LAYOUT PLAN IN " Okay PLUS R.G. CITY "

KHA. NO. 523 TO 542, 4363 TO 4366, 6688, 6691, 7076, 7077, 7094, 7099, 7108, 7112, 7114, 7118 & 7121
4372, 4371, 4353, 4353, 4387, 4359, 4370, 4369, 4361, 4360 & 4362
AT VILLAGE- VATIKA TEHSIL- SANGANER, JAIPUR

N W E S

SCALE 1 : 10

JDA APPROVED
HAPPY HOMES

MANHOLE & CATCH BASINS SCHEDULE	
CBD	300X600X300mm DEPTH SAUCER DRAIN CATCH BASIN
	910ø CIRCULAR MANHOLE ABOVE 900mm UP TO 1650mm DEPT.
	1220ø CIRCULAR MANHOLE ABOVE 1650mm UP TO 2300mm DEPT.
	1520ø CIRCULAR MANHOLE ABOVE 2300mm DEPT.
	910ø CIRCULAR MANHOLE ABOVE 900mm UP TO 1650mm DEPT.
	1220ø CIRCULAR MANHOLE ABOVE 1650mm UP TO 2300mm DEPT.
	1520ø CIRCULAR MANHOLE ABOVE 2300mm DEPT.

LEGEND:–	
	EXTERNAL STORM PIPE
	EXTERNAL SEWER PIPE
	EXTERNAL DOM. WATER SUPPLY LINE
	TUBEWELL WATER LINE
	CITY WATER LINE
	GARDEN HYDRANT LINE
	VALVE WITH CHAMBER

LEGEND	
	SPARE TRANSFORMER (11/433) FP STRUCTURE
	TRANSFORMER (11/433) ON FP STRUCTURE
	11KV, HT CABLE 3C X300SQMM ALU ARMD. UNDERGROUND LINE
	ELECTRICAL FEEDER PANEL
	LV FEEDER PANEL

LEGEND	
	300X300MM EARTHING CHAMBER
	50 MM DIA PVC PIPE FOR CCTV CABLE
	75 MM DIA DWC PIPE FOR ELECTRIC CABLE
	100 MM DIA DWC PIPE FOR LT CABLE
	150 MM DIA DWC PIPE FOR LT CABLE
	200 MM DIA DWC PIPE FOR LT CABLE
	300 MM DIA DWC PIPE FOR LT CABLE
	3C X 185 Sqmm, 11 KV HT CABLE RMU TO X-MER
	STREET LIGHT POLE 5MTR. HEIGHT
	STREET LIGHT POLE 8MTR. HEIGHT
	2'X2' SIZE ELECTRIC CHAMBER
	2'6'X2' SIZE ELECTRIC CHAMBER

B-BLOCK

SCHEME PART- B

S. NO	KHASRA NO.	JAMABANDI AREA (HECTARE)
1	4363	0.3300
2	4364	0.4400
3	4365	0.1000
4	4366	0.0200
5	6688/4372	0.7200
6	6691/4371	0.0900
7	7076/4353	0.1100
8	7077/4353	0.2500
9	7094/4387	0.3500
10	7099/4359	0.0700
11	7108/4370	0.0400
12	7112/4369	0.3500
13	7114/4361	0.8800
14	7118/4367	0.4400
15	7121/4362	0.2600
PART B TOTAL AREA		4.4500

PART A TOTAL AREA

S.NO	LAND USE	AREA
1.	JAMABANDI AREA	44500.00 SQMT.
2.	30 M SECTOR ROAD	1216.79 SQMT.
3.	SECTOR COMMERCIAL	3456.61 SQMT.
4.	TOTAL SECTOR AREA	2873.38 SQMT.
5.	25% KHATEDAR SECTOR COMM	718.35 SQMT.
6.	JDA SECTOR COMMERCIAL	938.27 SQMT.
7.	SCHEME AREA (1-4)	41626.62 SQMT.
8.	LESS FUTURE EXTENSION	-494.12 SQMT.
9	OUT OF POSSESSION	-207.05 SQMT.
	NET SCHEME AREA (7-9)	40925.45 SQMT.

S.NO	LAND USE	AREA	%
1.	RESIDENTIAL PLOT	18371.72 SQMT.	45.38 %
2.	AFFORDABLE	1942.86 SQMT.	4.75 %
3.	RETAILS	696.14 SQMT.	1.70 %
A	TOTAL AREA	21210.72 SQMT.	51.83%
1.	PARK + RWH	4261.77 SQMT.	10.41 %
2.	FACILTY	2061.07 SQMT.	5.04 %
3.	PUBLIC FACILITY	2048.62 SQMT.	5.01 %
3.	SWM	72.20 SQMT.	0.18 %
4.	TOWER	20.04 SQMT.	0.05 %
5.	PUBLIC UTILITY	10.02 SQMT.	0.02 %
B	TOTAL AREA	8473.72 SQMT.	20.71%
C	INTERNAL ROAD	11240.99 SQMT.	27.46 %
	NET SCHEME AREA (A+B+C)	40925.45 SQMT.	100.00 %

SECTOR COMMERCIAL 15 M
ZONAL PLAN ROAD 30M WIDE
SECTOR COMMERCIAL 15 M
ZONAL PLAN ROAD 30M WIDE
SECTOR COMMERCIAL 15M
ZONAL PLAN ROAD 30M WIDE
SECTOR COMMERCIAL 15M
ZONAL PLAN ROAD 18M WIDE
JDA COMMITMENT ROAD 30M WIDE
ZONAL PLAN ROAD 30M WIDE
ROAD 24M WIDE
ROAD 9.00M WIDE
ROAD 12M WIDE
ROAD 9M WIDE
LANE 3 M
LANE 7.5 M
LANE 9 M
OUT OF POSSESSION
PUBLIC & SEMI PUBLIC LAND USE OUTER
A
B
C

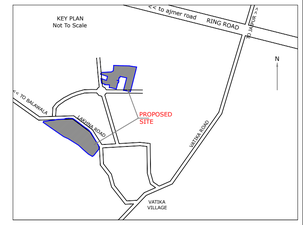
A-BLOCK

SCHEME PART - A

S.NO	KHASRA NO.	JAMABANDI AREA (HECTARE)
1	523	0.22
2	524	0.63
3	525	0.18
4	526	0.47
5	527	0.26
6	528	0.52
7	529	0.05
8	530	0.17
9	531	0.19
10	532	0.16
11	533	0.17
12	534	0.02
13	535	0.51
14	536	0.38
15	537	0.18
16	538	0.06
17	539	2.17
18	540	0.22
19	541	0.47
20	542	0.51
PART A TOTAL AREA		7.54

S.NO	LAND USE	AREA	
1.	JAMABANDI AREA	75400.00 SQMT.	
2.	30 M SECTOR ROAD	2791.25 SQMT.	
3.	SECTOR COMMERCIAL	7464.74 SQMT.	
4.	TOTAL SECTOR AREA	10165.99 SQMT.	
5.	25% KHATEDAR SECTOR COMM	2540.92 SQMT.	
6.	JDA SECTOR COMMERCIAL	4923.82 SQMT.	
7.	NET SCHEME AREA (1-6)	65234.01 SQMT.	
S.NO.	LAND USE	AREA	%
1.	RESIDENTIAL PLOT	29759.01 SQMT.	44.09 %
2.	AFFORDABLE	2891.70 SQMT.	4.43 %
3.	RETAILS COMMERCIAL	2036.41 SQMT.	3.13 %
4.	COMMERCIAL	1275.31 SQMT.	1.95 %
A	TOTAL AREA	34962.43 SQMT.	53.60 %
1.	PARK+RWH	6536.83 SQMT.	10.02 %
2.	FACILTY	3263.29 SQMT.	5.00 %
3.	PUBLIC FACILITY	3263.79 SQMT.	5.00 %
4.	SWM	51.00 SQMT.	0.08 %
5.	TOWER	20.05 SQMT.	0.03 %
6.	PUBLIC UTILITY	10.00 SQMT.	0.02 %
B	TOTAL AREA	13144.98 SQMT.	20.15 %
C	INTERNAL ROAD	17126.60 SQMT.	26.25 %
	NET SCHEME AREA (A+B+C)	65234.01 SQMT.	100.00 %

KEY PLAN
Not To Scale



SCHEME PART- A

S.NO	KHASRA NO.	JAMABANDI AREA (HECTARE)
1	523	0.22
2	524	0.63
3	525	0.18
4	526	0.47
5	527	0.26
6	528	0.52
7	529	0.05
8	530	0.17
9	531	0.19
10	532	0.16
11	533	0.17
12	534	0.02
13	535	0.51
14	536	0.38
15	537	0.18
16	538	0.06
17	539	2.17
18	540	0.22
19	541	0.47
20	542	0.51
PART A TOTAL AREA		7.54

SCHEME PART- B

S. NO	KHASRA NO.	JAMABANDI AREA (HECTARE)
1	4363	0.3300
2	4364	0.4400
3	4365	0.1000
4	4366	0.0200
5	6688/4372	0.7200
6	6691/4371	0.0900
7	7076/4353	0.1100
8	7077/4353	0.2500
9	7094/4387	0.3500
10	7099/4359	0.0700
11	7108/4370	0.0400
12	7112/4369	0.3500
13	7114/4361	0.8800
14	7118/4367	0.4400
15	7121/4362	0.2600
PART B TOTAL AREA		4.4500

PART A TOTAL AREA	7.54 HECTARE
PART B TOTAL AREA	4.45 HECTARE
(A+B) TOTAL AREA	11.99 HECTARE

AREA ANALYSIS'S :-

S.NO.	LAND USE	AREA
A	JAMABANDI AREA	119900.00 SQMT.
1	30 M SECTOR ROAD	3918.04 SQMT.
2	SECTOR COMMERCIAL	9121.35 SQMT.
B	LESS SECTOR PLAN AREA	-13039.39 SQMT.
C	LESS FUTURE EXT	-494.12 SQMT.
D	LESS NOT IN POSSESSION AREA	-206.93 SQMT.
3.	NET SCHEME AREA (A-B-C-D)	106159.56 SQMT.
4.	25% KHATEDAR SECTOR COMM	3259.85 SQMT.
5.	JDA SECTOR COMMERCIAL	5861.50 SQMT.

S.NO.	LAND USE	AREA	%
1.	RESIDENTIAL PLOT	47330.73 SQMT.	44.58 %
2.	AFFORDABLE	4834.56 SQMT.	4.55 %
3.	COMMERCIAL PLOT	1275.31 SQMT.	1.20 %
4.	RETAILS SHOP	2732.55 SQMT.	2.57 %
A	TOTAL SALEBLE AREA	56173.15 SQMT.	52.91 %
1.	PARK +RWH	10798.62 SQMT.	10.17 %
2.	FACILITY	5324.36 SQMT.	5.02 %
3.	PUBLIC FACILITY	5312.41 SQMT.	5.00 %
3.	SWM	123.20 SQMT.	0.12 %
4.	TOWER	40.09 SQMT.	0.04 %
5.	PUBLIC UTILITY	20.02 SQMT.	0.02 %
B	TOTAL PARK/ FACILITY AREA	21618.70 SQMT.	20.36 %
C	TOTAL SCHEME ROAD AREA	28367.71 SQMT.	26.72 %
1	NET SCHEME AREA(A-B+C)	106159.56 SQMT.	100.00 %
2	TOTAL SECTOR AREA	13039.39 SQMT.	
3	FUTURE EXT	494.12 SQMT.	
4	OUT OF POSSESSION AREA	206.93 SQMT.	
	GRAND TOTAL (1+2+3+4)	119900.00 SQMT.	

NAME OF SOCIETY :	NIJI KHATEDAR
NAME OF SCHEME :	Okay PLUS R.G. CITY
	J.D.A. ZONE 14
DRG. TITLE :	ALL SERVICES COORDINATION LAYOUT PLAN

ARCHITECT:-
MISHRA GARG & ASSOCIATES
ARCHITECTS,PLANERS & INTERIOR DESIGNER
C-35,LAJPAT MARG,C-SCHEME,JAIPUR.
TEL. : (0141) 2373274 , 5104966
Email-id : mishra.garg@gmail.com

OWNER:-

ASHOK MISHRA Ph. 2110771
B.Arch., M.C.A.
CA /93/13956
Flat No. 5, Nagar, Civil Lines
JAIPUR.

SOMANATH BEHARA
BTECH (CIVIL)