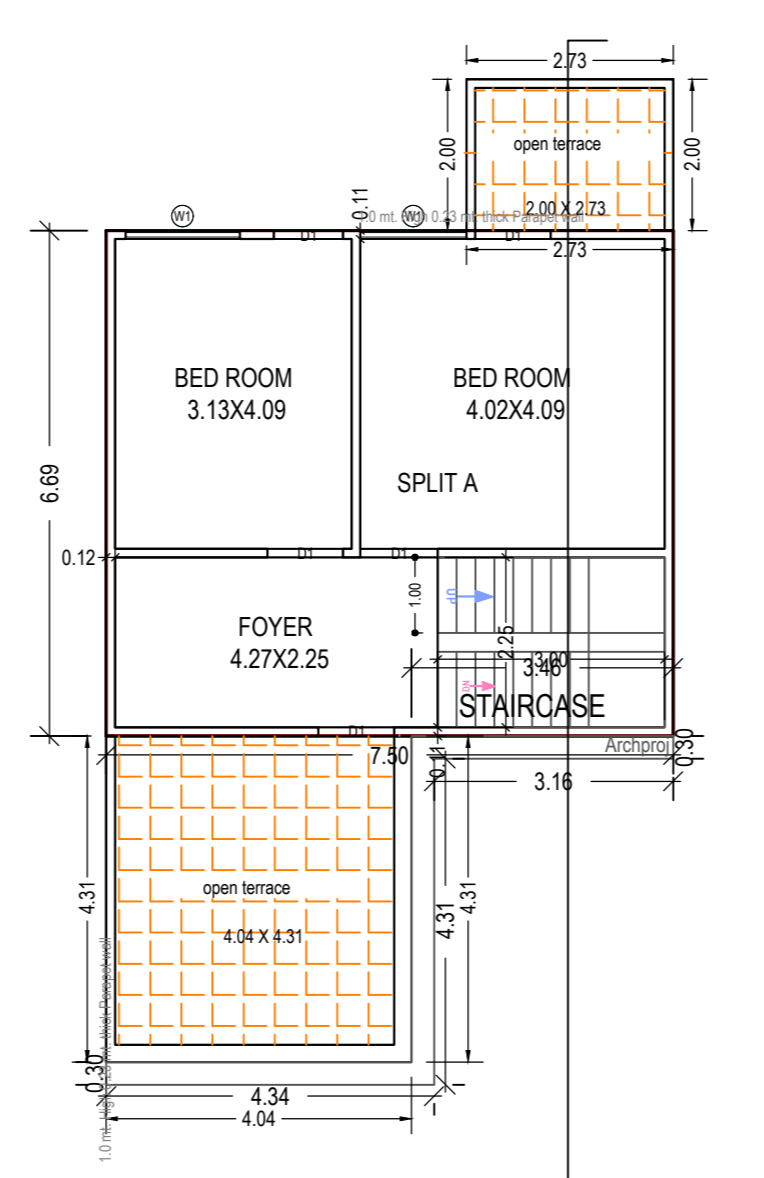
Building Name	Building Use	Building Sub Use	Building Use Group	Building Type	No. of Residential Units	Floor Name	Floor Use	Floor Sub Use	FAR Name	FAR Use	FAR Sub Use
A (RES)	Residential	Row House		Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
						FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
						SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
						TERRACE FLOOR PLAN	Residential	Row House	-	-	-



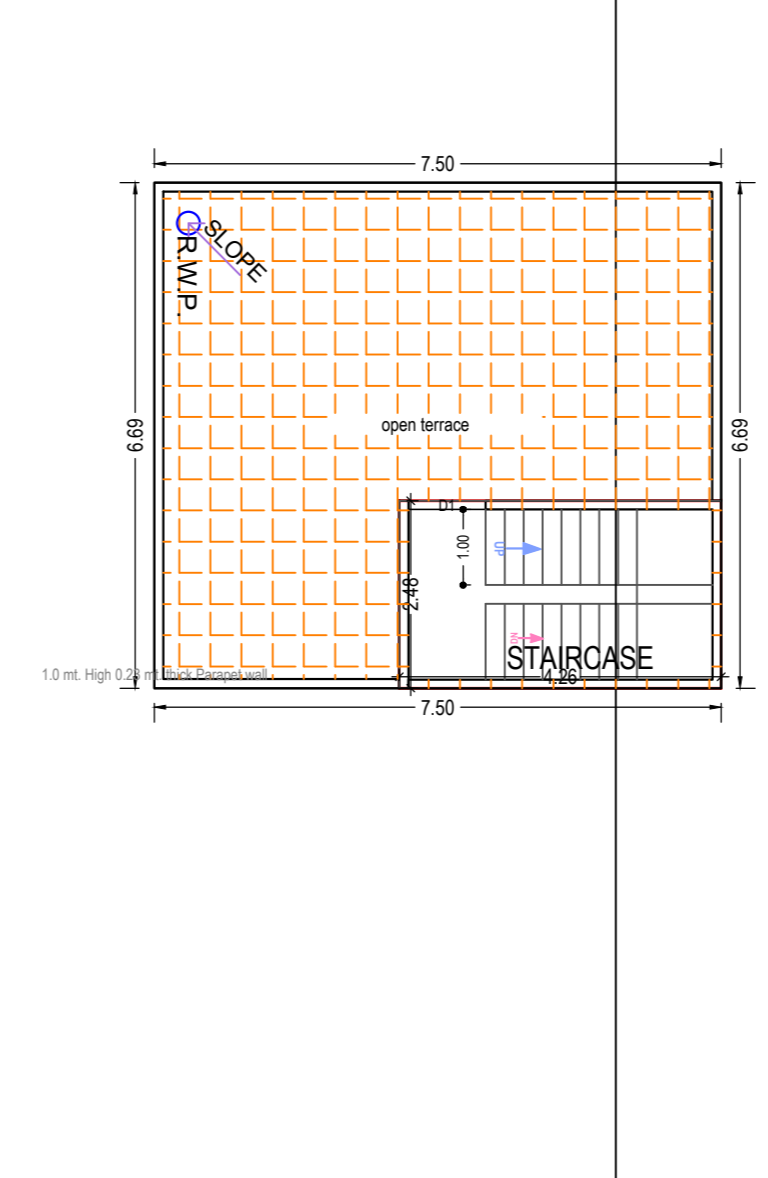
GROUND FLOOR PLAN (Proposed)
(SCALE 1:100)



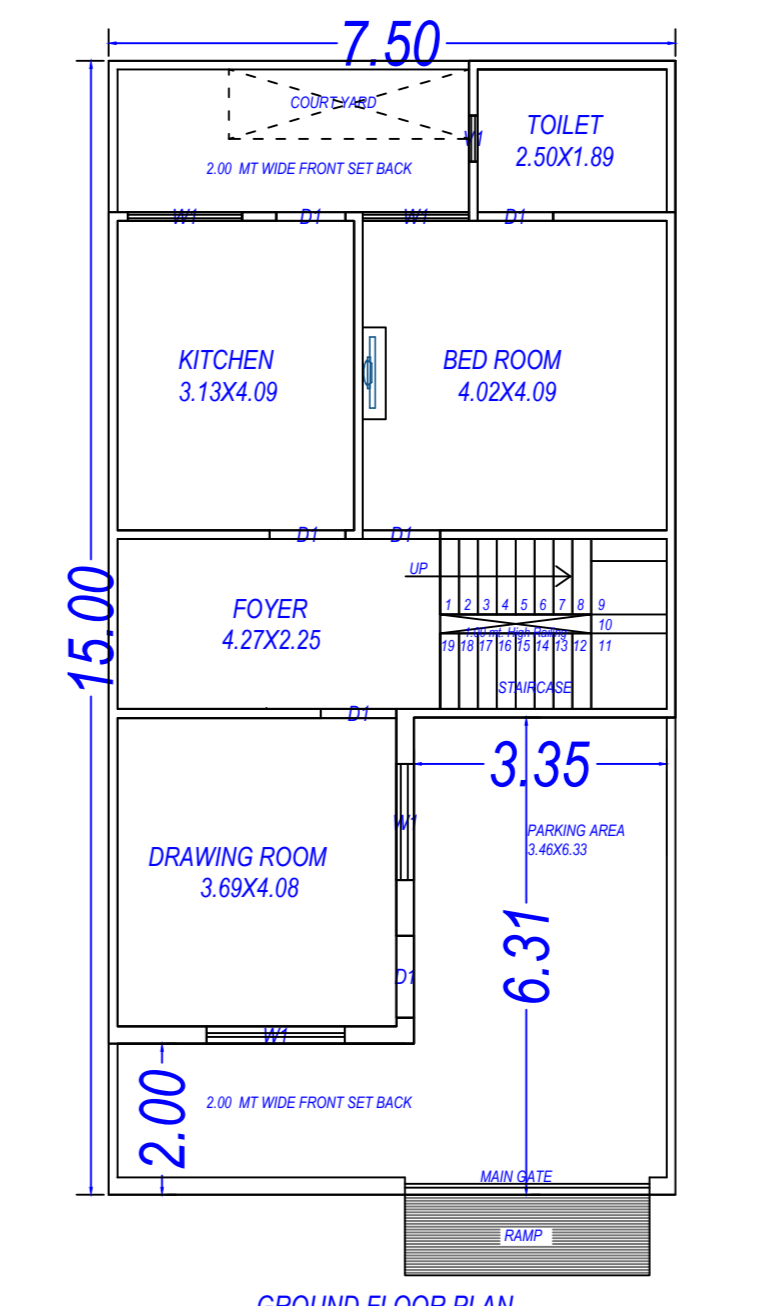
FIRST FLOOR PLAN (Proposed)
(SCALE 1:100)



SECOND FLOOR PLAN (Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)



GROUND FLOOR PLAN (SCALE 1:100)

Building 'A' (RES)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	73.04	0.00	73.04	73.04	01
First Floor	73.04	0.00	73.04	73.04	00
Second Floor	50.15	0.00	50.15	50.15	00
Terrace Floor	10.55	0.00	10.55	10.55	00
Total	206.78	0.00	196.23	196.23	01
Total Number of Same Buildings	1				
Total	206.78	0.00	196.23	196.23	01

UnitBUA Table for Building 'A' (RES)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	External Wall	Carpet Area	No. of Unit	
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	73.04	73.04	73.04	0.35	1.17	4.16	67.36	01
			Total	73.04	73.04	73.04	0.35	1.17	4.16	67.36
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	73.04	73.04	73.04	0.35	1.17	4.16	67.36	00
			Total	73.04	73.04	73.04	0.35	1.17	4.16	67.36
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	50.15	50.15	50.15	0.33	0.33	2.60	46.89	00
			Total	50.15	50.15	50.15	0.33	0.33	2.60	46.89
TERRACE FLOOR PLAN	SPLIT A	TERRACE FLOOR PLAN	10.55	10.55	10.55	0.00	0.00	0.00	0.00	00
			Total	10.55	10.55	10.55	0.00	0.00	0.00	0.00
Total	-	-	196.23	196.23	196.23	1.04	2.68	10.92	181.61	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	W1	0.61	1.00	02
A (RES)	W2	1.41	1.20	03
A (RES)	W3	1.51	1.20	03
A (RES)	W4	1.53	1.20	03
A (RES)	W5	1.08	1.20	02

SCHEDULE OF DOOR:

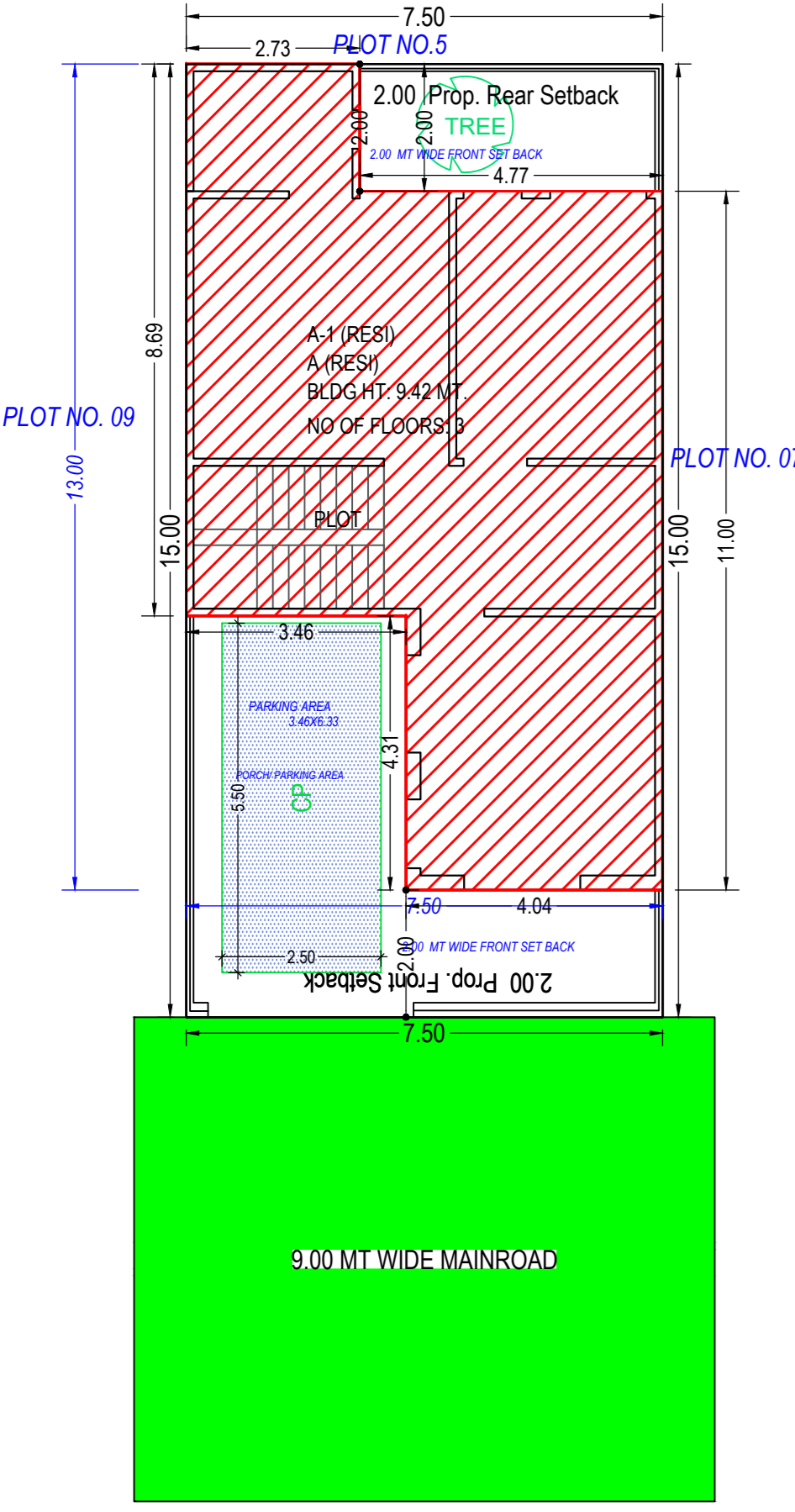
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	D1	0.81	2.10	03
A (RES)	D2	1.00	2.10	09
A (RES)	D3	1.02	2.10	03
A (RES)	D4	1.02	2.10	03
A (RES)	D5	1.08	2.10	02

Required Parking (Table 7a)

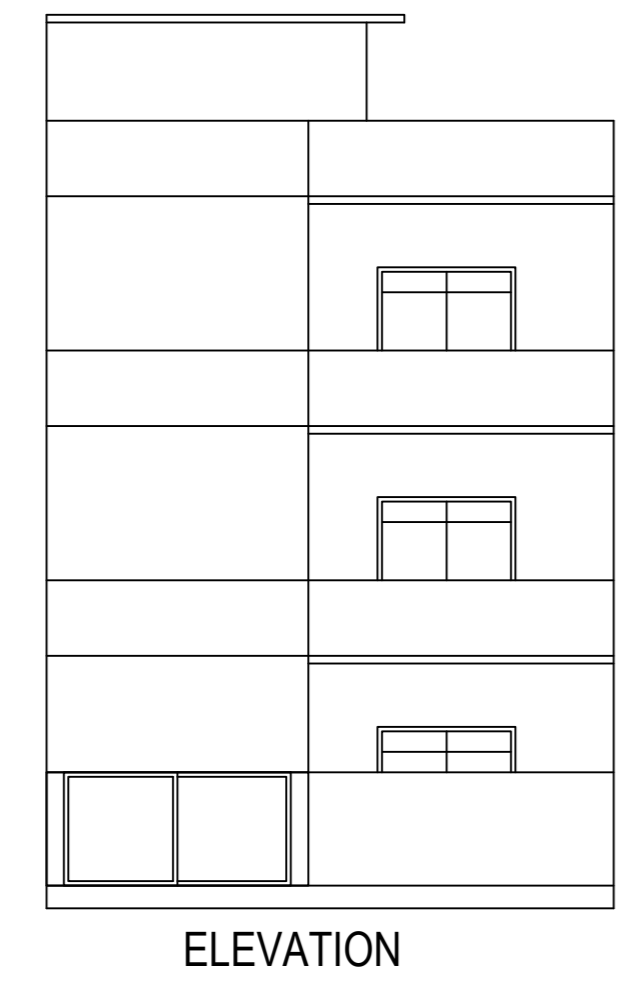
Building Name	Type	Sub Use	Area (Sq.mt.)	Units		Car	
				Prop.	Reqd./Unit	Reqd.	Prop.
A (RES)	Residential	Row House	100 - 200	1	112.50	1.00	1
Total				-	-	-	1

Total Plot Area: -	112.50	Total FAR Area: -	196.23
Total Coverage Area: -	73.04	Total BUA Area: -	206.78

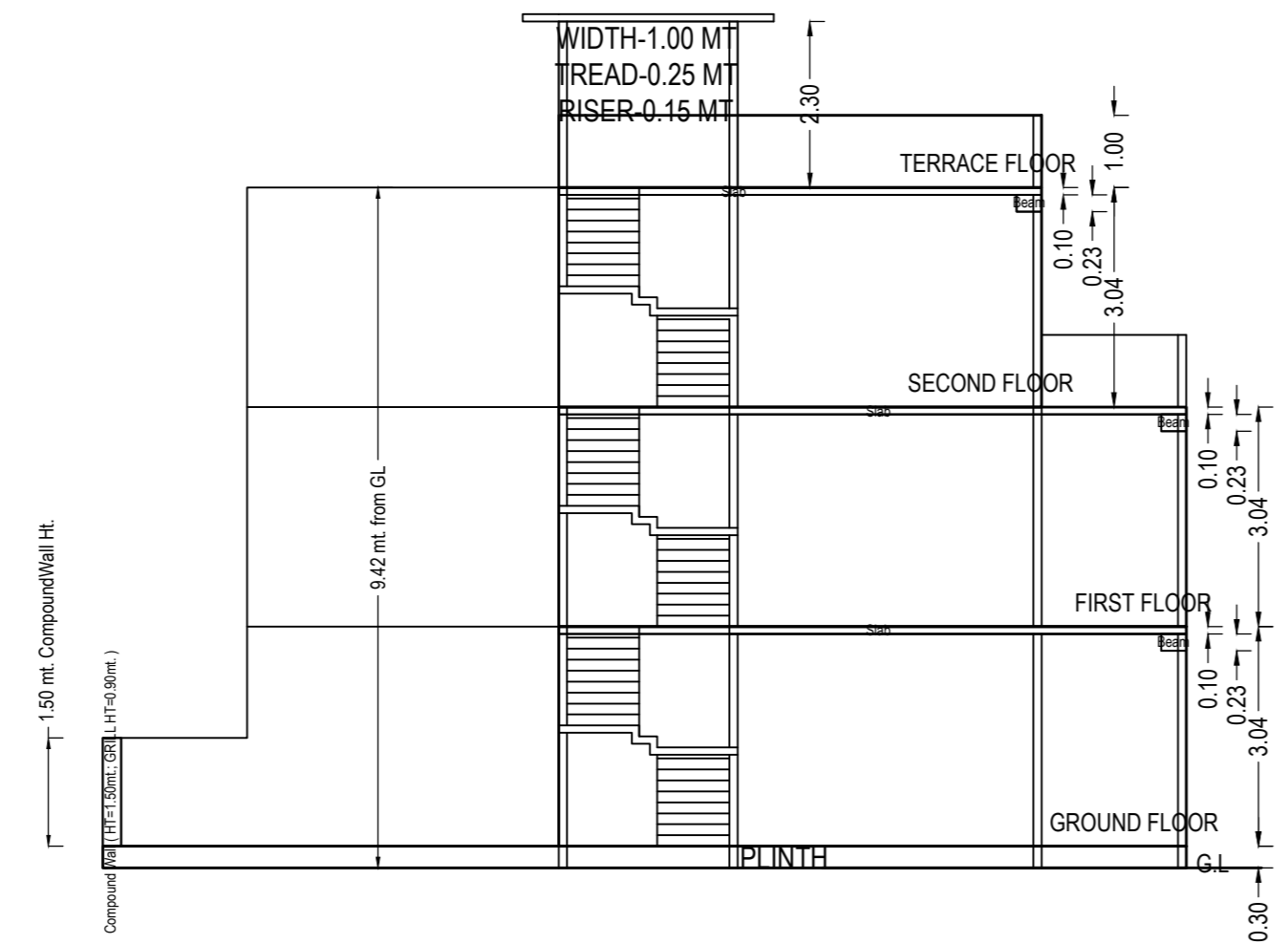
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
 2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.



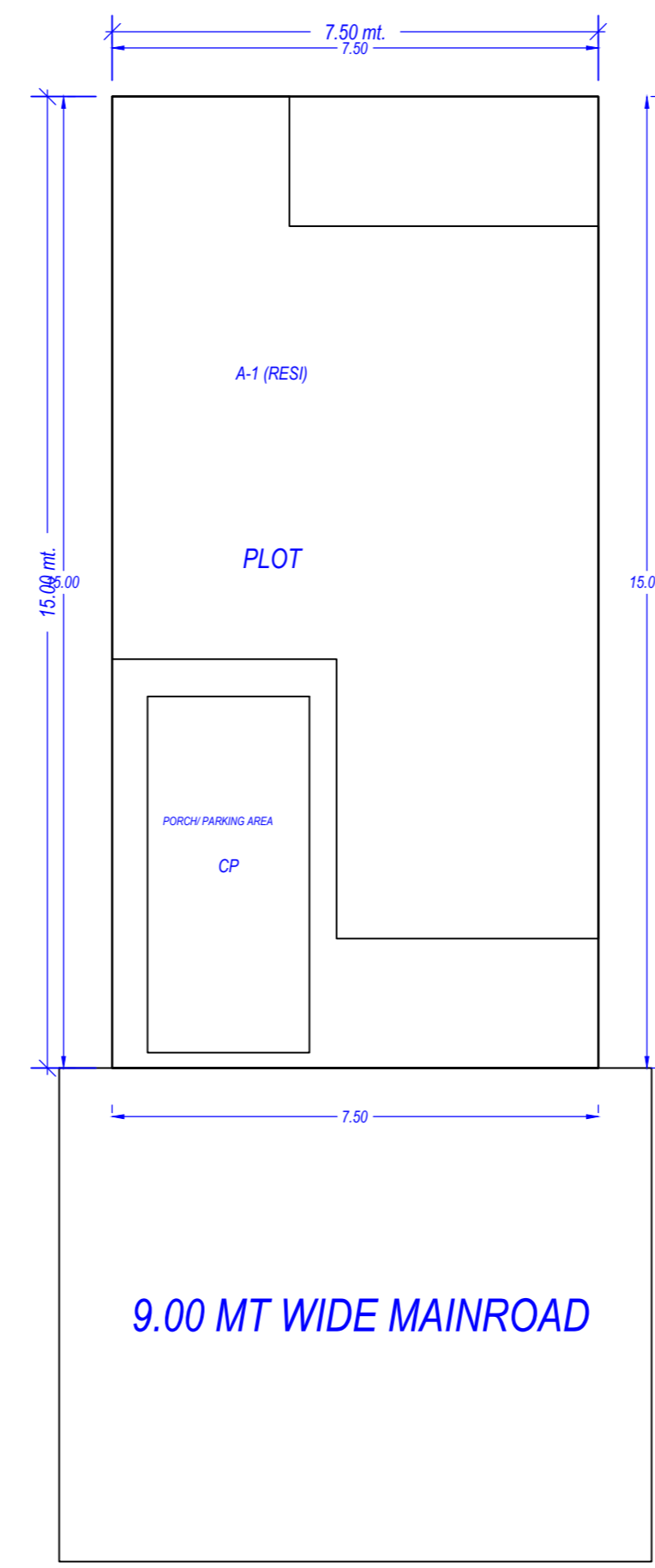
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(Scale - 1:100)



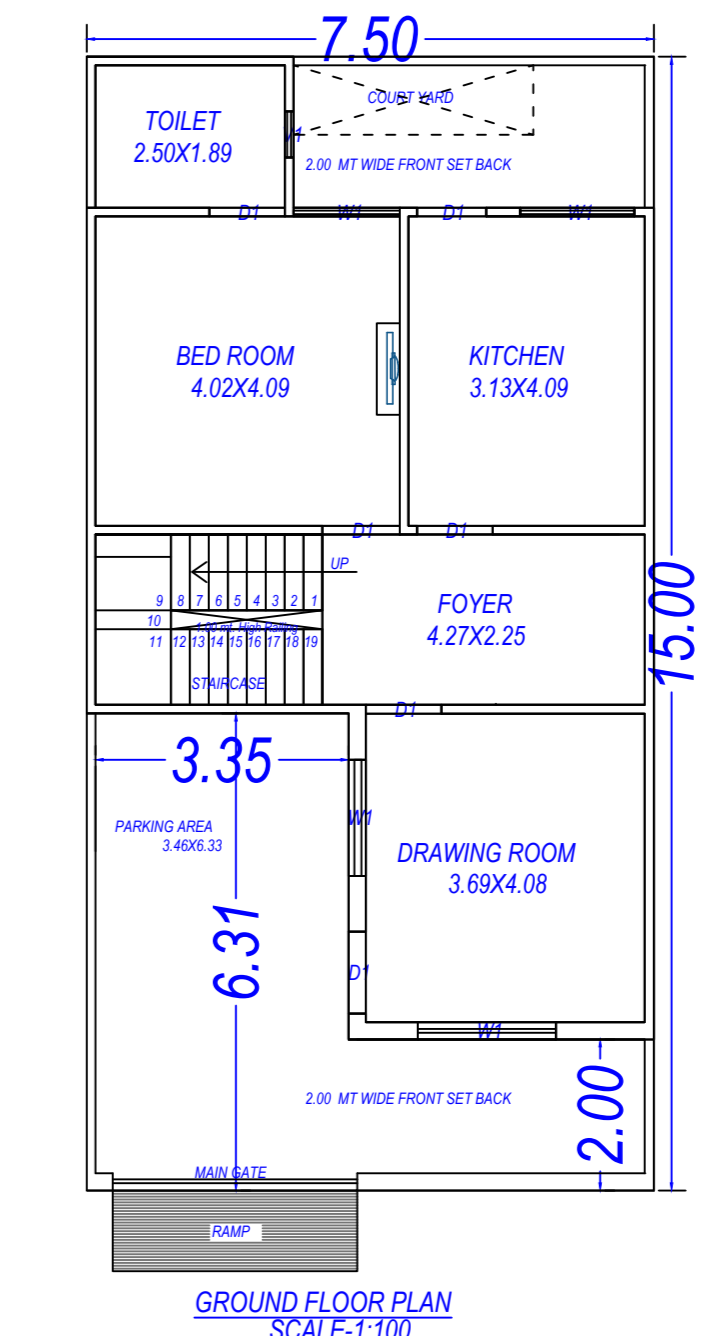
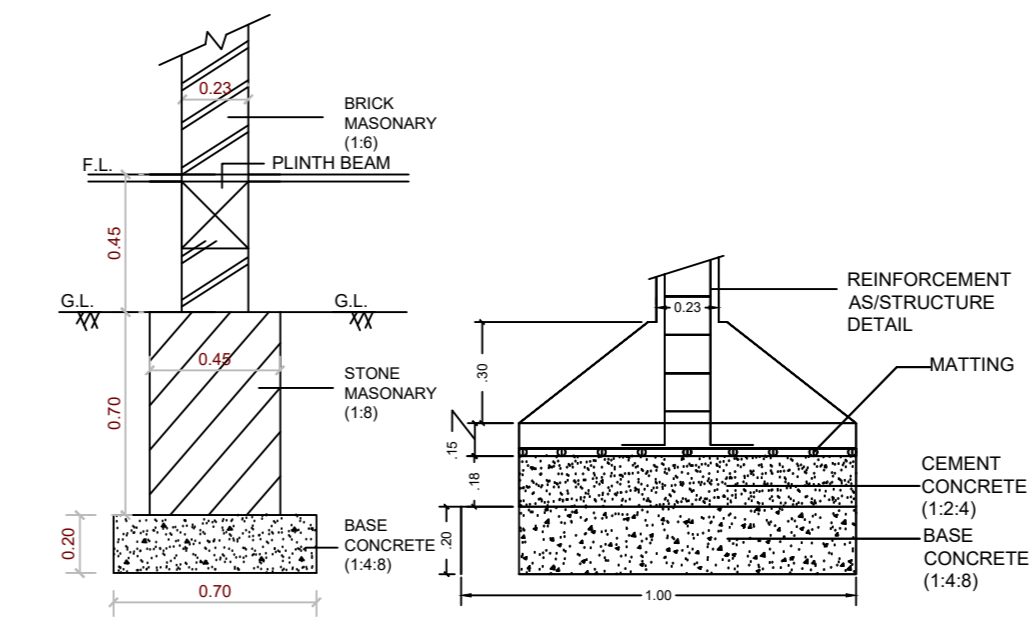
ELEVATION



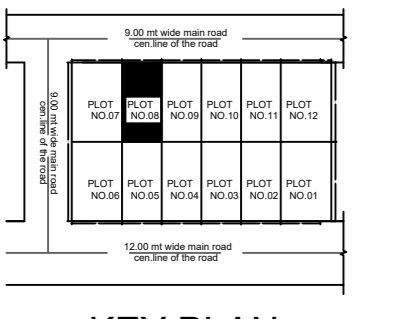
SECTION



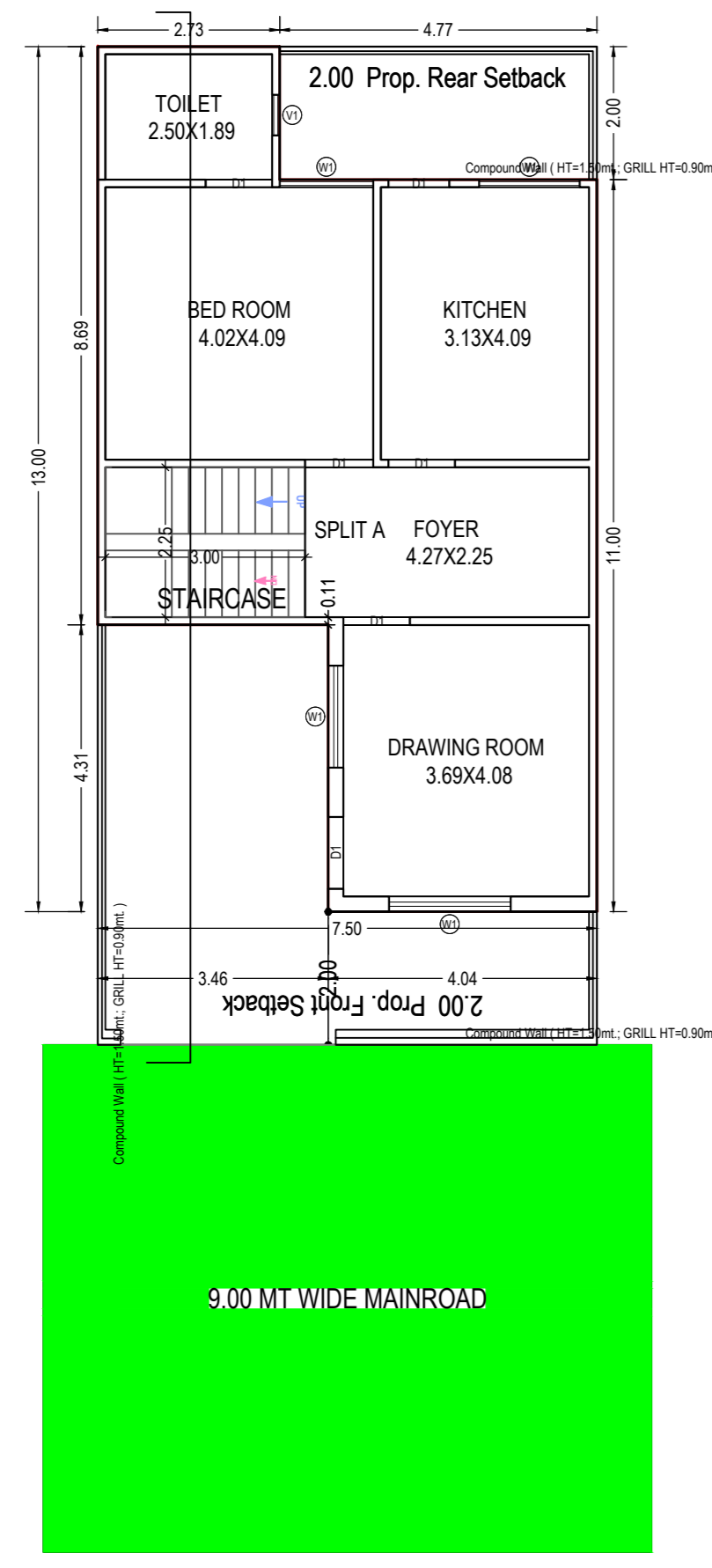
9.00 MT WIDE MAINROAD



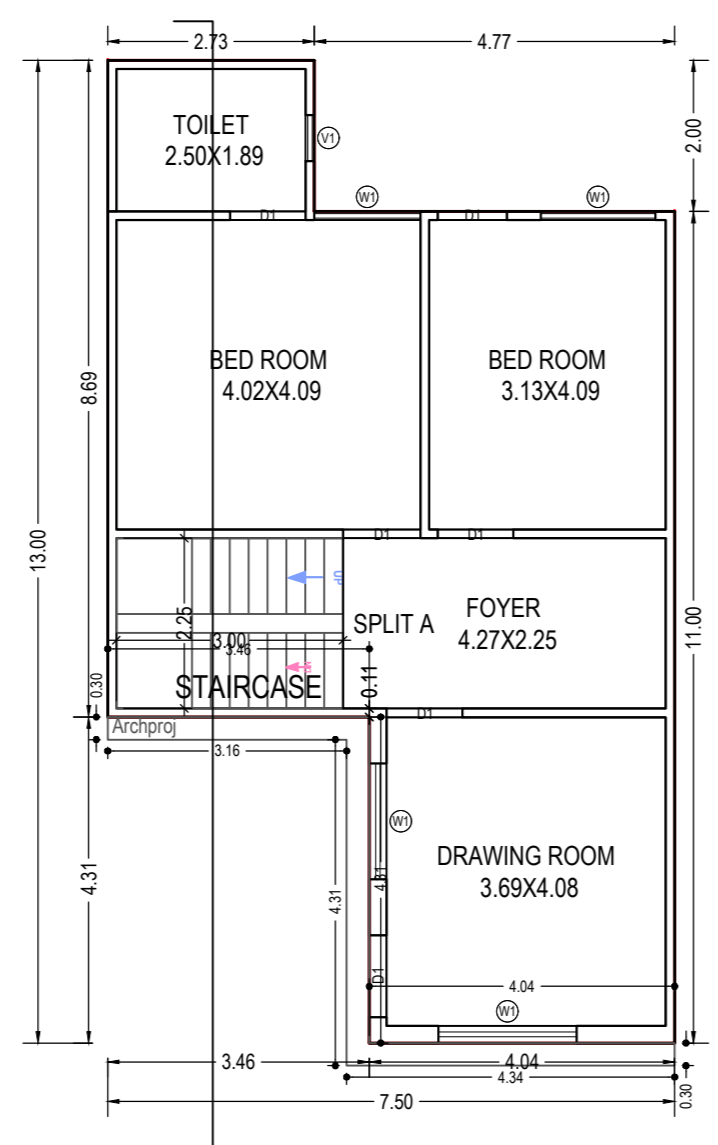
GROUND FLOOR PLAN
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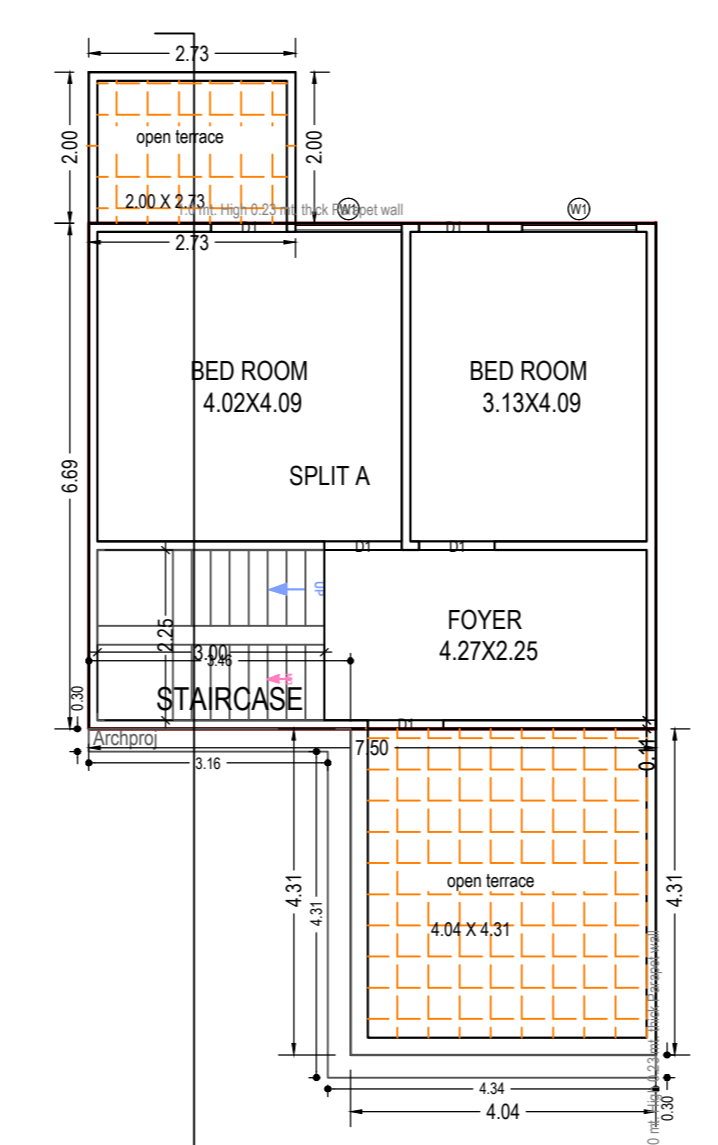
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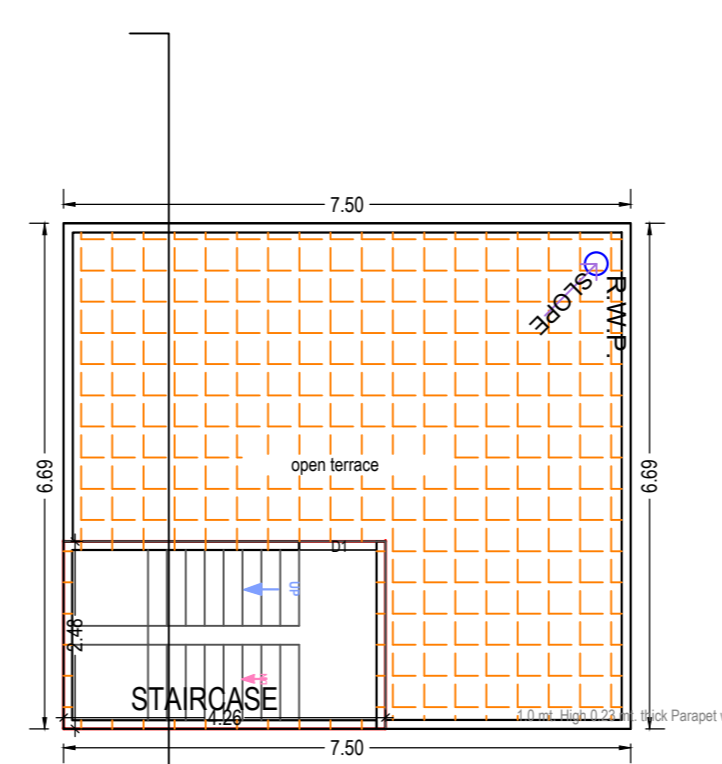
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

Floor	Name	Unit/BUA Type	Net Unit/BUA Area	Gross Unit/BUA Area	Unit/BUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit		
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	73.04	73.04	73.04	0.35	1.17	67.36	01	
			Total	73.04	73.04	73.04	0.35	1.17	4.16	67.36
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	73.04	73.04	73.04	0.35	1.17	67.36	00	
			Total	73.04	73.04	73.04	0.35	1.17	4.16	67.36
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	50.15	50.15	50.15	0.33	0.33	2.60	46.89	00
			Total	50.15	50.15	50.15	0.33	0.33	2.60	46.89
Total	-	-	196.23	196.23	196.23	1.04	2.68	10.92	181.61	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

Building 'A' (RESI)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	73.04	0.00	73.04	73.04	01
First Floor	73.04	0.00	73.04	73.04	00
Second Floor	50.15	0.00	50.15	50.15	00
Terrace Floor	10.55	0.00	10.55	10.55	01
Total	206.78	0.00	196.23	196.23	01
Total Number of Same Buildings	1	-	-	-	-
Total	206.78	0.00	196.23	196.23	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	W1	1.41	1.20	03
A (RESI)	W2	1.51	1.20	03
A (RESI)	W3	1.53	1.20	02
A (RESI)	W4	1.83	1.20	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	D1	0.91	2.10	03
A (RESI)	D2	1.00	2.10	03
A (RESI)	D3	1.02	2.10	03
A (RESI)	D4	2.10	2.10	02

Tree Details (Table 3h)

Plot	Name	Rept	Nos of Trees
1	Tree	1	1

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Parking space reqd for every	Units	Car
A (RESI)	Residential	Row House	100 - 200	1	112.50	1.00
Total	-	-	-	-	-	1

Color Notes

Color	Meaning
Black	PLOT BOUNDARY
Red	ABUTTING ROAD
Green	PROPOSED CONSTRUCTION
Yellow	COMMON PLOT
Blue	ROAD ALIGNMENT (ROAD WIDENING AREA)
Light Blue	FUTURE T.P. SCHEME DEDUCTION AREA
Dark Blue	EXISTING (To be retained)
White	EXISTING (To be demolished)

Buildingwise Floor FSI Details

Floor Name	Proposed Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed FAR	Existing FAR
Ground Floor	73.04	0.00	73.04	0.00
First Floor	73.04	0.00	73.04	0.00
Second Floor	50.15	0.00	50.15	0.00
Terrace Floor	10.55	0.00	10.55	0.00
Total Area	206.78	0.00	196.23	0.00

FAR & Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
A (RESI)	1	206.78	10.55	196.23	196.23	01
Grand Total	1	206.78	10.55	196.23	196.23	01

Parking Check (Table 7b)

Vehicle Type	No.	Reduced Rept Parking (Incase of Plot having RW/area surrendered/FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	1	13.75
Total Car	1	-	-	1	13.75
Total	-	-	-	1	13.75

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (RESI)	Residential	Row House	-	Lowrise Building	-	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

OWNER'S NAME AND SIGNATURE
 ARUN KUMAR PANDEY, 0015pandey@gmail.com, 7985164545

ARCHITECT'S NAME AND SIGNATURE
 SHUBHAM GUPTA, AM1755887/25062019, ENGINEER

Signature Not Verified
 Jhans Development Authority



Signature Not Verified
 Jhans Development Authority

Building Plan Application Number
 JDA/BP/24-250087

Sanctioned On
 25 May 2024

Valid Till
 02 Jun 2029

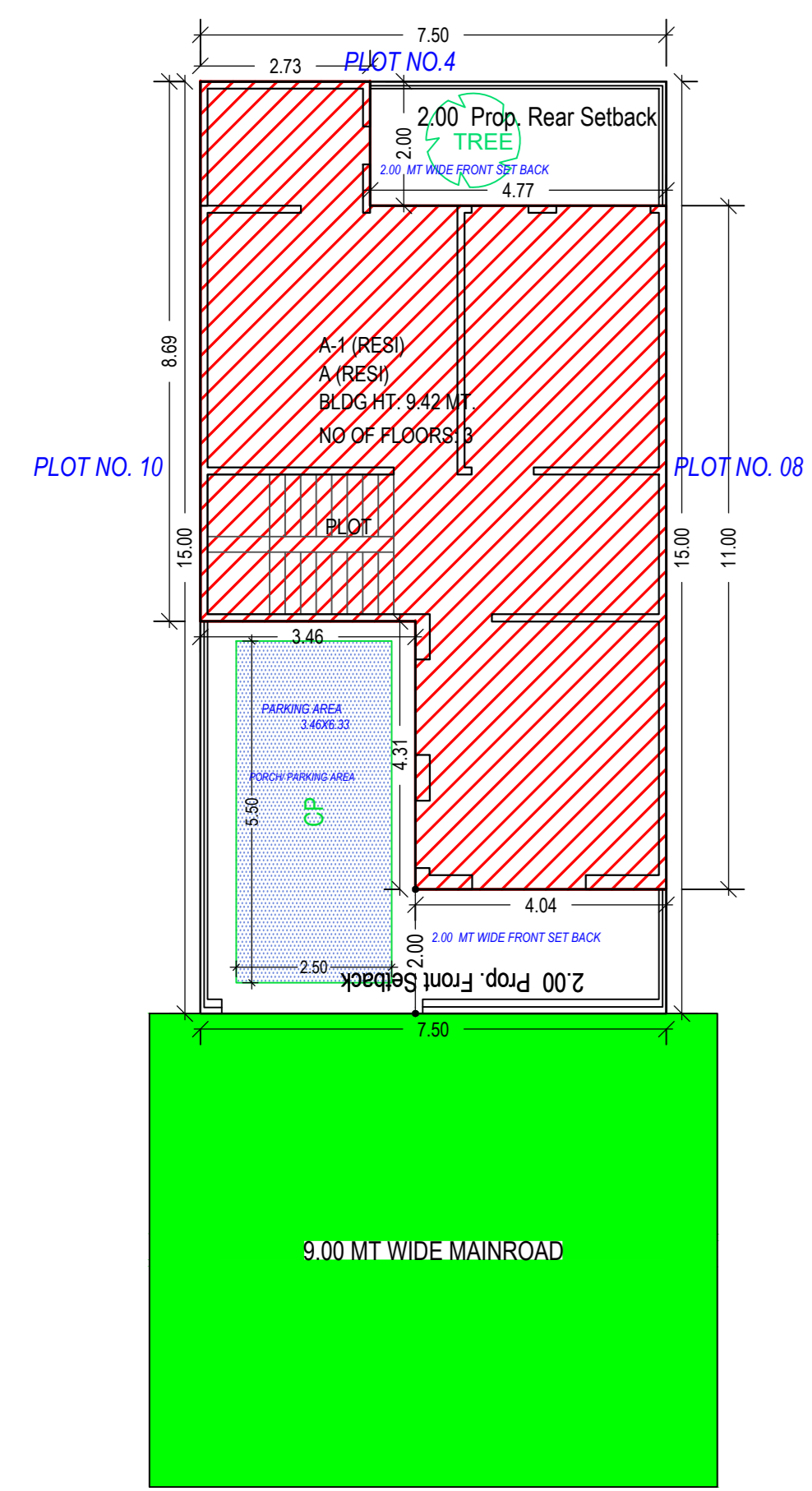
Approved By
 Jhendra Singh Sahrawar (Town Planner)

Examined By
 Hansraj Bhati (Junior engineer)

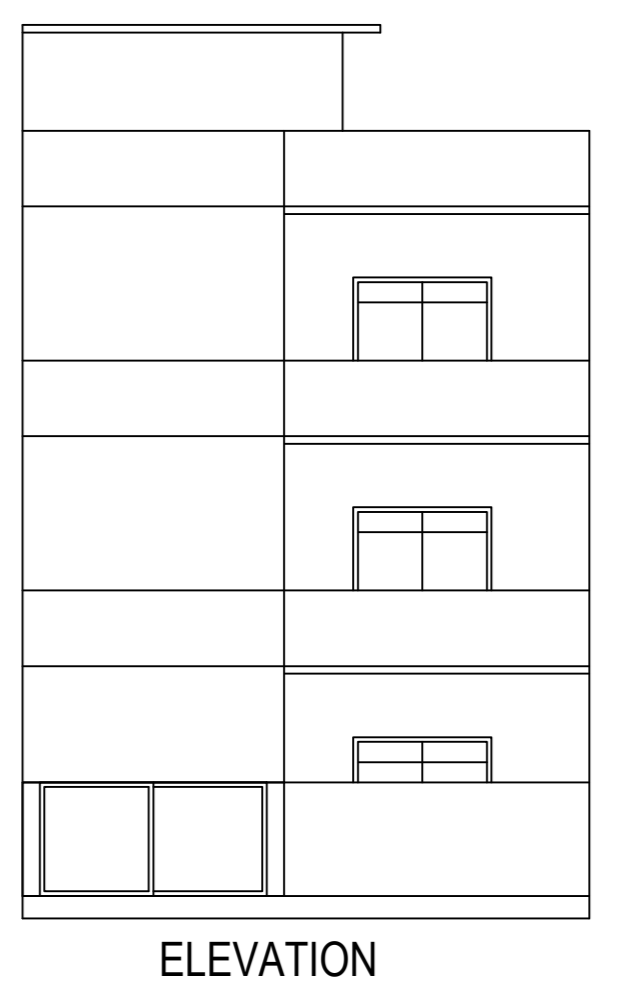
Jhendra Singh Sahrawar (Town Planner)

Total Plot Area: - 112.50
 Total FAR Area: - 196.23
 Total Coverage Area: - 73.04
 Total BUA Area: - 206.78

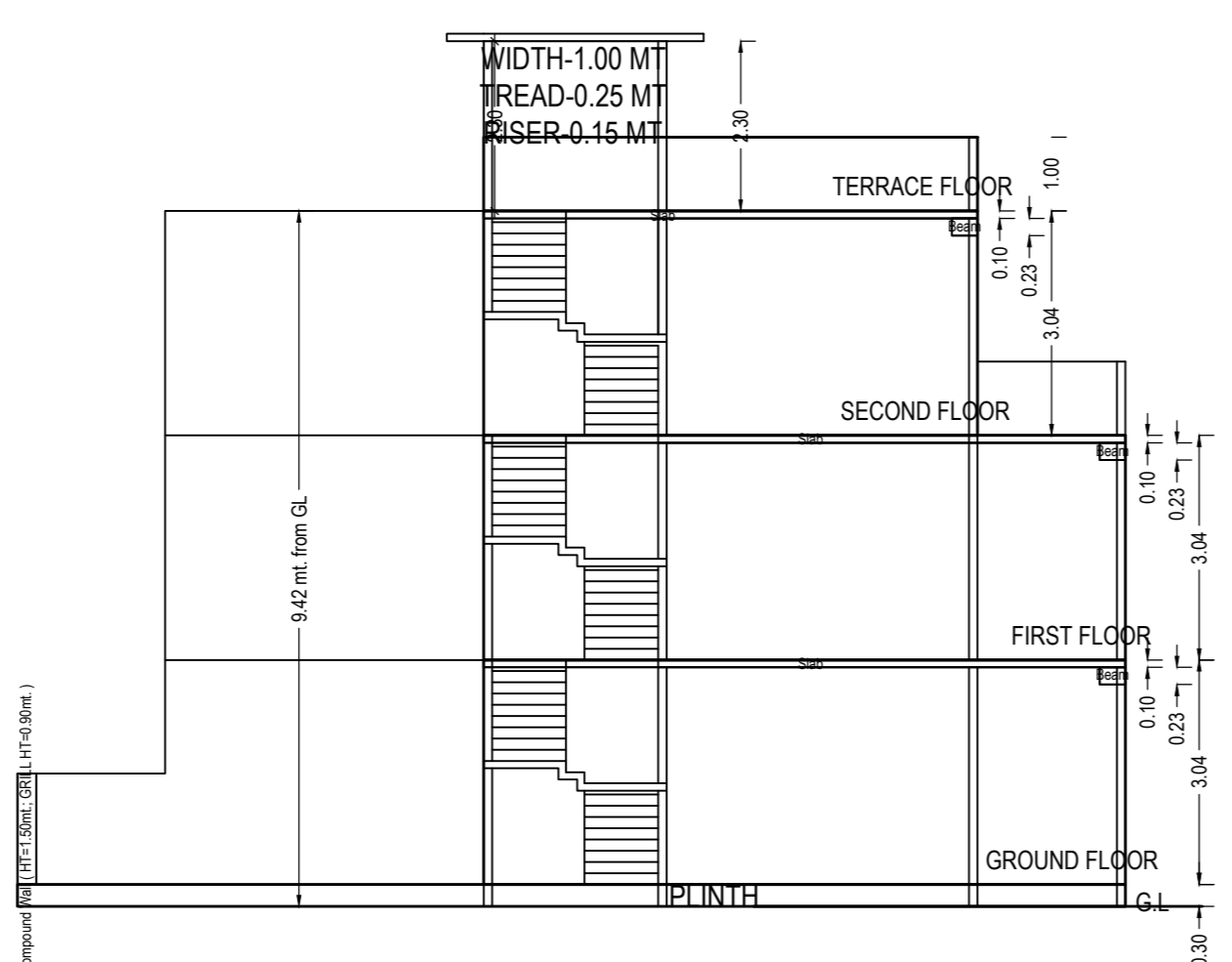
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
 2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.



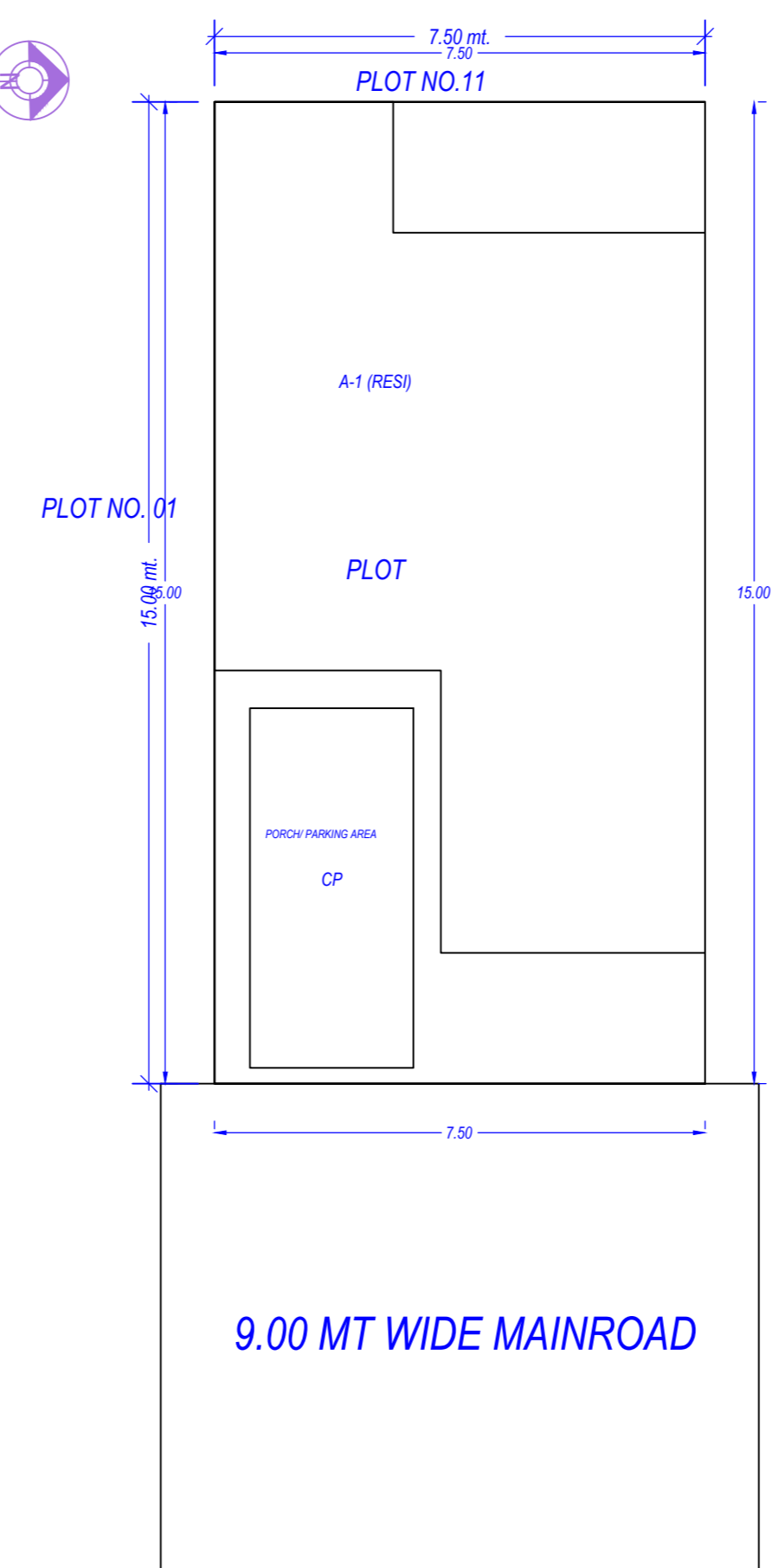
SITE PLAN
(Scale - 1:100)



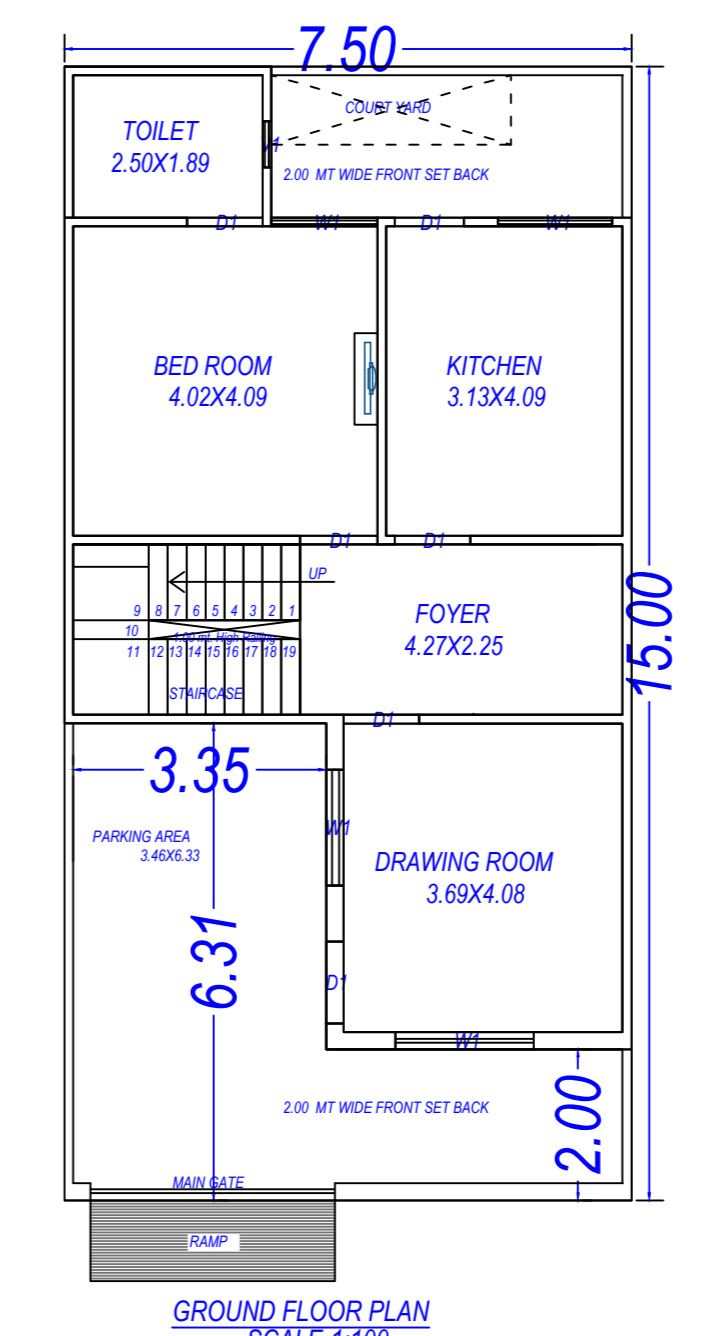
ELEVATION



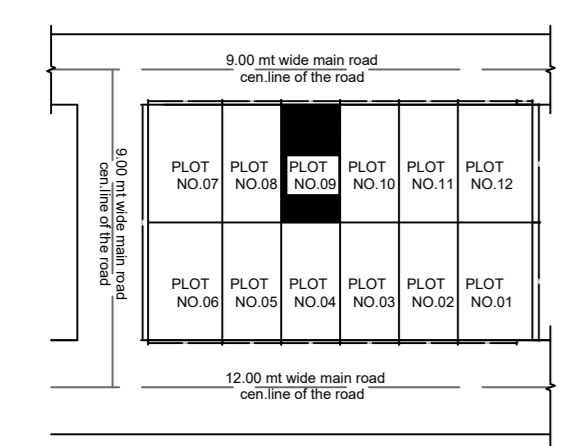
SECTION



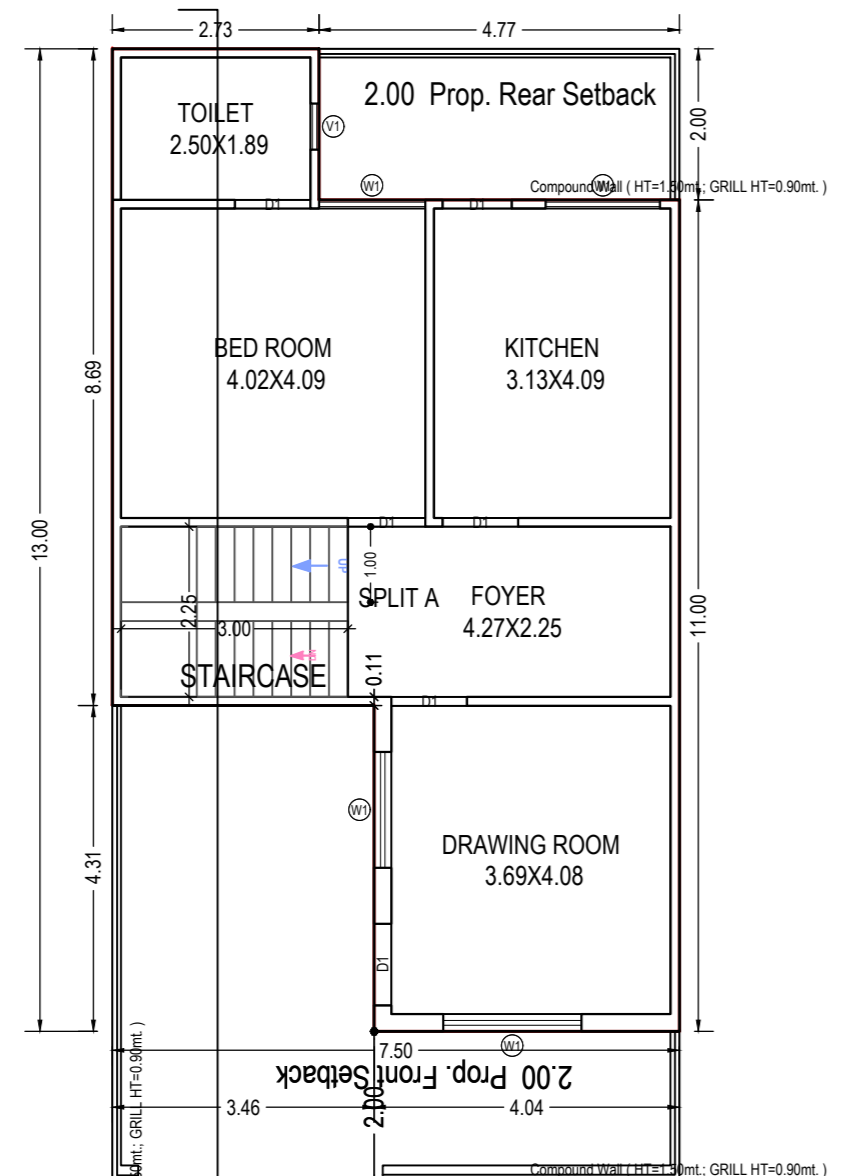
9.00 MT WIDE MAINROAD



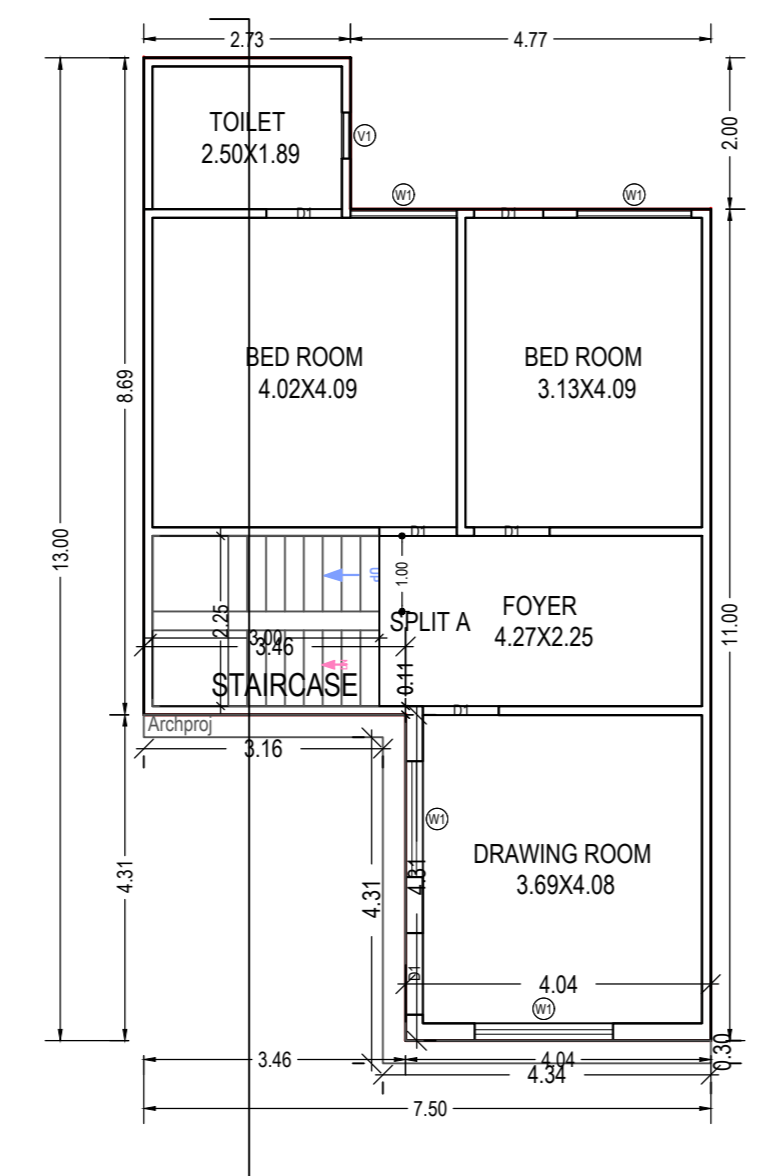
GROUND FLOOR PLAN
SCALE:1:100



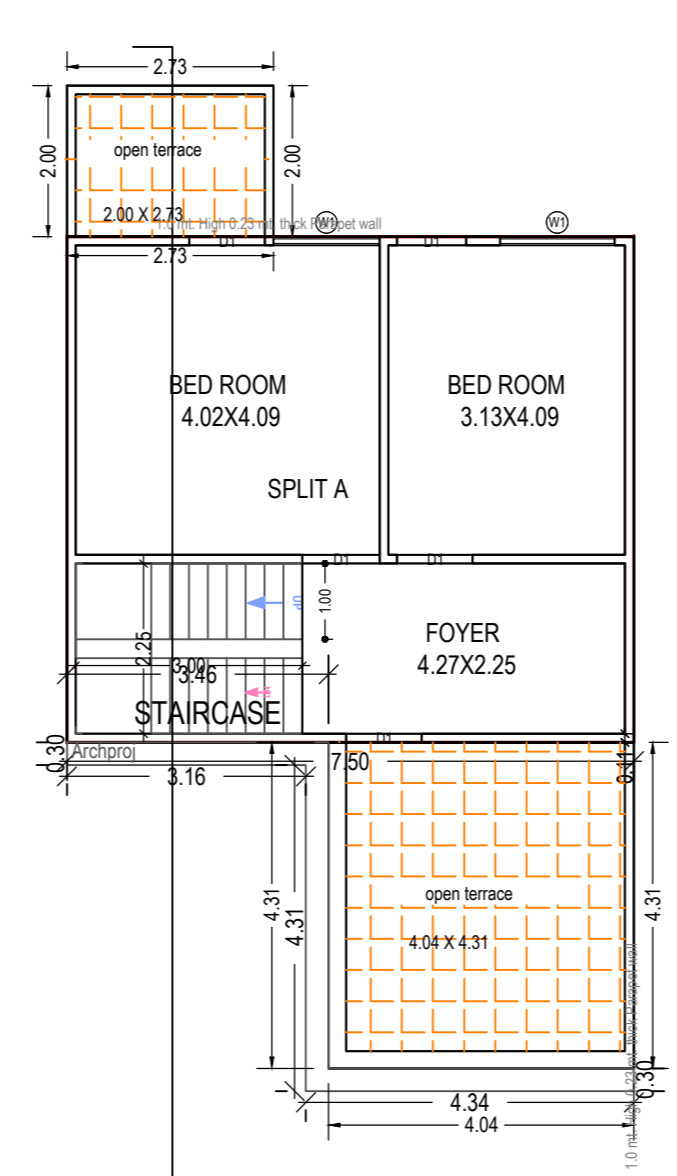
KEY PLAN



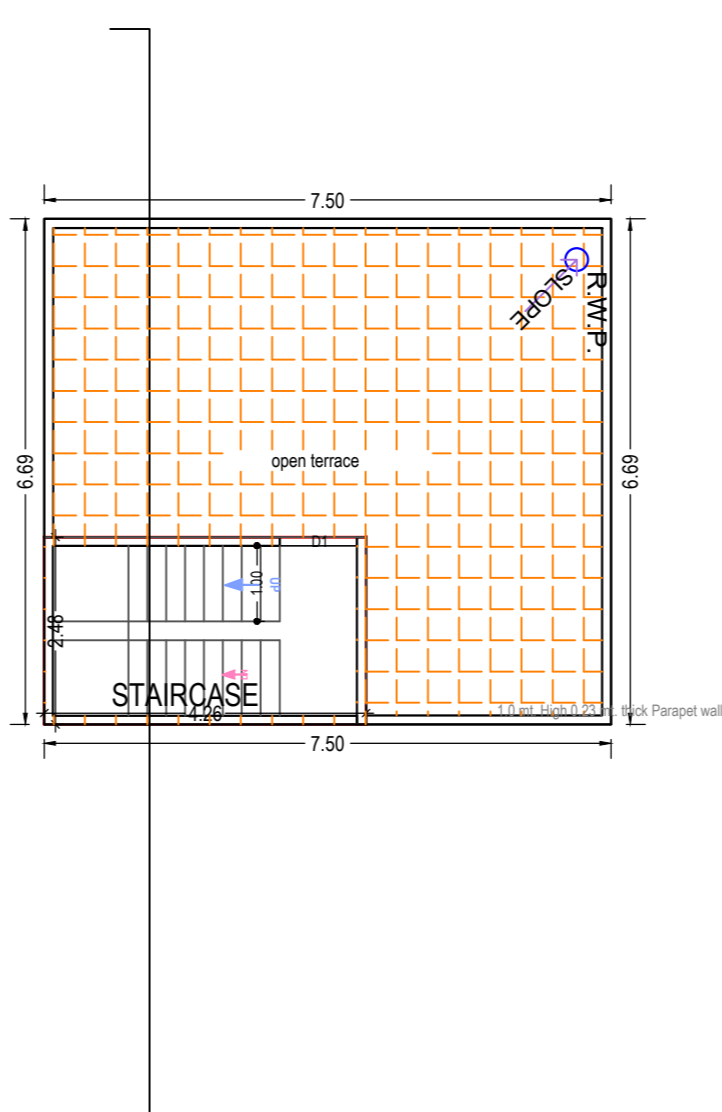
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



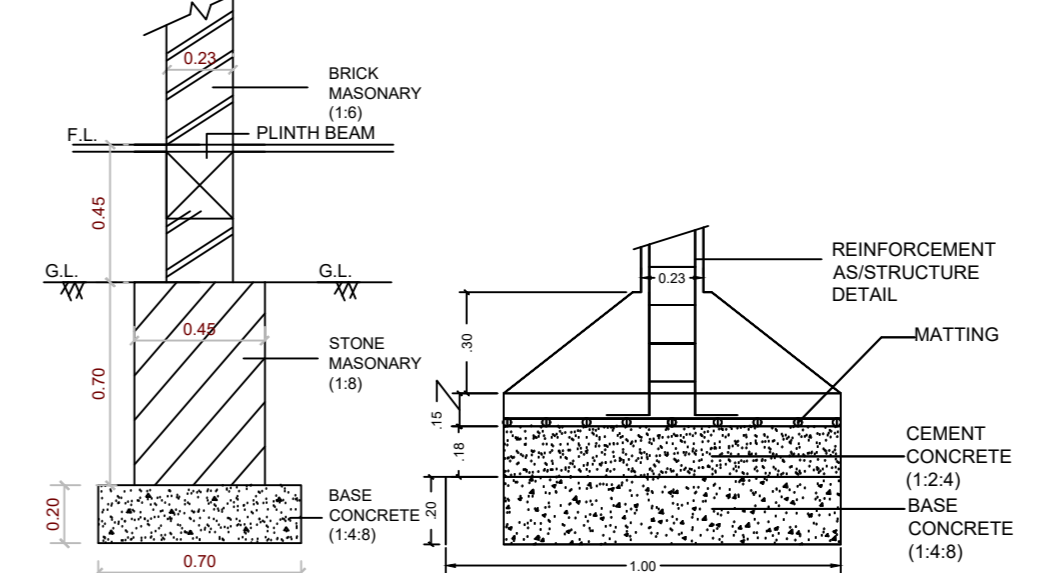
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



Color Index

Plot Boundary	Black
Abutting Road	Green
Proposed Construction	Red
Common Plot	Yellow
Road Alignment (Road Widening Area)	Blue
Future T.P Scheme Deduction Area	Light Blue
Existing (To be retained)	Light Green
Existing (To be demolished)	Light Yellow

Buildingwise Floor FSI Details

Floor Name	Proposed Built Up Area (Sq.mt.)		Proposed FAR		Total FAR Area (Sq.mt.)
	Proposed Built Up Area	Proposed FAR Area	Total Proposed Built Up Area	Total FAR Area	
Ground Floor	73.04	73.04	73.04	73.04	73.04
First Floor	73.04	73.04	73.04	73.04	73.04
Second Floor	50.15	50.15	50.15	50.15	50.15
Terrace Floor	10.55	10.55	10.55	10.55	10.55
Total Area	206.78	206.78	196.23	196.23	196.23

FAR & Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
A (RES)	1	206.78	10.55	196.23	196.23	01
Grand Total	1	206.78	10.55	196.23	196.23	01

Parking Check (Table 7b)

Vehicle Type	No.	Reduced Road Parking (In case of Plot having RW/less surrendered FOC)	Prop.	
			Area	No. Area
Equivalent Car Space	-	-	-	1 13.75
Total Car	1	-	-	1 13.75
Total	-	-	-	1 13.75

Building USE/SUBUSE Details

Building Name	Building Use	Building Subuse	Building Group	Building Type	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (RES)	Residential	Row House	-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
						FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
						SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
						TERRACE FLOOR PLAN	Residential	Row House	-	-	-
						TERRACE FLOOR PLAN	Residential	Row House	-	-	-

OWNER'S NAME AND SIGNATURE
 ARUN KUMAR PANDEY, 0015pandey@gmail.com, 7985164545

ARCHITECT'S NAME AND SIGNATURE
 SHUBHAM GUPTA
 AM1755887/25062019

Signature Not Verified
 Jhans Development Authority



Signature Not Verified
 Jhans Development Authority

Building Plan Application Number
 JDA/BP/24-25/0088

Sanctioned On
 25 May 2024

Valid Till
 02 Jun 2029

Approved By
 Jhendra Singh Sahrawar (Town Planner)

Examined By
 Vincent Kumar (Junior engineer)

Signature Not Verified
 Jhendra Singh Sahrawar (Town Planner)

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

Required Parking (Table 7a)

Building Name	Type	Subuse	Area (Sq.mt.)	Parking space reqd for every	Units		Car	
					Prop.	Reqd./Unit	Reqd.	Prop.
A (RES)	Residential	Row House	100 - 200	1	112.50	1.00	1	-
Total	-	-	-	-	-	-	1	1

UnitBUA Table for Building -A (RES)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit		
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	73.04	73.04	73.04	0.35	1.17	4.16	01	
			Total	73.04	73.04	73.04	0.35	1.17	4.16	01
			Typical Floor = 1	73.04	73.04	73.04	0.35	1.17	4.16	01
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	73.04	73.04	73.04	0.35	1.17	4.16	01	
			Total	73.04	73.04	73.04	0.35	1.17	4.16	01
			Typical Floor = 1	73.04	73.04	73.04	0.35	1.17	4.16	01
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	50.15	50.15	50.15	0.33	0.33	2.60	00	
			Total	50.15	50.15	50.15	0.33	0.33	2.60	00
			Typical Floor = 1	50.15	50.15	50.15	0.33	0.33	2.60	00
TERRACE FLOOR PLAN	SPLIT A	TERRACE UNIT	10.55	10.55	10.55	0.33	0.33	2.60	00	
			Total	10.55	10.55	10.55	0.33	0.33	2.60	00
			Typical Floor = 1	10.55	10.55	10.55	0.33	0.33	2.60	00
Total	-	-	196.23	196.23	196.23	1.04	2.68	10.92	01	

Staircase Checks (Table 6a-1)

Floor Name	StarCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.	
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00	
		Total	1.00	0.250	0.152	1.00
		Typical Floor = 1	1.00	0.250	0.152	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00	
		Total	1.00	0.250	0.152	1.00
		Typical Floor = 1	1.00	0.250	0.152	1.00
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00	
		Total	1.00	0.250	0.152	1.00
		Typical Floor = 1	1.00	0.250	0.152	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00	
		Total	1.00	0.250	0.000	1.00
		Typical Floor = 1	1.00	0.250	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:

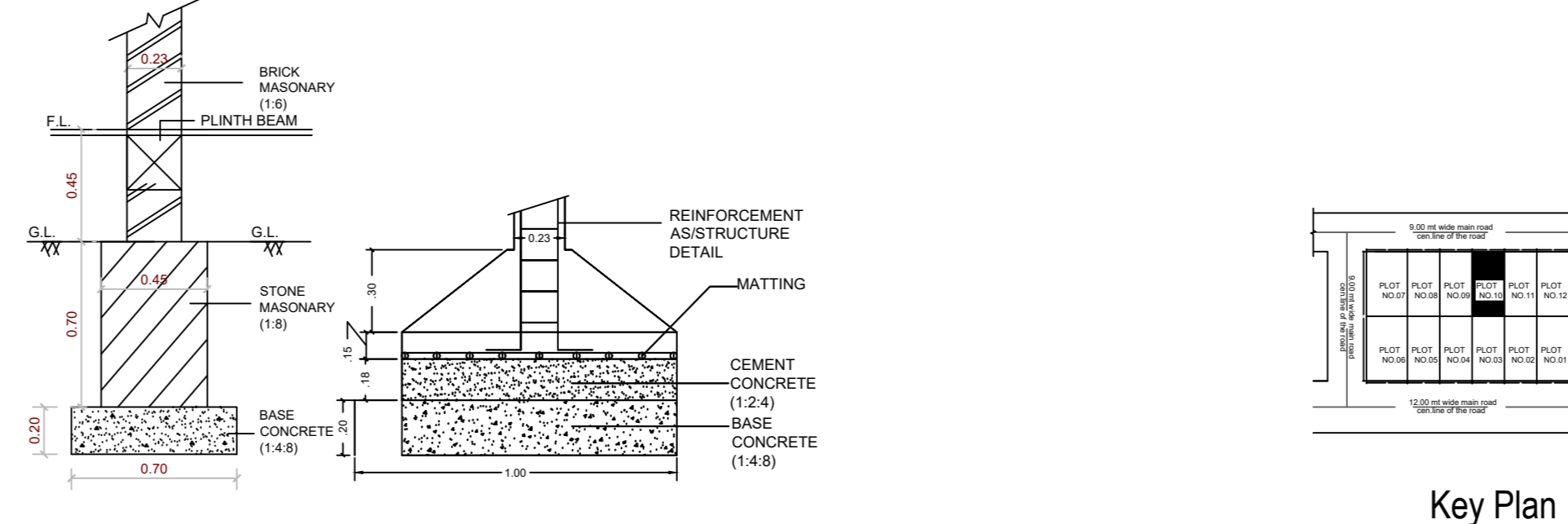
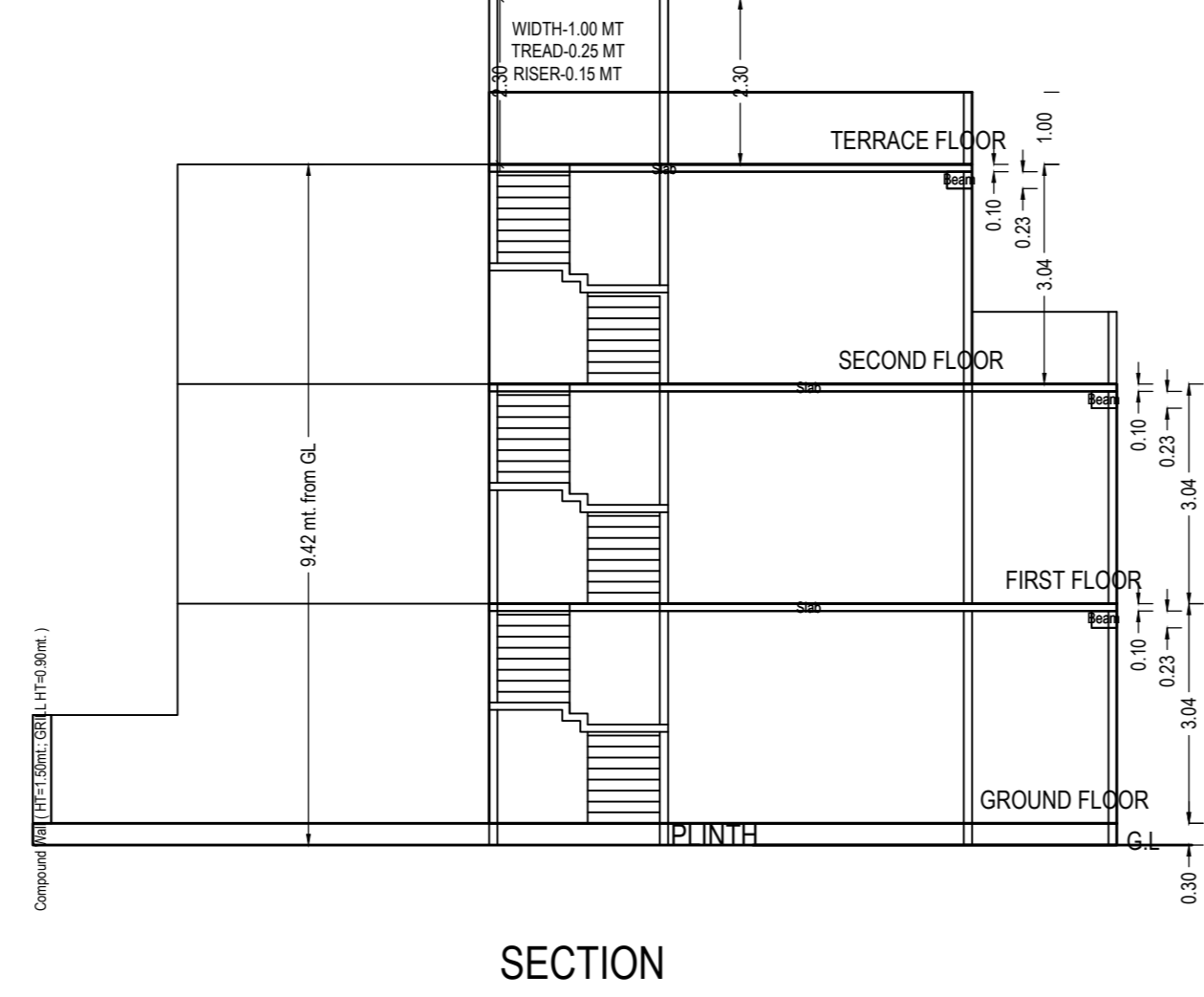
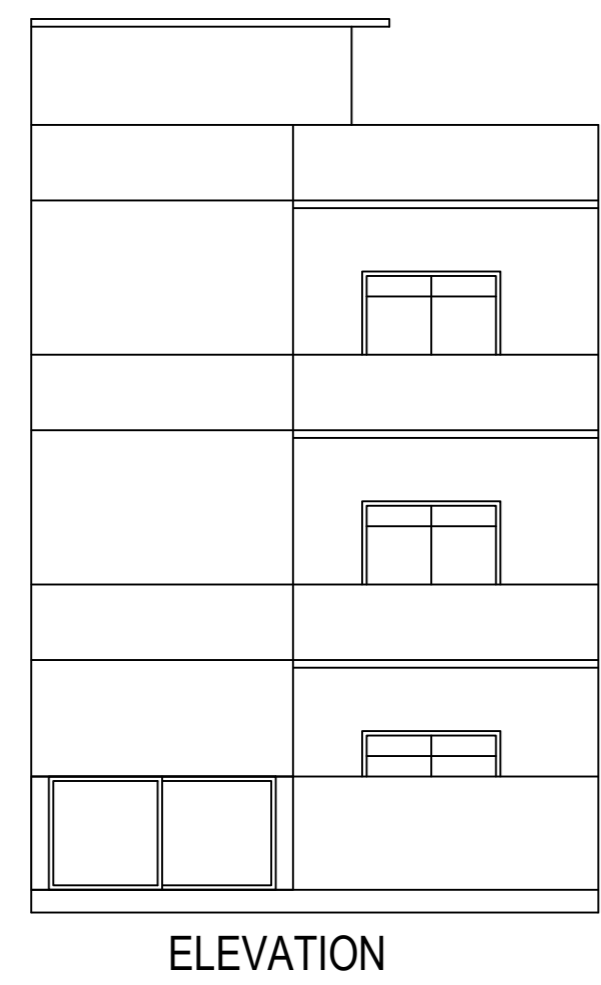
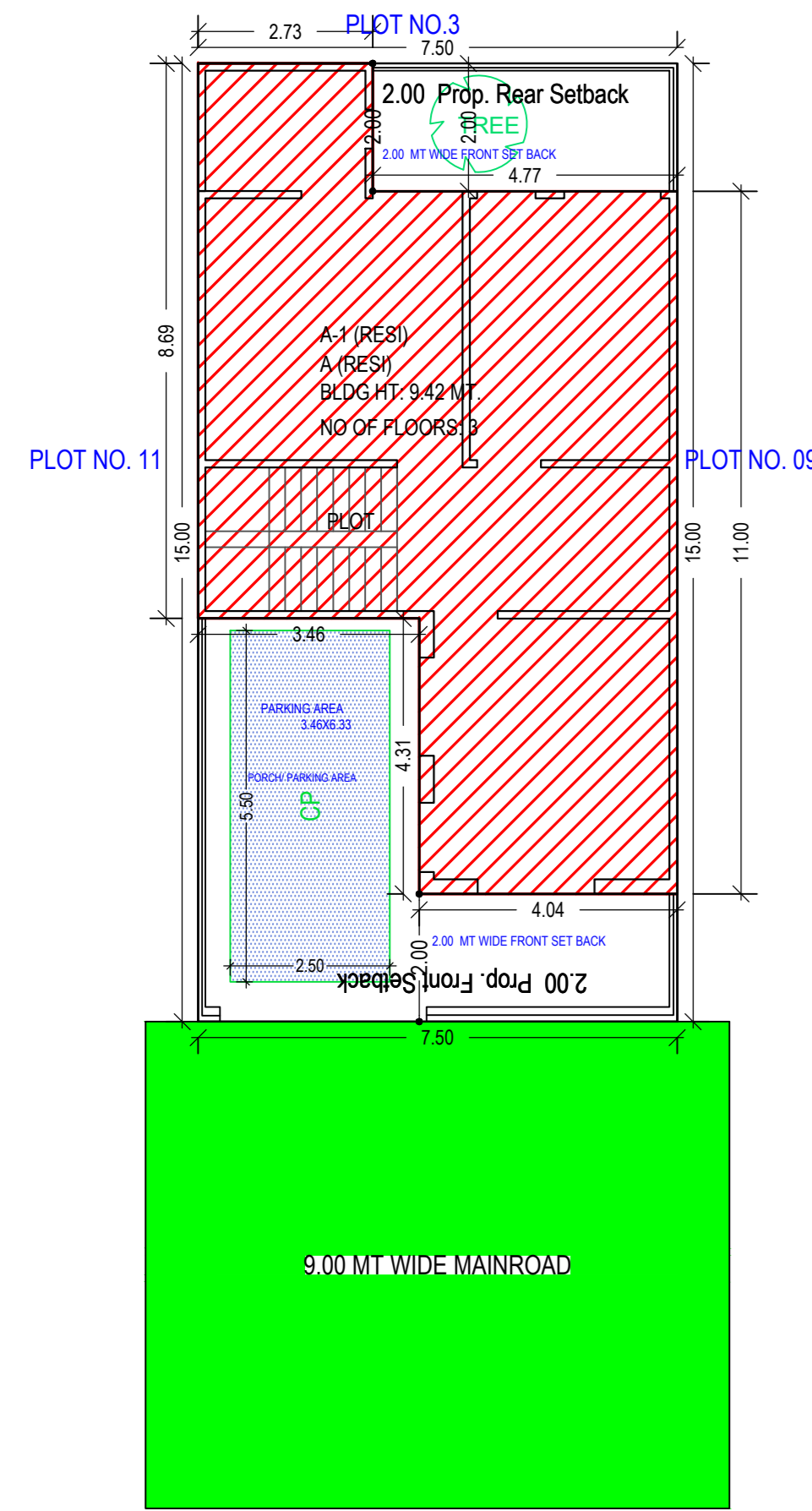
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	W1	0.61	1.00	02
	W11	1.41	1.20	03
A (RES)	W1	1.51	1.20	03
	W11	1.53	1.20	03
A (RES)	W1	1.83	1.20	02
	W11	1.83	1.20	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	D1	0.91	2.10	03
	D11	1.00	2.10	09
A (RES)	D1	1.02	2.10	03
	D11	1.08	2.10	03

Total Plot Area: -	112.50	Total FAR Area: -	196.23
Total Coverage Area: -	73.04	Total BUA Area: -	206.78

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.



Key Plan

AREA STATEMENT		Version No. 1.004	
PROJECT DETAIL			
Authority	Jhans Development Authority	Plot Use: Residential	
Authority Class	Category D	Plot SubUse: Row House	
Authority Grade	Development Authority (DA)	Development Plan: Master Plan	
Case Type	Regular	Land Use Zone: Residential Use Zone	
Project Type	Building Permission	Land SubUse Zone: Residential Zone	
Nature of Development	NEW	Layout Type: NA	
Development Area	Developed Area		
SubDevelopment Area	City Area		
Special Project	NA		
Site Address	District:Jhansi, Tehsil:Jhansi, Village:NA		
AREA DETAILS			
Area of Plot As per record		Sq.Mts.	
Document Area		112.50	
As per site condition		112.50	
Area of Plot Considered		112.50	
Deduction for			
(a) Proposed roads		0.00	
(b) Any reservations		0.00	
Total (a + b)		0.00	
Net Area of plot (1 - 2) AREA OF PLOT		112.50	
Plot Area For Coverage		112.50	
Plot Area For FAR		112.50	
Perm. FAR Area (1.97)		221.86	
Previous Perm. FAR Area (2.00)		200.00	
Current Perm. FAR Area (1.75)		21.88	
Total Perm. FAR Area (1.97)		221.86	
Total Built up area permissible at:			
Permissible Coverage area (73.89 %)		83.13	
Previous Coverage area (65.00 %)		75.00	
Current Coverage area (65.00 %)		8.13	
Proposed Coverage Area (84.92 %)		73.04	
Total Prop. Coverage Area (84.92 %)		73.04	
Balance coverage area (8.97 %)		10.09	
Proposed Area at:			
Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Ground Floor	73.04	0.00	73.04
First Floor	73.04	0.00	73.04
Second Floor	50.15	0.00	50.15
Terrace Floor	10.55	0.00	10.00
Total Area	206.78	0.00	196.23
Total FAR Area:			196.23
Total BuiltUp Area:			206.78
Proposed FAR consumed:			1.74
C. Tenement Statement			
4. Tenement Proposed At:			
G.F.		1.00	
5. Total Tenements (3 + 4):		1	
E. Parking Statement			
1. Parking Space Required as per Regulations:			13.75
2. Proposed Parking Space:			13.75

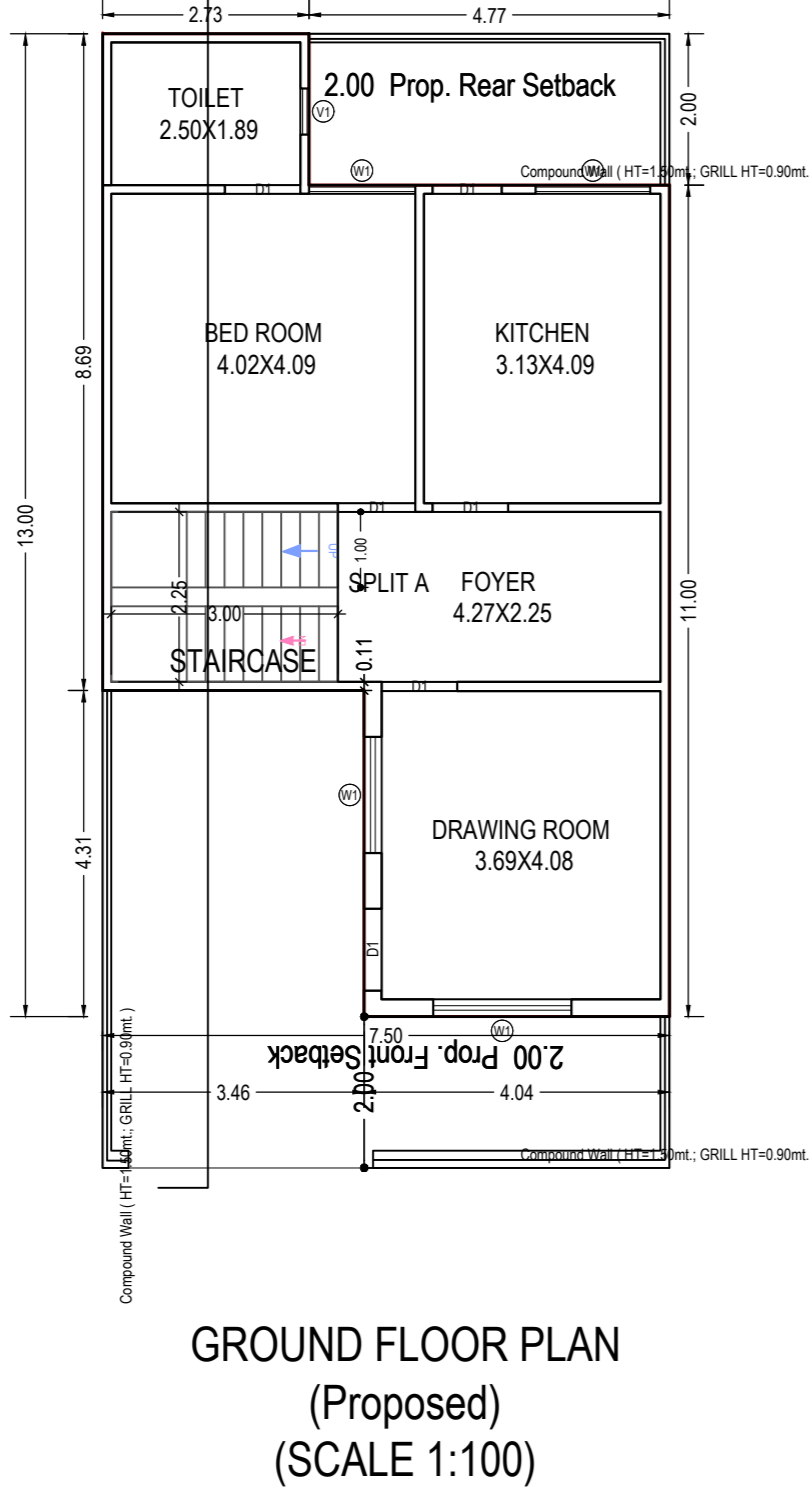
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD ALIGNMENT (ROAD WIDENING AREA)	Blue
FUTURE T.P. SCHEME DEDUCTION AREA	Light Blue
EXISTING (To be retained)	Dark Blue
EXISTING (To be demolished)	Light Green

Buildingwise Floor FSI Details				
Floor Name	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	73.04	73.04	73.04	73.04
First Floor	73.04	73.04	73.04	73.04
Second Floor	50.15	50.15	50.15	50.15
Terrace Floor	10.55	10.00	10.55	0.00
Total	206.78	196.23	206.78	196.23

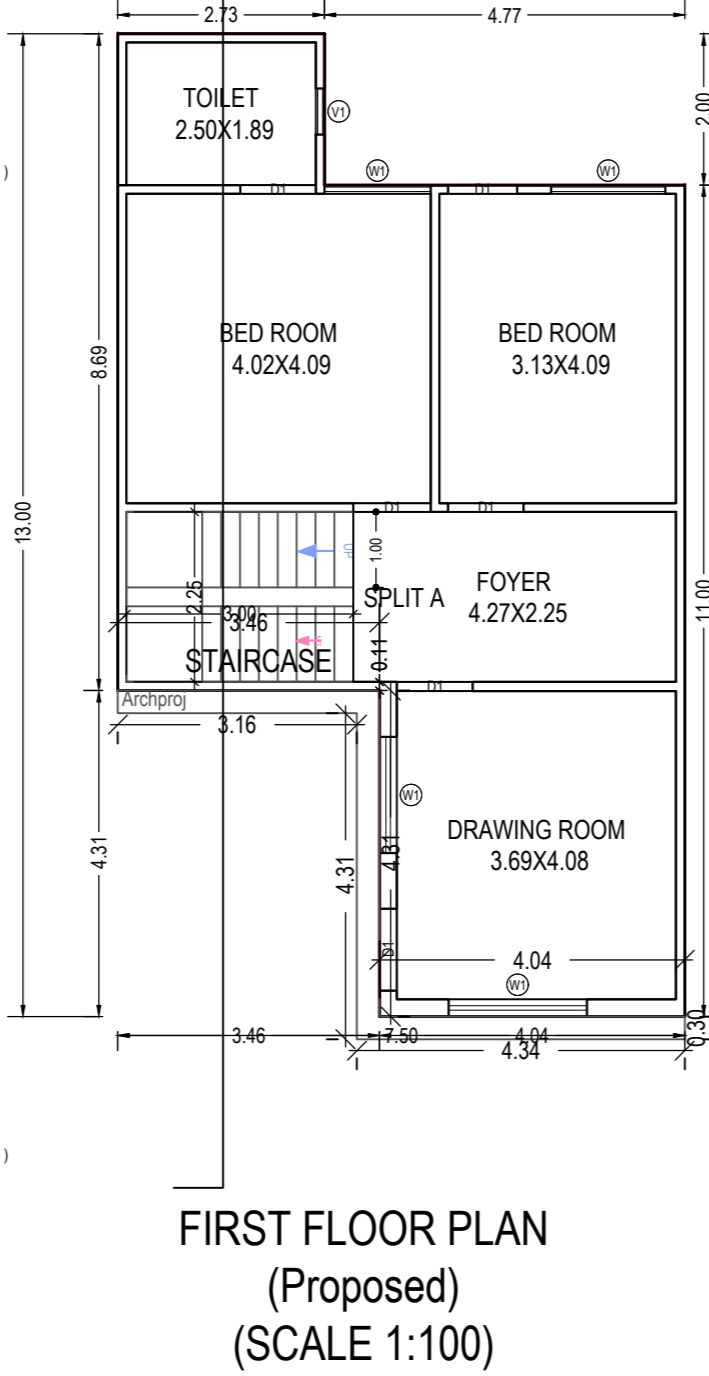
FAR Unit Details					
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
A (RES)	1	206.78	10.55	196.23	196.23
Grand Total	1	206.78	10.55	196.23	196.23

Parking Check (Table 7b)				
Vehicle Type	No.	Reduced Road Parking (Increase of Footing, RW/less surrendered FOC)	Area	Prop. Area
Equivalent Car Space	-	-	-	1
Total Car	1	-	-	1
Total	-	-	-	13.75

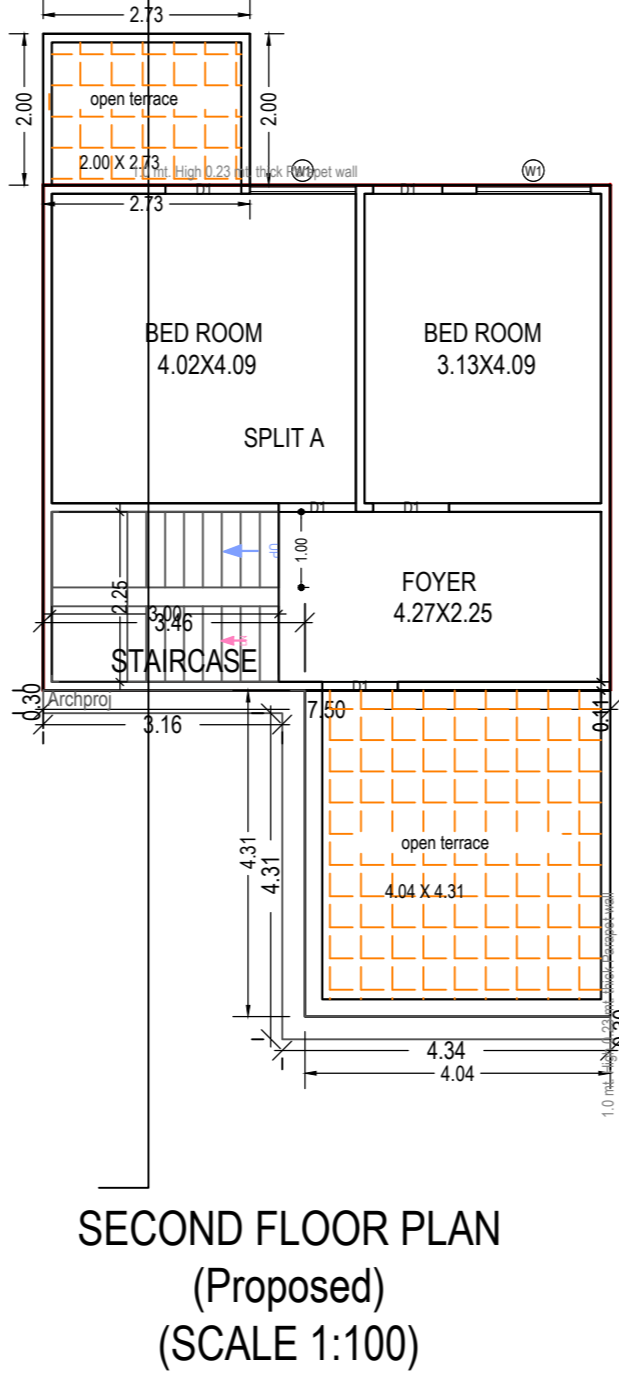
Building USE/SUBUSE Details										
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR SubUse
A (RES)	Residential	Row House		Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential Row House
						FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential Row House
						SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential Row House
						TERRACE FLOOR PLAN	Residential	Row House	-	-



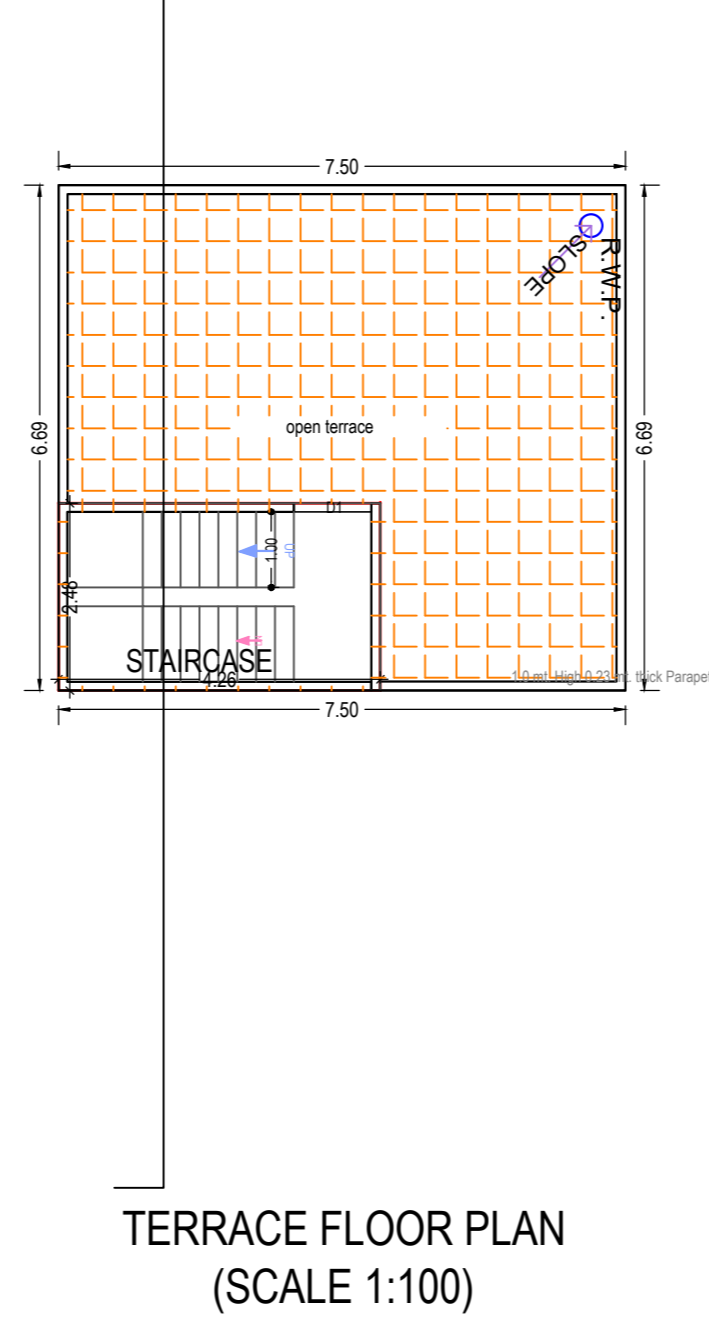
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



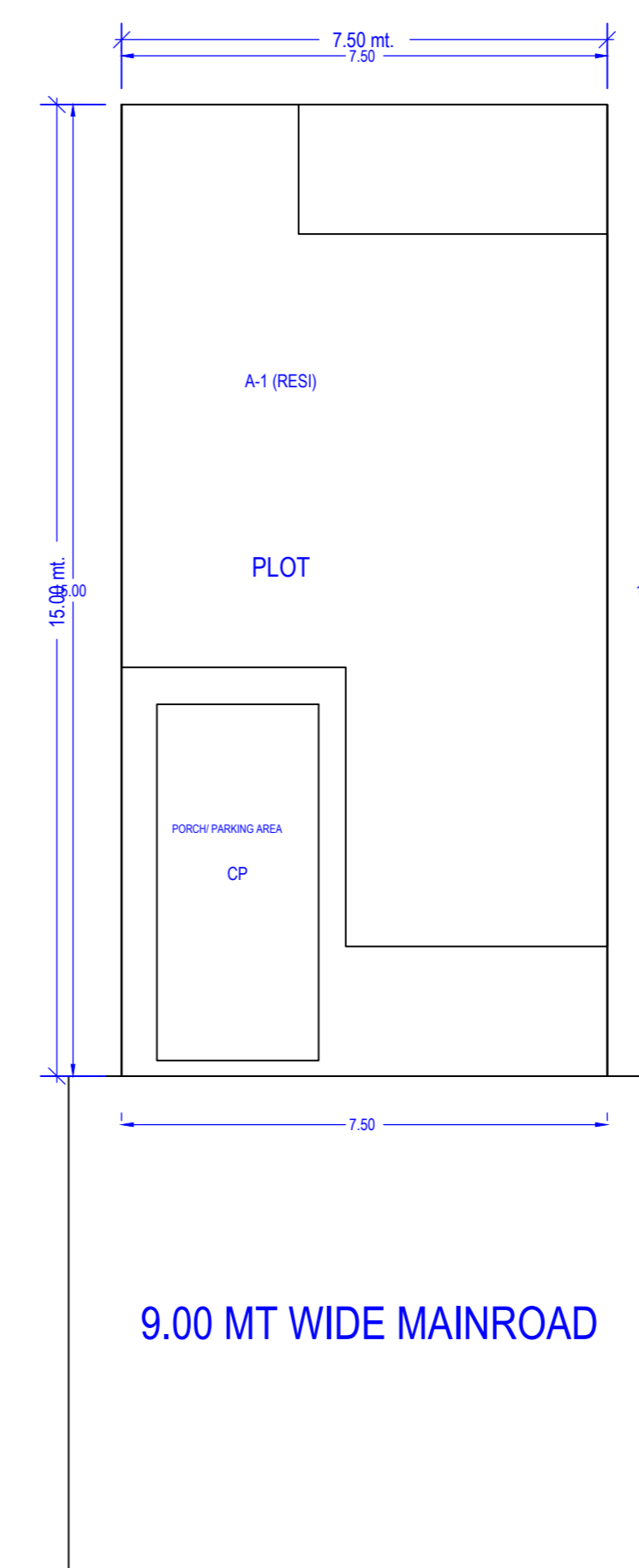
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



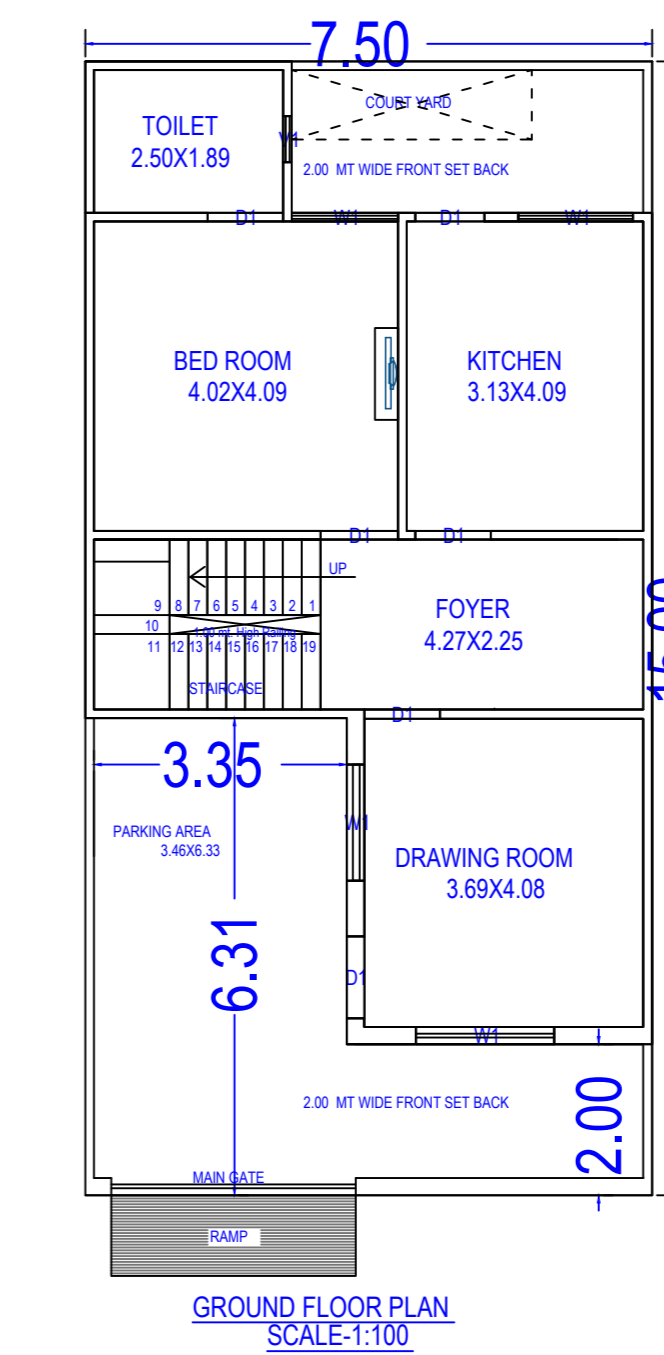
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)



9.00 MT WIDE MAINROAD



GROUND FLOOR PLAN (SCALE 1:100)

Building 'A' (RES)					
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	73.04	0.00	73.04	73.04	01
First Floor	73.04	0.00	73.04	73.04	00
Second Floor	50.15	0.00	50.15	50.15	00
Terrace Floor	10.55	0.00	0.00	0.00	00
Total	206.78	10.55	196.23	196.23	01
Total Number of Same Buildings:	1				
Total	206.78	10.55	196.23	196.23	01

UnitBUA Table for Building 'A' (RES)										
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Exterior Wall	Carpet Area	No. of Unit	
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	73.04	73.04	73.04	0.35	1.17	4.16	67.36	01
		Total	73.04	73.04	73.04	0.35	1.17	4.16	67.36	01
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	73.04	73.04	73.04	0.35	1.17	4.16	67.36	00
		Total	73.04	73.04	73.04	0.35	1.17	4.16	67.36	00
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	50.15	50.15	50.15	0.33	0.33	2.60	46.89	00
		Total	50.15	50.15	50.15	0.33	0.33	2.60	46.89	00
TERRACE FLOOR PLAN	SPLIT A	DWELLING UNIT	10.55	10.55	10.55	0.33	0.33	2.60	46.89	00
		Total	10.55	10.55	10.55	0.33	0.33	2.60	46.89	00
Total	-	-	196.23	196.23	196.23	1.04	2.68	10.92	181.61	01

Staircase Checks (Table 8a-1)				
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.152
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.152
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.152
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000

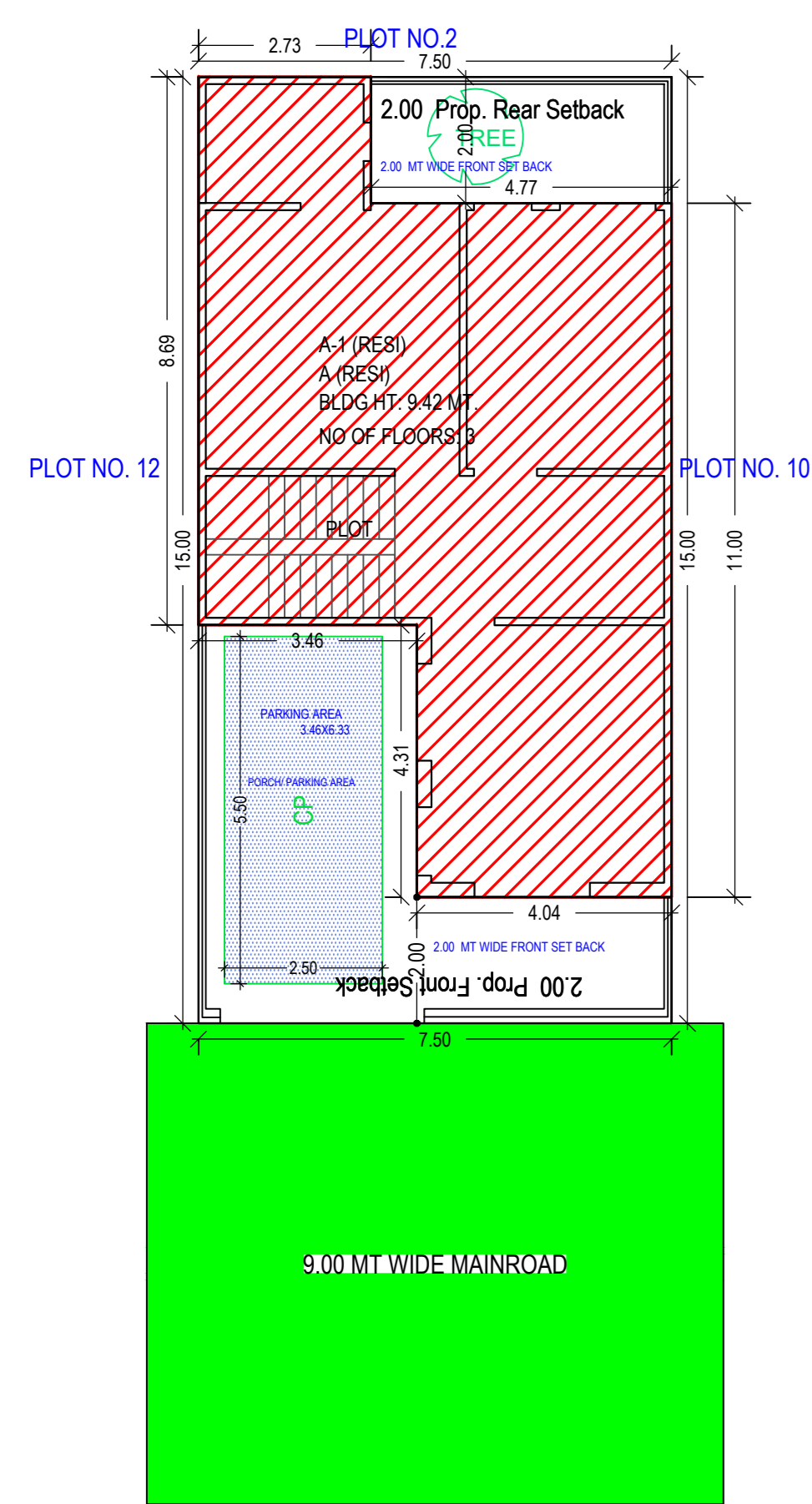
SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	V1	0.81	1.00	02
A (RES)	W1	1.41	1.20	03
A (RES)	W1	1.51	1.20	03
A (RES)	W1	1.53	1.20	03
A (RES)	W1	1.83	1.20	02

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	D1	0.91	2.10	03
A (RES)	D1	1.00	2.10	09
A (RES)	D1	1.02	2.10	03
A (RES)	D1	1.08	2.10	02

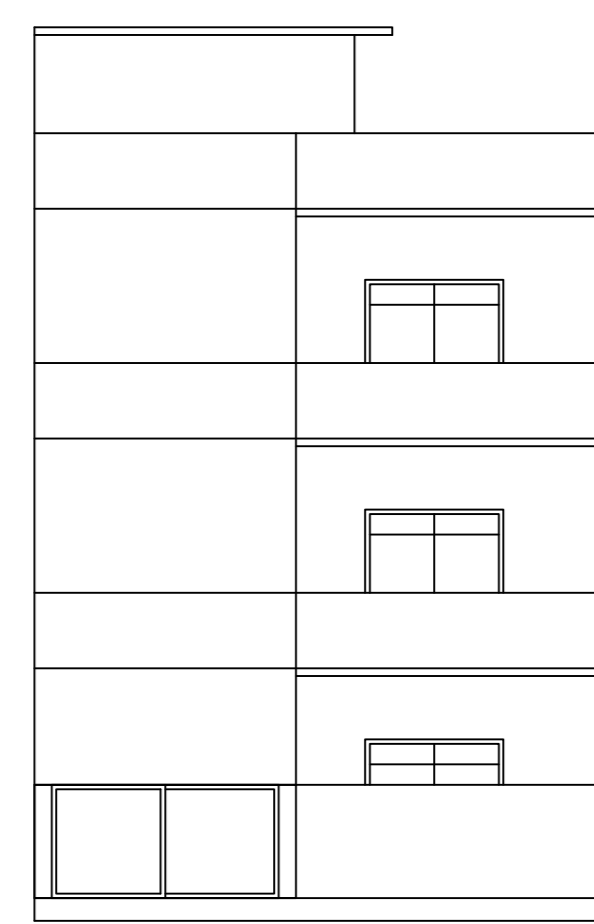
Required Parking (Table 7a)									
Building Name	Type	SubUse	Area (Sq.mt.)	Parking space reqd for every	Units	Reqd./Unit	Reqd.	Prop.	
A (RES)	Residential	Row House	100 - 200	1	112.50	1.00	1	1	
Total									

Total Plot Area: -	112.50	Total FAR Area: -	196.23
Total Coverage Area: -	73.04	Total BUA Area: -	206.78

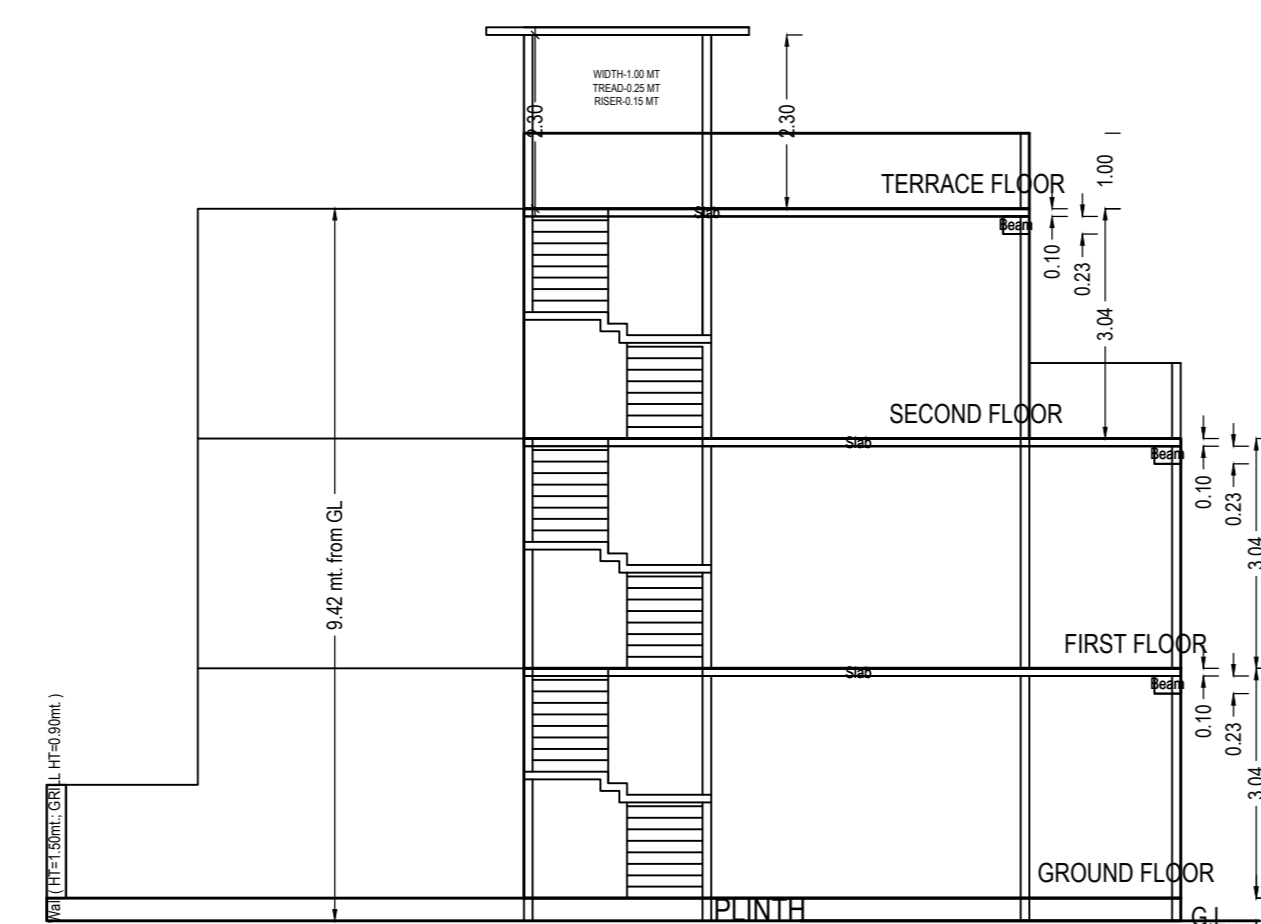
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
 2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.



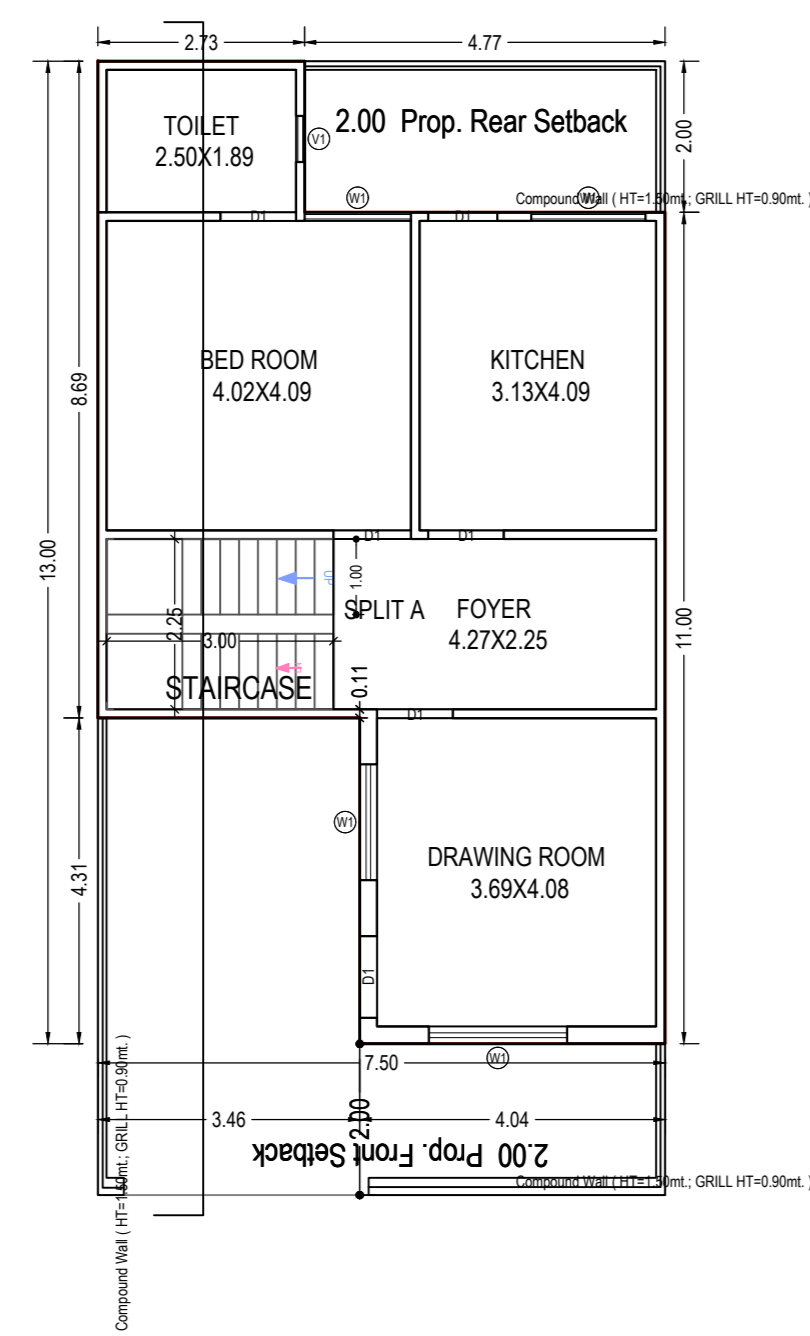
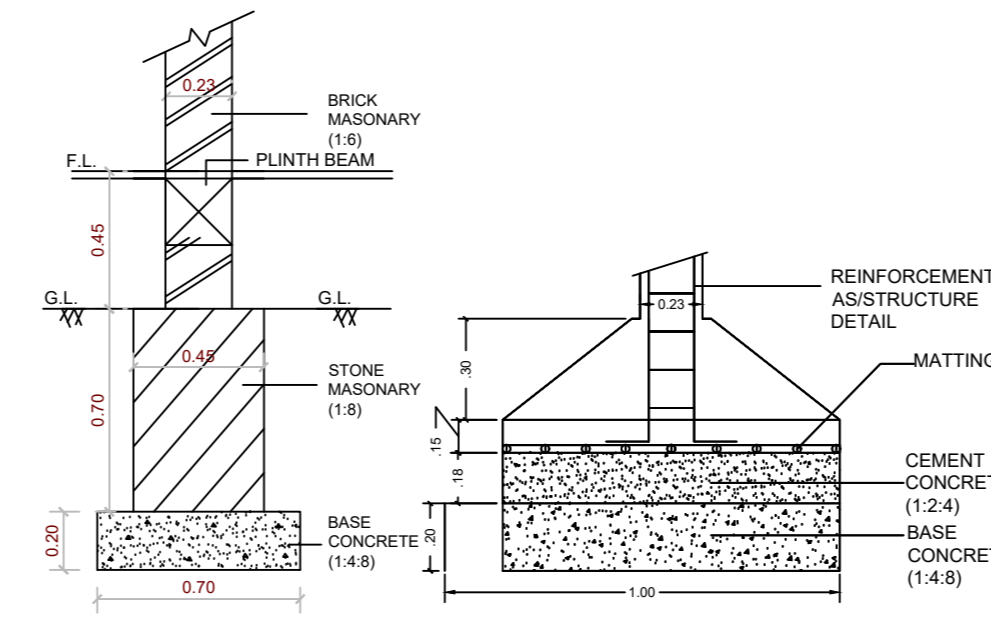
SITE PLAN (Scale - 1:100)



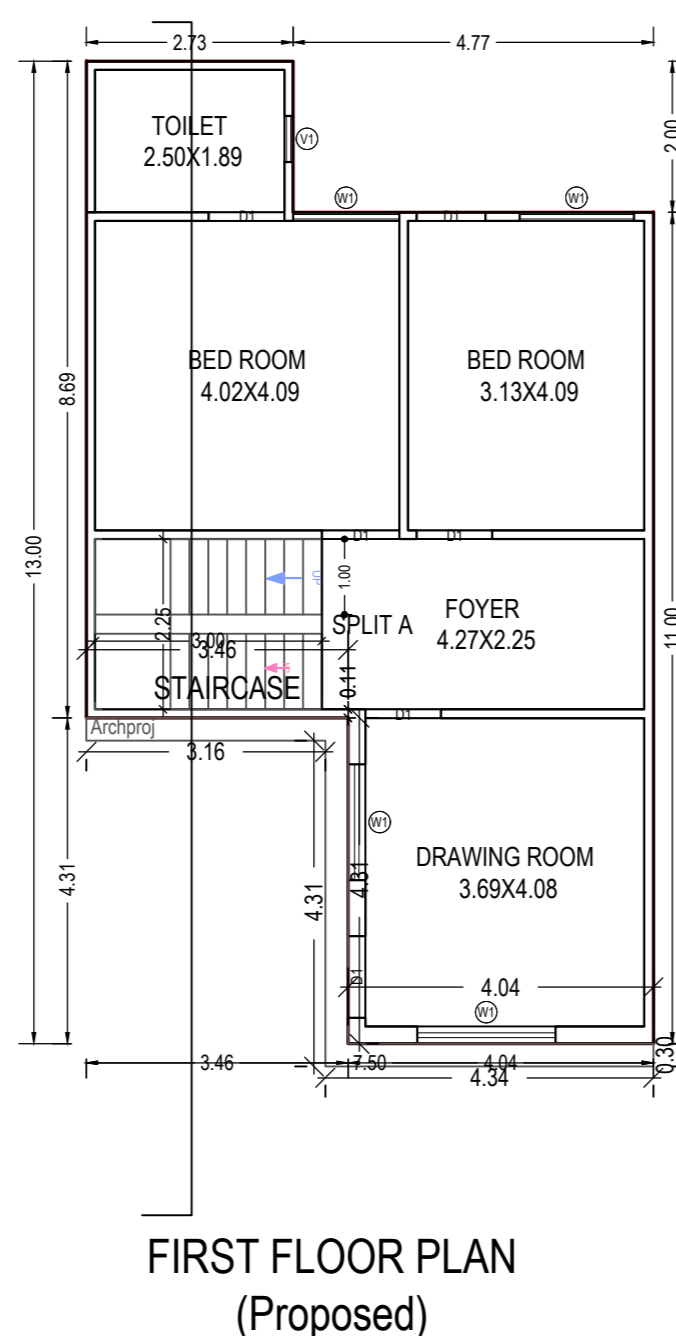
ELEVATION



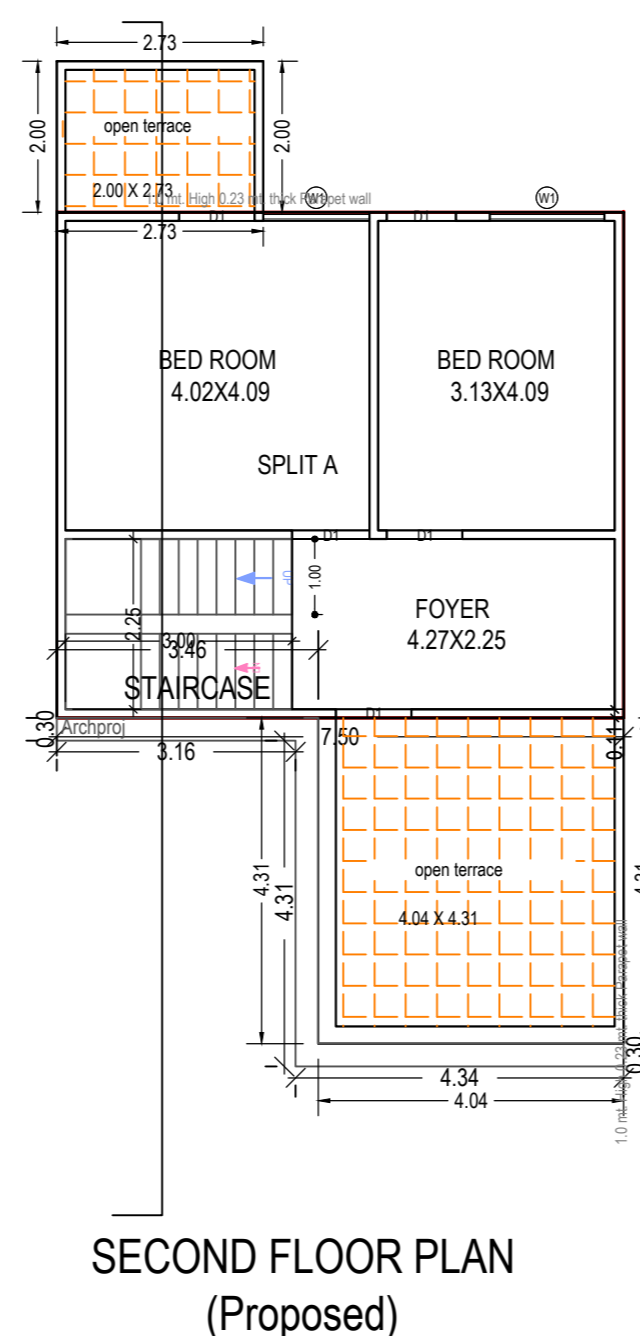
SECTION



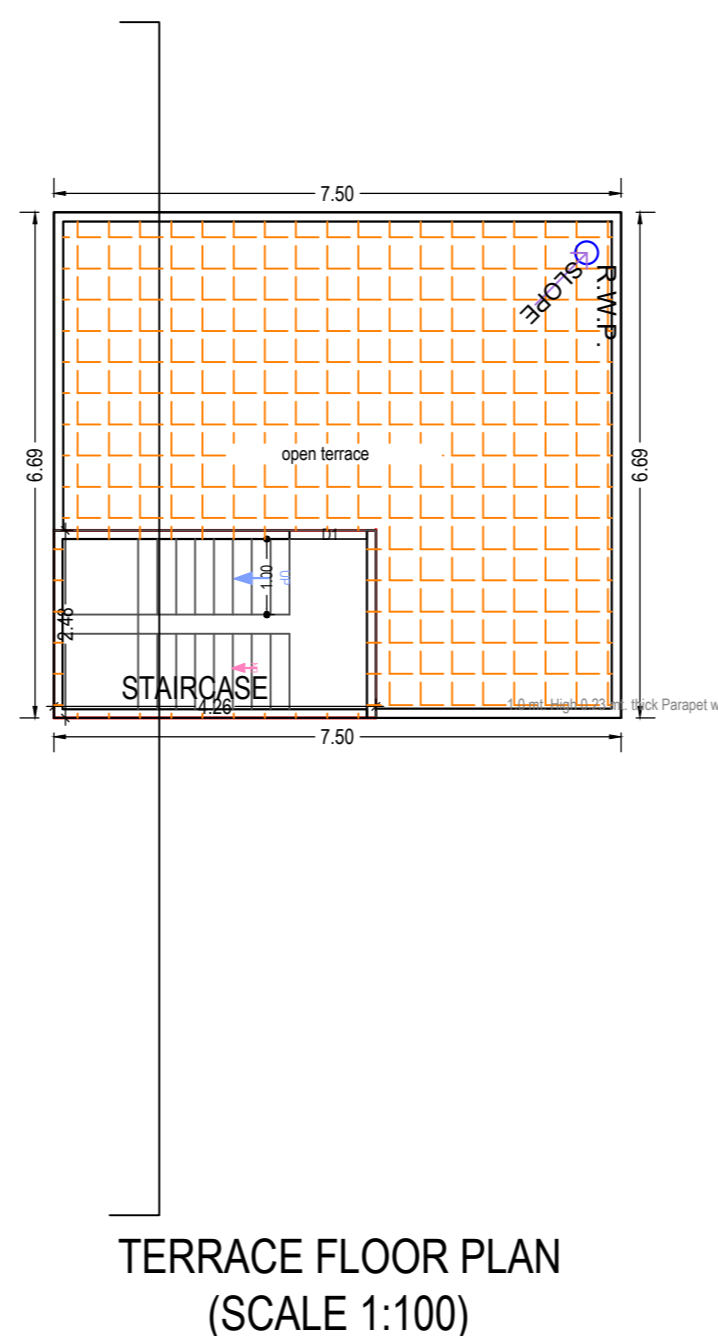
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



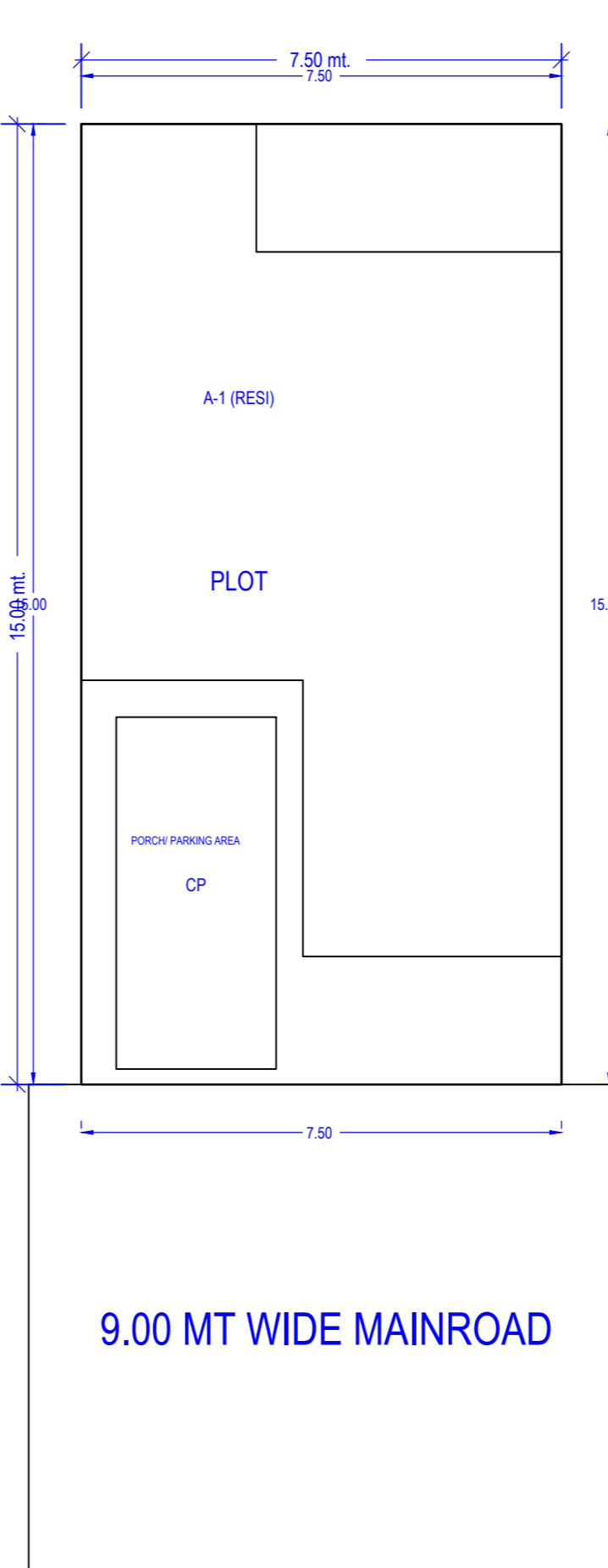
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



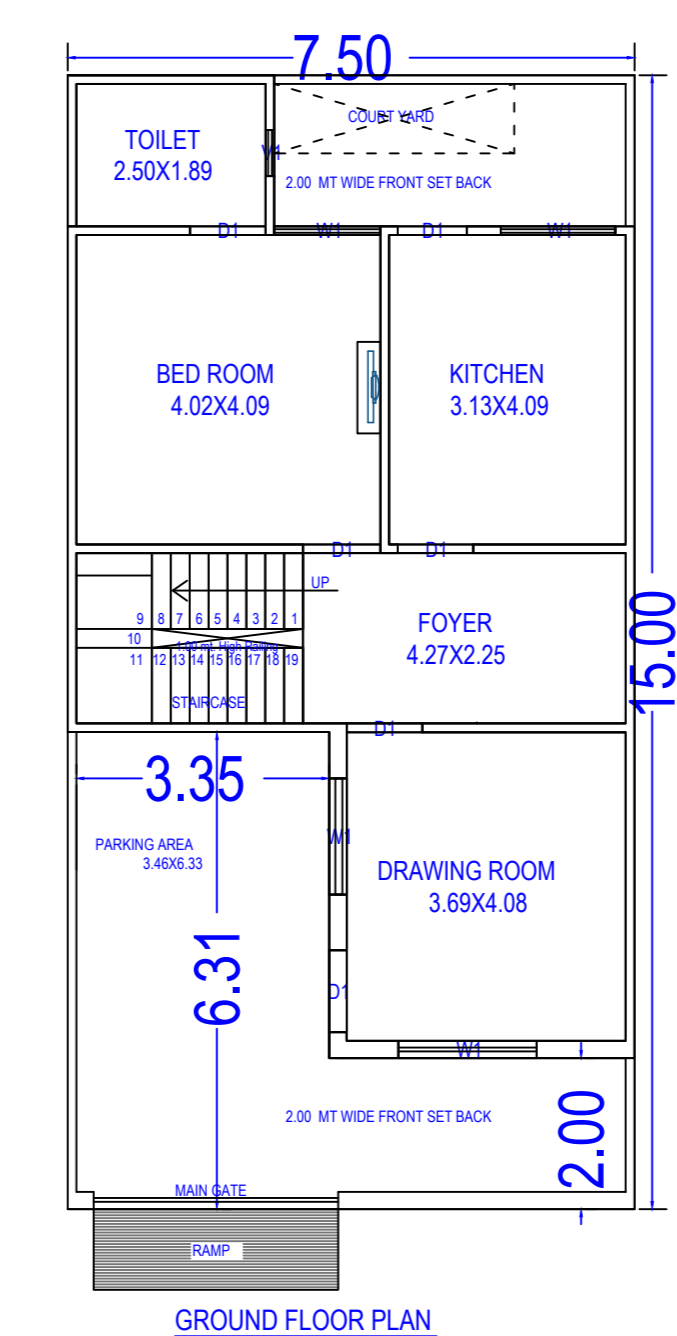
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)



9.00 MT WIDE MAINROAD



GROUND FLOOR PLAN (SCALE 1:100)

AREA STATEMENT		VERSION NO. 1.004	
PROJECT DETAIL			
Authority	Jhans Development Authority	Plot Use: Residential	
Authority Class	Category D	Plot Sub Use: Row House	
Authority Grade	Development Authority (DA)	Development Plan: Master Plan	
Case Type	Regular	Land Use Zone: Residential Use Zone	
Project Type	Building Permission	Land Sub Use Zone: Residential Zone	
Nature of Development	NEW	Layout Type: NA	
Development Area	Developed Area		
Sub Development Area	City Area		
Special Project	NA		
Site Address	District: Jhansi, Tehsil: Jhansi, Village: NA		
AREA DETAILS			
1. Area of Plot As per record		112.50	
Document Area		112.50	
As per site condition		112.50	
2. Deduction for			
(a) Proposed roads		0.00	
(b) Any reservations		0.00	
Total (a + b)		0.00	
3. Net Area of plot (1 - 2) AREA OF PLOT		112.50	
Plot Area For FAR		112.50	
Perm. FAR Area (1.97)		221.88	
Previous Perm. FAR Area (2.00)		200.00	
Current Perm. FAR Area (1.75)		21.88	
Total Perm. FAR Area (1.97)		221.88	
Total Built up area permissible at:			
Permissible Coverage area (73.89 %)		83.13	
Previous Coverage area (65.00 %)		75.00	
Current Coverage area (65.00 %)		8.13	
Proposed Coverage Area (64.92 %)		73.04	
Total Prop. Coverage Area (64.92 %)		73.04	
Balance coverage area (8.97 %)		10.00	
Proposed Area at:			
Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Ground Floor	73.04	0.00	73.04
First Floor	73.04	0.00	73.04
Second Floor	50.15	0.00	50.15
Terrace Floor	10.55	0.00	0.00
Total Area	206.78	0.00	196.23
Total FAR Area:			196.23
Total Built up Area:			206.78
Proposed FAR consumed:			1.74
C. Tenement Statement			
4. Tenement Proposed At:			
G.F.		1.00	
5. Total Tenements (3 + 4):		1	
E. Parking Statement			
1. Parking Space Required as per Regulations:			13.75
2. Proposed Parking Space:			13.75

COLOR INDEX	
FLYING ROAD	Red
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Yellow
COMMON PLOT	Blue
ROAD ALIGNMENT (ROAD WIDENING AREA)	Orange
FUTURE T.P. SCHEME DEDUCTION AREA	Light Blue
EXISTING (To be retained)	Dark Blue
EXISTING (To be demolished)	Light Green

Buildingwise Floor FSI Details				
Floor Name	Building Name	Proposed Built up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	A (RES)	73.04	73.04	73.04
First Floor	A (RES)	73.04	73.04	73.04
Second Floor	A (RES)	50.15	50.15	50.15
Terrace Floor	A (RES)	10.55	0.00	0.00
Total		206.78	196.23	196.23

FARs Unit Details					
Building	No. of Same Bldg	Total Built up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
A (RES)	1	206.78	10.55	196.23	196.23
Grand Total	1	206.78	10.55	196.23	196.23

Parking Check (Table 7d)				
Vehicle Type	No.	Reduced Recept Parking (In case of Plot having RW Areas surrendered FOC)	Area	Prop. Area
Equivalent Car Space	1	-	-	13.75
Total Car	1	-	-	13.75
Total				13.75

Building USE/SUBUSE Details										
Building Name	Building Use	Building Sub Use	Building Use Group	Building Type	No. of Residential Units	Floor Name	Floor Use	Floor Sub Use	FAR Name	FAR Sub Use
A (RES)	Residential	Row House		Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential Row House
						FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential Row House
						SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential Row House
						TERRACE FLOOR PLAN	Residential	Row House	-	-

OWNER'S NAME AND SIGNATURE
 ARUN KUMAR PANDEY, 0015pandey@gmail.com, 7985164545

ARCHITECT'S NAME AND SIGNATURE
 SHUBHAM GUPTA, AM175588725062019

Signature Not Verified
 Date: 02 Jun 2025
 Designator: Engineer

Jhansi Development Authority



Signature Not Verified
 Date: 02 Jun 2025
 Designator: Town Planner

Building Plan Application Number
 JDA/BP/24-250090

Sanctioned On
 18 May 2024

Valid Till
 02 Jun 2029

Approved By
 Jhendra Singh Sahrawar (Town Planner)

Examined By
 Ghanshyam Tiwari (Junior engineer)

Jhendra Singh Sahrawar (Town Planner)

Tree Details (Table 3h)				
Plot	Name	Height	No. of Trees	Prop.
PLOT	Tree		1	1

Required Parking (Table 7a)						
Building Name	Type	Sub Use	Area (Sq.mt.)	Parking space reqd for every	Prop.	Reqd./Unit
A (RES)	Residential	Row House	100 - 200	1	112.50	1.00
Total					1	1

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	V1	0.81	1.00	02
A (RES)	W1	1.41	1.20	03
A (RES)	W1	1.51	1.20	03
A (RES)	W1	1.53	1.20	03
A (RES)	W1	1.83	1.20	02

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	D1	0.91	2.10	03
A (RES)	D1	1.00	2.10	09
A (RES)	D1	1.02	2.10	03
A (RES)	D1	1.08	2.10	02

Building 'A' (RES)					
Floor Name	Total Built up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	73.04	0.00	73.04	73.04	01
First Floor	73.04	0.00	73.04	73.04	00
Second Floor	50.15	0.00	50.15	50.15	00
Terrace Floor	10.55	0.00	0.00	0.00	00
Total	206.78	0.00	196.23	196.23	01
Total Number of Same Buildings:	1				
Total	206.78	0.00	196.23	196.23	01

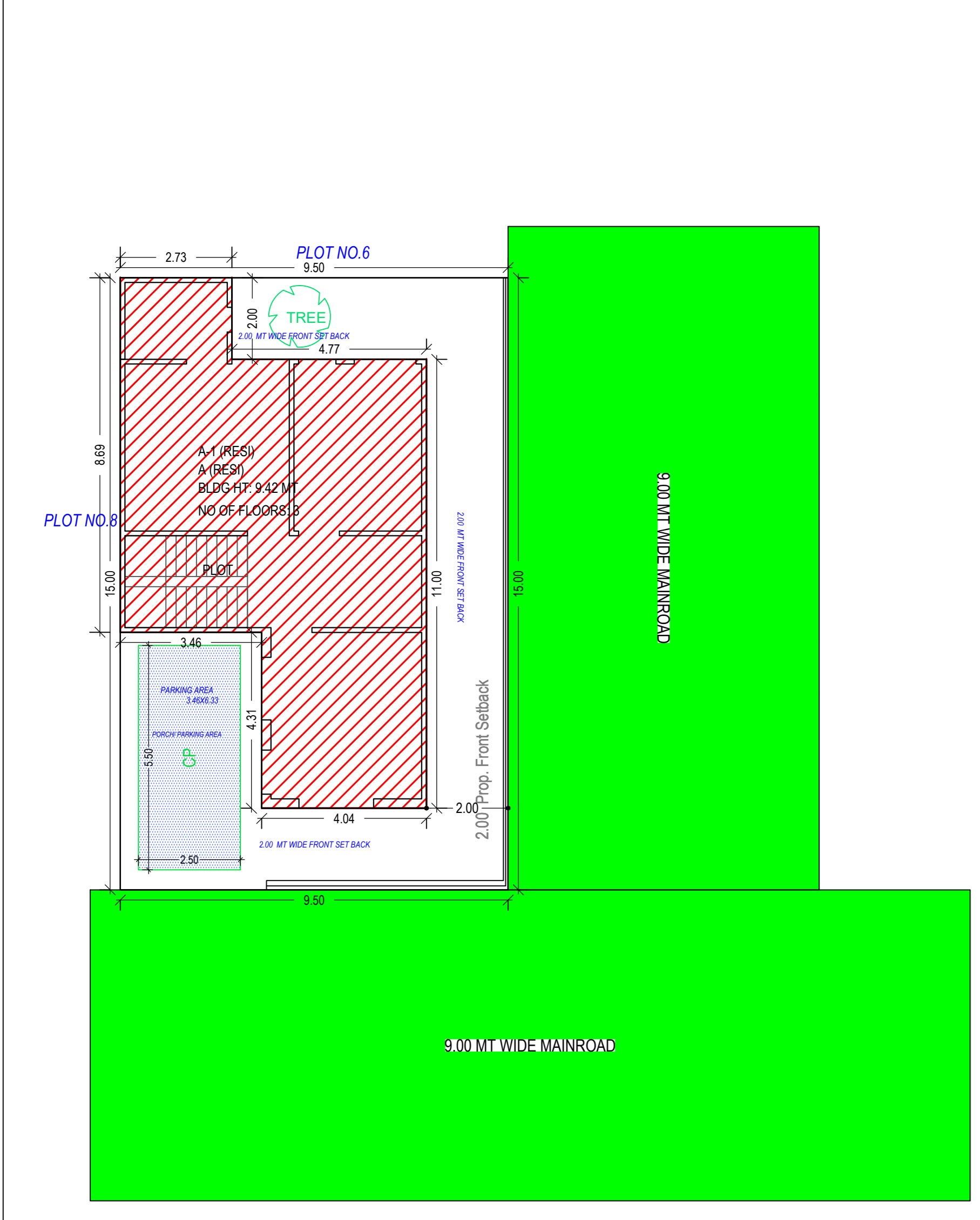
UnitBUA Table for Building 'A' (RES)										
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	External Wall	No. of Unit	
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	73.04	73.04	73.04	0.35	1.17	4.16	67.36	01
			Total	73.04	73.04	0.35	1.17	4.16	67.36	01
			Typical Floor = 1							
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	73.04	73.04	73.04	0.35	1.17	4.16	67.36	01
			Total	73.04	73.04	0.35	1.17	4.16	67.36	00
			Typical Floor = 1							
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	50.15	50.15	50.15	0.33	0.33	2.60	46.89	00
			Total	50.15	50.15	0.33	0.33	2.60	46.89	00
			Typical Floor = 1							
Total			196.23	196.23	1.04	2.68	10.92	181.61	01	

Staircase Checks (Table 8a-1)				
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.152
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.152
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.152
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	V1	0.81	1.00	02
A (RES)	W1	1.41	1.20	03
A (RES)	W1	1.51	1.20	03
A (RES)	W1	1.53	1.20	03
A (RES)	W1	1.83	1.20	02

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	D1	0.91	2.10	03
A (RES)	D1	1.00	2.10	09
A (RES)	D1	1.02	2.10	03
A (RES)	D1	1.08	2.10	02

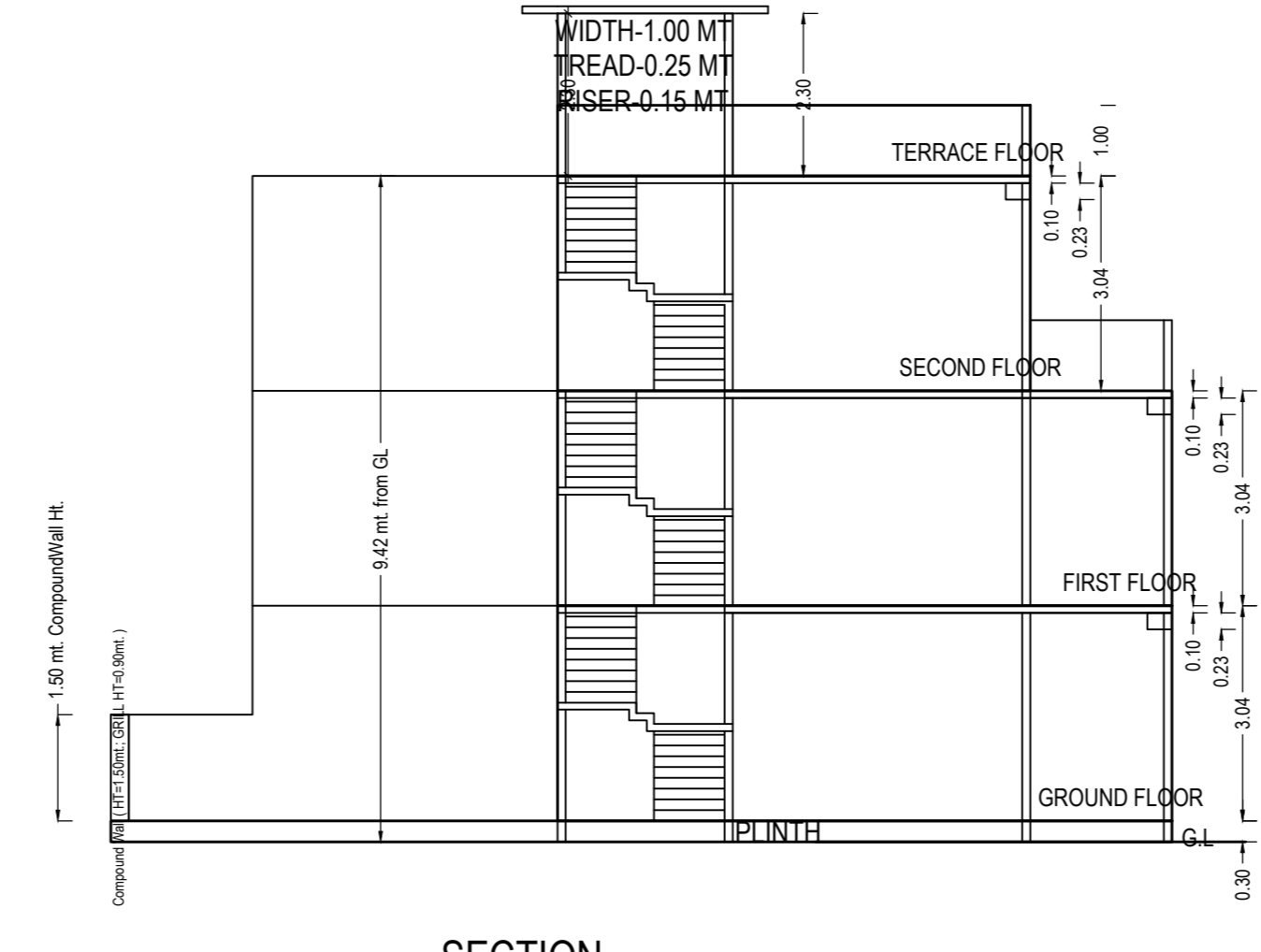
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
 2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.



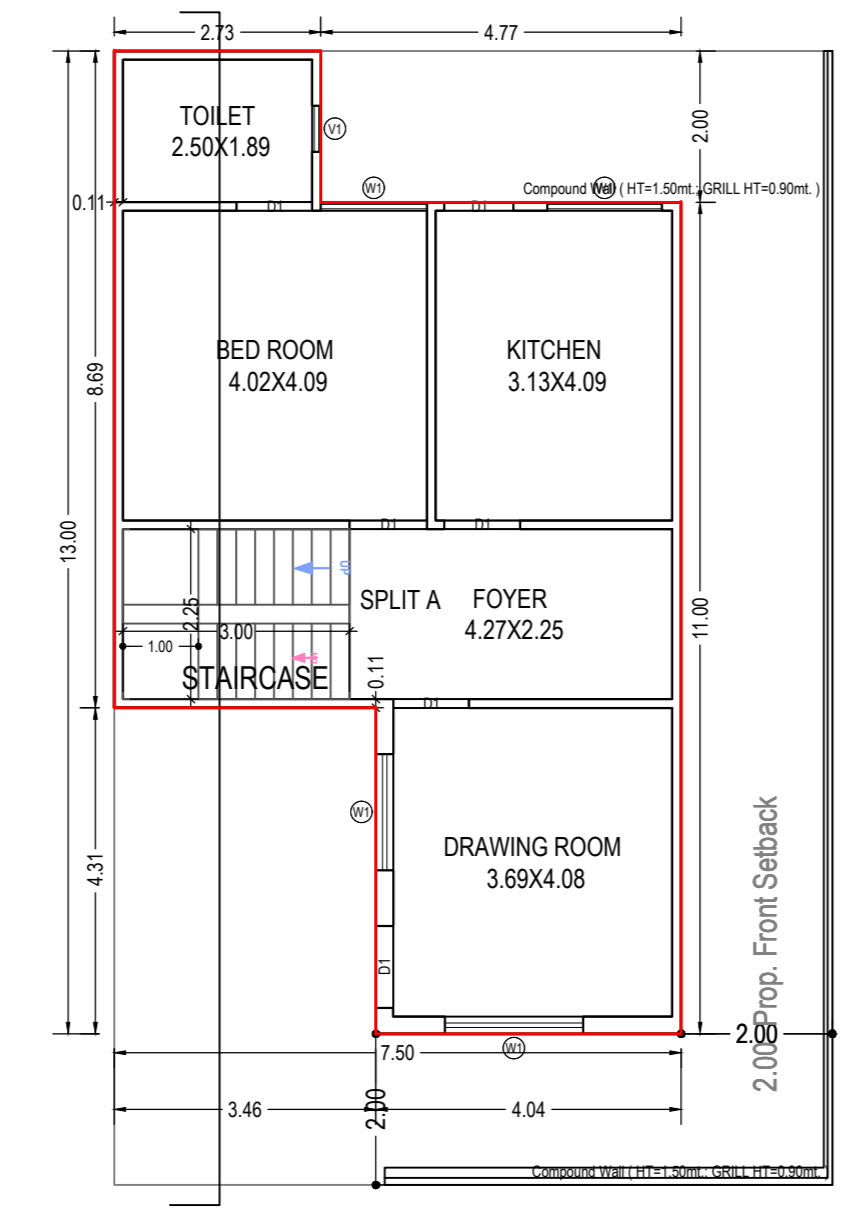
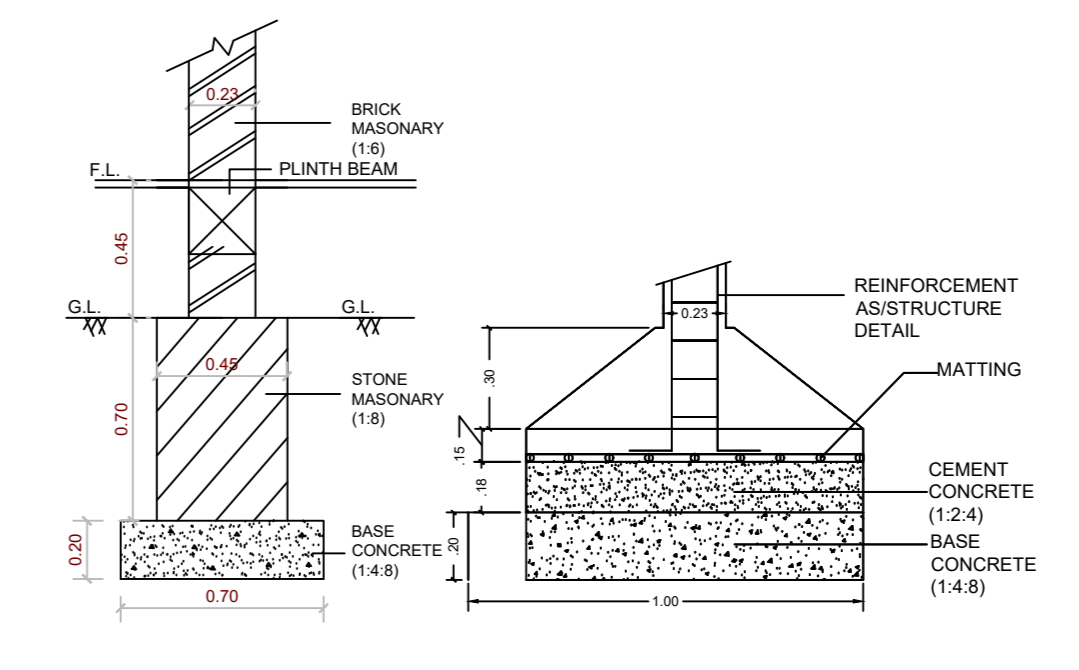
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(Scale - 1:100)



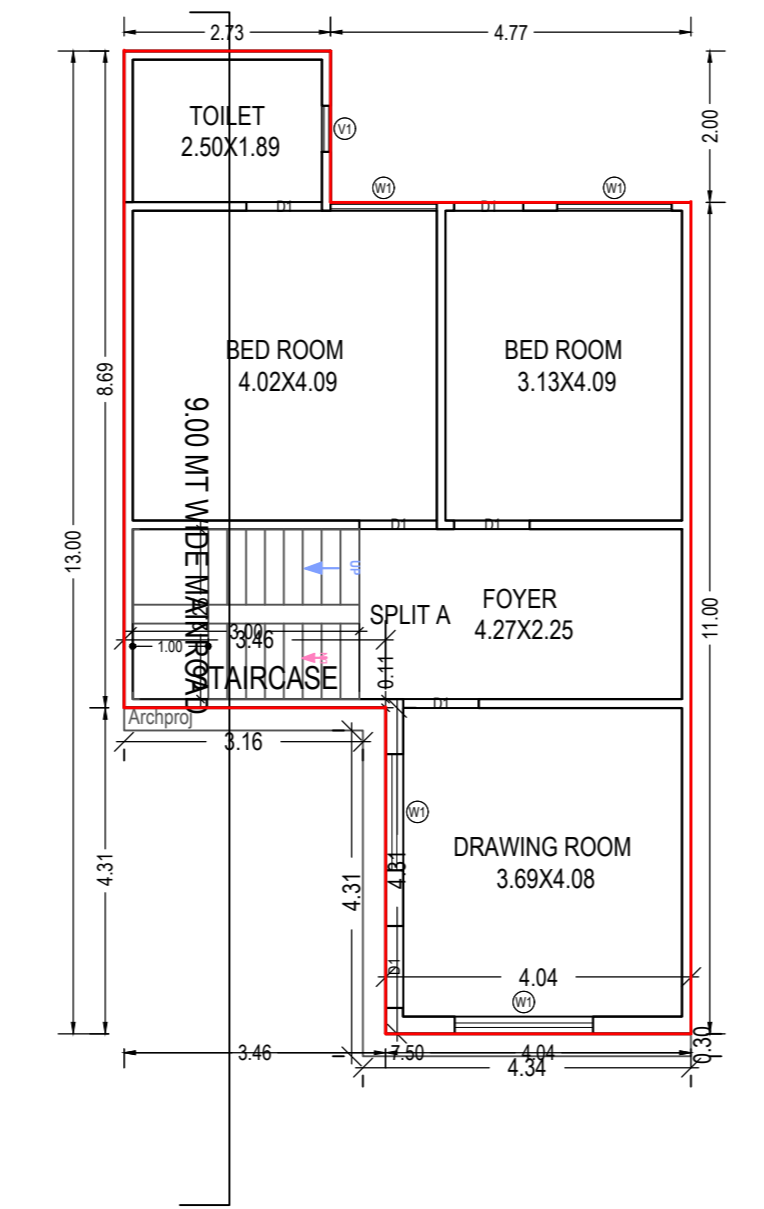
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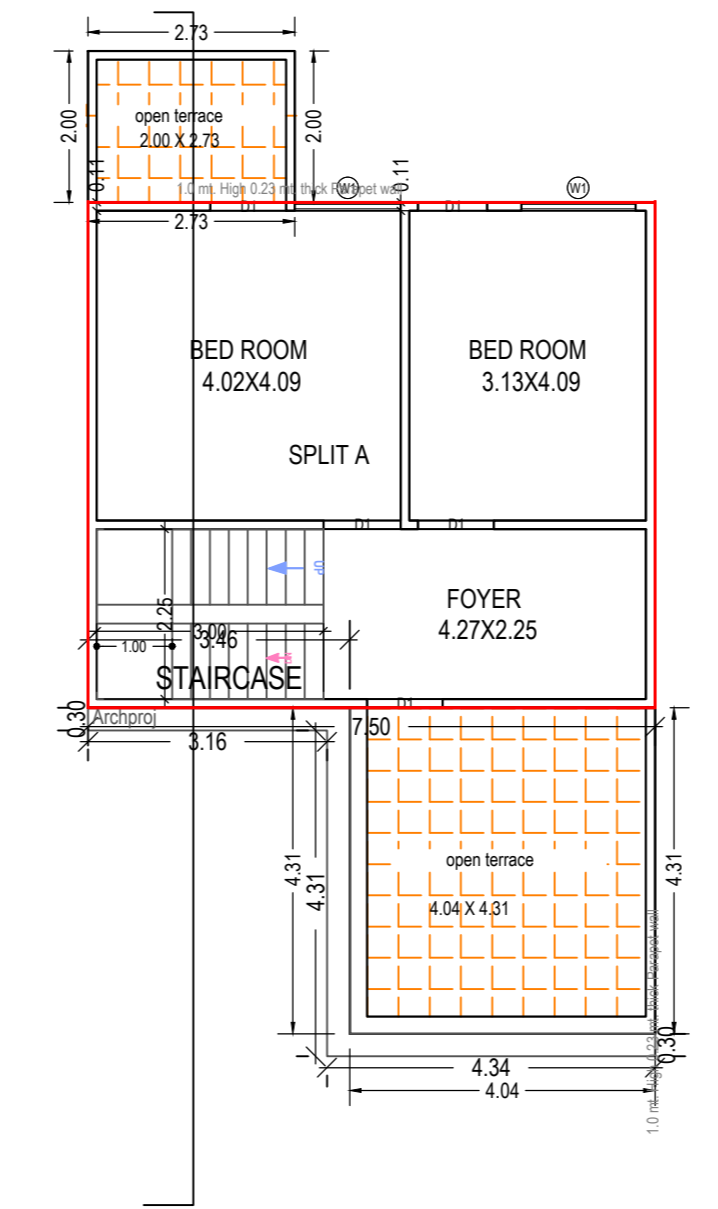
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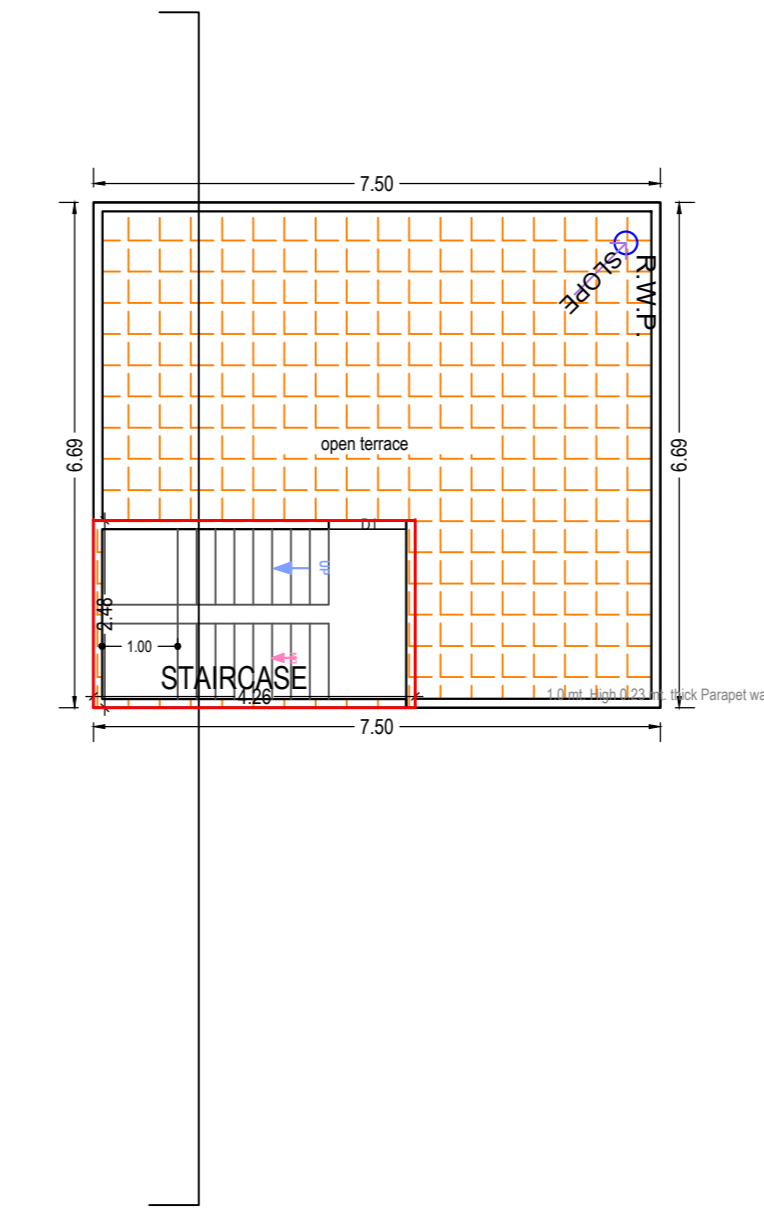
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



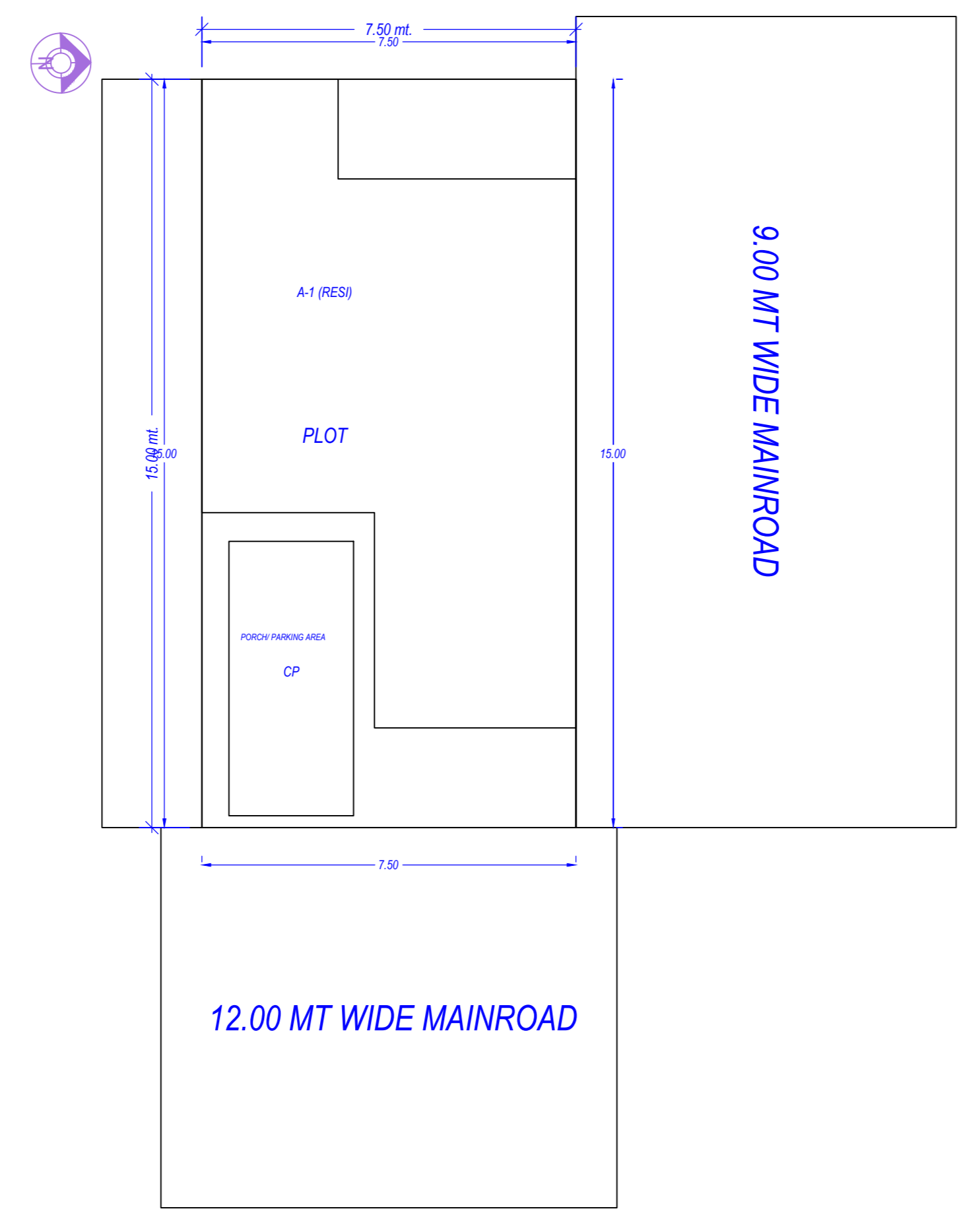
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



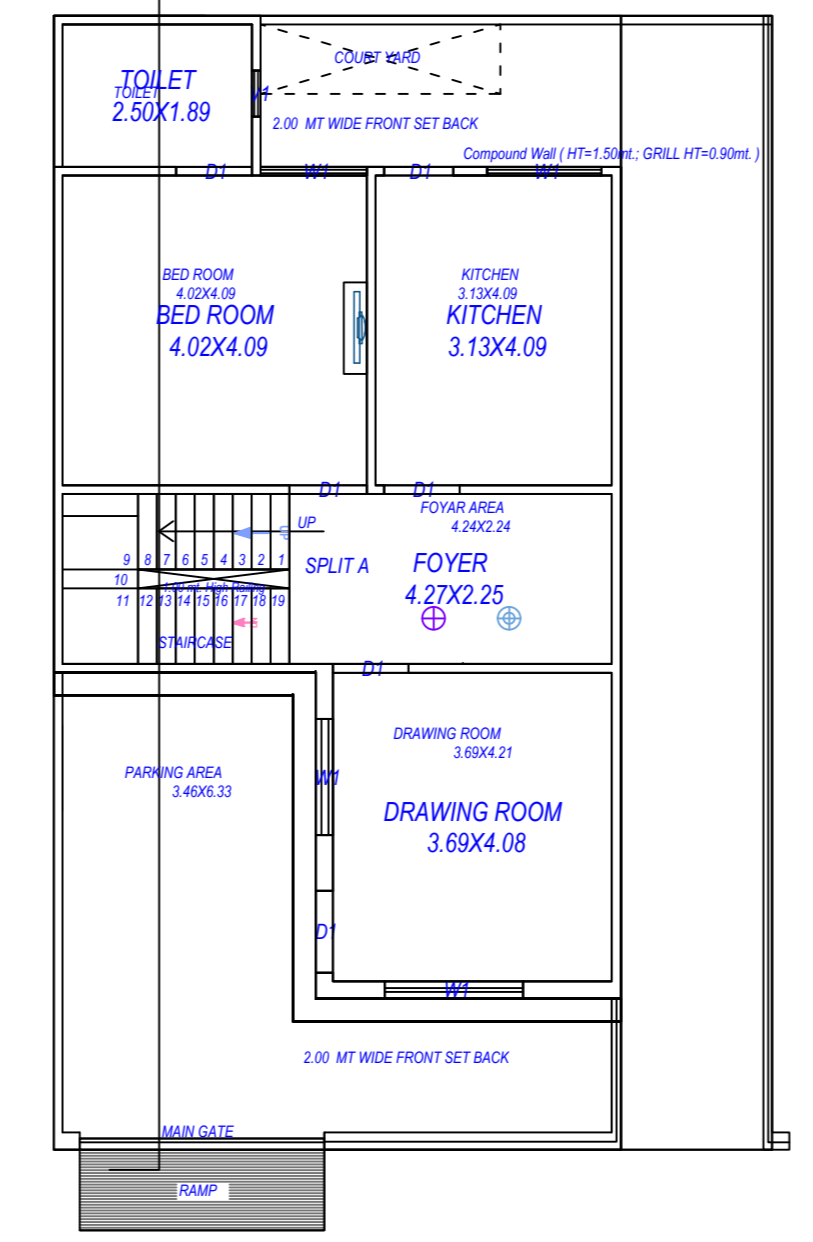
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



9.00 MT WIDE MAINROAD
12.00 MT WIDE MAINROAD



UnitBUA Table for Building 'A' (RESI)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit	
GROUND FLOOR	SPLIT A	DWELLING UNIT	73.03	73.03	73.03	0.35	1.17	4.16	01
			Total	73.03	73.03	73.03	0.35	1.17	4.16
FIRST FLOOR	SPLIT A	DWELLING UNIT	73.03	73.03	73.03	0.35	1.17	4.16	00
			Total	73.03	73.03	73.03	0.35	1.17	4.16
SECOND FLOOR	SPLIT A	DWELLING UNIT	50.15	50.15	50.15	0.33	0.33	2.80	00
			Total	50.15	50.15	50.15	0.33	0.33	2.80
TERRACE FLOOR	SPLIT A	TERRACE FLOOR	10.55	10.55	10.55	0.00	0.00	0.00	00
			Total	10.55	10.55	10.55	0.00	0.00	0.00
Total			196.21	196.21	196.21	1.04	2.68	10.92	181.59

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Rating Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	W1	0.61	1.00	02
A (RESI)	W1	1.41	1.20	03
A (RESI)	W1	1.51	1.20	03
A (RESI)	W1	1.53	1.20	02
A (RESI)	W1	1.53	1.20	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	D1	0.91	2.10	03
A (RESI)	D1	1.00	2.10	09
A (RESI)	D1	1.02	2.10	03
A (RESI)	D1	1.08	2.10	02

AREA STATEMENT

Sl. No.	Description	Area (Sq.Mts)
1	Area of Plot As per record	142.50
2	Area of Plot Considered	142.50
3	Deduction for (a) Proposed roads	0.00
4	(b) Any reservations	0.00
5	Total + (-)	142.50
6	Net Area of plot (1 - 5) AREA OF PLOT	142.50
7	Plot Area For FAR	142.50
8	Perm. FAR Area (1.50)	213.75
9	Previous Perm. FAR Area (2.00)	285.00
10	Current Perm. FAR Area (1.75)	249.38
11	Total Perm. FAR Area (1.50)	213.75

PERMISSIBLE COVERAGE AREA

Sl. No.	Description	Area (Sq.Mts)
1	Permissible Coverage area (72.51 %)	103.62
2	Previous Coverage area (65.50 %)	75.00
3	Current Coverage area (65.50 %)	75.00
4	Proposed Coverage Area (51.25 %)	73.03
5	Total Prop. Coverage Area (51.25 %)	73.03
6	Balance coverage area (20.76 %)	29.59

Color Index

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

Buildingwise Floor FSI Details

Floor Name	Proposed Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed FAR	Existing FAR
Ground Floor	73.03	0.00	73.03	0.00
First Floor	73.03	0.00	73.03	0.00
Second Floor	50.15	0.00	50.15	0.00
Terrace Floor	10.55	0.00	10.55	0.00
Total Area	206.76	0.00	196.21	0.00

FARs Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
A (RESI)	1	206.76	10.55	196.21	196.21	01
Grand Total	1	206.76	10.55	196.21	196.21	01

Parking Check (Table 7b)

Vehicle Type	No.	Reduced Reqd. Parking (Increase of Plot/Range RW/Area surrendered/FOC)	Area	No.	Area
Equivalent Car Space	1	-	-	1	13.75
Total Car	1	-	-	1	13.75
Total	1	-	-	1	13.75

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No. of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (RESI)	Residential	Row House	Row House	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	No. of Trees
PLOT	Tree	1

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Parking space reqd. for every	Units	Car
A (RESI)	Residential	Row House	100 - 200	1	1	1
Total	-	-	-	-	1	1

OWNER'S NAME AND SIGNATURE
 ARUN KUMAR PANDEY, 0015pandey@gmail.com, 7985164545

ARCHENG'S NAME AND SIGNATURE
 SHUBHAM GUPTA
 AM175588725062019

Signature Not Verified
 Jhans Development Authority



Signature Not Verified
 Jhans Development Authority

Building Plan Application Number
 JDA/BP/24-25-0102

Sanctioned On
 29 May 2024

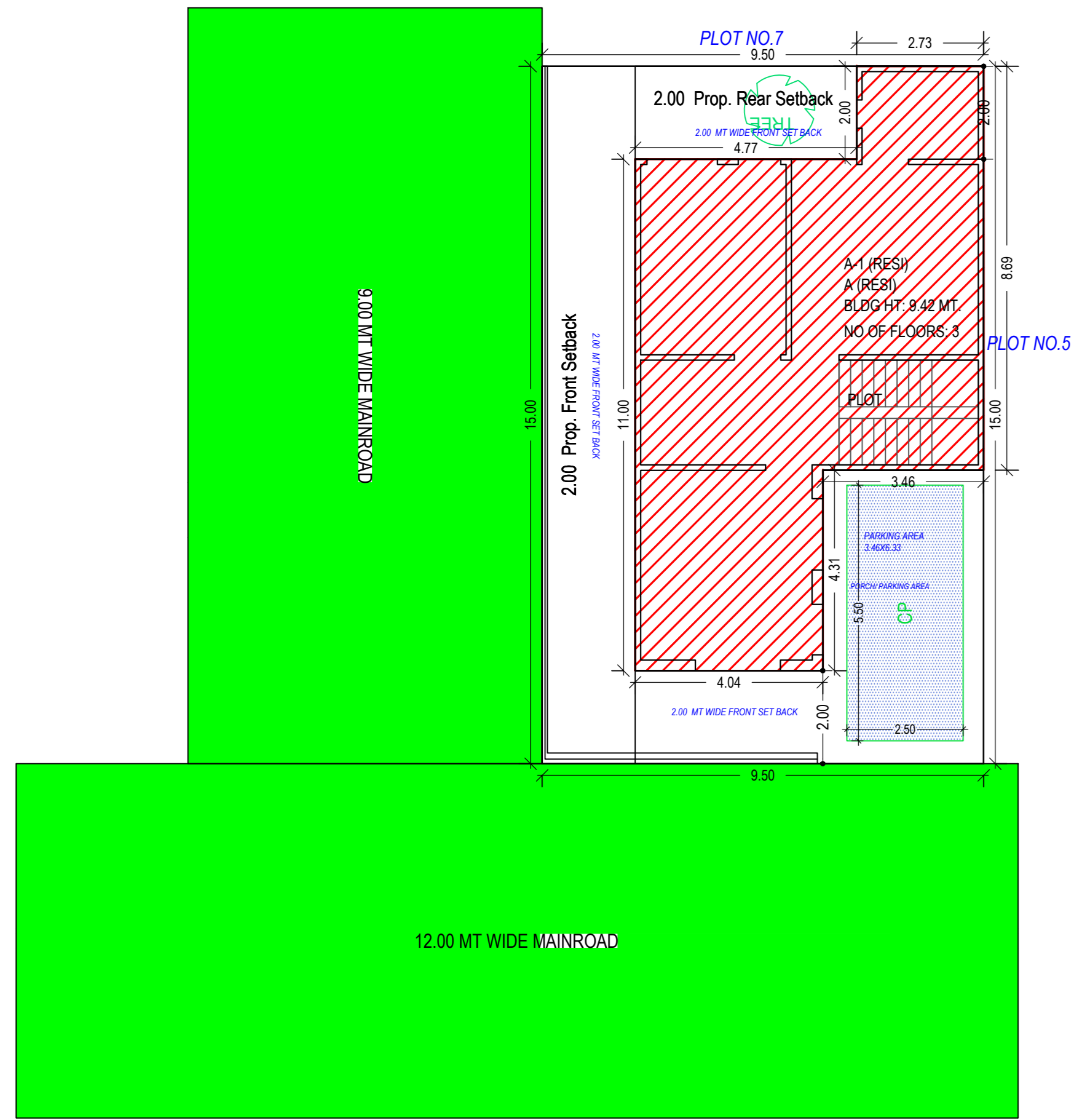
Valid Till
 02 Jun 2029

Approved By
 Jhendra Singh Sahrawar (Town Planner)

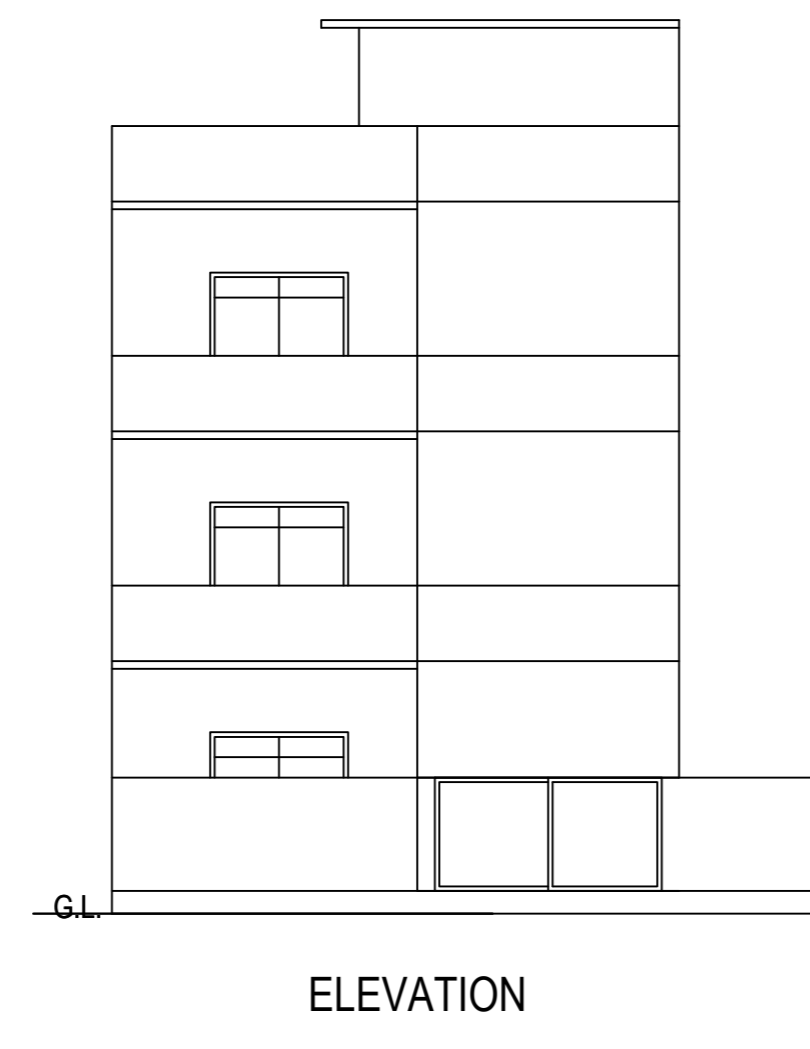
Examined By
 Vincent Kumar (Junior engineer)

Jhendra Singh Sahrawar (Town Planner)

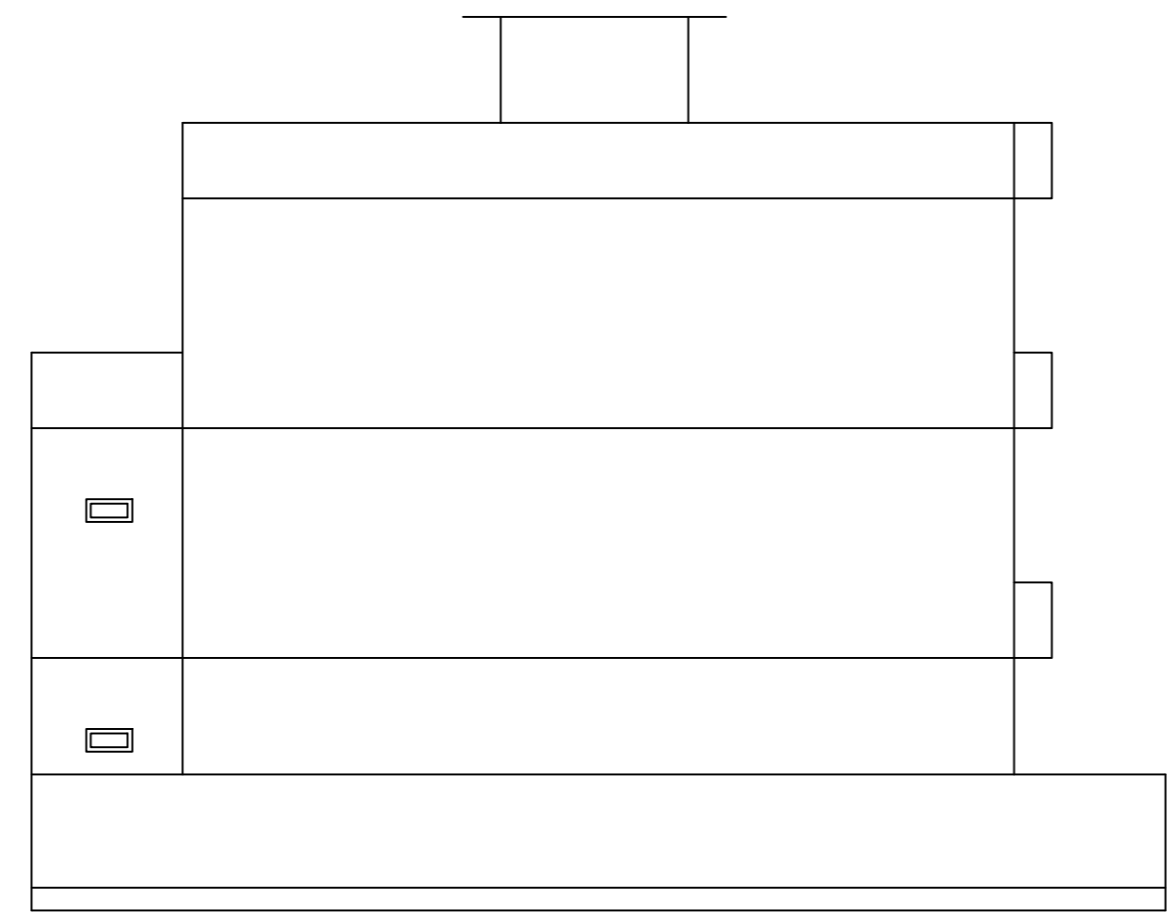
Total Plot Area :-	142.50	Total FAR Area :-	196.22
Total Coverage Area :-	73.03	Total BUA Area :-	206.77



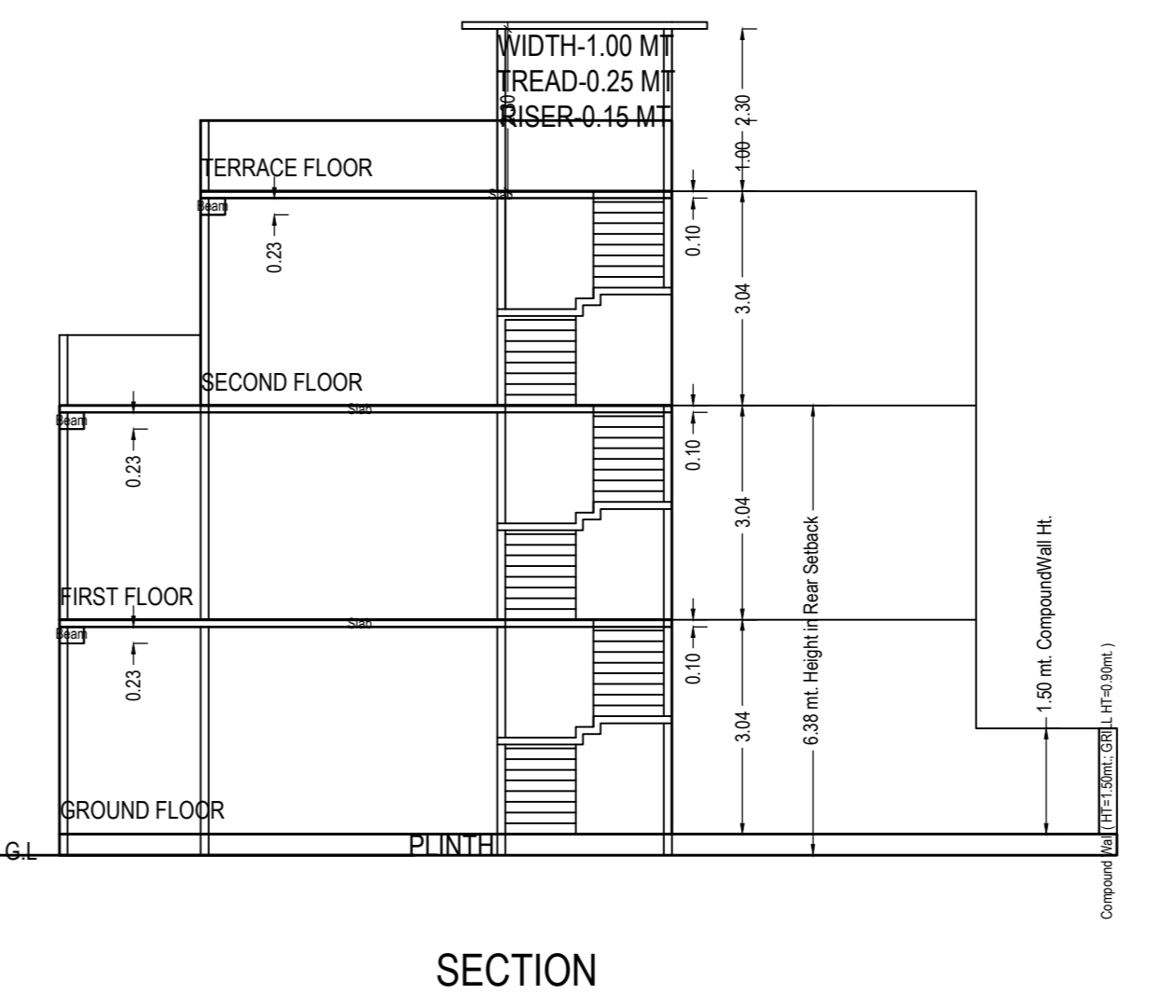
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(Scale - 1:100)



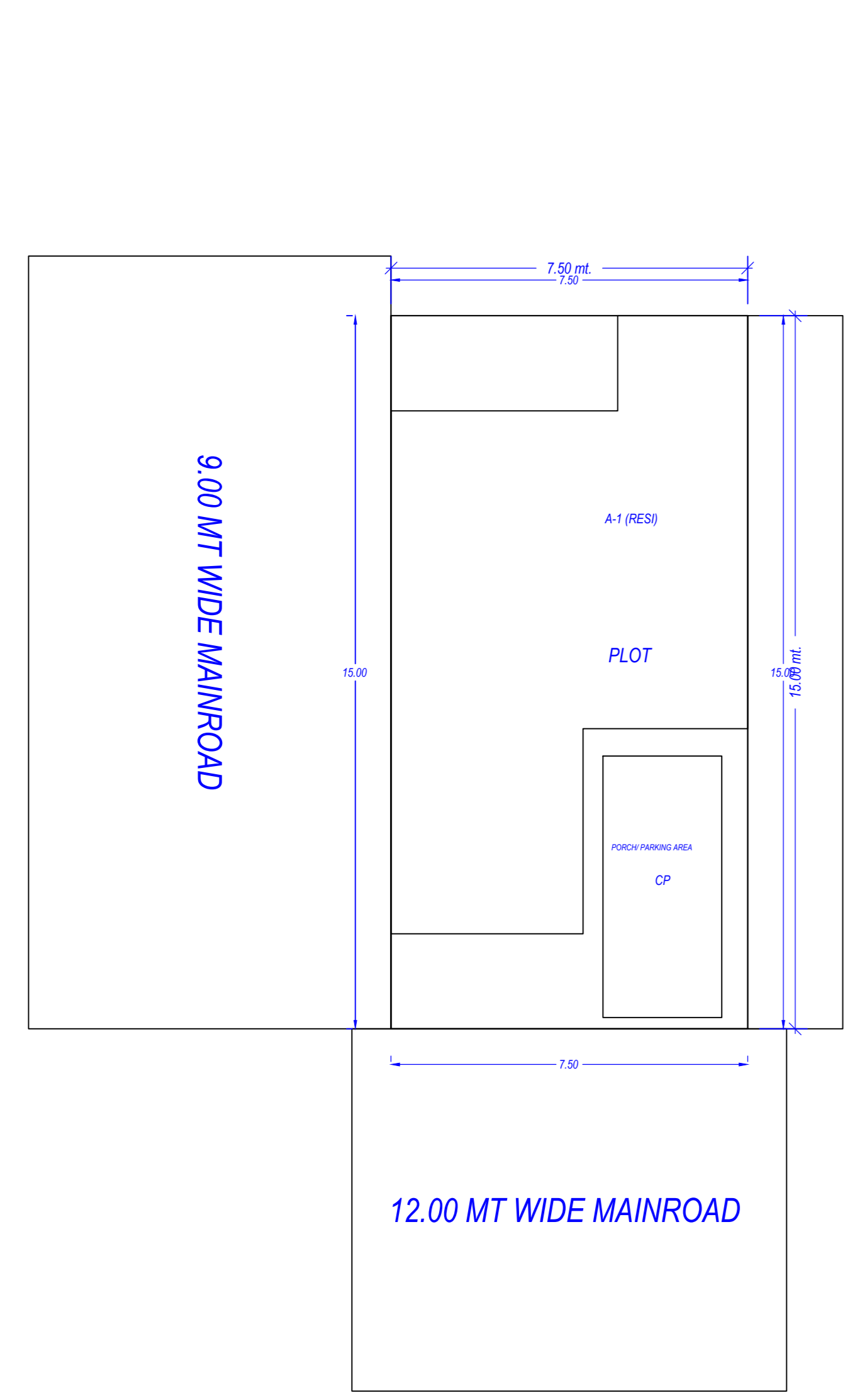
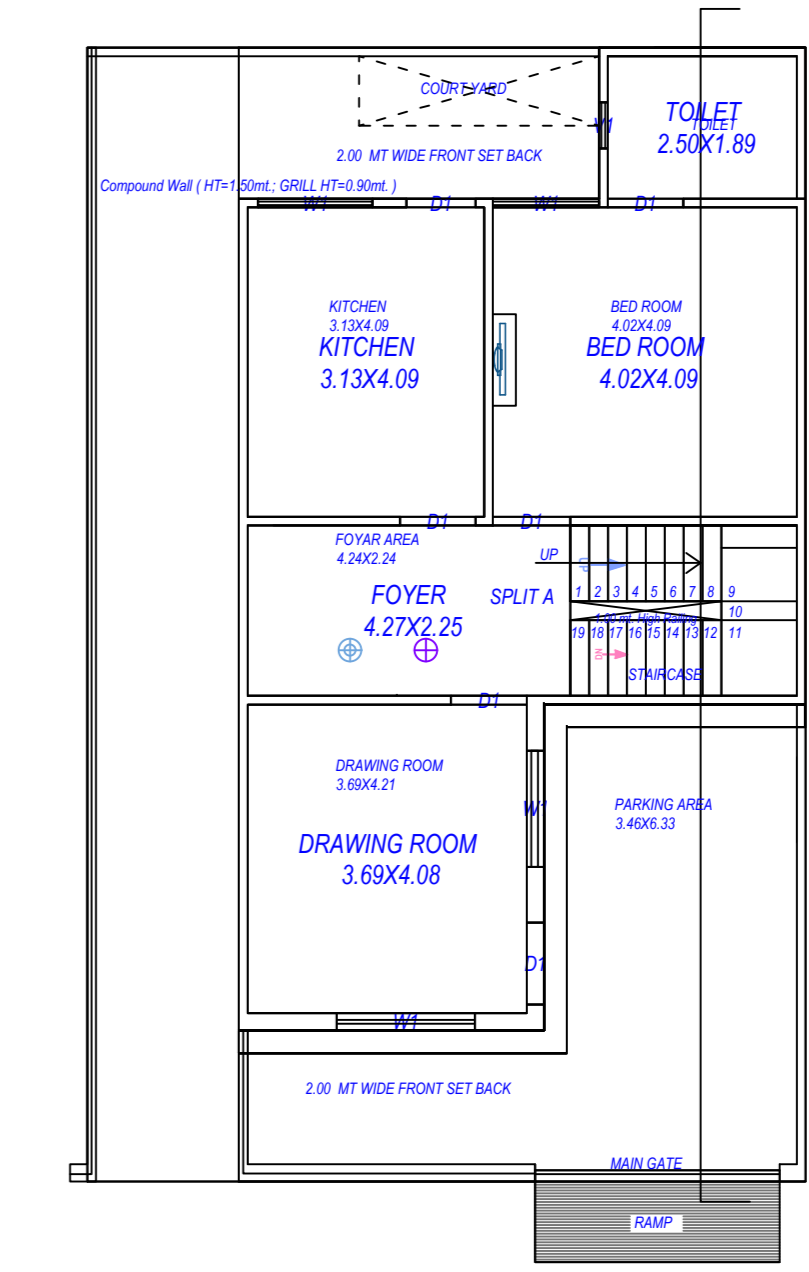
ELEVATION



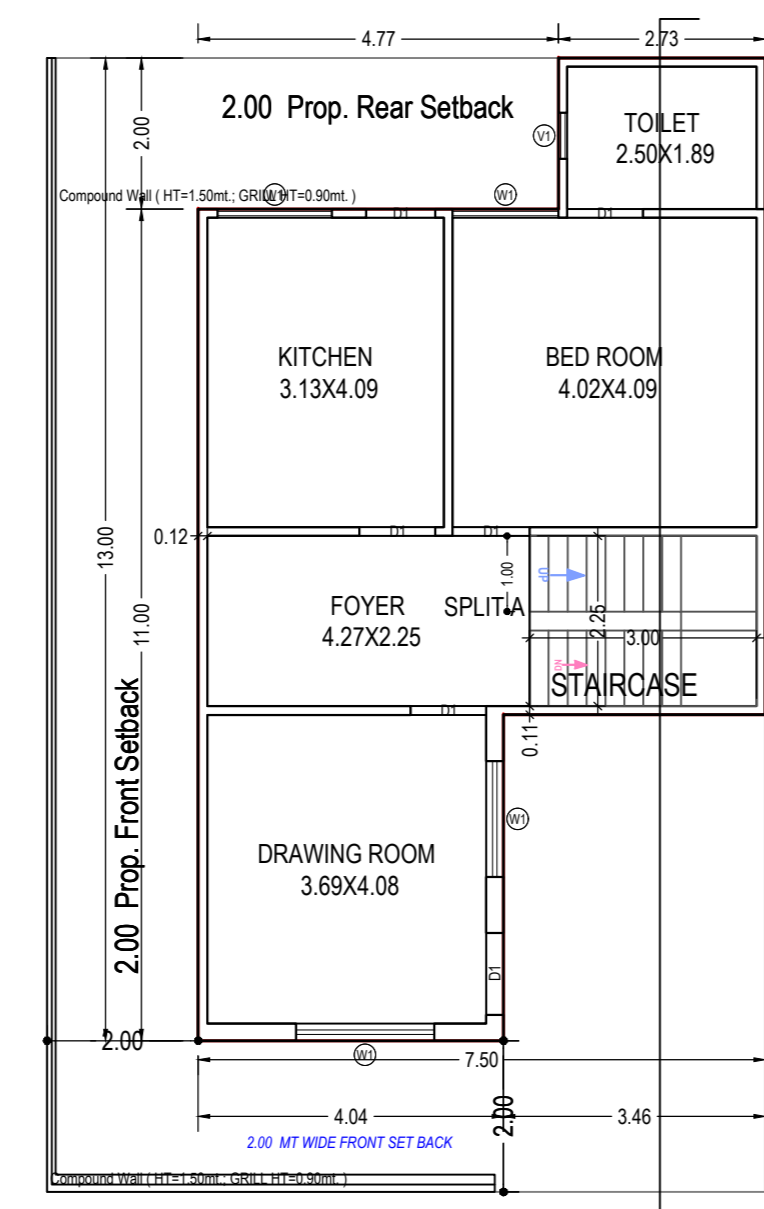
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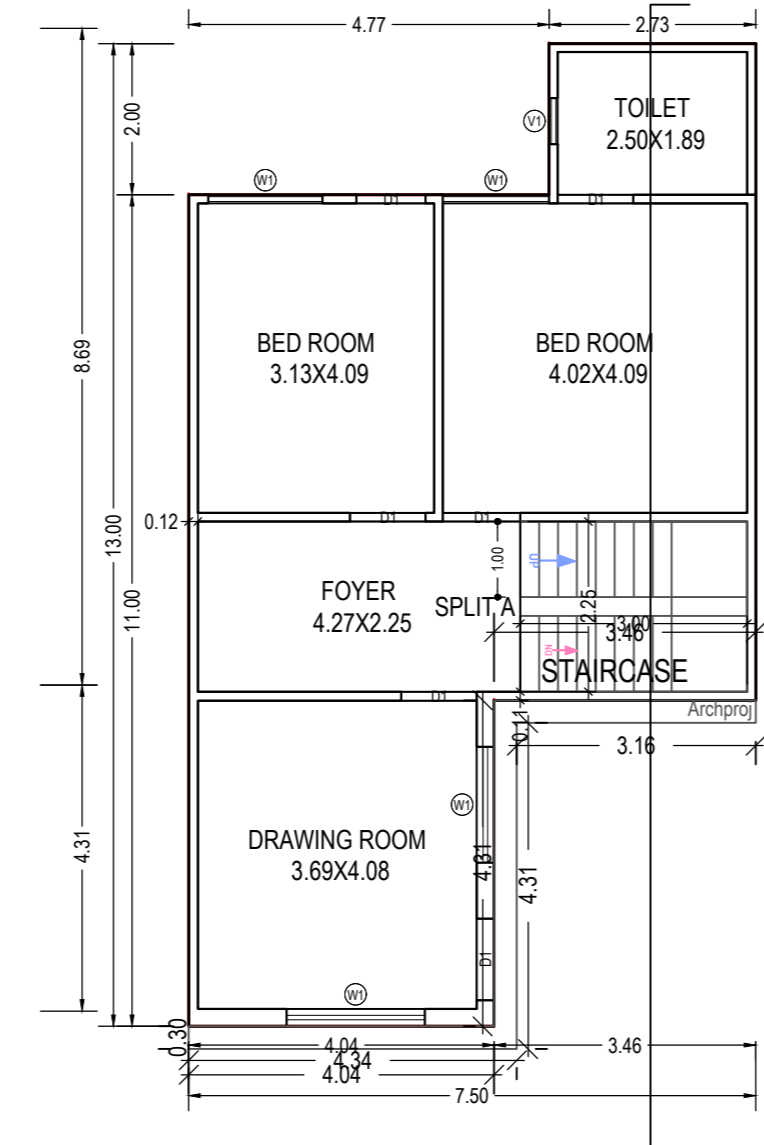
SECTION



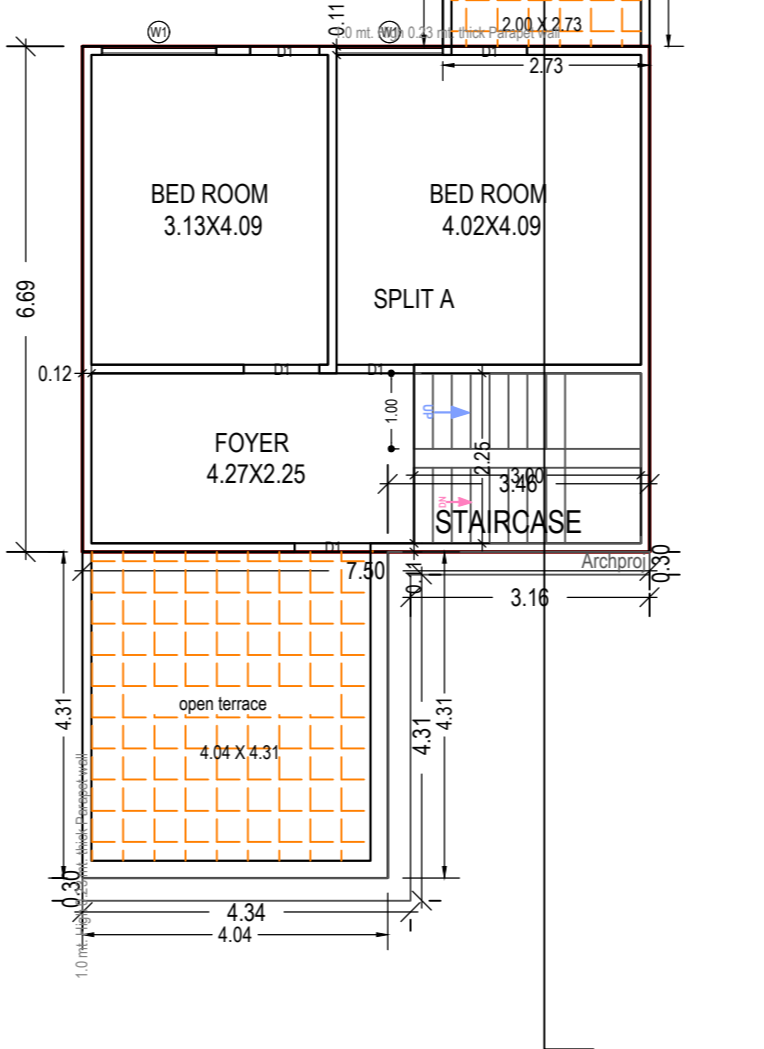
KEY PLAN



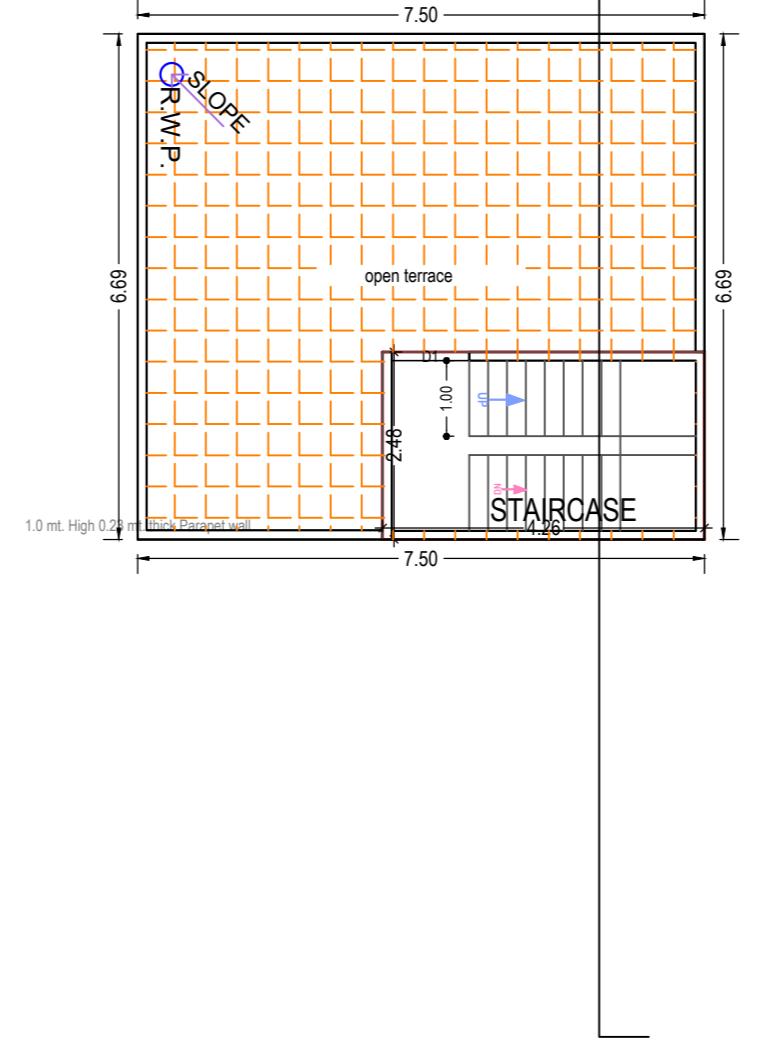
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



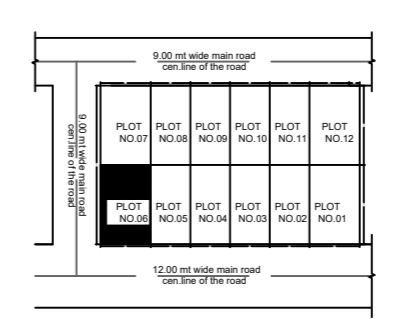
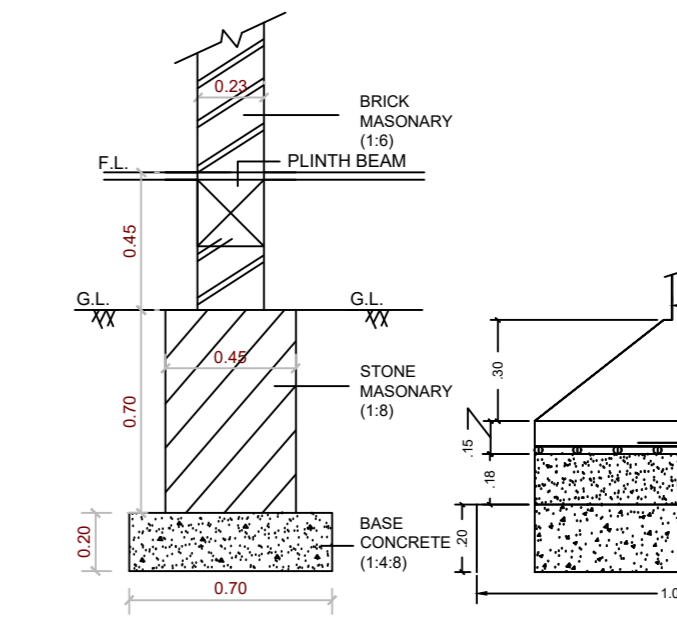
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



Color Index

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

Buildingwise Floor FSI Details

Floor Name	Proposed Built up		Existing Built up		Total Proposed Built up Area (Sq.mt)	Total FAR Area (Sq.mt)
	Proposed Built up Area (Sq.mt)	Proposed FAR	Existing Built up Area (Sq.mt)	Existing FAR		
Ground Floor	73.04	0.00	73.04	0.00	73.04	73.04
First Floor	73.04	0.00	73.04	0.00	73.04	73.04
Second Floor	50.15	0.00	50.15	0.00	50.15	50.15
Terrace Floor	10.55	0.00	10.55	0.00	10.55	0.00
Total	206.78	0.00	206.78	0.00	196.23	196.23

FAR & Unit Details

Building	No. of Same Bldg	Total Built up Area (Sq.mt)	Deductions (Area in Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	No. of Unit
A (RES)	1	206.78	10.55	196.23	196.23	01
Grand Total	1	206.78	10.55	196.23	196.23	01

Parking Check (Table 7b)

Vehicle Type	No.	Area	Prop.	Area
Equivalent Car Space	-	-	1	13.75
Total Car	1	-	1	13.75
Total	1	-	1	13.75

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	No of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (RES)	Residential	Row House	-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
						FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
						SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
						TERRACE FLOOR PLAN	Residential	Row House	-	-	-

OWNER'S NAME AND SIGNATURE
 ARUN KUMAR PANDEY, 0015pandey@gmail.com, 985164545

ARCHITECT'S NAME AND SIGNATURE
 SHUBHAM GUPTA, AM175588725062019

Signature Not Verified
 Date: 05/04/2024
 Digitally signed by Shubham Gupta



Building Plan Application Number
 JDA/BP/24-25/0103

Sanctioned On
 25 May 2024

Valid Till
 02 Jun 2029

Approved By
 Jitendra Singh Sahrawar (Town Planner)

Examined By
 Vinet Kumar (Junior engineer)

Signature Not Verified
 Date: 05/04/2024
 Digitally signed by Jitendra Singh Sahrawar

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	W1	0.61	1.00	02
A (RES)	W1	1.41	1.20	03
A (RES)	W1	1.51	1.20	03
A (RES)	W1	1.53	1.20	02
A (RES)	W1	1.83	1.20	02

Building 'A' (RES)

Floor Name	Total Built up Area (Sq.mt)	Deductions (Area in Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	No. of Unit
Ground Floor	73.04	0.00	73.04	73.04	01
First Floor	73.04	0.00	73.04	73.04	00
Second Floor	50.15	0.00	50.15	50.15	00
Terrace Floor	10.55	0.00	10.55	10.55	00
Total	206.78	0.00	196.23	196.23	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	D1	0.91	2.10	03
A (RES)	D1	1.00	2.10	09
A (RES)	D1	1.02	2.10	03
A (RES)	D1	1.08	2.10	02

UnitBUA Table for Building 'A' (RES)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt)	Carpet Area	No. of Unit	
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	73.04	73.04	73.04	0.35	1.17	4.16	01
			Total	73.04	73.04	73.04	0.35	1.17	4.16
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	73.04	73.04	73.04	0.35	1.17	4.16	00
			Total	73.04	73.04	73.04	0.35	1.17	4.16
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	50.15	50.15	50.15	0.33	0.33	2.60	00
			Total	50.15	50.15	50.15	0.33	0.33	2.60
Total	-	-	196.23	196.23	196.23	1.04	2.68	10.92	01

Tree Details (Table 3h)

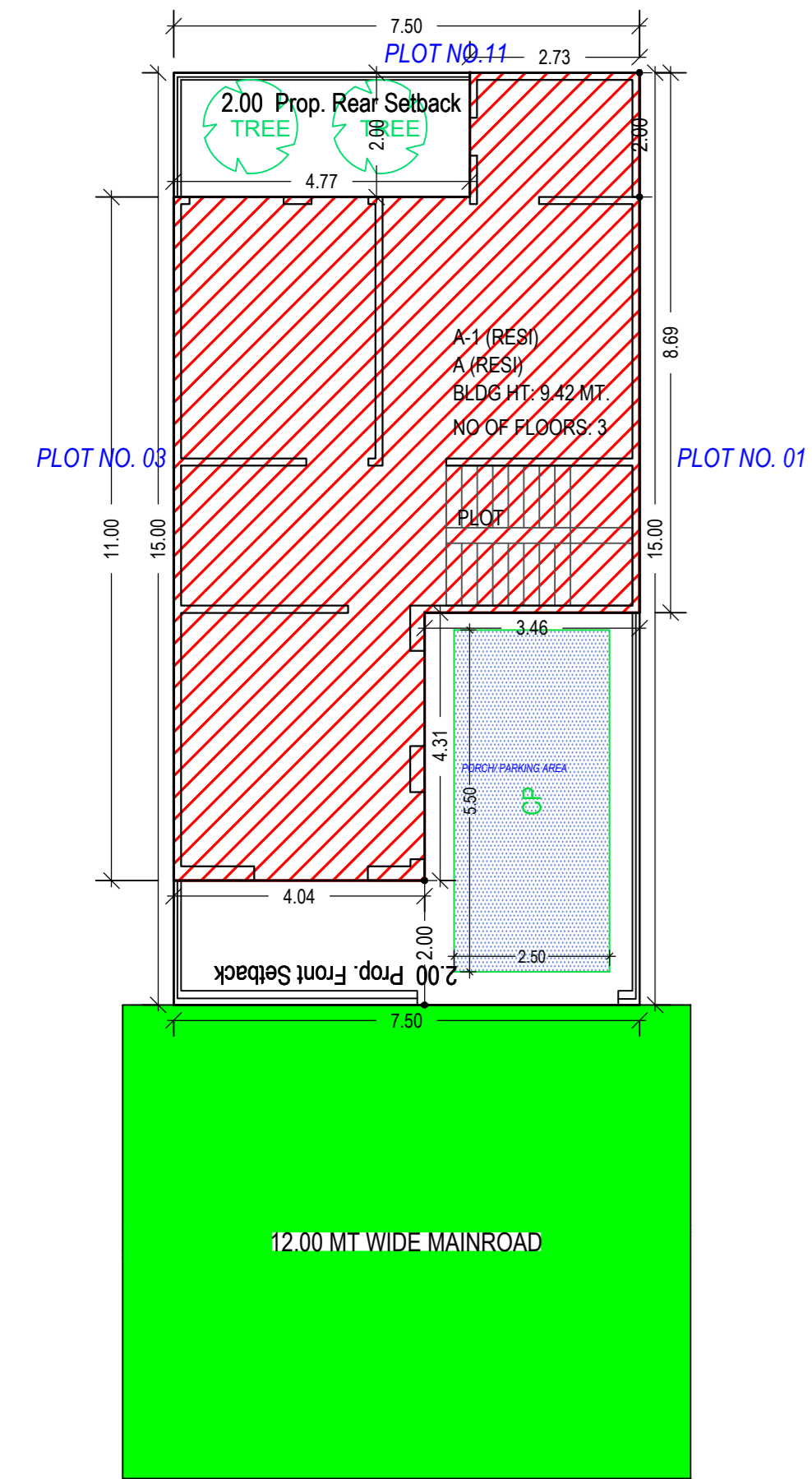
Plot	Name	Nos of Trees	Prop.
PLOT	Tree	1	1

Required Parking (Table 7a)

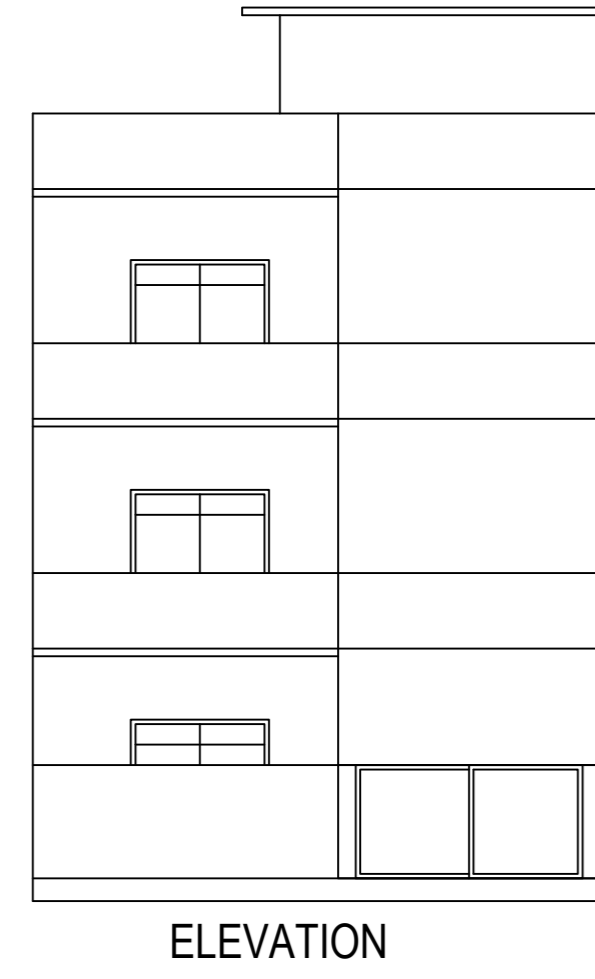
Building Name	Type	SubUse	Area (Sq.mt)	Parking space reqd for every	Units	Car	Prop.	Reqd./Unit	Reqd.	Prop.
A (RES)	Residential	Row House	100 - 200	1	142.50	1.00	1	1	1	1
Total	-	-	-	-	-	-	-	-	-	-

Total Plot Area :- 142.50
 Total FAR Area :- 196.23
 Total Coverage Area :- 73.04
 Total BUA Area :- 206.78

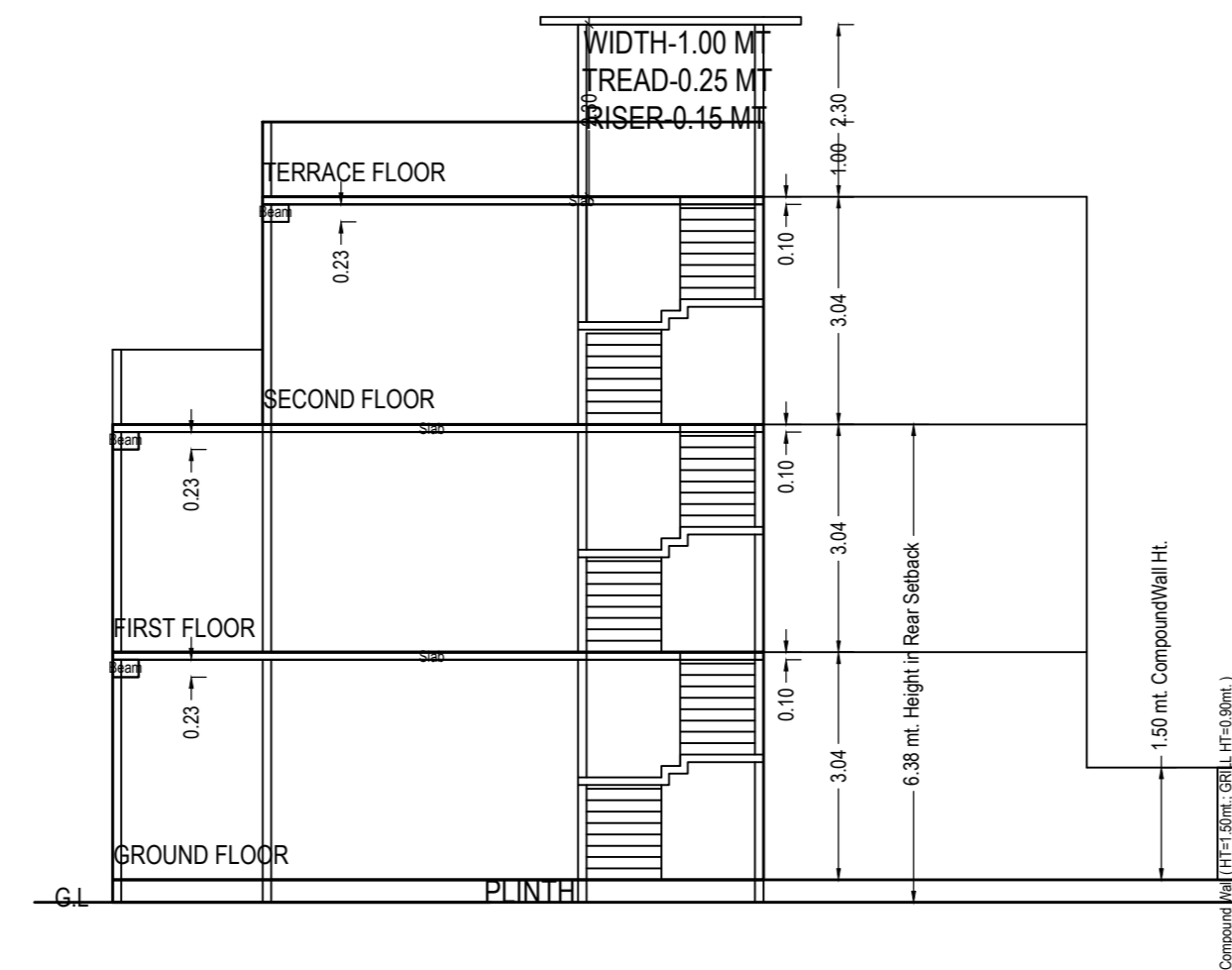
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
 2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.



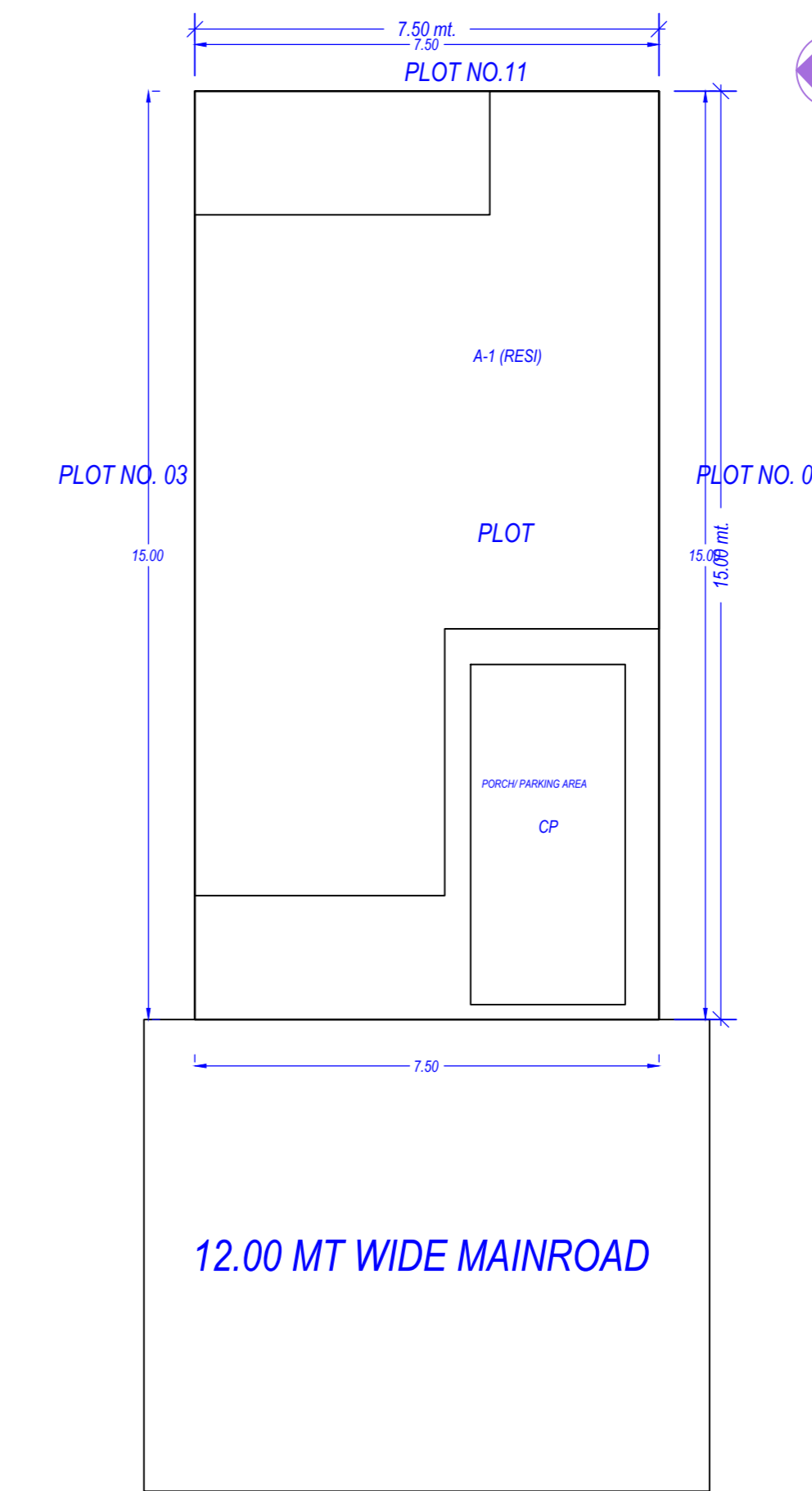
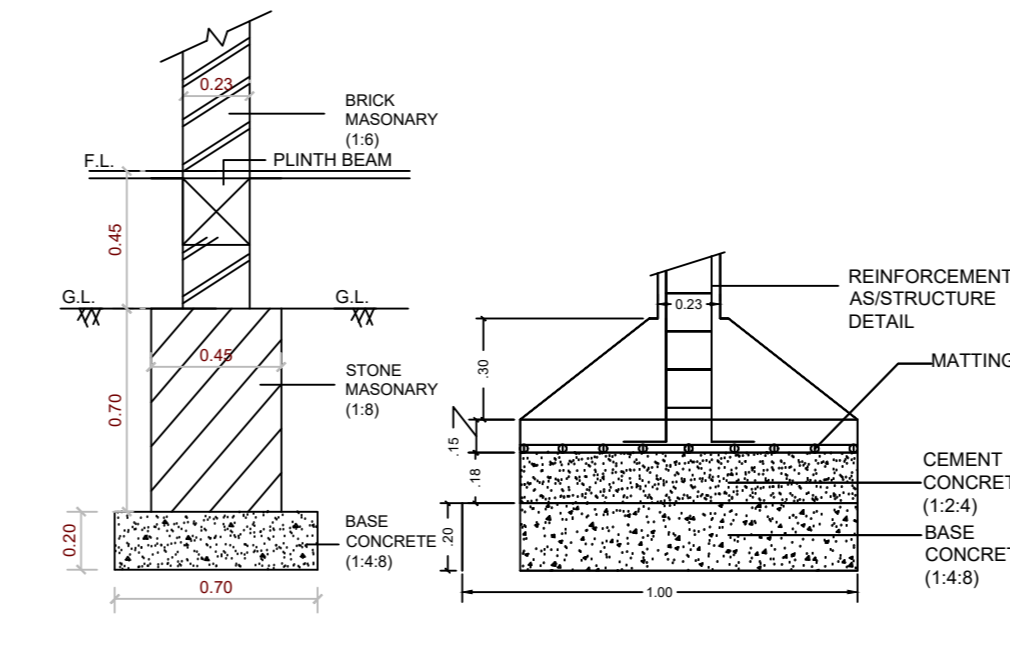
SITE PLAN
(Scale - 1:100)



ELEVATION



SECTION



12.00 MT WIDE MAINROAD

AREA STATEMENT		Version No.	Version Date
PROJECT DETAIL		1.004	05/04/2024
Authority	Jhans Development Authority	Plot Use	Residential
Authority Class	Category D	Plot SubUse	Row House
Authority Grade	Development Authority (DA)	Development Plan	Master Plan
Case Type	Regular	Land Use Zone	Residential Use Zone
Project Type	Building Permission	Land SubUse Zone	Residential Zone
Nature of Development	NEW	Layout Type	NA
Development Area	Developed Area		
SubDevelopment Area	City Area		
Special Project	NA		
Site Address	District:Jhansi, Tehsil:Jhansi, Village:MM		
AREA DETAILS		Sq.Mts.	
1. Area of Plot As per record		112.50	
Document Area		112.50	
As per site condition		112.50	
Area of Plot Considered		112.50	
2. Deduction for		0.00	
(a) Proposed roads		0.00	
(b) Any reservations		0.00	
Total (a + b)		0.00	
3. Net Area of plot (1 - 2) AREA OF PLOT		112.50	
Plot Area For FAR		112.50	
Perm. FAR Area (1.97)		221.88	
Previous Perm. FAR Area (2.00)		200.00	
Current Perm. FAR Area (1.75)		21.88	
Total Perm. FAR Area (1.97)		221.88	
6. Total Built up area permissible at:			
Permissible Coverage area (73.89 %)		83.13	
Previous Coverage area (65.00 %)		75.00	
Current Coverage area (65.00 %)		8.13	
Proposed Coverage Area (84.92 %)		73.04	
Total Prop. Coverage Area (84.92 %)		73.04	
Balance coverage area (8.97 %)		10.00	
Proposed Area at:			
Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Ground Floor	73.04	0.00	73.04
First Floor	73.04	0.00	73.04
Second Floor	50.15	0.00	50.15
Terrace Floor	10.55	0.00	10.55
Total Area	206.78	0.00	196.23
Total FAR Area:			196.23
Total BuiltUp Area:			206.78
Proposed FAR consumed			1.74
C. Tenement Statement			
4. Tenement Proposed At:			
G.F.		1.00	
5. Total Tenements (3 + 4)		1	
E. Parking Statement			
1. Parking Space Required as per Regulations:		13.75	
2. Proposed Parking Space:		13.75	

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD ALIGNMENT (ROAD WIDENING AREA)	Blue
FUTURE T.P. SCHEME DEDUCTION AREA	Light Blue
EXISTING (To be retained)	Dark Blue
EXISTING (To be demolished)	Light Yellow

Buildingwise Floor FSI Details				
Floor Name	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	73.04	73.04	73.04	73.04
First Floor	73.04	73.04	73.04	73.04
Second Floor	50.15	50.15	50.15	50.15
Terrace Floor	10.55	10.55	10.55	10.55
Total Area	206.78	196.23	206.78	196.23

FAR Unit Details					
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
A (RES)	1	206.78	10.55	196.23	01
Grand Total	1	206.78	10.55	196.23	01

Parking Check (Table 7b)				
Vehicle Type	No.	Reduced Road Parking (Increase of Footing RW/Area surrendered FOC)	Area	Prop.
Equivalent Car Space	1	-	-	13.75
Total Car	1	-	-	13.75
Total	-	-	-	13.75

Building USE/SUBUSE Details						
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	No Of Residential Units	FAR SubUse
A (RES)	Residential	Row House		Lowrise Building	1	Residential
						Residential
						Residential
						Residential
						Residential

OWNER'S NAME AND SIGNATURE
 ARUN KUMAR PANDEY, 0015pandey@gmail.com, 7985164545

ARCHITECT'S NAME AND SIGNATURE
 SHUBHAM GUPTA
 AM1755887/25062019

Signature Not Verified
 Date: 03/06/2024
 Digitally signed by Shubham Gupta



Signature Not Verified
 Digitally signed by Jhansi Development Authority

Building Plan Application Number
 JDA/BP/24-25/0104

Sanctioned On
 18 May 2024

Valid Till
 02 Jun 2029

Approved By
 Jhendra Singh Sahrawar (Town Planner)

Examined By
 Hansraj Bhati (Junior engineer)

Jhendra Singh Sahrawar (Town Planner)

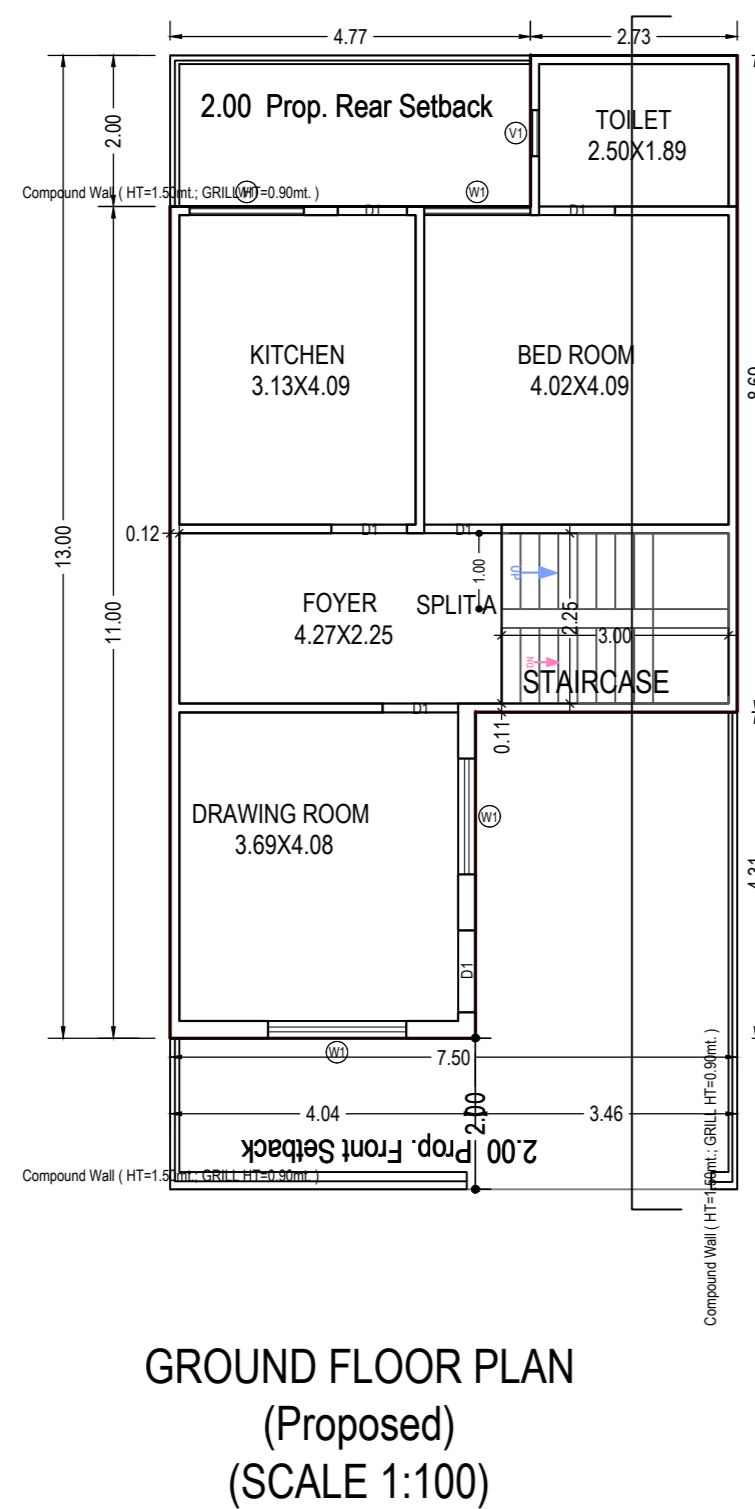
Tree Details (Table 3h)				
Plot	Name	Height	No. of Trees	Prop.
PLOT	Tree		1	2

Required Parking (Table 7a)				
Building Name	Type	SubUse	Area (Sq.mt.)	Units
A (RES)	Residential	Row House	100 - 200	1
Total				1

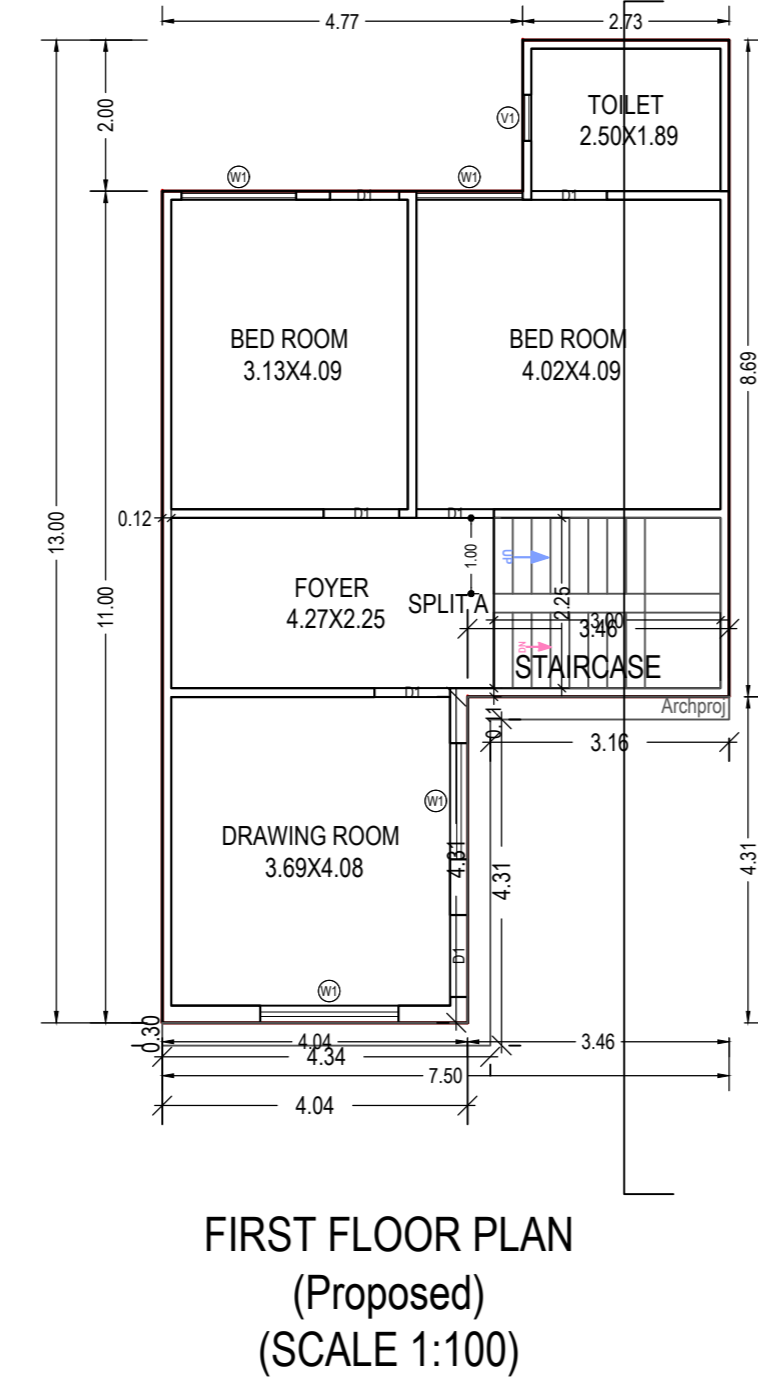
SCHEDULE OF WINDOW/VENTILATION:				
Floor Name	StarCase Name	Flight Width	Tread Width	Riser Height
Ground Floor	STAIRCASE	1.00	0.250	0.152
First Floor	STAIRCASE	1.00	0.250	0.152
Second Floor	STAIRCASE	1.00	0.250	0.152
Terrace Floor	STAIRCASE	1.00	0.250	0.152
Total				

SCHEDULE OF DOOR:				
Building Name	Name	Length	Height	NOS
A (RES)	W1	1.41	1.20	03
A (RES)	W2	1.51	1.20	03
A (RES)	W3	1.53	1.20	02
A (RES)	W4	1.83	1.20	02
Total				

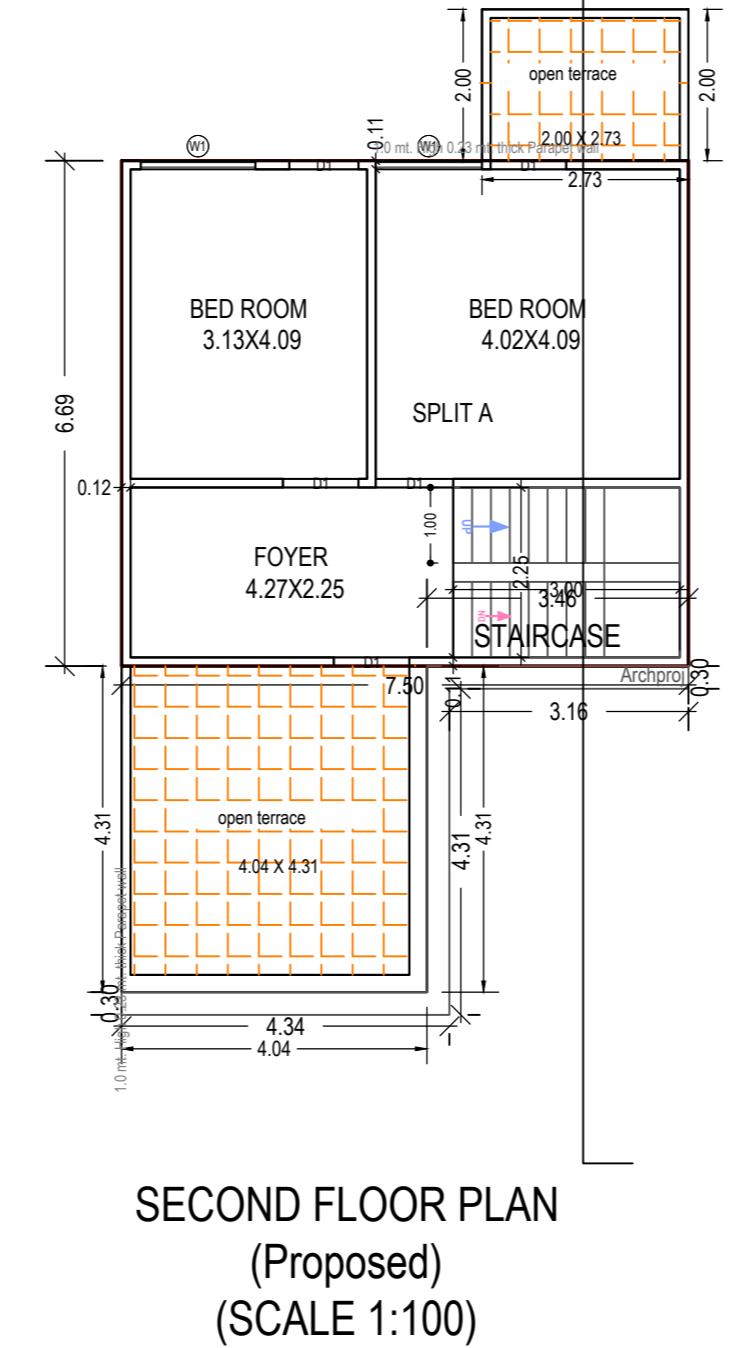
Total Plot Area :-	112.50	Total FAR Area :-	196.23
Total Coverage Area :-	73.04	Total BUA Area :-	206.78



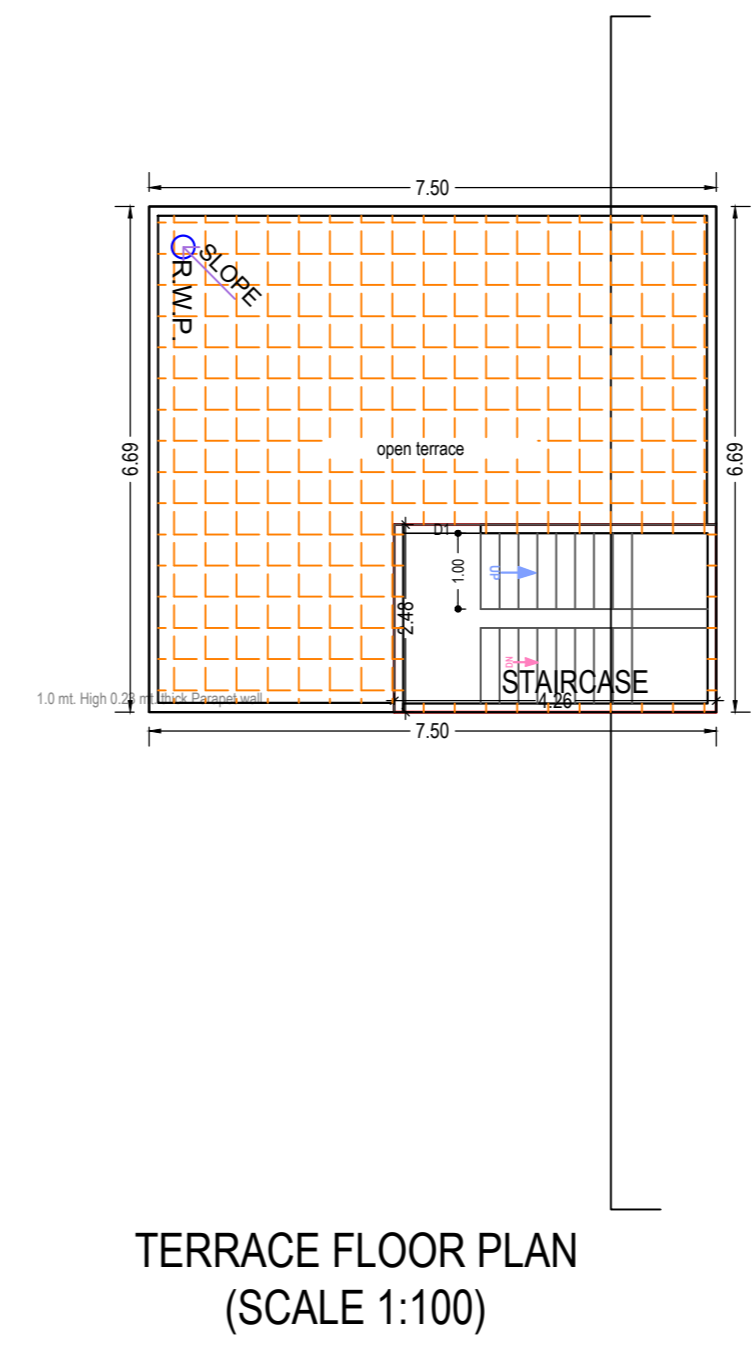
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



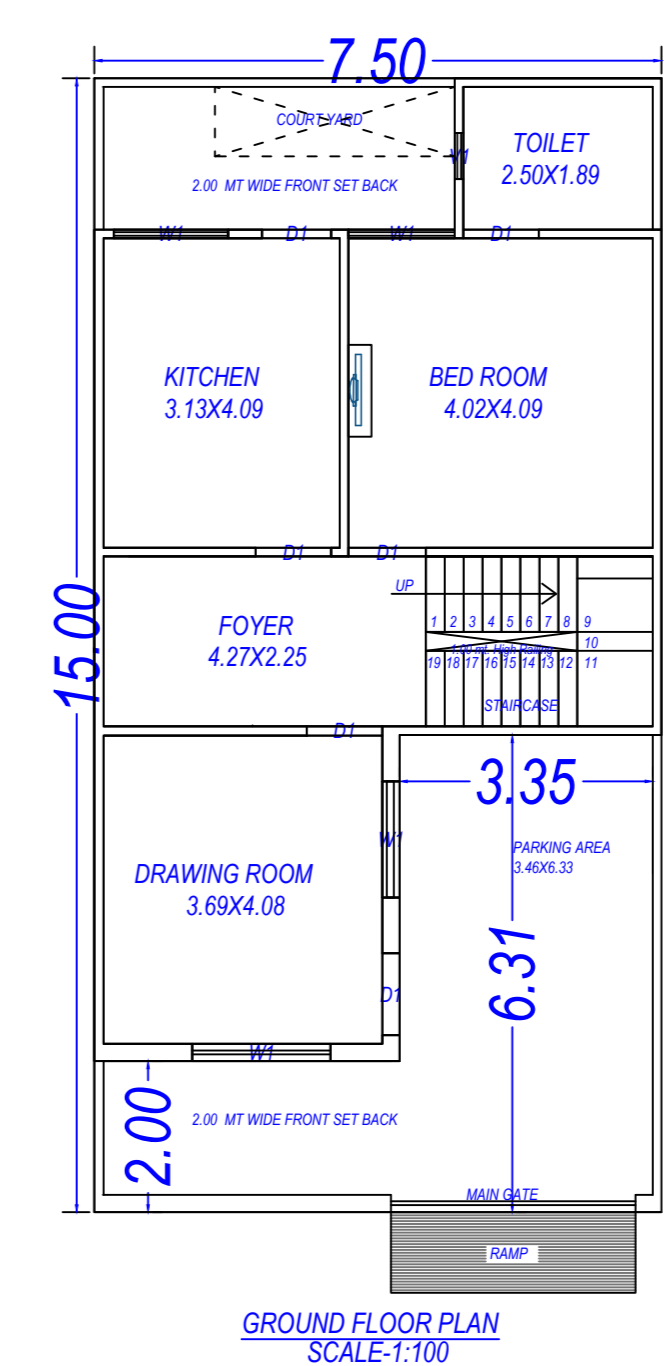
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(Proposed)
(SCALE 1:100)



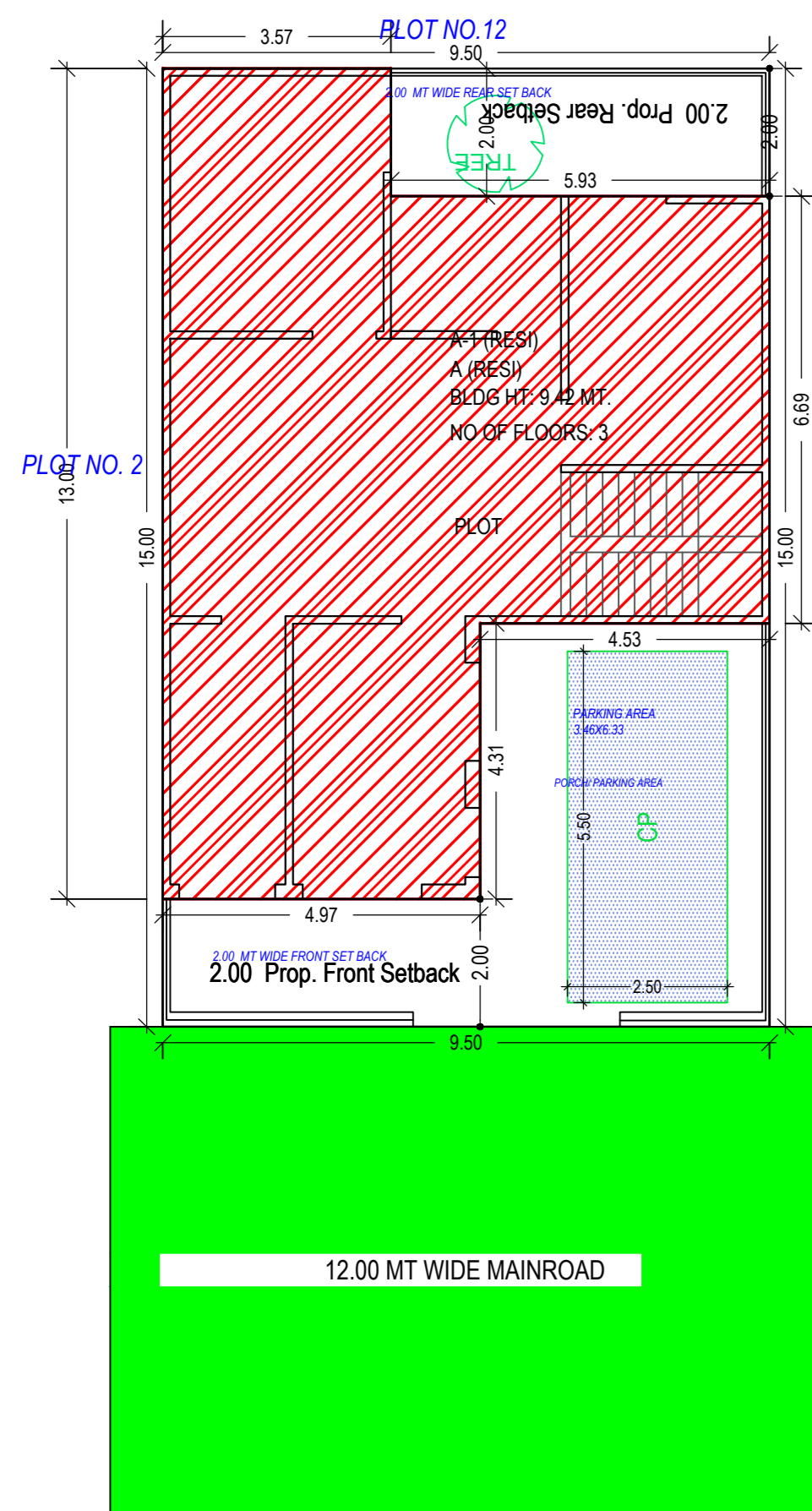
GROUND FLOOR PLAN
(SCALE 1:100)

UnitBUA Table for Building -A (RES)											
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	External Wall	No. of Unit		
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	73.04	73.04	73.04	0.35	1.17	4.16	67.36	01	
			Total	73.04	73.04	73.04	0.35	1.17	4.16	67.36	01
			Typical Floor = 1	73.04	73.04	73.04	0.35	1.17	4.16	67.36	01
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	73.04	73.04	73.04	0.35	1.17	4.16	67.36	00	
			Total	73.04	73.04	73.04	0.35	1.17	4.16	67.36	00
			Typical Floor = 1	73.04	73.04	73.04	0.35	1.17	4.16	67.36	00
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	50.15	50.15	50.15	0.33	0.33	2.60	46.89	00	
			Total	50.15	50.15	50.15	0.33	0.33	2.60	46.89	00
			Typical Floor = 1	50.15	50.15	50.15	0.33	0.33	2.60	46.89	00
Total	-	-	196.23	196.23	196.23	1.04	2.68	10.92	181.61	01	

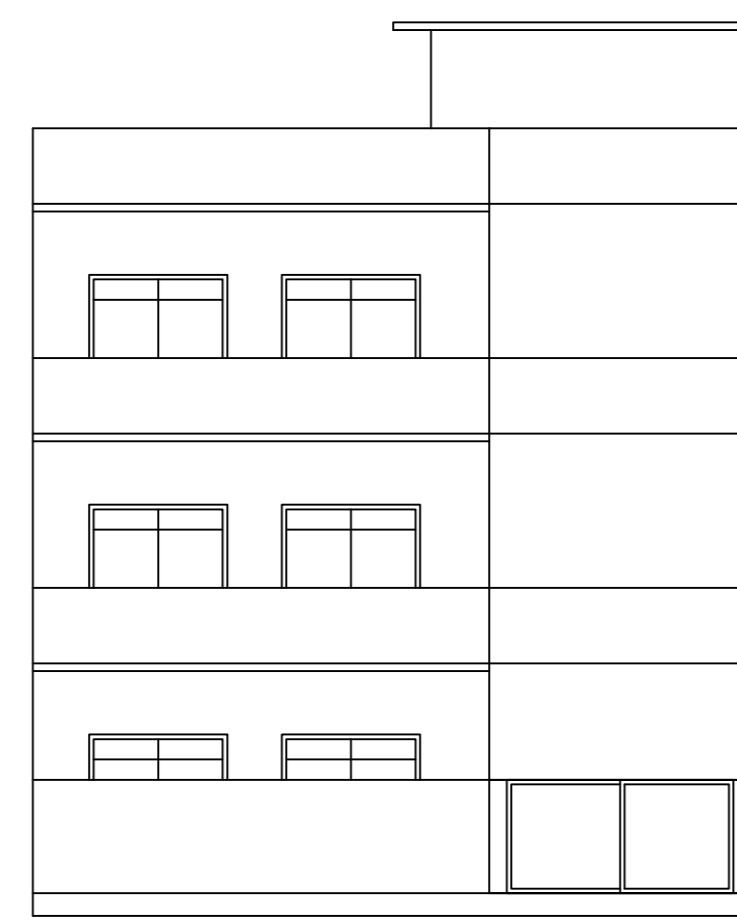
Staircase Checks (Table 6a-1)				
Floor Name	StarCase Name	Flight Width	Tread Width	Riser Height
Ground Floor	STAIRCASE	1.00	0.250	0.152
First Floor	STAIRCASE	1.00	0.250	0.152
Second Floor	STAIRCASE	1.00	0.250	0.152
Terrace Floor	STAIRCASE	1.00	0.250	0.152
Total				

Building -A (RES)					
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	73.04	0.00	73.04	73.04	00
First Floor	73.04	0.00	73.04	73.04	00
Second Floor	50.15	0.00	50.15	50.15	00
Terrace Floor	10.55	0.00	10.55	10.55	00
Total	206.78	10.55	196.23	196.23	01
Total Number of Same Buildings:	1				
Total	206.78	10.55	196.23	196.23	01

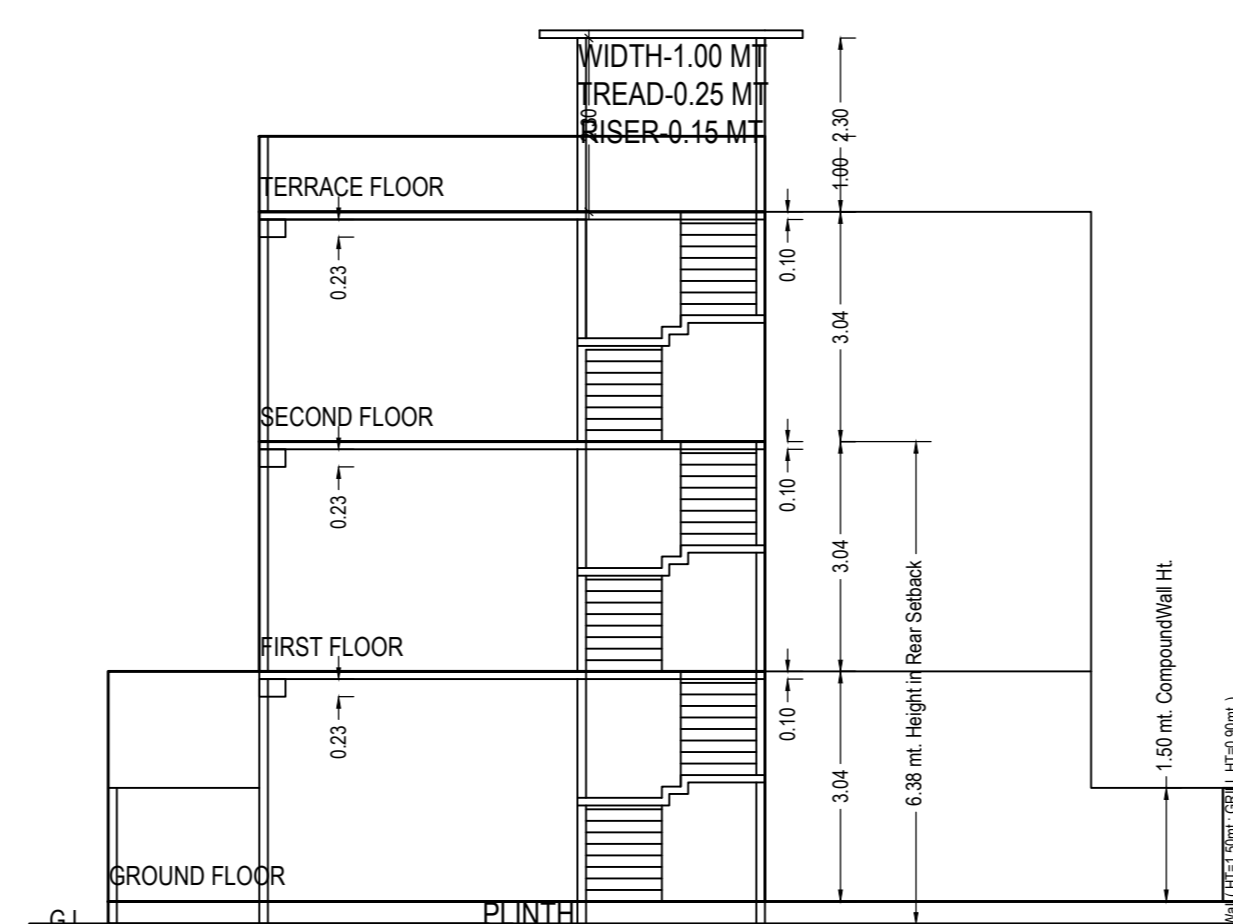
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
 2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.



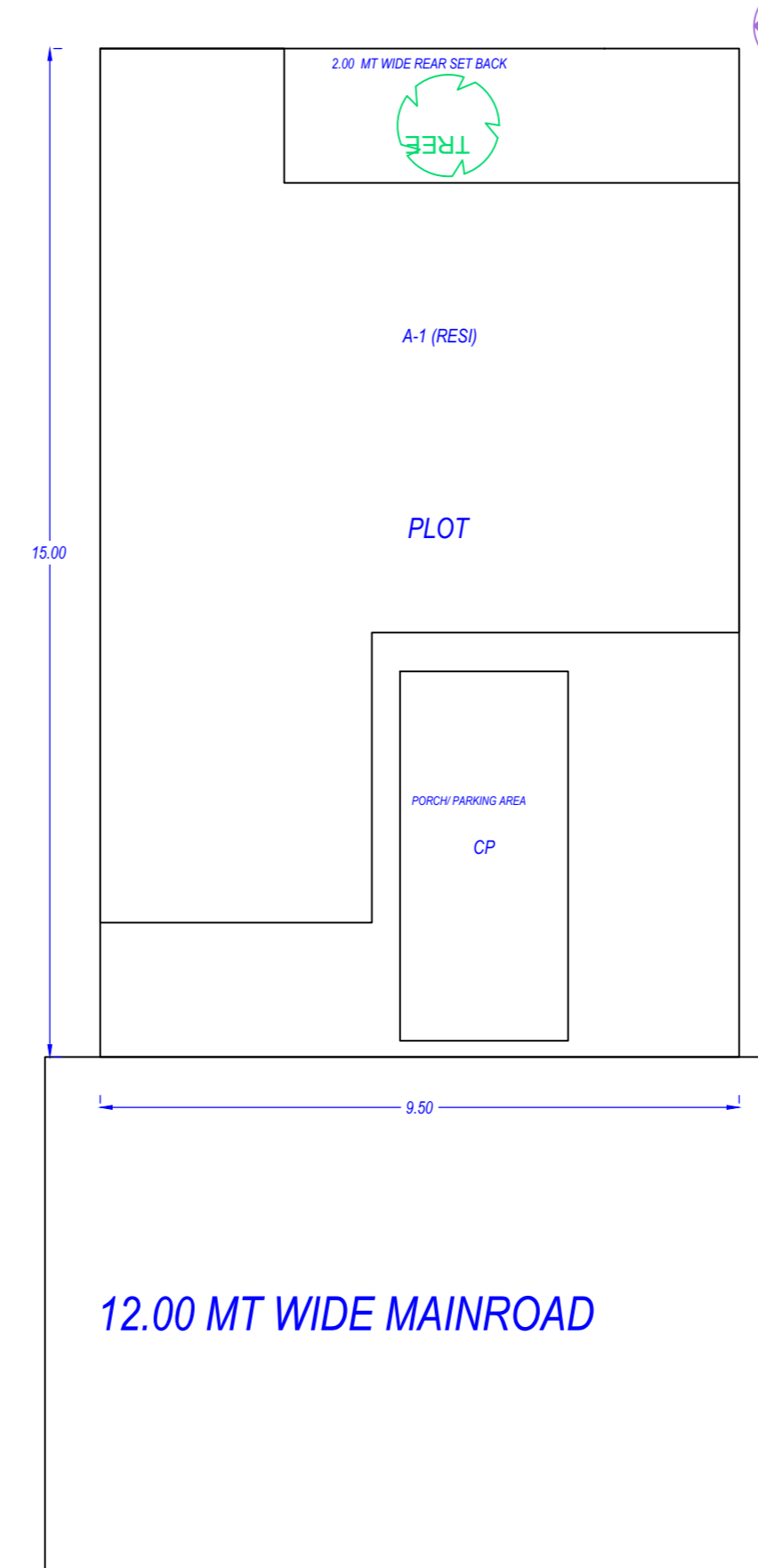
SITE PLAN (Scale - 1:100)



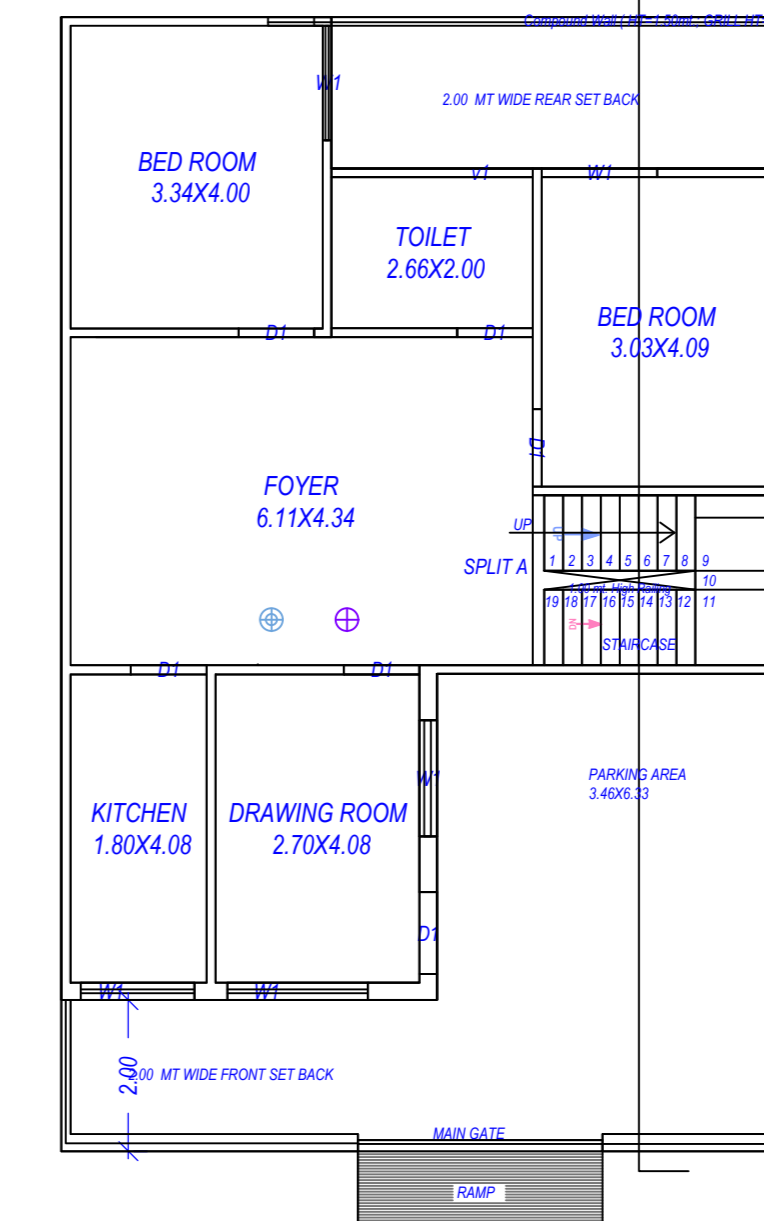
ELEVATION



SECTION



12.00 MT WIDE MAINROAD



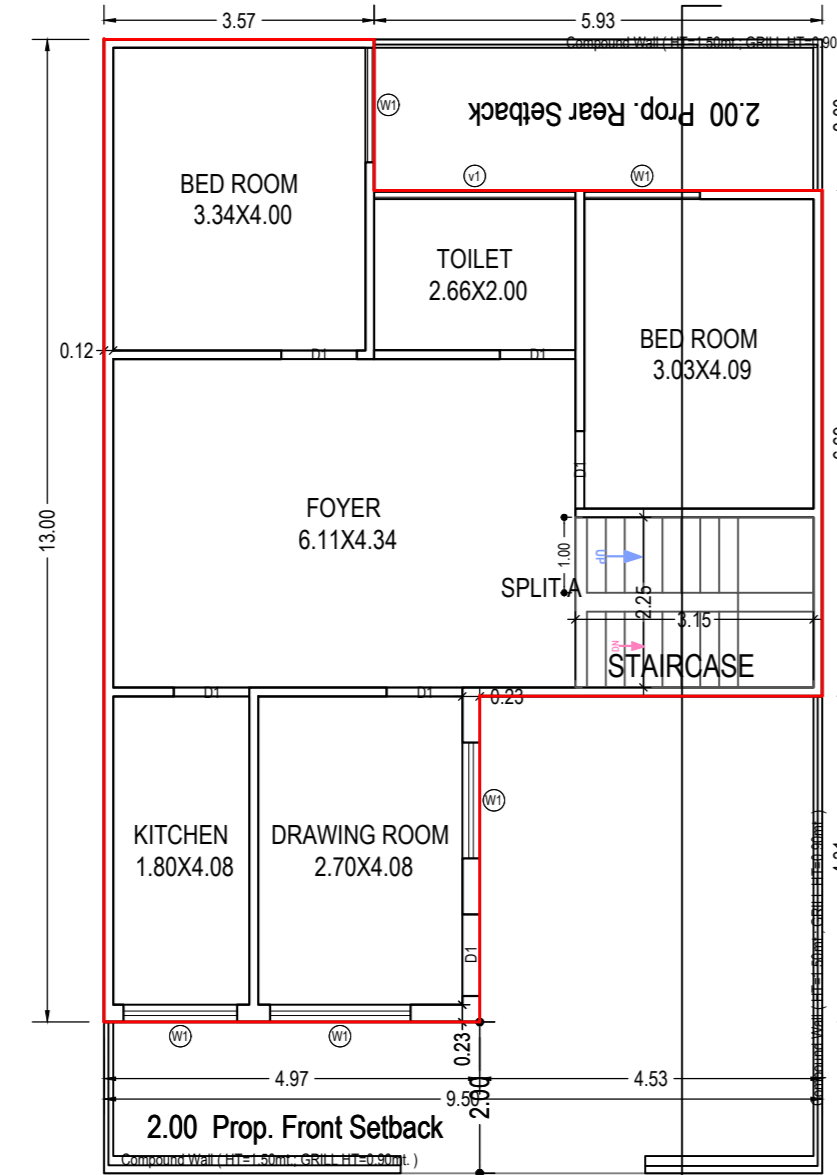
AREA STATEMENT		VERSION NO. 1.0/04			
PROJECT DETAIL		VERSION DATE: 05/04/2024			
Authority	Jhans Development Authority	Plot Use	Residential		
AuthorityClass	Category D	Plot SubUse	Row House		
AuthorityGrade	Development Authority (DA)	Development Plan	Master Plan		
CaseType	Regular	Land Use Zone	Residential Use Zone		
Project Type	Building Permission	Land SubUse Zone	Residential Zone		
Nature of Development	NEW	Layout Type	NA		
Development Area	Developed Area				
SubDevelopment Area	City Area				
Special Project	NA				
Site Address	District:Jhansi, Tehsil:Jhansi, Village:NA				
AREA DETAILS		Sq.Mts.			
1	Area of Plot As per record		142.50		
	As per site condition		142.50		
2	Area of Plot Considered		142.50		
	Deduction for				
	(a) Proposed roads		0.00		
	(b) Any reservations		0.00		
	Total (+)		0.00		
3	Net Area of plot (1 - 2) AREA OF PLOT		142.50		
	Plot Area For FAR		142.50		
	Perm. FAR Area (1.50)		213.75		
	Previous Perm. FAR Area (2.00)		285.00		
	Current Perm. FAR Area (1.75)		250.38		
	Total Perm. FAR Area (1.95)		278.73		
4	Total Built up area permissible at				
	Permissible Coverage area (72.51 %)		103.62		
	Previous Coverage area (65.97 %)		93.99		
	Current Coverage area (65.97 %)		93.99		
	Proposed Coverage Area (64.63 %)		92.10		
	Total Prop. Coverage Area (64.63 %)		92.10		
	Balance coverage area (7.28 %)		10.52		
	Proposed Area at:				
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR	
	Ground Floor	92.10	0.00	92.10	0.00
	First Floor	92.10	0.00	92.10	0.00
	Second Floor	63.53	0.00	63.53	0.00
	Terrace Floor	10.55	0.00	10.55	0.00
	Total Area	258.28	0.00	247.73	0.00
	Total FAR Area:		247.73		247.73
	Total Built Up Area:		258.28		258.28
	Proposed FAR consumed		1.74		1.74
C. Tenement Statement					
4	Tenement Proposed At:				
	G.F.		1.00		
5	Total Tenements (3 + 4)		1		
E. Parking Statement					
1	Parking Space Required as per Regulations:		13.75		
2	Proposed Parking Space:		13.75		

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD ALIGNMENT (ROAD WIDENING AREA)	Blue
FUTURE T.P. SCHEME DEDUCTION AREA	Orange
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Dark Blue

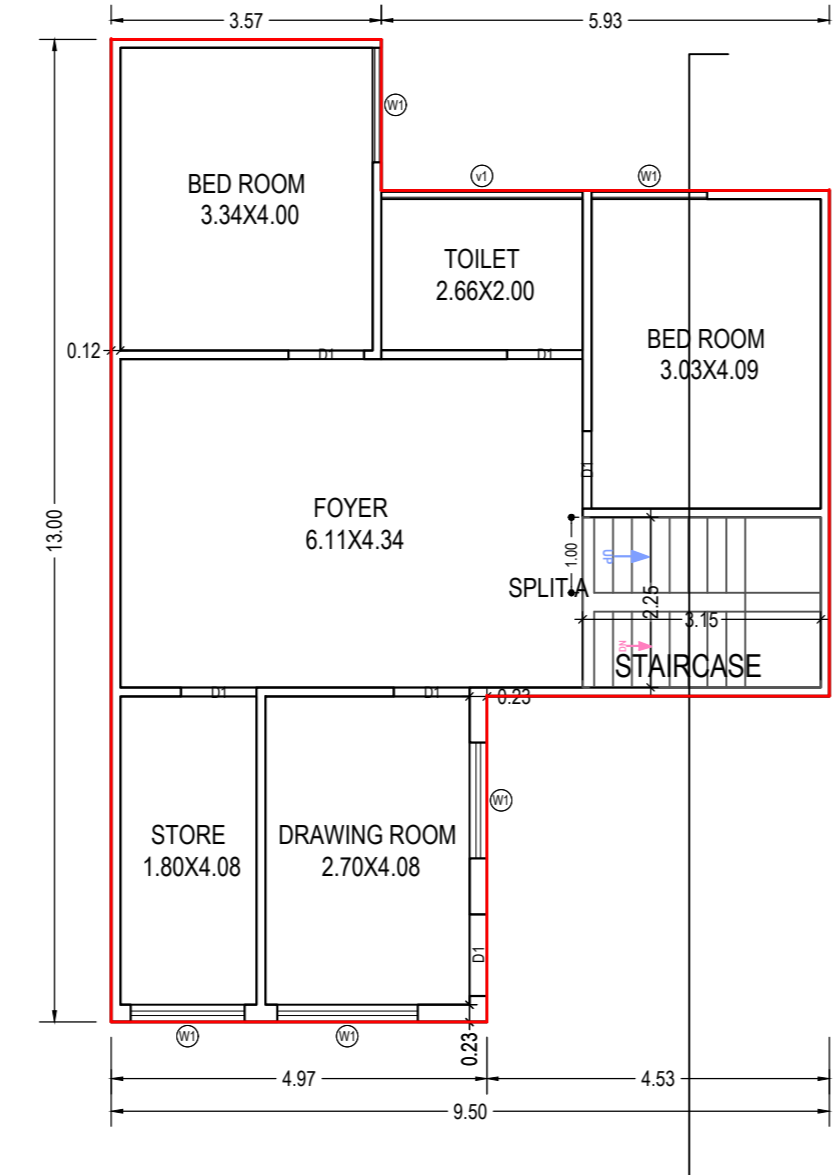
Buildingwise Floor FSI Details				
Floor Name	Building Name	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	A (RESI)	92.10	92.10	92.10
First Floor	A (RESI)	92.10	92.10	92.10
Second Floor	A (RESI)	63.53	63.53	63.53
Terrace Floor	A (RESI)	10.55	10.55	10.55
Total	A (RESI)	258.28	247.73	247.73

FARs Unit Details					
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
A (RESI)	1	258.28	10.55	247.73	247.73
Grand Total	1	258.28	10.55	247.73	247.73

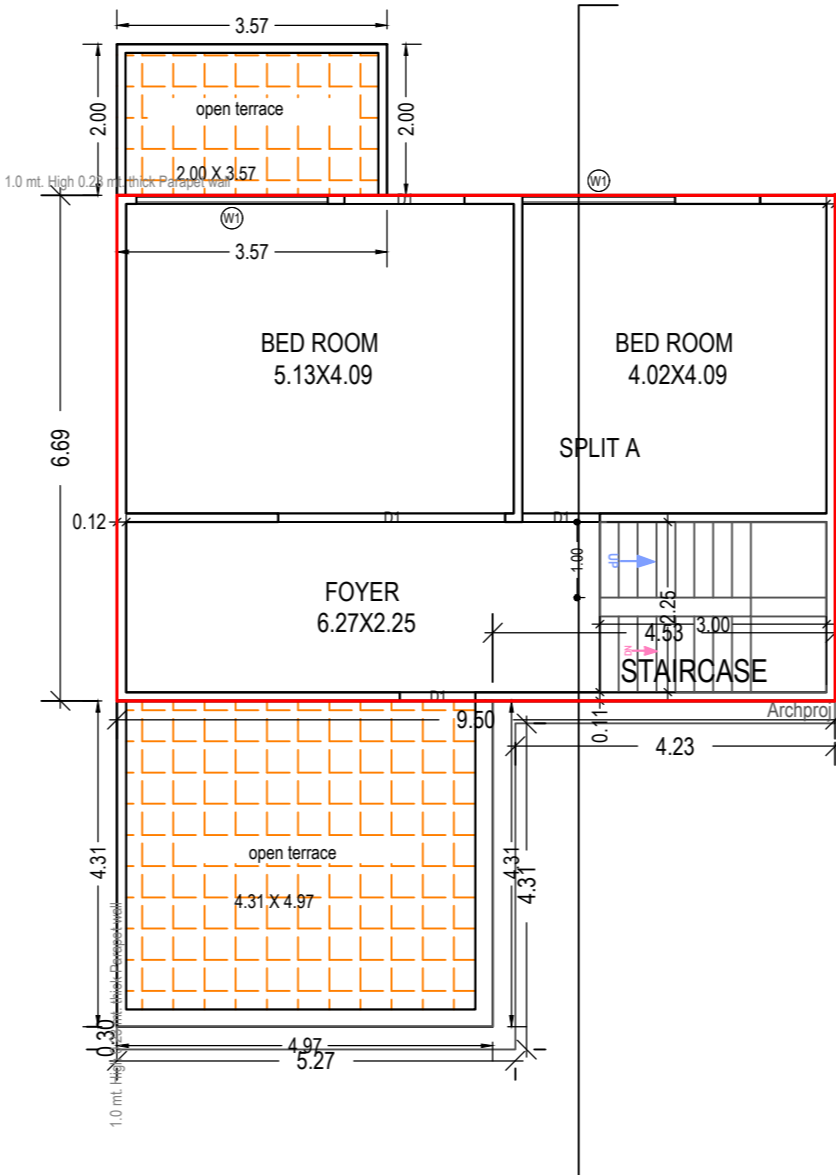
Parking Check (Table 7d)					
Vehicle Type	No.	Reduced Reopt Parking (Incase of Plot reopt RW/less surrendered FOC)	Area	No.	Area
Equivalent Car Space	1	-	-	1	13.75
Total Car	1	-	-	1	13.75
Total	1	-	-	1	13.75



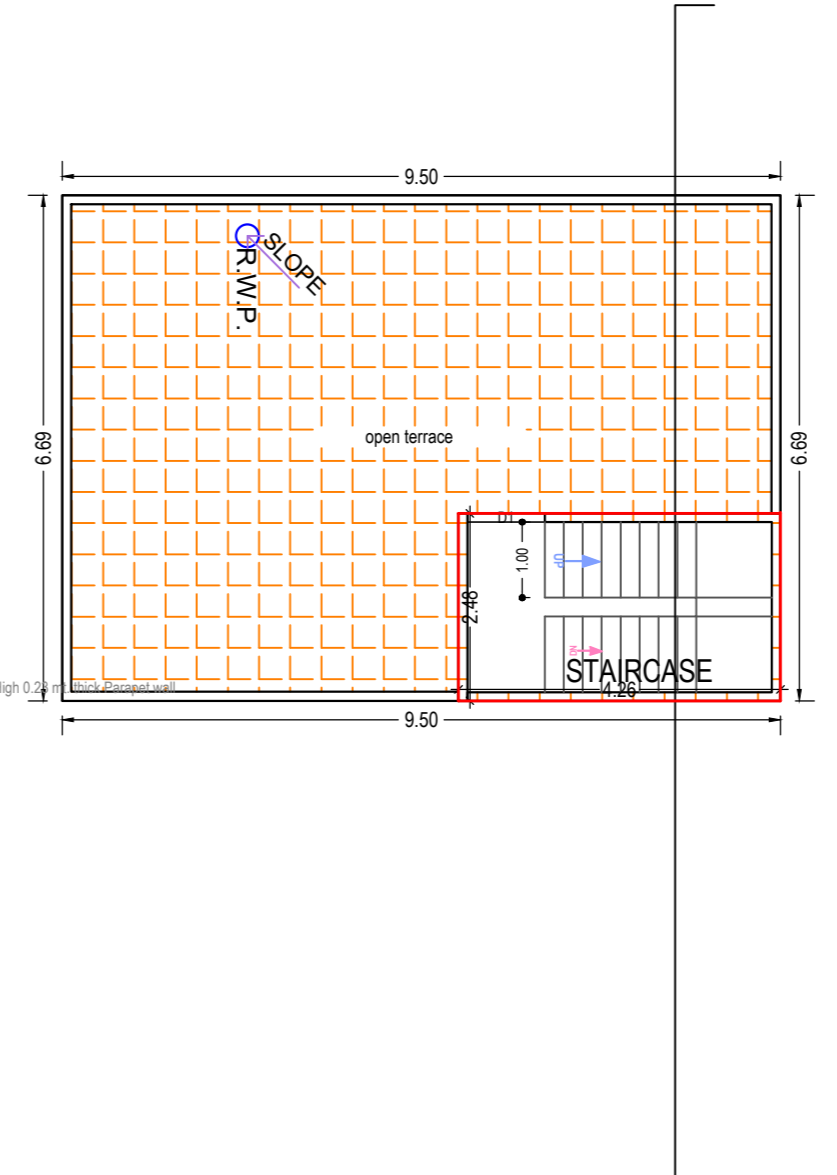
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (Proposed) (SCALE 1:100)

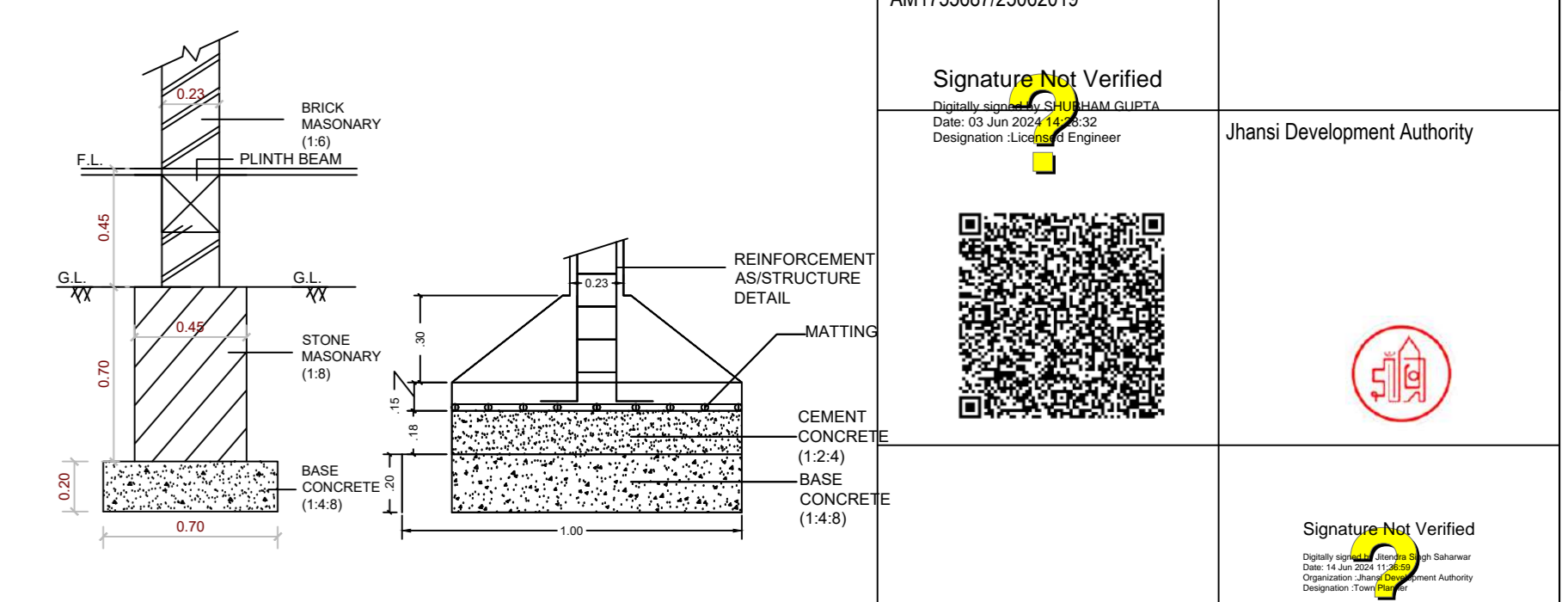
Building USE/SUBUSE Details										
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	No. of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use
A (RESI)	Residential	Row House	Row House	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential Row House
						FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential Row House
						SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential Row House
						TERRACE FLOOR PLAN	Residential	Row House	-	-

Tree Details (Table 3h)				
Plot	Name	No. of Trees	Reqd	Prop
PLOT	Tree	1	1	1

Required Parking (Table 7a)					
Building Name	Type	SubUse	Area (Sq.mt.)	Parking space reqd for every	Car
A (RESI)	Residential	Row House	100-200	1	142.50
Total					142.50

OWNER'S NAME AND SIGNATURE
 ARUN KUMAR PANDEY, 0015pandey@gmail.com, 9865164545

ARCHITECT'S NAME AND SIGNATURE
 SHUBHAM GUPTA, AM17558872002019



UnitBUA Table for Building 'A' (RESI)										
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit		
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	92.10	92.10	92.10	0.25	1.77	4.24	85.84	01
			Total	92.10	92.10	92.10	0.25	1.77	4.24	85.84
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	92.10	92.10	92.10	0.25	1.77	4.24	85.84	01
			Total	92.10	92.10	92.10	0.25	1.77	4.24	85.84
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	63.53	63.53	63.53	0.30	0.52	2.91	59.80	00
			Total	63.53	63.53	63.53	0.30	0.52	2.91	59.80
TERRACE FLOOR PLAN	SPLIT A	TERRACE UNIT	10.55	10.55	10.55	0.00	0.00	0.00	0.00	01
			Total	10.55	10.55	10.55	0.00	0.00	0.00	0.00
Total			247.73	247.73	247.73	0.79	4.07	11.39	231.48	01

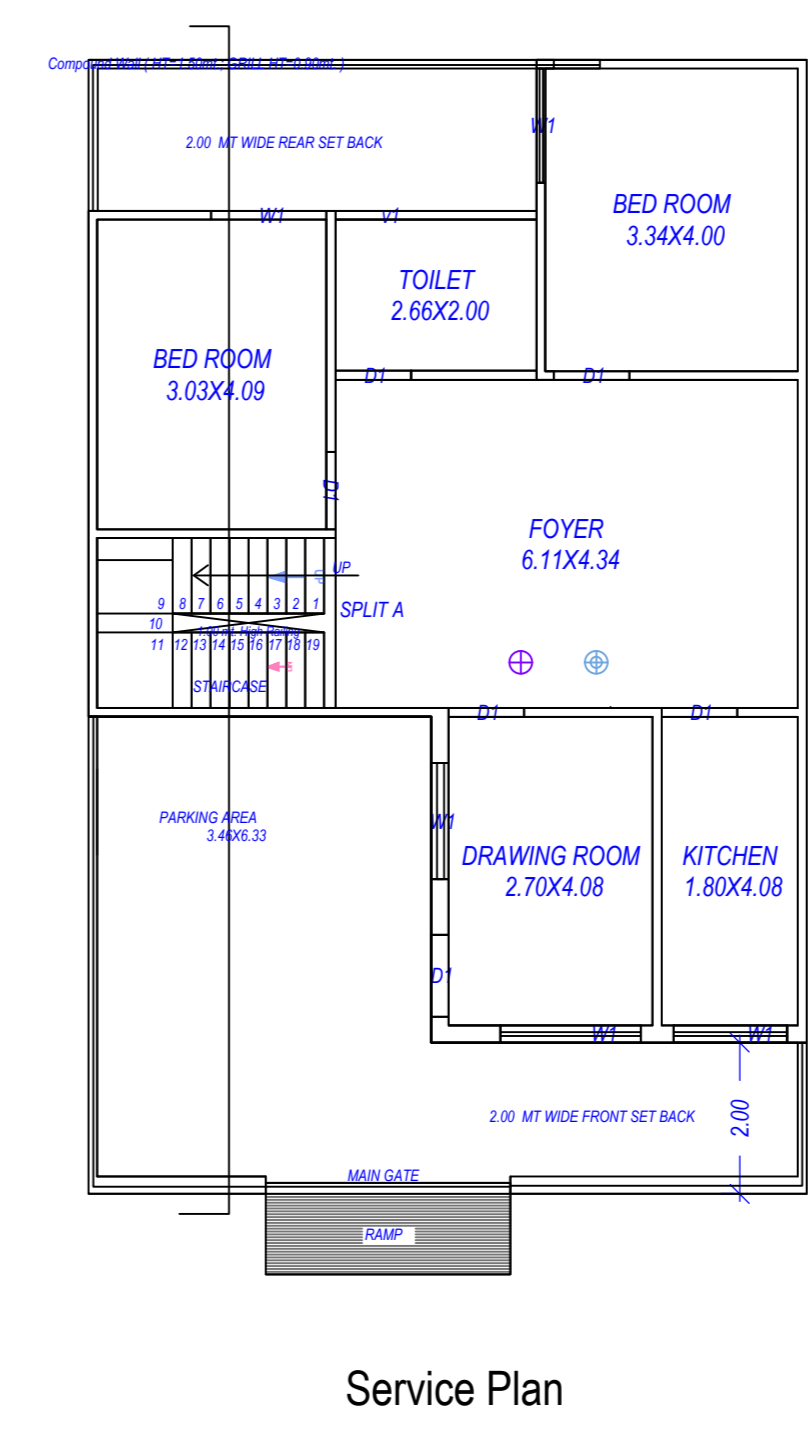
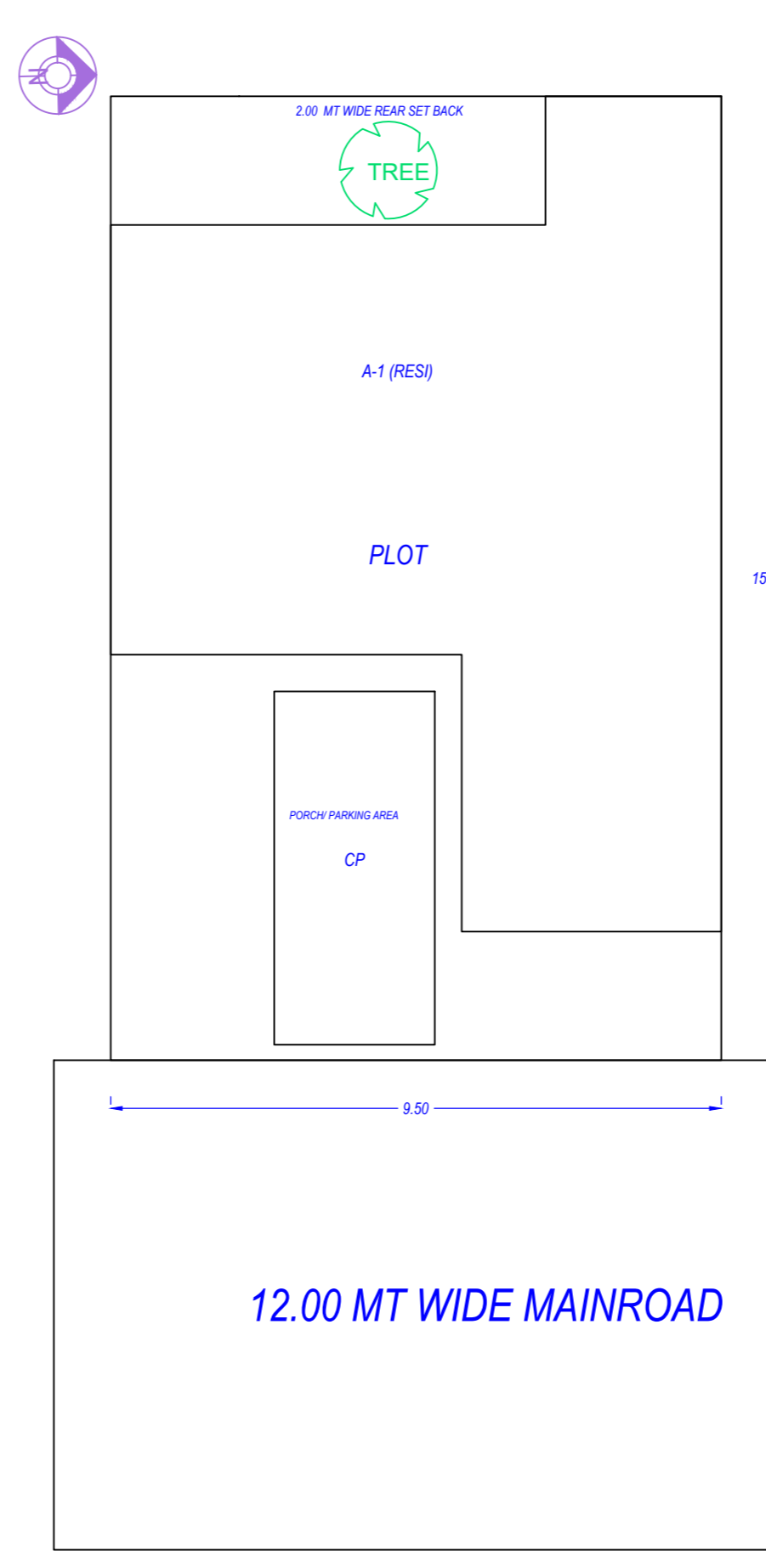
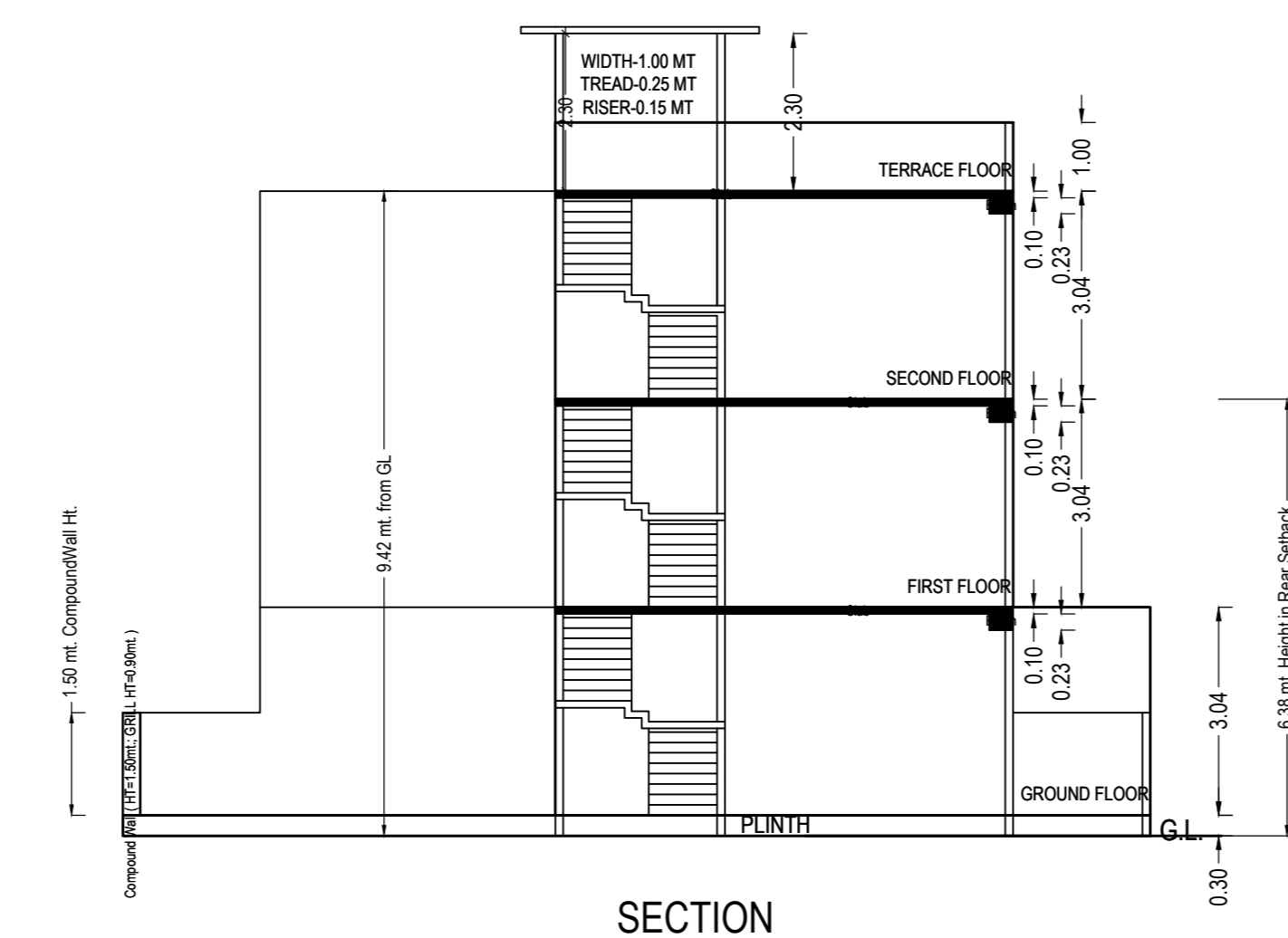
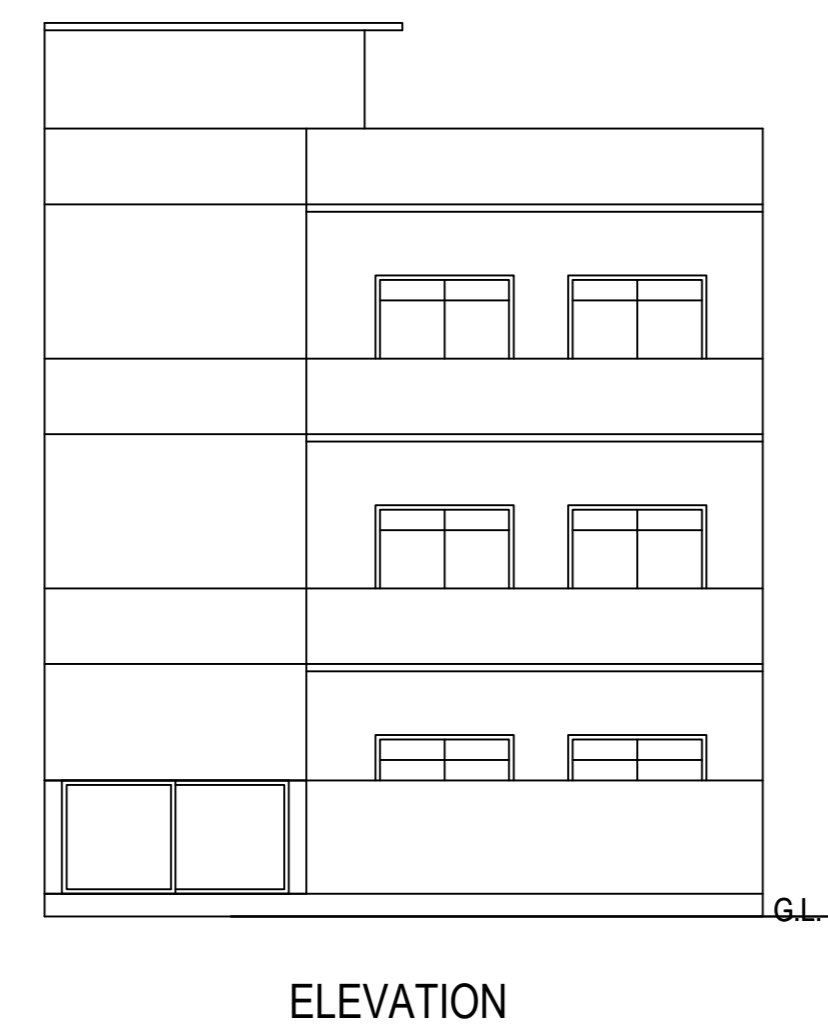
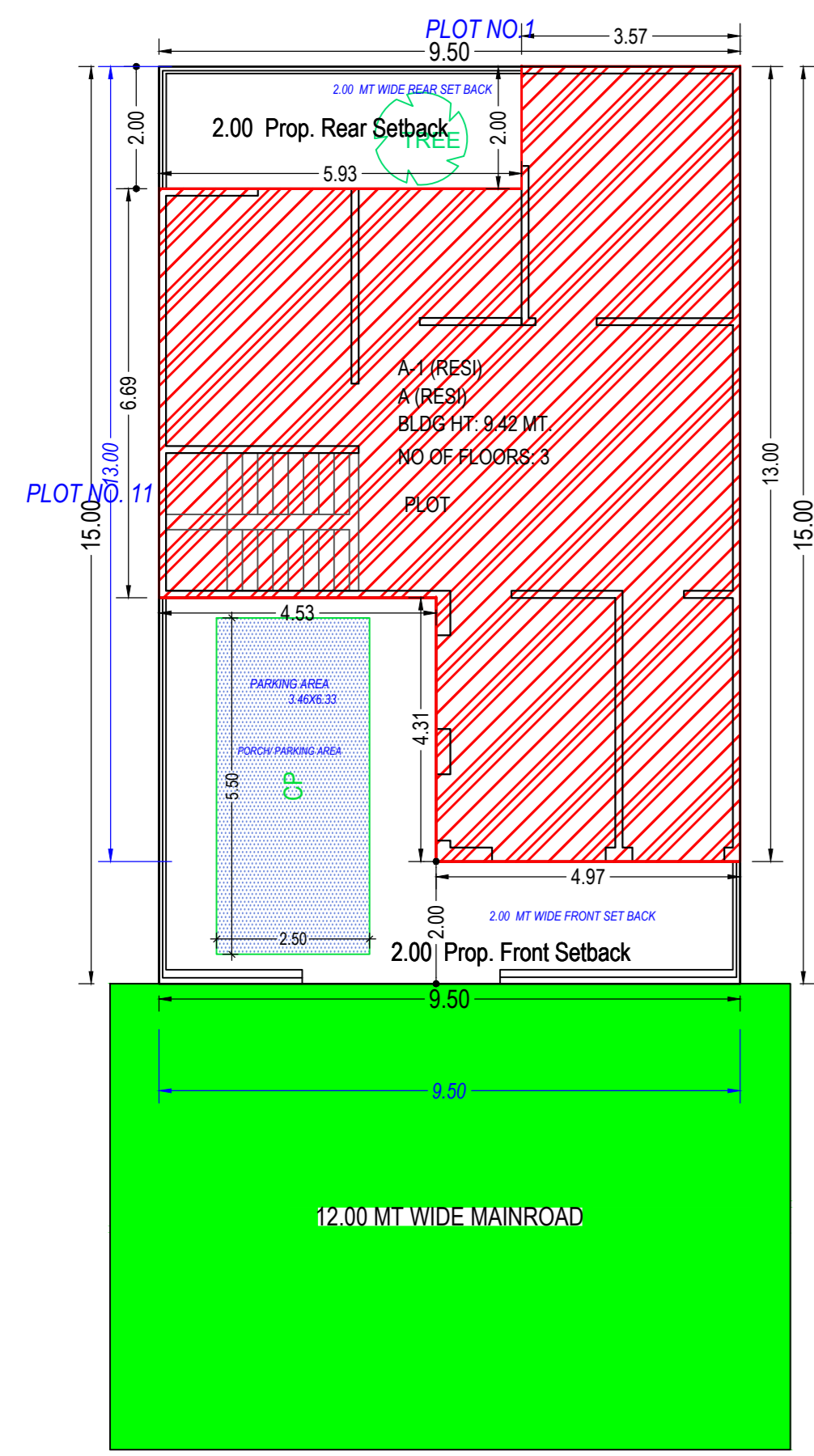
Staircase Checks (Table 8a-1)					
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:					
Floor Name	NAME	WIDTH	HEIGHT	NOS	
A (RESI)	WT1	1.50	1.20	02	
A (RESI)	WT1	1.51	1.20	02	
A (RESI)	WT1	1.53	1.20	04	
A (RESI)	WT1	1.85	1.20	02	
A (RESI)	WT1	2.02	1.20	01	
A (RESI)	WT1	2.53	1.20	01	
A (RESI)	WT1	2.66	1.00	02	

SCHEDULE OF DOOR:					
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	
A (RESI)	D1	1.00	2.10	09	
A (RESI)	D1	1.02	2.10	03	
A (RESI)	D1	1.08	2.10	02	
A (RESI)	D1	1.59	2.10	01	
A (RESI)	D1	3.00	2.10	01	

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.

Total Plot Area: -	142.50	Total FAR Area: -	247.73
Total Coverage Area: -	92.10	Total BUA Area: -	258.29



LandScape Plan

AREA STATEMENT		VERSION NO. 1.034
PROJECT DETAIL		VERSION DATE: 05/04/2024
Authority	Jhans Development Authority	Plot Use: Residential
Authority Class	Category D	Plot Sub Use: Row House
Authority Grade	Development Authority (DA)	Development Plan: Master Plan
Case Type	Regular	Land Use Zone: Residential Use Zone
Project Type	Building Permission	Land Sub Use Zone: Residential Zone
Nature of Development	NEW	Layout Type: NA
Development Area	Developed Area	
Sub Development Area	City Area	
Special Project	NA	
Site Address	District: Jhansi, Tehsil: Jhansi, Village: NA	
AREA DETAILS	Sq.Mts.	
1. Area of Plot As per record	142.50	
As per site condition	142.50	
2. Deduction for (a) Proposed roads (b) Any reservations (Total = 0)	0.00	
3. Net Area of plot (1 - 2) AREA OF PLOT	142.50	
Plot Area For FAR	142.50	
Perm. FAR Area (1.50)	213.75	
Previous Perm. FAR Area (2.00)	285.00	
Current Perm. FAR Area (1.75)	250.88	
Total Perm. FAR Area (1.95)	279.38	
6. Total Built up area permissible at:		
Permissible Coverage area (72.51 %)	103.62	
Previous Coverage area (65.97 %)	94.00	
Current Coverage area (64.53 %)	92.10	
Proposed Coverage Area (64.53 %)	92.10	
Total Prop. Coverage Area (64.53 %)	92.10	
Balance coverage area (17.38 %)	10.55	
Proposed Area at:		
Proposed Built up	Existing Built up	Proposed FAR
Ground Floor	92.10	92.10
First Floor	92.10	92.10
Second Floor	63.53	63.53
Terrace Floor	10.55	10.55
Total Area	258.28	247.73
Total FAR Area:	247.73	247.73
Total Built up Area:	258.28	1.74
C. Tenement Statement		
4. Tenement Proposed At:		
G.F.	1.00	
5. Total Tenements (3 + 4)	1	
E. Parking Statement		
1. Parking Space Required as per Regulations:	13.75	
2. Proposed Parking Space:	13.75	

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD ALIGNMENT (ROAD WIDENING AREA)	Blue
FUTURE T.P. SCHEME DEDUCTION AREA	Orange
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Dark Blue

Buildingwise Floor FSI Details				
Floor Name	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	92.10	92.10	92.10	92.10
First Floor	92.10	92.10	184.20	184.20
Second Floor	63.53	63.53	247.73	247.73
Terrace Floor	10.55	10.55	258.28	258.28
Total	258.28	247.73	258.28	247.73

FAR & Unit Details					
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
A (RES)	1	258.28	10.55	247.73	01
Grand Total	1	258.28	10.55	247.73	01

Parking Check (Table 7b)				
Vehicle Type	No.	Reduced Reep Parking (Incase of Plot having RW/area surrendered FOC)	Area	Prop.
Equivalent Car Space	1	-	-	13.75
Total Car	1	-	-	13.75
Total	1	-	-	13.75

Building USE/SUBUSE Details

Building Name	Building Use	Building Sub Use	Building Use Group	Building Type	Building Structure	No. of Residential Units	Floor Name	Floor Use	Floor Sub Use	FAR Name	FAR Use	FAR Sub Use
A (RES)	Residential	Row House		Lowrise Building		1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

OWNER'S NAME AND SIGNATURE
 ARUN KUMAR PANDEY, 0015pandey@gmail.com, 7985164545

ARCHITECT'S NAME AND SIGNATURE
 SHUBHAM GUPTA, AM175588725062019, ENGINEER

Signature Not Verified
 Jhansi Development Authority



Signature Not Verified
 Jhansi Development Authority

Building Plan Application Number
 JDA/BP/24-250106

Sanctioned On
 18 May 2024

Valid Till
 02 Jun 2029

Approved By
 Jhendra Singh Sahrawar (Town Planner)

Examined By
 Nimish Gupta (Junior engineer)

Examined By
 Jhendra Singh Sahrawar (Town Planner)

Building -A (RES)				
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	92.10	0.00	92.10	92.10
First Floor	92.10	0.00	92.10	184.20
Second Floor	63.53	0.00	63.53	247.73
Terrace Floor	10.55	10.55	0.00	258.28
Total	258.28	10.55	247.73	258.28

UnitBUA Table for Building -A (RES)										
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit	Typical Floor = 1	
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	92.10	92.10	92.10	0.25	1.77	4.24	85.84	01
			Total	92.10	92.10	0.25	1.77	4.24	85.84	01
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	92.10	92.10	92.10	0.25	1.77	4.24	85.84	01
			Total	92.10	92.10	0.25	1.77	4.24	85.84	01
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	63.53	63.53	63.53	0.30	0.52	2.91	59.80	00
			Total	63.53	63.53	0.30	0.52	2.91	59.80	00
TERRACE FLOOR PLAN	SPLIT A	DWELLING UNIT	10.55	10.55	10.55	0.00	0.00	0.00	0.00	01
			Total	10.55	10.55	0.00	0.00	0.00	0.00	01
Total			247.73	247.73	247.73	0.79	4.07	11.39	231.48	01

Staircase Checks (Table 8a-1)					
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.152	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:					
BUILDING NAME	NAME	WT	LENGTH	HEIGHT	NOS
A (RES)	WT	1.50	1.20	1.20	02
A (RES)	WT	1.51	1.20	1.20	04
A (RES)	WT	1.53	1.20	1.20	09
A (RES)	WT	1.85	1.20	1.20	02
A (RES)	WT	1.02	1.20	2.10	03
A (RES)	D1	1.08	1.20	2.10	02
A (RES)	WT	2.53	1.20	0.01	01
A (RES)	WT	2.66	1.00	0.01	02

SCHEDULE OF DOOR:					
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	
A (RES)	D1	1.00	2.10	09	
A (RES)	D1	1.02	2.10	03	
A (RES)	D1	1.08	2.10	02	
A (RES)	D1	1.59	2.10	01	
A (RES)	D1	3.00	2.10	01	

Tree Details (Table 3h)			
Plot	Name	Reep	Nos Of Trees
PLOT	Tree	1	1

Required Parking (Table 7a)					
Building Name	Type	Sub Use	Area (Sq.mt.)	Units	Car
A (RES)	Residential	Row House	100-200	1	142.50
Total	-	-	-	-	1

Total Plot Area :-	142.50	Total FAR Area :-	247.73
Total Coverage Area :-	92.10	Total BUA Area :-	258.28

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.