Old letter and Maps

RIICO
GROW WITH RAJASTHAN

Rajasthan State Industrial Development & Investment Corporation Ltd.
(A Rajasthan Govt. Undertaking)
(Jaipur South) :
Malviya Industrial Area, JAIPUR - 302 017
Phone : 0141-4030870, Fax : 0141-2750870
CIN No. : U13100RJ1969SGC001263

भवन निर्माण अनुज्ञा

No :-U(14)/ 3(CP-231)/AP /2016-17/ 1080
Date :- 4/7/16

पत्रावली संख्या सी.पी.1–231, अपैरल पार्क, जयपुर
मैसर्स आर–टैक केपिटल हाई स्ट्रीट (जयपुर) एल.एल.पी.,
812/सी.पी.–4, रीको औद्योगिक क्षेत्र भिवाड़ी,
अलवर (राजस्थान) ।

विषयः भवन अनुज्ञा रीको भू–निपटान नियम, 1979 के अन्तर्गत।

महोदय,

आपका प्रार्थना पर दिनांक 01.07.2016 के संदर्भ में भवन निर्माण/पुनः निर्माण या महत्वपूर्ण परिवर्तन के लिये जो प्रस्ताव **भूखण्ड संख्या सी.पी.1–231, क्षेत्रफल 11890.00 वर्ग मीटर, औद्योगिक क्षेत्र अपैरल पार्क, जयपुर** के लिए प्रस्तुत किए गए थे उनकी स्वीकृति निम्न शर्तों के साथ दी गई है।

1. यह भवन अनुज्ञा **दिनांक 03 जुलाई वर्ष 2023** तक प्रभावी है।
2. भवन निर्माण स्वीकृति मानचित्र के अनुसार ही किया जायेगा तथा किसी भी प्रकार का उल्लंघन (डेवियेशन) नहीं किया जायेगा।
3. भूखण्ड के स्वामी एवं मानचित्र तैयार करने वाले तकनीकीविज्ञ का कर्तव्य होगा कि वो वह सुनिश्चित कर ले कि स्वीकृति मानचित्र प्रचलित विनियमों के अनुरूप है। यदि कोई उल्लंघन जानकारी में नहीं है, रीको को अधिकार होगा कि किसी भी स्थिति में उल्लंघन की जानकारी होने पर भवन मानचित्रों की दी गई अनुज्ञा रद्द/बदली जा सकती है तथा प्रार्थी रीको में किसी भी प्रकार की क्षतिपूर्ति का हकदार नहीं होगा।
4. निर्माण कार्य प्रारम्भ करने से पूर्व स्वामी रीको को निर्धारित प्रपत्र में सूचना प्रस्तुत करेंगा। इसी तरह सूचना प्लिन्थ लेविल तक निर्माण किए जाने पर भी प्रस्तुत की जाएगी।
5. उक्त स्वीकृति के कारण यदि रीको को किसी न्यायालय या सक्षम अधिकारी के साथ किसी कार्यवाही में कोई भी खर्च, नुकसान, मुआवजा देना पड़े या देने योग्य हो तो प्रार्थी उनकी इस क्षति को पूर्ण करने के लिए बाध्य होगा।
6. दरवाजे एवं खिड़कियां इस प्रकार लगाए जायेंगे कि वो सड़क की ओर निकले हुए नहीं हों।
7. स्वामी प्रत्येक मंजिल के लिए स्वीकृत आवासीय इकाई से अधिक का निर्माण नहीं करेगा।
8. ऊपर वर्णित शर्तों एवं अन्य कोई संबंधित शर्त का पालन नहीं होने पर भवन अनुज्ञा रद्द मानी जायेगी।
9. स्वामी भवन के परिसंर को स्वीकृति उपयोग अनुसार ही उपयोग में लेगा।

लगातार-----2

RIICO
GROW WITH RAJASTHAN

Rajasthan State Industrial Development & Investment Corporation Ltd.
(A Rajasthan Govt. Undertaking)
(Jaipur South) :
Malviya Industrial Area, JAIPUR - 302 017
Phone : 0141-4030870, Fax : 0141-2750870
CIN No. : U13100RJ1969SGC001263

10. तकनीकीविज्ञ के निरीक्षण में स्वामी निर्माण कार्य करवायेगा जिसके संबंध में सूचना रीको को पूर्व में देनी होगी। यदि तकनीकीविज्ञ को बदला जाता है तो इसकी सूचना 48 घंटे के अंदर यथोचित प्रमाण पत्र में रीको को देनी होगी।

11. अन्य शर्ते :–

(अ) भूखण्ड पर बोरवेल, कुऐं इत्यादि की रीको द्वारा स्वीकृति देय नहीं है एवं यदि आवश्यक हो तो बोरवेल, कुऐं इत्यादि हेतु सम्बन्धित सक्षम स्तर पर ही स्वीकृति प्राप्त की जा सकती है ।

(ब) अग्निशमन विभाग से जारी अस्थाई अनापत्ति प्रमाण पत्र की शर्तो की यथानुसार पालना करते हुए भवन के निर्माण में आवश्यक प्रावधान रखे जावेंगे ।

(स) नक्शों मे प्रस्तावित मापदण्डो जैसे भू–आच्छादन, ऊँचाई, एफ.ए.आर. इत्यादि यथानुसार ही रहेंगे ।

संलग्नः स्वीकृत मानचित्र का एक सैट एवं निर्माण प्रारम्भ करने की सूचना के प्रपत्र ।

भवदीय,

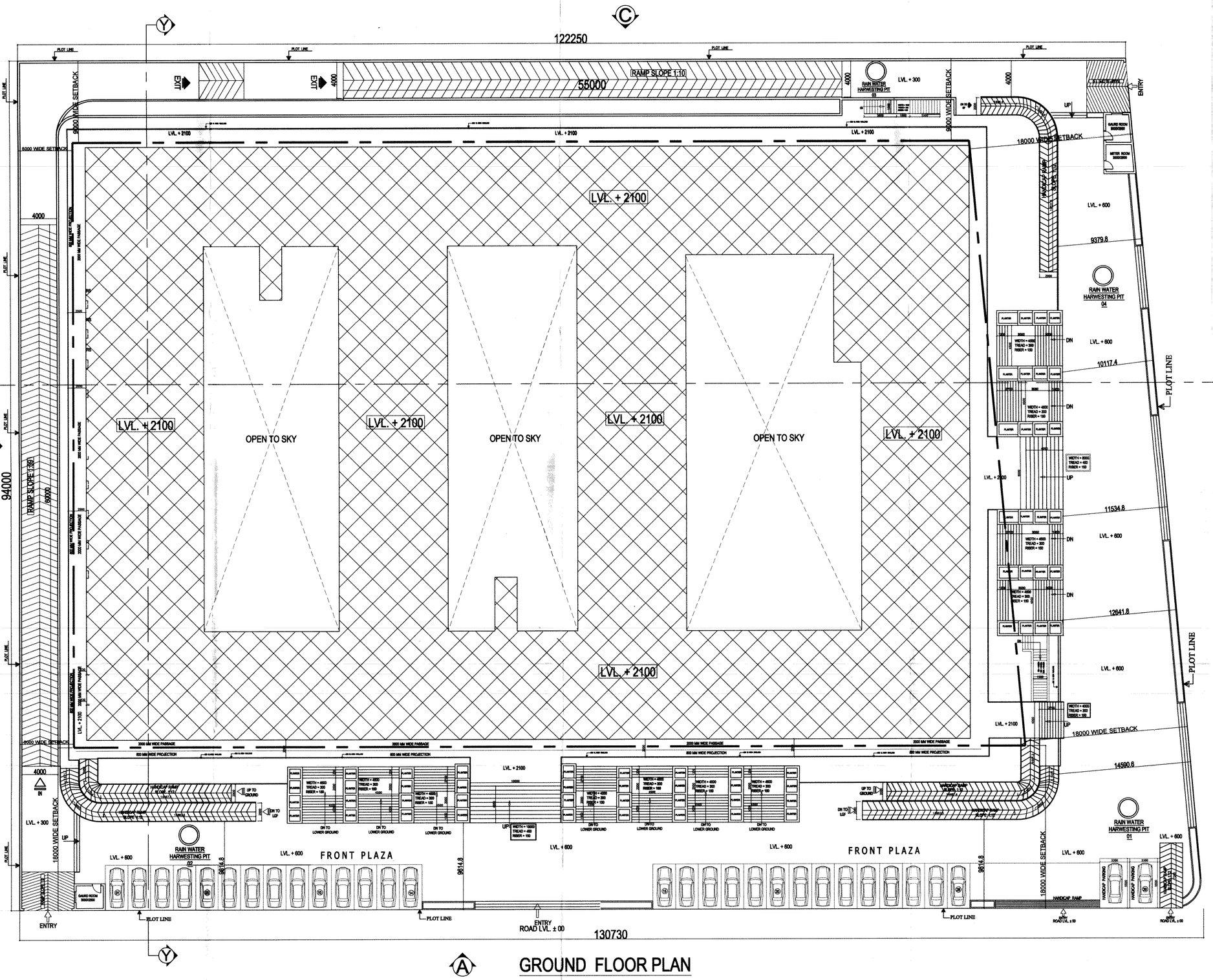
(महेन्द्र सिंह),
वरिष्ठ क्षेत्रीय प्रबन्धक

SHEET NO =01

ROAD 18.00 M WIDE

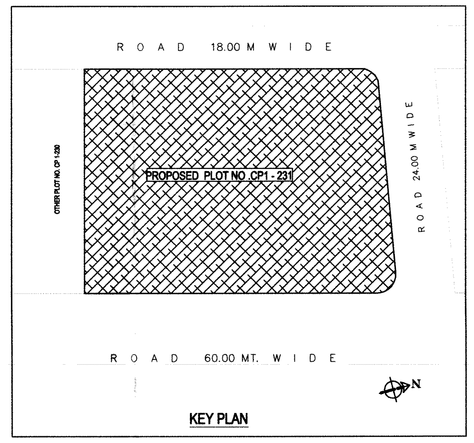
OTHER PLOT NO. CP 1-230

ROAD 24.00 M WIDE

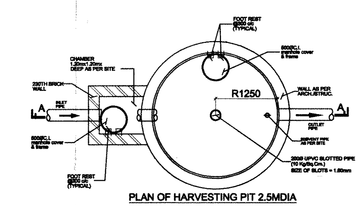


A GROUND FLOOR PLAN

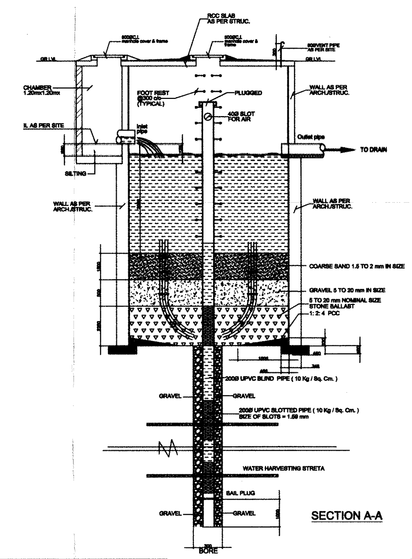
ROAD 60.00 MT. WIDE



KEY PLAN



PLAN OF HARVESTING PIT 2.5MDIA



SECTION A-A

AREA STATEMENT

S.NO	DETAILS	FACTOR	SQMT.	SQFT.
1	PLOT AREA		11890.00	127983.96
2	PERMISSIBLE GROUND COVERAGE	35%	4161.50	44794.39
3	PROPOSED GROUND COVERAGE	34.78	4135.802	44517.77
4	PERMISSIBLE FAR	133%	15813.70	170218.67
5	PROPOSED FAR	132.5%	15755.93	169596.83
6	PER. SERVICE AREA FREE FROM FAR.	7%	1106.96	11915.31
7	PROPOSED SERVICE AREA	2%	351.36	3782.04
8	NET FAR ACHIVED (WITHOUT SERVICE AREA)	129.56	15404.57	165814.79
9	PERMISSIBLE BUILDING HIGH	30 M		
10	PROPOSED BUILDING HIGH	20.10 M		

S.NO.	PARTICULARS	COVERED AREA SQ.MTS	FAR AREA SQ.MTS	COMMON AREA SQ.MTS	PROJECTION & BALCONY SQ. MTS	GROSS BUILTUP AREA SQ.MTS
1	2nd BASEMENT PLAN	-	-	-		8754.52
2	1st BASEMENT PLAN	-	-	-		8754.52
3	LOWER GROUND FLOOR	3911.429	3479.67	431.759	1032.520	4943.949
4	GROUND FLOOR	4135.802	3479.67	656.132	1444.020	5579.822
5	1st FLOOR	3416.55	2953.82	462.730	1431.280	4847.83
6	2nd FLOOR	3290.04	2848.61	441.430	1323.840	4613.88
7	3th FLOOR	3136.89	2752.74	384.150	1179.840	4316.73
8	4th FLOOR	363.12	241.42	121.700	341.280	704.40
	TOTAL AREA	18253.83	15755.93	2497.90		42515.65
	PROPOSED TOTAL ALL FLOOR COMMON AREA PERCENTAGE		0.158537198			

S.NO	PARTICULAR	FACTOR		
	PARKING REQUIRED			
1	RETAIL AREA FAR ACHIEVED (LOWER GROUND ,GROUND ,FIRST SECOND& THIRD FLOOR)		15755.93	SQMTS
	ECS REQUIRED(1 PER 50 SQMTS OF FAR ACHIEVED)	50	315.12	
2	MULTIPLEX PARKING 1CAR FOR 10 SEATS			
	TOTAL NO OF SEATS 994/10		99.40	
3	TOTAL PARKING (RETAIL,& MULTIPLEX)		414.52	
	VISITORS PARKING @ 25 % OF TOTAL PARKING	25%	103.63	
	TOTAL PARKING REQUIRED		518.15	
5	PERMISSIBLE CARS	75%	388.61	
6	PERMISSIBLE SCOOTERS	25%	129.54	
7	PERMISSIBLE SCOOTERS (1 CAR @3 SCOOTERS)		388.61	
8	PROPOSED CAR & SCOOTER			
	PROPOSED 2 ND BASEMENT CAR		226	
	PROPOSED 1 ST BASEMENT CAR		226	
	PROPOSED OPEN CAR		28	
	TOTAL CAR PARKING		480	
	PROPOSED 2 ND BASEMENT SCOOTERS		275	
	PROPOSED 1 ST BASEMENT SCOOTERS		207	
	TOTAL SCOOTERS		482	

OPEN PARKING	
OPEN CAR	30

"जारी किये गये अनुमोदित मानचित्र में दर्शाये गये भवन निर्माण संरचना (STRUCTURE) का राजीव प्रभी जा ही होगा।

Rajasthan State Industrial Development and Investment Corporation Ltd. Jaipur (South)
BUILDING PLANS ARE APPROVED
ON DATED 04-07-2016 Vide letter No 1080
with minimum set backs

	Proposed in map	As per site
Side Permissible		
North 18.00m	18.0	23.95m
South 6.00m	7.40	m
East 15.00m	18.81	m
West 9.00m	9.52	m

"This approval is without prejudice to the provision of Rajasthan Urban Improvement Act, 1959 regarding unutilized/surplus land."

Section Incharge/Manager Sr Regional Manager

CLIENT	M/S R-TECH CAPITAL HIGHSTREET(JAIPUR) LLP.	SCALE	1:200	DRG. NO.	S-01	AREA	
PROJECT	PROPOSED SITE PLAN OF PLOT NO. CP1-231 FOR MULTIPLEX ALLOTTED TO M/S R-TECH CAPITAL HIGHSTREET (JAIPUR) LLP. AT INDUSTRIAL AREA APPAREL PARK JAIPUR .	DEALT	ASHUTOSH	CHECKED	RAVI VERMA	TITLE	SITE PLAN
		DATE	29.06.2016	REV.	R01	SUBMISSION DRAWING	

ARCHITECT:- RAAS ARCHITECT / INTERIOR
ARCHITECTS ENGINEERS & INTERIOR DESIGNERS
L 16/3 LGF DLF-2, GGN, HARYANA - 122002
PH: 0124-4367001, 9818081118,

ARCHITECT SIGN.

AUTHORISED SIGNATORY
For R-Tech Capital Highstreet (Jaipur) LLP
Designated Partner

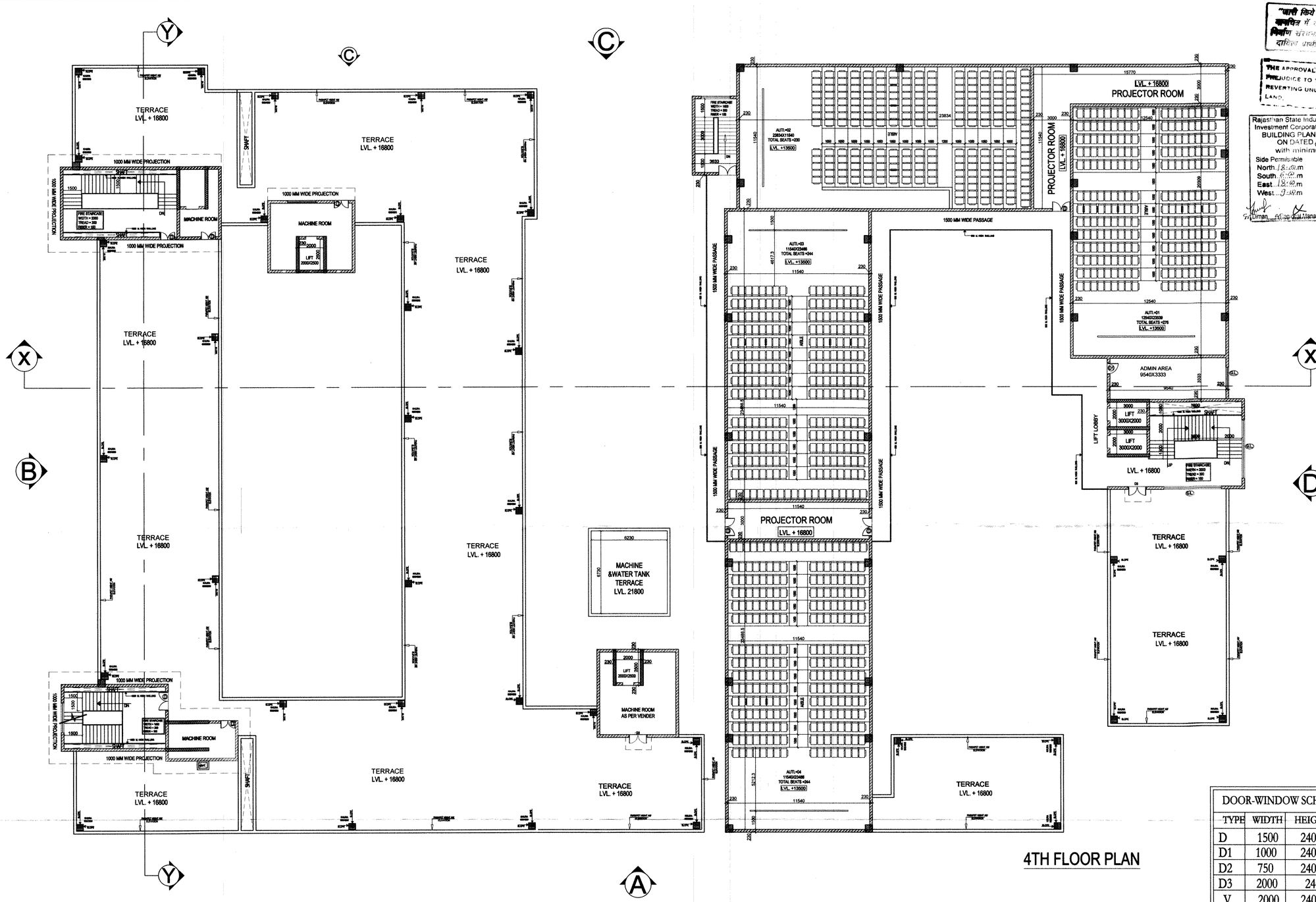
"जारी किये गये अनापत्ति प्रमाणपत्र में उल्लेखित निर्माण संबंधी शर्तों का व दायित्व उसी का है।

THE APPROVAL IS WITHOUT PREJUDICE TO THE PROVISION OF REVERTING UNUTILIZED/SURPLUS LAND.

Rajasthan State Industrial Development and Investment Corporation Ltd Jaipur (South)
BUILDING PLANS ARE APPROVED
ON DATED 04-07-2016 Vide letter No. 1080
with minimum set backs

	Permitted	Proposed in map
Side		
North	18.00 m	18.22.25 m
South	6.00 m	7.90 m
East	18.00 m	18.51 m
West	9.00 m	9.52 m

Dirman Commercial Manager Sr. Regional Manager



4TH FLOOR PLAN

DOOR-WINDOW SCHEDULE (TYPE-A)

TYPE	WIDTH	HEIGHT	LINTEL	CILL
D	1500	2400	2400	00
D1	1000	2400	2400	00
D2	750	2400	2400	00
D3	2000	2400	2400	00
V	2000	2400	2400	1500
W	1800	2400	2400	900

CLIENT	M/S R-TECH CAPITAL HIGHSTREET(JAIPUR) LLP.	SCALE	1:150	DRG. NO.	S-09	AREA	
PROJECT	PROPOSED SITE PLAN OF PLOT NO. CP1-231 FOR MULTIPLEX ALLOTTED TO M/S R-TECH CAPITAL HIGHSTREET (JAIPUR) LLP. AT INDUSTRIAL AREA APPAREL PARK JAIPUR .	DEALT	ASHUTOSH	CHECKED	RAVI VERMA	TITLE	4TH FLOOR PLAN
		DATE	29.06.2016	REV.	R01	SUBMISSION DRAWING	

ARCHITECT:- RAAS ARCHITECT / INTERIOR
ARCHITECTS ENGINEERS & INTERIOR DESIGNERS
L 19/5 LGF DLF-E, GGN, HARYANA.-122002
PH: 0124-4387001, 9818881118.

ARCHITECT SIGN. RAJAT VERMA COA/2012/1718

AUTHORISED SIGNATORY
For R-Tech Capital Highstreet (Jaipur) LLP
Designated Partner

N

SHEET NO =07

7/11

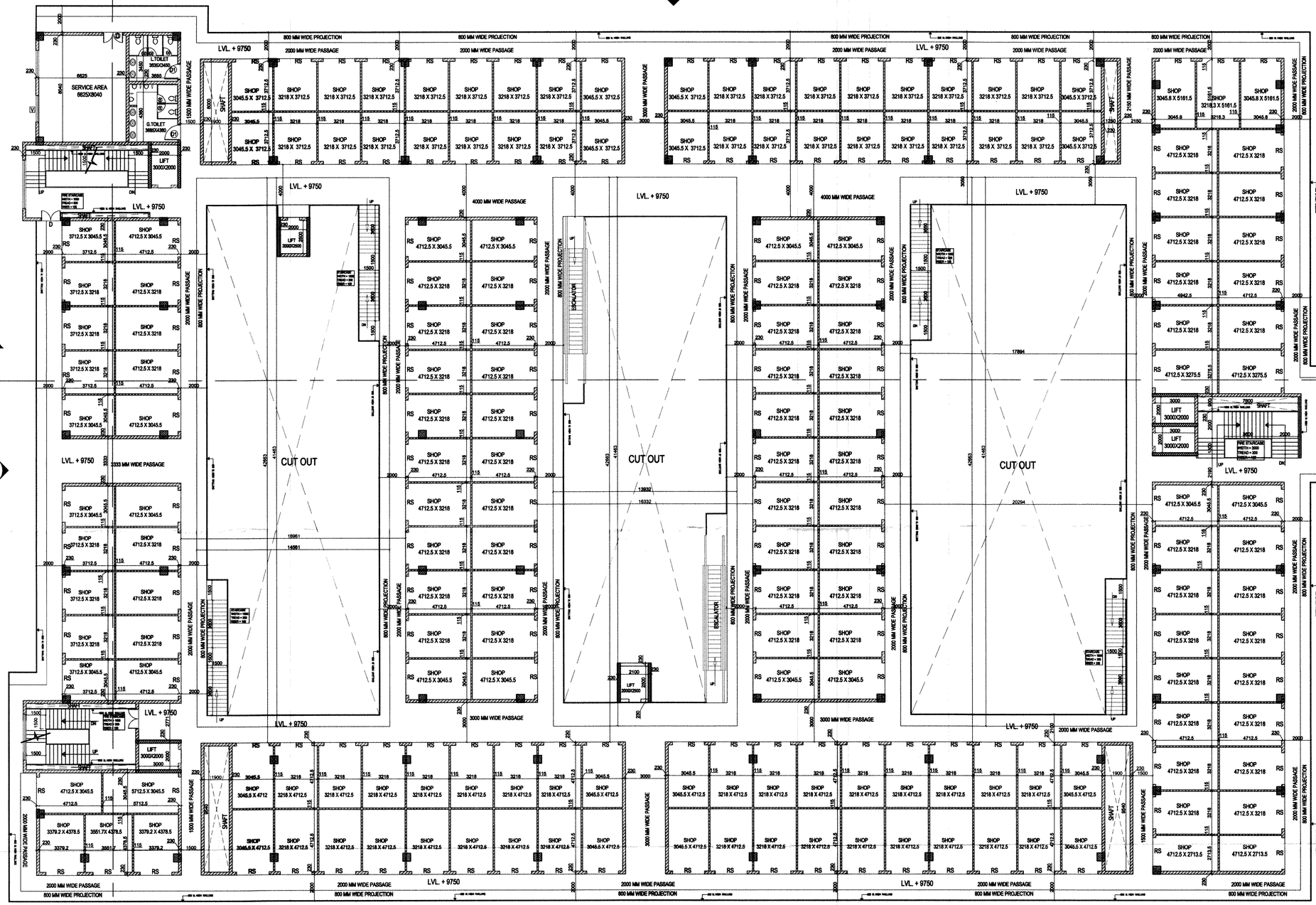
जारी किये गये अनुमोदित मानचित्र में दर्शाये गये भवन निर्माण संरचना (STRUCTURE) का दायित्व धारी का ही होगा।

THE APPROVAL IS WITHOUT PREJUDICE TO THE PROVISION OF REVERTING UNUTILIZED/SURPLUS LAND.

Rajasthan State Industrial Development and Investment Corporation Ltd. Jaipur (South)
BUILDING PLANS ARE APPROVED
ON DATED 04.07.2016 vide letter No. 1080
with minimum set backs

	Side Permissible	Proposed in map
North	18.00m	18.67.22.71m
South	6.00m	7.19.0...m
East	18.00m	18.21.1...m
West	7.00m	9.5.7...m

Manager | Sr Regional Manager



SECOND FLOOR PLAN

DOOR-WINDOW SCHEDULE (TYPE-A)				
TYPE	WIDTH	HEIGHT	LINTEL	CILL
D	1500	2400	2400	00
D1	1200	2400	2400	00
D2	750	2400	2400	00
D3	1500	2400	2400	00
RS	2400	2400	2400	00
V	2000	2400	2400	1500

CLIENT	M/S R-TECH CAPITAL HIGHSTREET(JAIPUR) LLP.	SCALE	1:150	DRG. NO.	S-07	AREA	
PROJECT	PROPOSED SITE PLAN OF PLOT NO. CP1-23I FOR MULTIPLEX ALLOTTED TO M/S R-TECH CAPITAL HIGHSTREET (JAIPUR) LLP. AT INDUSTRIAL AREA APPAREL PARK JAIPUR .	DEALT	ASHUTOSH	CHECKED	RAVI VERMA	TITLE	SECOND FLOOR PLAN
		DATE	29.06.2016	REV.	R01	SUBMISSION DRAWING	

ARCHITECT:- RAAS ARCHITECT / INTERIOR
ARCHITECTS ENGINEERS & INTERIOR DESIGNERS
L 150 LGF DLF-II, GGN, HARYANA -122002
PH: 0124-4367001, 9818081119.

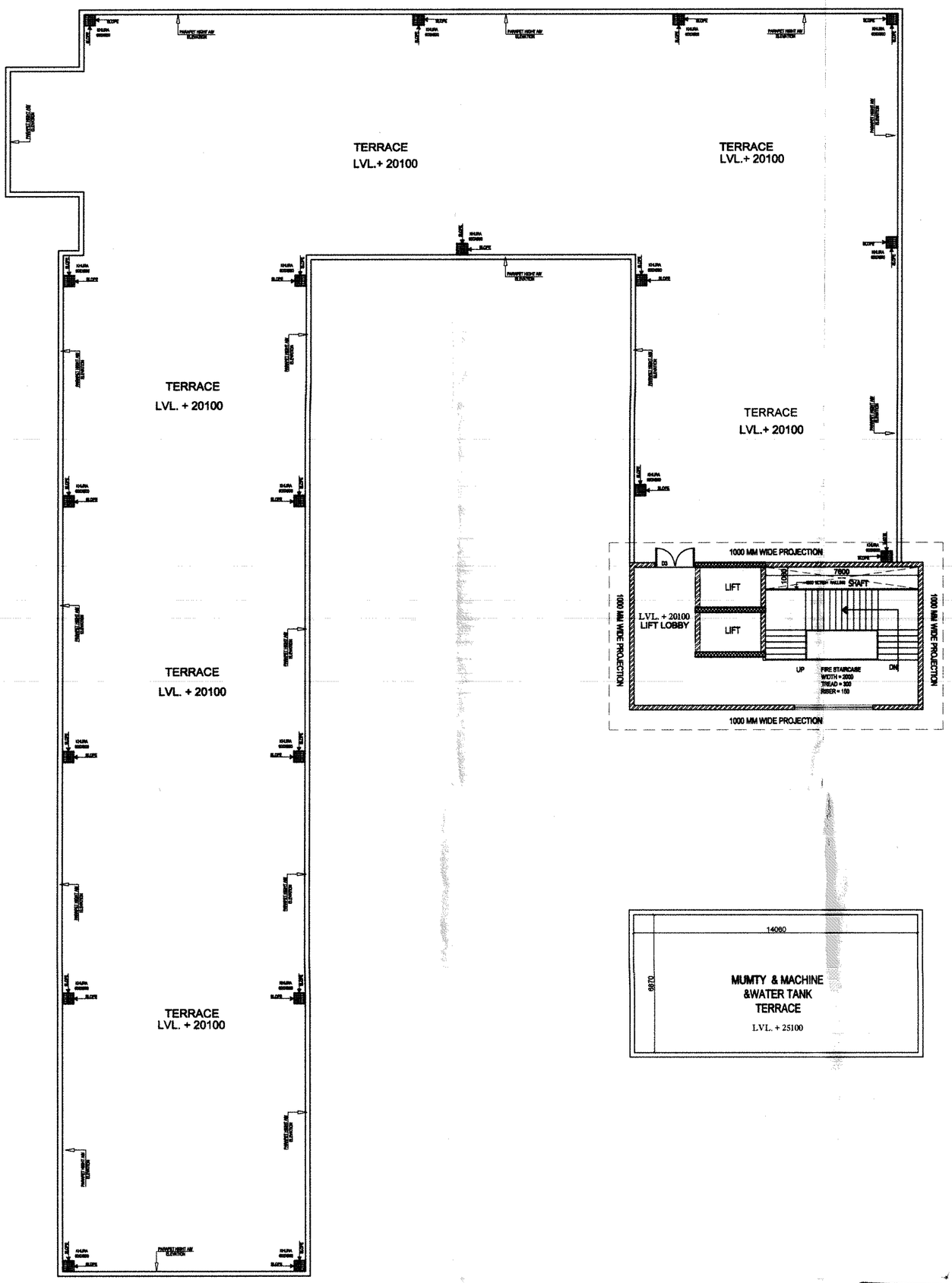
ARCHITECT SIGN. RAJAT VERMA CA/2012/57418

AUTHORISED SIGNATORY
For R-Tech Capital Highstreet (Jaipur) LLP
Designated Partner

N

10/11

SHEET NO =10



TERRACE FLOOR PLAN

"जारी किये गये अनुज्ञापित मानचित्र में दर्शाये गये भवन निर्माण संरचना (STRUCTURE) का दायित्व प्रार्थी का ही होगा।

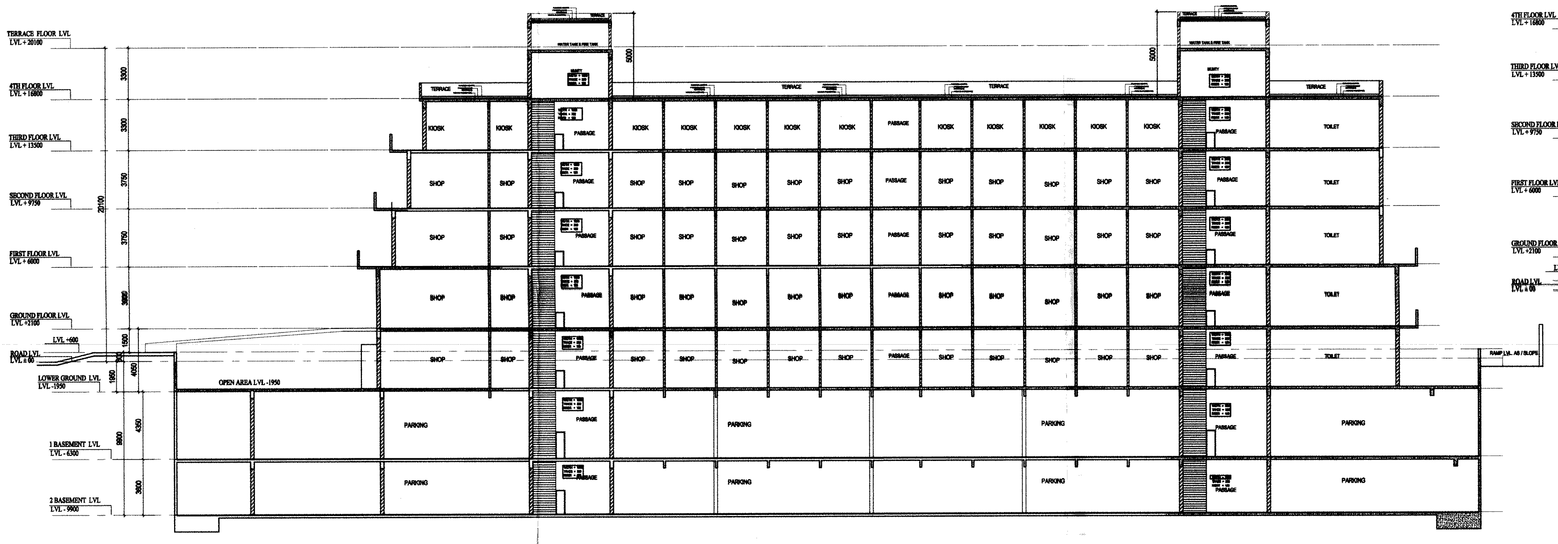
THIS APPROVAL IS WITHOUT PREJUDICE TO THE PROVISION OF REVERTING UNUTILISED/SURPLUS LAND.

Rajasthan State Industrial Development and Investment Corporation Ltd Jaipur (South)
BUILDING PLANS ARE APPROVED
ON DATED 04-07-2016 Vide letter No 1080
with minimum set backs

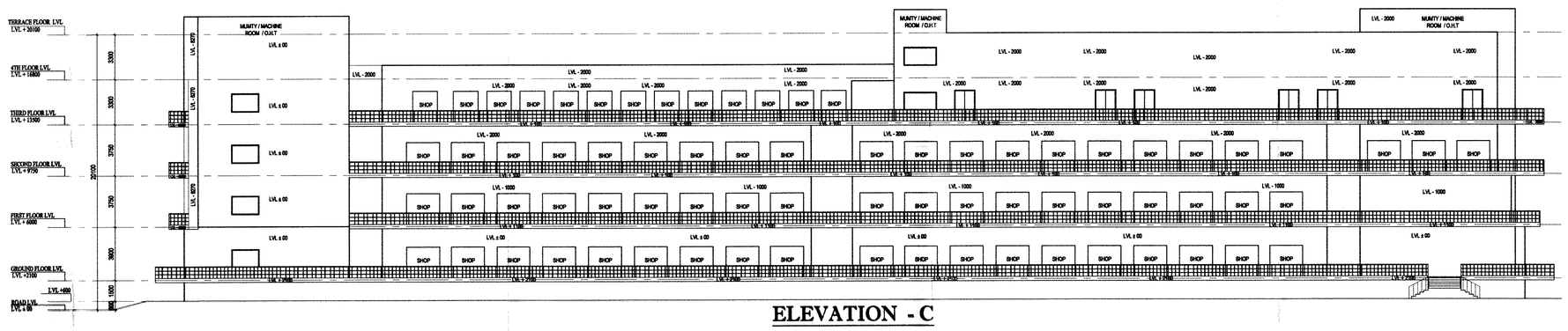
	Side Permisable	Proposed in map
North	18.00m	180 7.23.95m
South	6.00m	~~7.40~~ 7.40 m
East	18.00m	18.81 m
West	9.00m	9.52 m

Sr Diman Regional Manager Sr Regional Manager

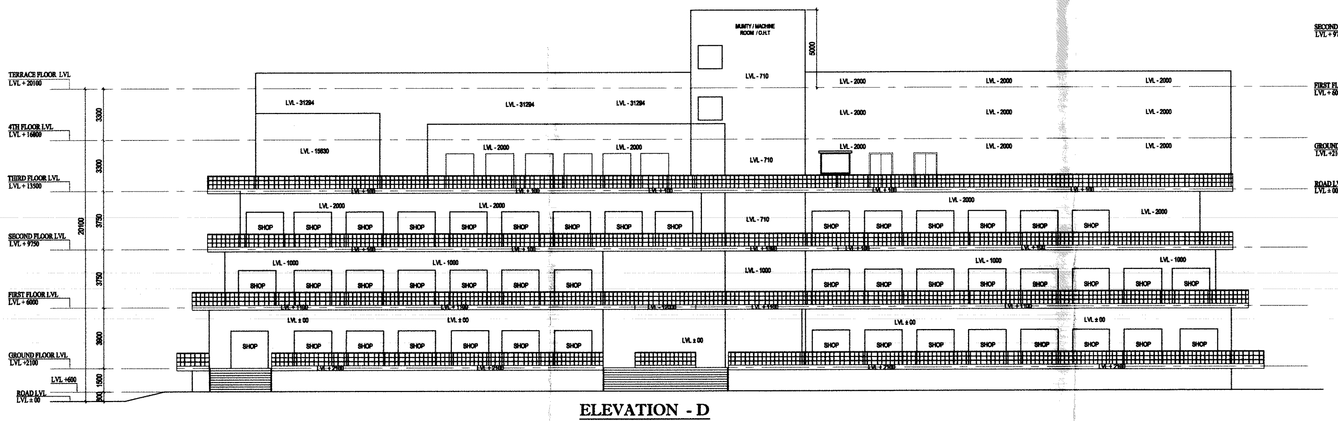
CLIENT: M/S R-TECH CAPITAL HIGHSTREET(JAIPUR) LLP.	SCALE: 1:150	DRG. NO.: S-10	AREA:	SUBMISSION DRAWING	ARCHITECT:- RAAS ARCHITECT / INTERIOR	ARCHITECT SIGN: AJAT VERMA CA/2012/51718	AUTHORISED SIGNATORY: For R-Tech Capital Highstreet (Jaipur) LLP. Designated Partner
PROJECT: PROPOSED SITE PLAN OF PLOT NO. CP1-231 FOR MULTIPLEX ALLOTTED TO M/S R-TECH CAPITAL HIGHSTREET (JAIPUR) LLP. AT INDUSTRIAL AREA APPAREL PARK JAIPUR.	DEALT: ASHUTOSH	CHECKED: RAVI VERMA	TITLE: TERRACE PLAN				N
	DATE: 29.06.2016	REV.: R01					



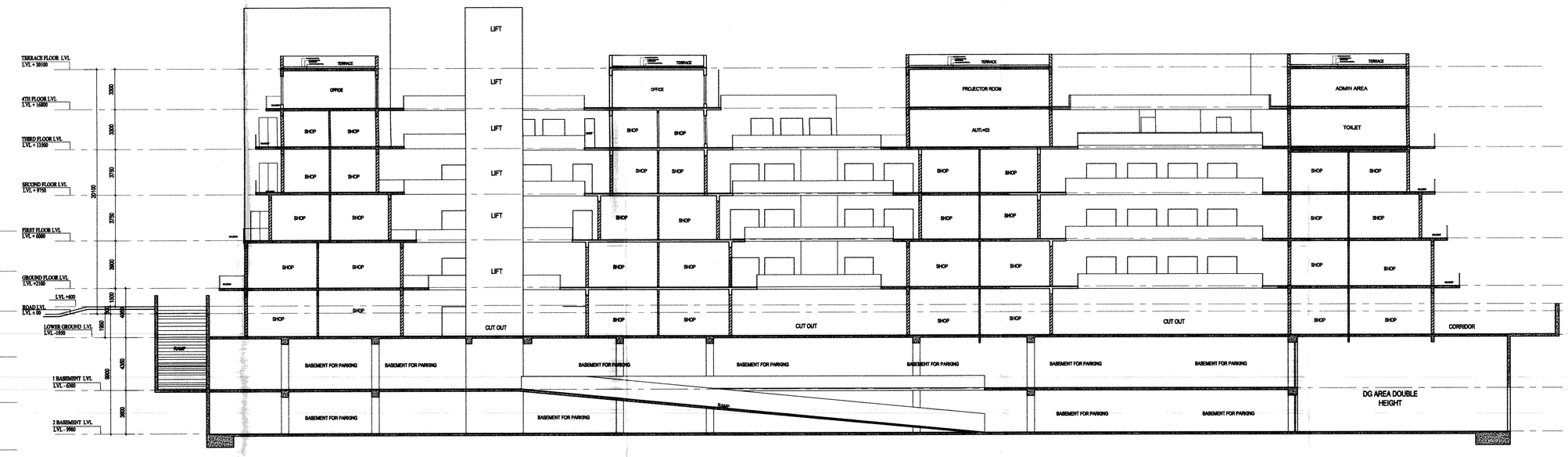
SECTION AT- AA



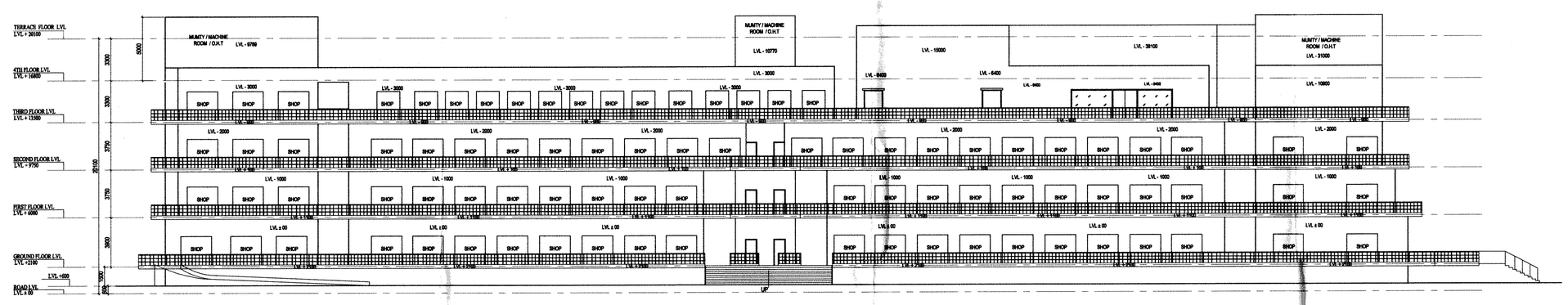
ELEVATION - C



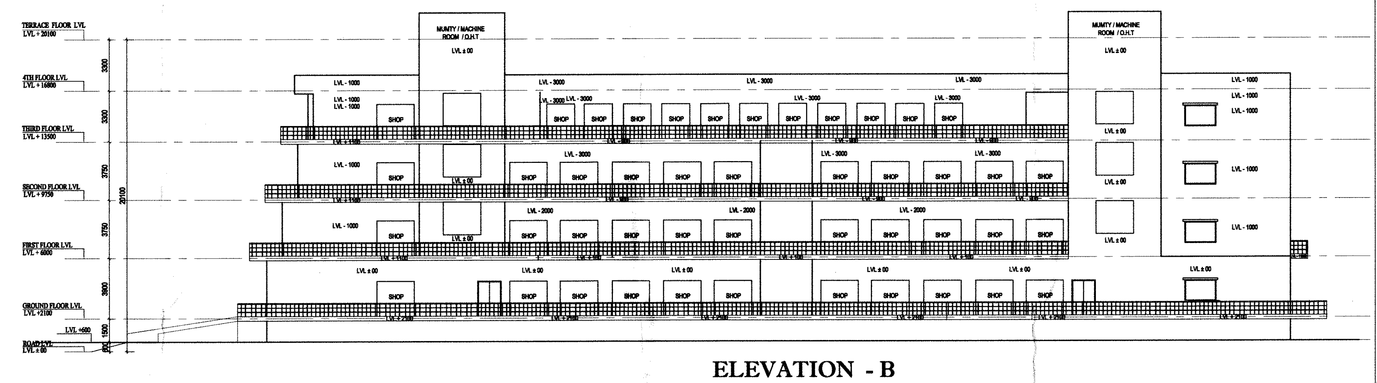
ELEVATION - D



SECTION AT- BB



ELEVATION - A



ELEVATION - B

"यहाँ दिखे सभी अनुमोदित मानचित्र में दर्शाये गये भवन निर्माण संरचना (STRUCTURE) का दायित्व प्रार्थी का ही होगा।"

Rajasthan State Industrial Development and Investment Corporation Ltd Jaipur (South)
BUILDING PLANS ARE APPROVED
ON DATED 04-02-2016 VIDE LETTER NO. 410/180
with minimum set backs

Side Permissible	Proposed in map
North 18.60m	18.60 m
South 7.40m	7.40 m
East 18.60m	18.60 m
West 9.80m	9.80 m

Manager Sr Regional Manager

CLIENT	M/S R-TECH CAPITAL HIGHSTREET(JAIPUR) LLP.	SCALE	NTS	DRG. NO.	S-14	AREA	FIRE SUBMISSION DRAWING
PROJECT	PROPOSED SITE PLAN OF PLOT NO. CP1-231 FOR MULTIPLEX ALLOTTED TO M/S R-TECH CAPITAL HIGHSTREET (JAIPUR) LLP. AT INDUSTRIAL AREA APPAREL PARK JAIPUR .	DEALT	ASHUTOSH	CHECKED	RAVI VERMA	TITLE	SECTION & ELEVATION
		DATE	29.06.2016	REV.	R01		

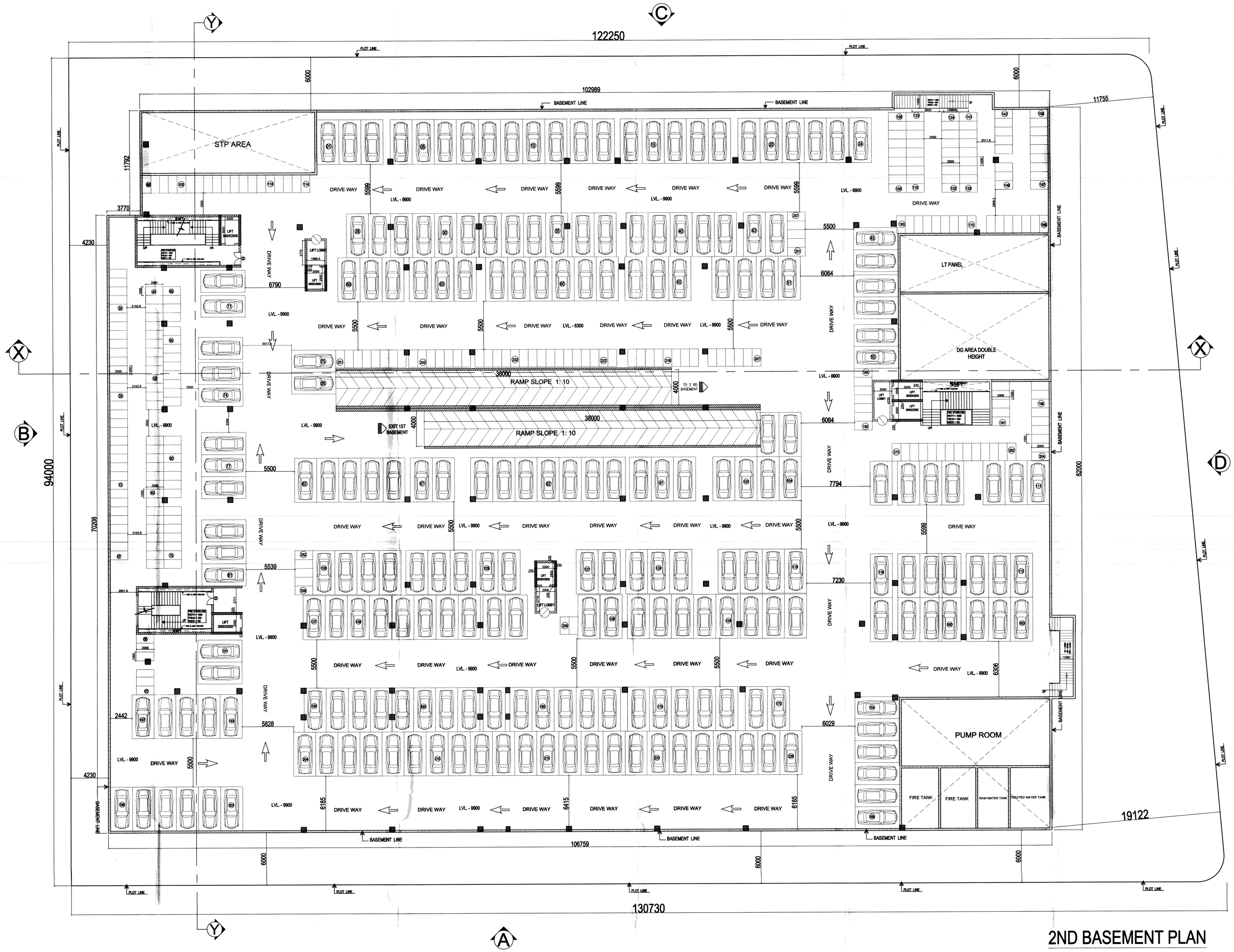
ARCHITECT:- RAAS ARCHITECT / INTERIOR
ARCHITECTS ENGINEERS & INTERIOR DESIGNERS
L 16/3 LSP DLF-II, GGN, HARYANA -122002
PH: 0124-4387001, 9818681116.

ARCHITECT SIGN. AR. RAJAT VERMA CA/2012/51418

AUTHORISED SIGNATORY
For R-Tech Capital Highstreet (Jaipur) LLP
Designated Partner

N

SHEET NO =02



DOOR-WINDOW SCHEDULE (TYPE-A)				
TYPE	WIDTH	HEIGHT	LINTEL	CILL
D	1500	2400	2400	00

PARKING DETAIL,S 2ND BASEMENT	
PROPOSED CAR	226
PROPOSED SCOOTER	275

"जारी किये गये अनुमोदित मानचित्र में दर्शाये गये भवन निर्माण संरचना (STRUCTURE) का दायित्व प्रार्थी का ही होगा।

THIS APPROVAL IS WITHOUT PREJUDICE TO THE PROVISION OF REVERTING UNUTILIZED/SURPLUS LAND.

Rajasthan State Industrial Development and Investment Corporation Ltd. Jaipur (South)
BUILDING PLANS ARE APPROVED
ON DATED 04.07.2016 VIDE File No. 1656
with minimum set backs

	Proposed in map
Side Permissible	
North 18.90m	18.92m
South 6.80m	7.00m
East 18.90m	18.81m
West 3.00m	4.52m

Regional Manager

CLIENT	M/S R-TECH CAPITAL HIGHSTREET(JAIPUR) LLP.	SCALE	1:150	DRG. NO.	S-02	AREA	
PROJECT	PROPOSED SITE PLAN OF PLOT NO. CPI-231 FOR MULTIPLEX ALLOTTED TO M/S R-TECH CAPITAL HIGHSTREET (JAIPUR) LLP. AT INDUSTRIAL AREA APPAREL PARK JAIPUR .	DEALT	ASHUTOSH	CHECKED	RAVI VERMA	TITLE	2ND BASEMENT PLAN
		DATE	29.06.2016	REV.	R01	SUBMISSION DRAWING	

ARCHITECT:-
RAAS™ ARCHITECT / INTERIOR
ARCHITECTS ENGINEERS & INTERIOR DESIGNERS
L 1605 LGF DLF-5, GGN, HARYANA -122002
PH: 0124-4387001, 9818681118.

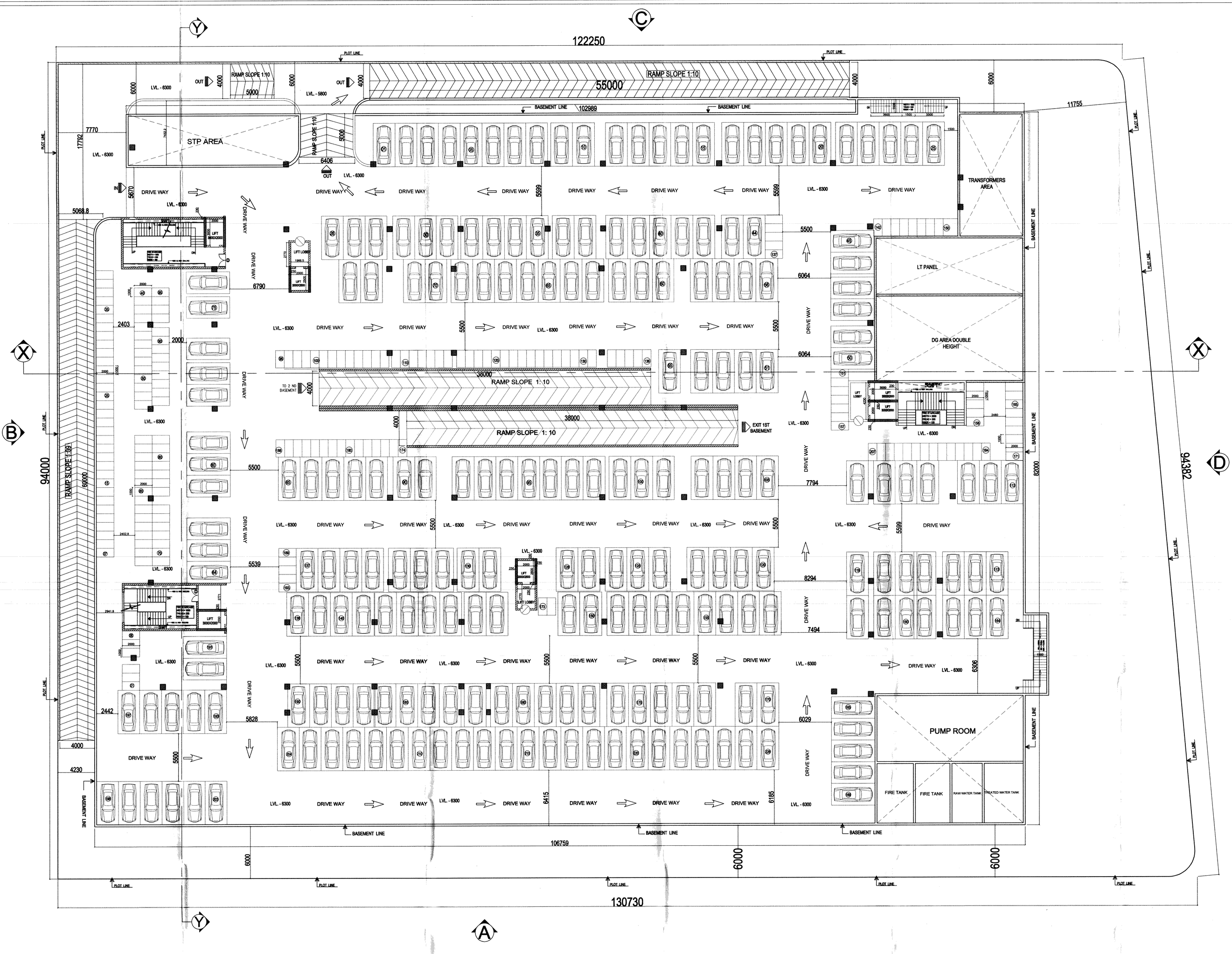
ARCHITECT SIGN.

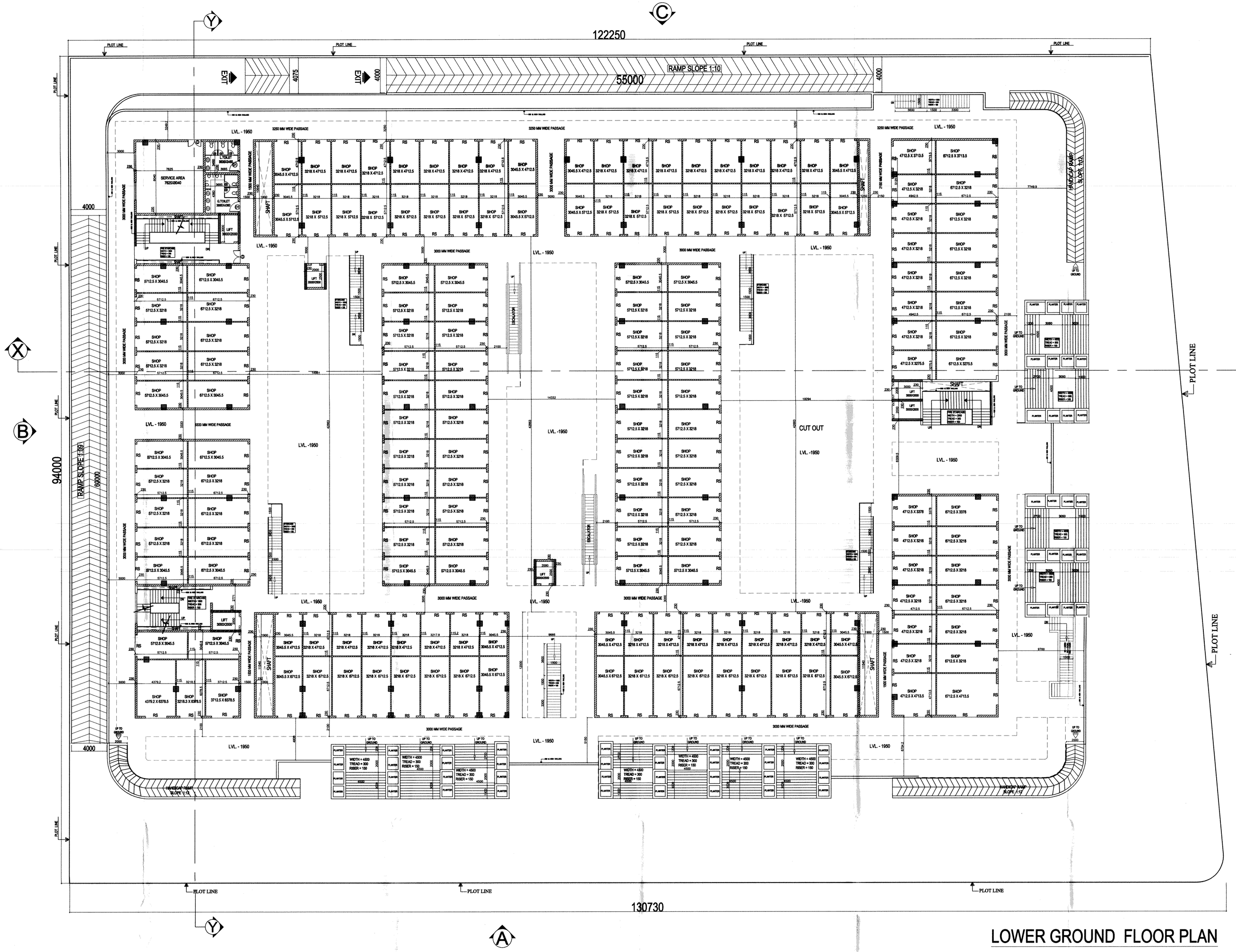
AUTHORISED SIGNATORY
For R-Tech Capital Highstreet (Jaipur) LLP
Designated Partner

N

2ND BASEMENT PLAN

SHEET NO =03


122250
130730
94382
106759
RAMP SLOPE 1:10
55000
38000
RAMP SLOPE 1: 10
STP AREA
TRANSFORMERS AREA
LT PANEL
DG AREA DOUBLE HEIGHT
PUMP ROOM
FIRE TANK
FIRE TANK
RAW WATER TANK
TREATED WATER TANK
DRIVE WAY
LVL - 6300
LVL - 5800
BASEMENT LINE
PLOT LINE
EXIT LINE
EXIT 1ST BASEMENT
TO 2 ND BASEMENT
OUT
IN
LIFT LOBBY
LIFT 3000X3000
RAMP SLOPE 1:10
RAMP SLOPE 1:10
RAMP SLOPE 1:10



LOWER GROUND FLOOR PLAN

DOOR-WINDOW SCHEDULE (TYPE-A)				
TYPE	WIDTH	HEIGHT	LINTEL	CILL
D	1500	2400	2400	00
D1	1200	2400	2400	00
D2	750	2400	2400	00
RS	2400	2400	2400	00
V	2000	2400	2400	1500

"यहाँ किये गये अनुमोदित नक्शे में दर्शाये गये मकान निर्माण संरचना (STRUCTURE) का दायित्व इसी का ही होगा।"

THIS APPROVAL IS WITHOUT PREJUDICE TO THE PROVISION OF PREVENTING UNUTILIZED/SURPLUS LAND.

Rajasthan State Industrial Development and Investment Corporation Ltd. Jaipur (South)
BUILDING PLANS ARE APPROVED
ON DATED 04-07-2016 Vide Letter No. 1080
with minimum set backs

	Proposed in map
Side Pom	
North 18.0 m	18.0823 m
South 6.0 m	7.46 m
East 18.0 m	18.31 m
West 7.5 m	9.52 m

Dy. Manager Sr. Regional Manager

CLIENT	M/S R-TECH CAPITAL HIGHSTREET(JAIPUR) LLP.	SCALE	1:150	DRG. NO.	S-04	AREA	
PROJECT	PROPOSED SITE PLAN OF PLOT NO. CP1-231 FOR MULTIPLEX ALLOTTED TO M/S R-TECH CAPITAL HIGHSTREET (JAIPUR) LLP. AT INDUSTRIAL AREA APPAREL PARK JAIPUR .	DEALT	ASHUTOSH	CHECKED	RAVI VERMA	TITLE	LOWER GROUND FLOOR PLAN
		DATE	29.06.2016	REV.	R01	SUBMISSION DRAWING	

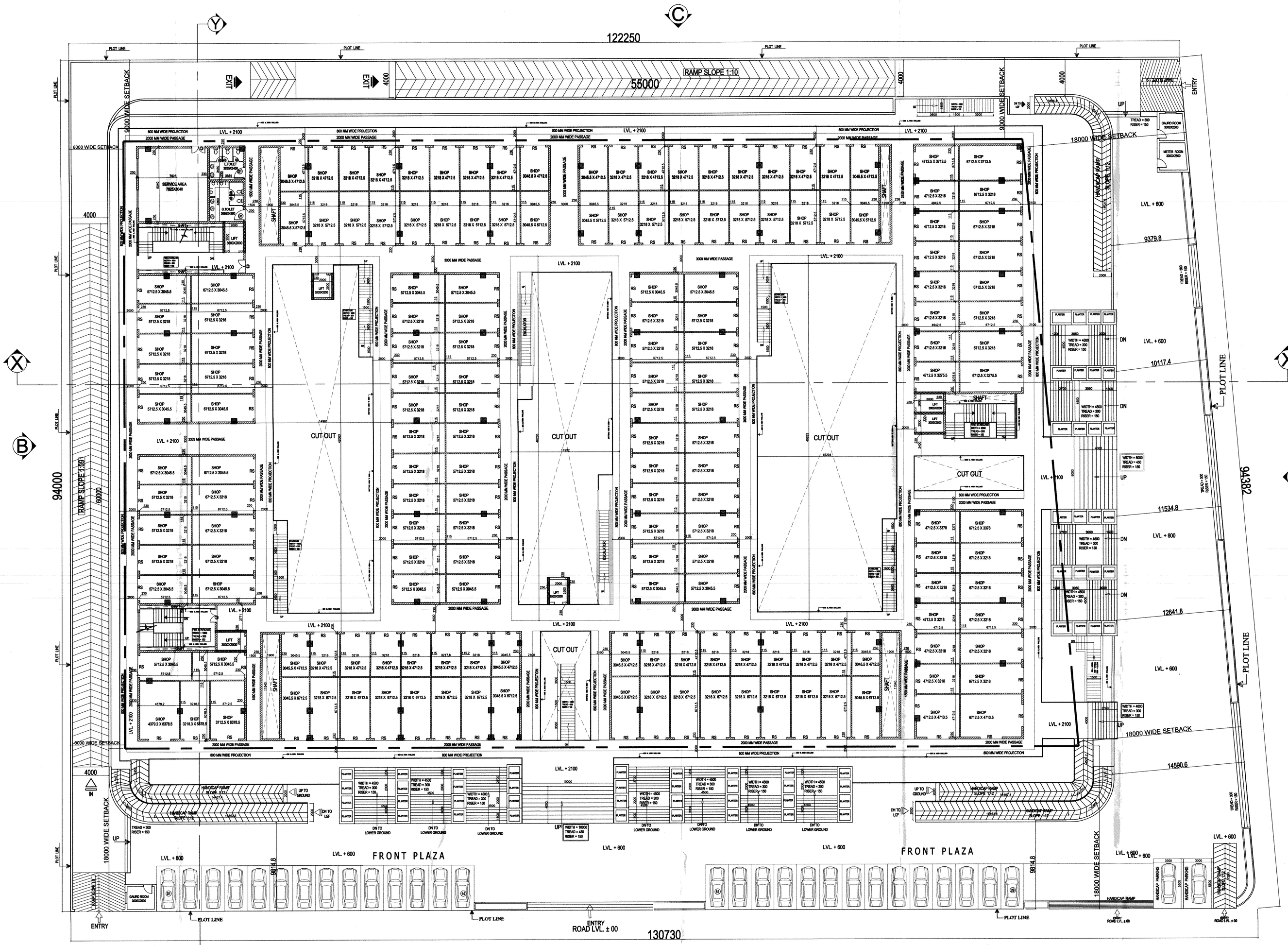
ARCHITECT:- RAAS ARCHITECT / INTERIOR
ARCHITECTS ENGINEERS & INTERIOR DESIGNERS
L 162, IIIF D.P.A. GGN, HARYANA -122002
PH: 0124-4367001, 9818681118.

ARCHITECT SIGN. — AR. RAJAT VERMA CA/2012/51418

AUTHORISED SIGNATORY
For R-Tech Capital Highstreet (Jaipur) LLP
Designated Partner

N

SHEET NO =05



DOOR-WINDOW SCHEDULE (TYPE-A)				
TYPE	WIDTH	HEIGHT	LINTEL	CILL
D	1500	2400	2400	00
D1	1200	2400	2400	00
D2	750	2400	2400	00
RS	2400	2400	2400	00
V	2000	2400	2400	1500

"यही बिल्डर क्या अनुमोदित मानचित्र में दर्शाये गये भवन निर्माण संरचना (STRUCTURE) का दायित्व प्राणी का ही होगा।"

Rajasthan State Industrial Development and Investment Corporation Ltd Jaipur (South)
BUILDING PLANS ARE APPROVED ON DATED 09-07-2016 VIDE letter NO 1080
with minimum set backs

	Side Permissible	Proposed in map
North	18.0 m	18.0 m
South	6.00 m	7.40 m
East	18.0 m	18.0 m
West	3.00 m	7.50 m

Manager Sr Regional Manager

CLIENT	M/S R-TECH CAPITAL HIGHSTREET(JAIPUR) LLP.	SCALE	1:150	DRG. NO.	S-05	AREA	
PROJECT	PROPOSED SITE PLAN OF PLOT NO. CP1-231 FOR MULTIPLEX ALLOTTED TO M/S R-TECH CAPITAL HIGHSTREET (JAIPUR) LLP. AT INDUSTRIAL AREA APPAREL PARK JAIPUR .	DEALT	ASHUTOSH	CHECKED	RAVI VERMA	TITLE	GROUND FLOOR PLAN
		DATE	29.06.2016	REV.	R01		

SUBMISSION DRAWING

ARCHITECT:- RAAS™ ARCHITECT / INTERIOR
ARCHITECTS ENGINEERS & INTERIOR DESIGNERS
L 16/3 LGF DLF-II, GGN, HARYANA-122002
PH: 0124-4387001, 9818661118.

ARCHITECT SIGN.

AUTHORISED SIGNATORY

For R-Tech Capital Highstreet (Jaipur) LLP
Designated Partner

GROUND FLOOR PLAN

SHEET NO =06

6/11

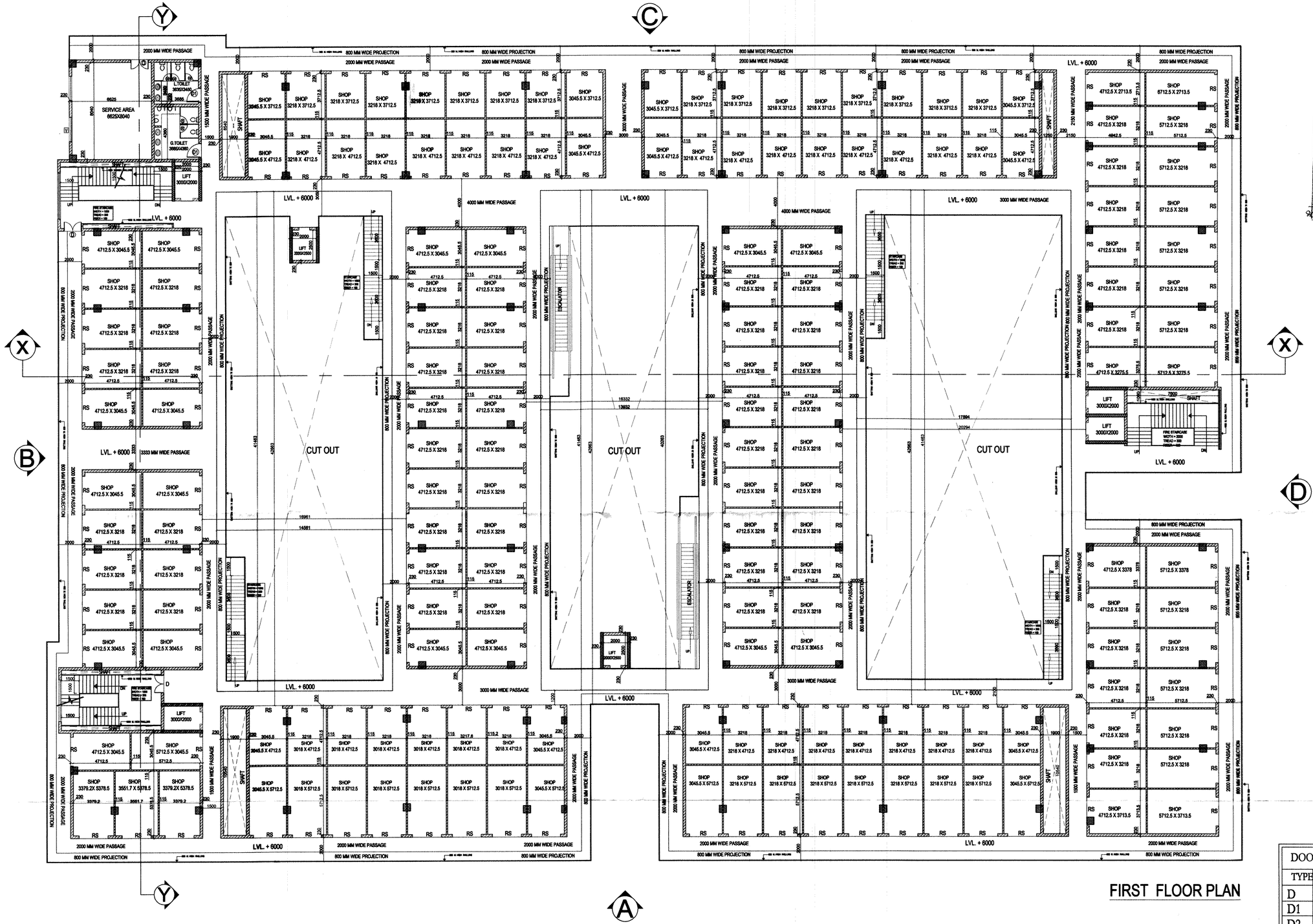
"जारी किये गये ... प्रति मानचित्र में संशोधन ... निर्माण संरचना (STRUCTURE) की संख्या ... की ही गयी।

THE APPROVAL IS WITHOUT PREJUDICE TO THE PROVISION OF ... REVISED/SURRENDER ... L.A.

Rajasthan State Industrial Development and Investment Corporation Ltd. Jaipur (South)
BUILDING PLANS ARE APPROVED
ON DATED 04-07-2016 Vide letter No. 1086
with minimum set backs

Side Penalties	Proposed in map
North 18.00m	18.00+23.25 m
South 7.00m	7.00 m
East 18.00m	18.81 m
West 9.00m	9.52 m

Dy. Manager Sr Regional Manager



FIRST FLOOR PLAN

DOOR-WINDOW SCHEDULE (TYPE-A)				
TYPE	WIDTH	HEIGHT	LINTEL	CILL
D	1500	2400	2400	00
D1	1200	2400	2400	00
D2	750	2400	2400	00
D3	1500	2400	2400	00
RS	2400	2400	2400	00
V	2000	2400	2400	1500

CLIENT	M/S R-TECH CAPITAL HIGHSTREET(JAIPUR) LLP.	SCALE	1:150	DRG. NO.	S-06	AREA	
PROJECT	PROPOSED SITE PLAN OF PLOT NO. CP1-231 FOR MULTIPLEX ALLOTTED TO M/S R-TECH CAPITAL HIGHSTREET (JAIPUR) LLP. AT INDUSTRIAL AREA APPAREL PARK JAIPUR .	DEALT	ASHUTOSH	CHECKED	RAVI VERMA	TITLE	FIRST FLOOR PLAN
		DATE	29.06.2016	REV.	R01		SUBMISSION DRAWING

ARCHITECT:- RAAS ARCHITECT / INTERIOR
ARCHITECTS ENGINEERS & INTERIOR DESIGNERS
L- 19/9, LGF DLFX, DGR, HARYANA - 122002
PH: 0124-4387001, 9818661118.

ARCHITECT SIGN. RAJAT VERMA CA/2012/51418

AUTHORISED SIGNATORY
For R-Tech Capital Highstreet (Jaipur) LLP
Designated Partner

N

Updated Letters and Maps

RIICO
GROW WITH RAJASTHAN

Rajasthan State Industrial Development & Investment Corporation Ltd.
(A Rajasthan Govt. Undertaking)
(Jaipur South)
Malviya Industrial Area, JAIPUR - 302 017
Phone : 0141-4030870 Fax : 0141-2750870
CIN No. :- U13100RJ1969SGC001263

भवन निर्माण अनुज्ञा

क्रमांक :– यू.(14)–3/(1/सीपी1–231)/2019–20/ 4782
दिनांक :– 17/01/2020

मैसर्स आर.टेक. कैपिटल हाईस्ट्रीट (जयपुर) एल.एल.पी.,
812, सीपी–4, कैपिटल मार्ग,
रीको औद्योगिक क्षेत्र भिवाड़ी,
जिला अलवर (राजस्थान) – 301019

विषय : भूखण्ड संख्या सीपी1–231, औद्योगिक क्षेत्र अपैरल पार्क, जयपुर पर संशोधित/ अग्रेतर भवन (चतुर्थ फ्लोर से सप्तम फ्लोर) निर्माण अनुज्ञा, एकीकृत भवन विनियम, 2017 के रीको भू–निपटान नियम, 1979 के अन्तर्गत।

महोदय,

आपका प्रार्थना पर दिनांक 15.01.2020 के संदर्भ में भवन निर्माण के लिये जो संशोधित/ अग्रेतर भवन (चतुर्थ फ्लोर से सप्तम फ्लोर) निर्माण अनुज्ञा प्रस्ताव भूखण्ड संख्या सीपी1–231, औद्योगिक क्षेत्र अपैरल पार्क, जिला जयपुर के लिए प्रस्तुत किए गए है उनकी भवन निर्माण अनुज्ञा निम्न शर्तो के साथ दी जाती है :–

1. पूर्व में जारी भवन अनुज्ञा क्रमांक यू.(14)–3/(1/सीपी1–231)/2016–17/1080 दिनांक 04.07.2016 जारी की गई थी, के अग्रेतर भवन (चतुर्थ फ्लोर से सप्तम फ्लोर) निर्माण अनुज्ञा मे अतिरिक्त बी.ए.आर. हेतु यह भवन निर्माण अनुज्ञा स्वीकृति जारी की जाती है एवं पूर्व जारी निर्माण अनुज्ञा दिनांक 04.07.2016 के यथानुसार ही रहेगी । यद्यपि भूखण्ड पर आवंटन पत्र की शर्तो के अनुसार निर्धारित अवधि मे (औद्योगिक क्षेत्र विकसित किये जाने की दिनांक से 3 वर्ष मे अर्थात् 15.05.2022 तक) विभिन्न निर्माण कार्य पूर्ण कर, पूर्णतयाः प्रमाण पत्र प्राप्त कर वाणिज्यिक गतिविधि प्रारम्भ करना सुनिश्चित की जावेगी ।
2. बैसमेन्ट फ्लोर प्लान व साईट प्लान का अनुमोदन केवल पार्किंग व एकीकृत भवन विनियम, 2017 के अनुसार अतिरिक्त बी.ए.आर. एवं गणना के परिपेक्ष मे ही दी जा रही है । उक्त इन फ्लोर प्लान की निर्माण अनुज्ञा पूर्व भवन निर्माण अनुज्ञा दिनांक 04.07.2016 के अनुसार ही रहेगी ।
3. प्रस्तावित भवन की ऊँचाई के सम्बन्ध यह सुनिशचित कर लिया जावेगा कि मानक समुद्रतल (एमएसएल) से 425 मीटर ऐलीवेशन से अधिक ऊँचाई का निर्माण कार्य प्रारम्भ करने से पूर्व विमानपतन प्राधिकरण से अनापत्ति प्रमाण पत्र आवश्यक रूप से प्राप्त करेंगे। इस सम्बन्ध में समस्त जिम्मेदारी आपकी होगी ।
4. भवन निर्माण, पूर्व मे स्वीकृत मानचित्र व इस अनुज्ञा के मानचित्र के अनुसार ही किया जायेगा तथा किसी भी प्रकार का उल्लंघन (डेवियेशन) नहीं किया जायेगा। भवन विनियमों के अपेक्षाओं के अनुरूप भवन निर्माण करने की जिम्मेदारी भवन निर्माण अनुज्ञाधारी की होगी ।
5. भूखण्ड के स्वामी एवं मानचित्र तैयार करने वाले तकनीकीविज्ञ का कर्तव्य होगा कि वो वह सुनिश्चित कर ले कि स्वीकृति मानचित्र प्रचलित विनियमों के अनुरूप है। यदि कोई उल्लंघन जानकारी में नहीं है, रीको को अधिकार होगा कि किसी भी स्थिति में उल्लंघन की जानकारी होने पर भवन मानचित्रों की दी गई अनुज्ञा रद्द/बदली जा सकती है तथा प्रार्थी रीको में किसी भी प्रकार की क्षतिपूर्ति का हकदार नहीं होगा।

लगातार ---- 2

Mohd. Yusuf Khan

Scanned by CamScanner

6. स्वामी प्रत्येक मंजिल के लिए स्वीकृत व्यावसायिक इकाई एवं मल्टीप्लेक्स इकाई से अधिक का निर्माण नहीं करेगा एवं स्वामी भवन के परिसर को स्वीकृति उपयोग अनुसार व्यावसायिक/ मल्टीप्लेक्स के ही उपयोग में लेगा।
7. ऊपर वर्णित शर्तों एवं अन्य कोई संबंधित शर्त का पालन नहीं होने पर भवन अनुज्ञा रद्द मानी जायेगी।
8. तकनीकीविज्ञ के निरीक्षण में स्वामी निर्माण कार्य करवायेगा जिसके संबंध में सूचना रीको को पूर्व में देनी होगी। यदि तकनीकीविज्ञ को बदला जाता है तो इसकी सूचना 48 घंटे के अंदर यथोचित प्रमाण पत्र में रीको को देनी होगी।
9. भवन निर्माण में एकीकृत भवन विनिमय 2017 व नेशनल बिल्डिंग कोड़ (NBC) के निर्धारित प्रावधानो की पालना यथानुसार करनी होगी।
10. पूर्व मे जारी भवन अनुज्ञा दिनांक 04.07.2016 इस भवन निर्माण अनुज्ञा का अभिन्न अंग माना जावेगा एवं साथ पढ़ा जावेगा ।
11. अन्य शर्ते :–
    (अ) भूखण्ड पर बोरवेल, कुऐं इत्यादि की रीको द्वारा स्वीकृत देय नहीं है एवं यदि आवश्यक हो तो बोरवेल, कुऐं इत्यादि हेतु सम्बन्धित सक्षम स्तर पर ही स्वीकृति प्राप्त की जा सकती है ।
    (ब) पूर्व व नये भवन के नक्शों मे प्रस्तावित मापदण्डो जैसे भू–आच्छादन, ऊँचाई, बी.ए.आर. इत्यादि यथानुसार ही रहेंगे ।
    (स) भूखण्ड पर आवश्यक वर्षा जल संरक्षण संरचनाओं का निर्माण करना होगा तथा भवन के टेरेस फ्लोर पर सौर ऊर्जा संयंत्र की स्थापना किया जाना सुनिश्चित करेंगे ।
    (द) भूखण्ड के भवन के किसी भी भाग पर स्वीकृत उपयोग के अतिरिक्त अन्य गेस्ट हाऊस, आवासीय अथवा संस्थागत उपयोग नही कर सकेंगे ।
    (य) अनुमोदित मानचित्र के अनुसार भवन निर्माण पूर्ण कर पूर्णता प्रमाण पत्र प्राप्त करने के पश्चात भवन में आवश्यक सुविधाएं यथा बिजली, पानी, सीवरेज, कनेक्शन आदि प्राप्त करने के पश्चात अधिवास प्रमाण पत्र प्राप्त करना होगा।
    (र) आवंटन पत्र दिनांक 30.03.2016 व निष्पादित लीजडीड दिनांक 27.06.2016 की शर्तों की भी यथानुसार पालना करनी होगी।
    (ल) यह अनुज्ञा पत्र अनुमोदित मानचित्र का अभिन्न अंग रहेगा।

भवदीय,

17/01/2020.

(एस. के. गुप्ता),
वरिष्ठ उप–महाप्रबन्धक

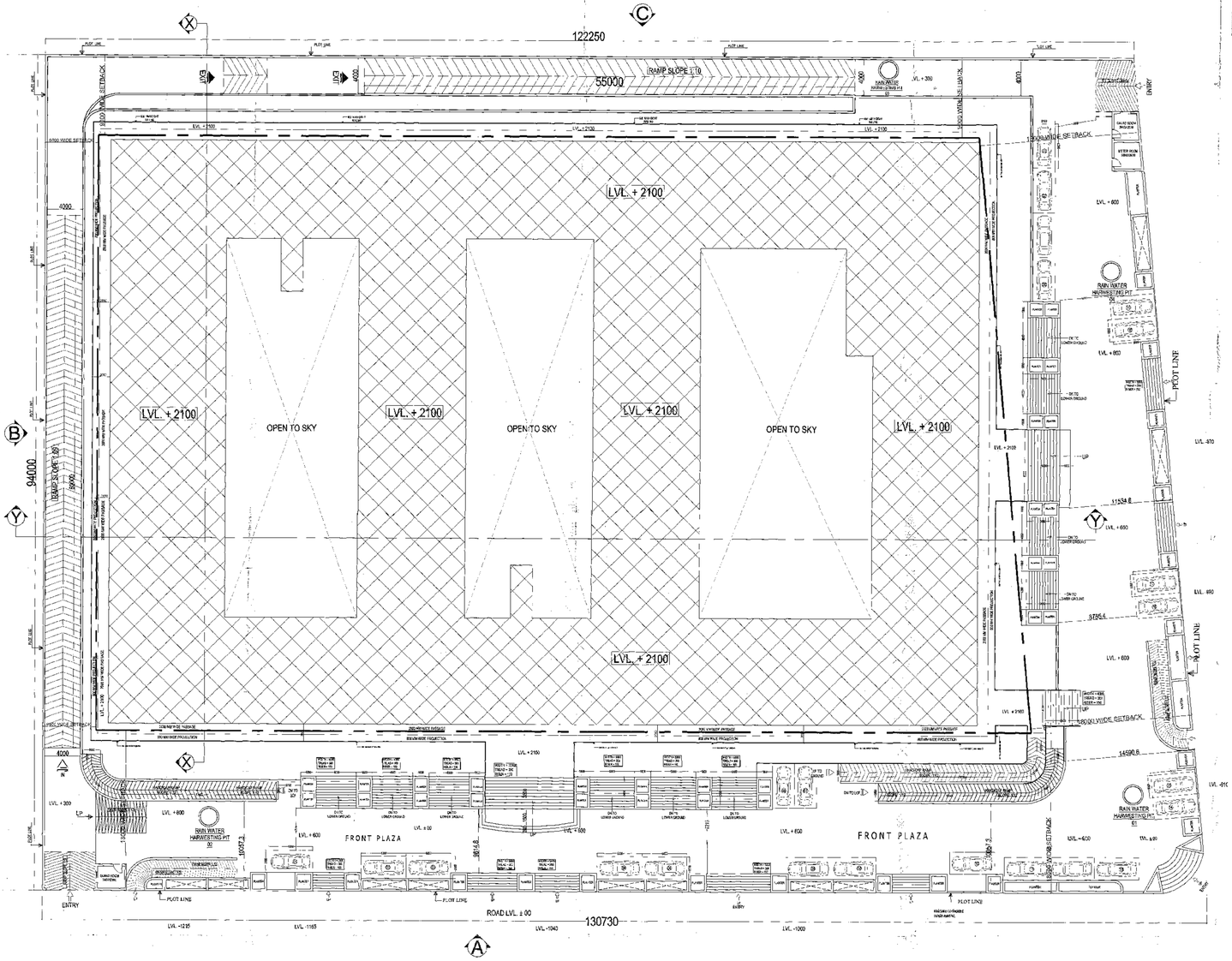
संलग्न :– स्वीकृत मानचित्र का एक सैट (09 नक्शे) ।

Mohd. Yusuf Khan

Scanned by CamScanner

ROAD 18.00 M WIDE

OTHER PLOT NO. CP 1-230



ROAD 24.00 M WIDE

ROAD 60.00 MT. WIDE

THE APPROVAL IS WITHOUT PREJUDICE TO THE PROVISION OF REMOVING UNAUTHORIZED/SURPLUS LAND.

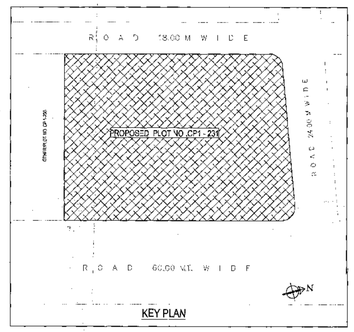
नियमों विरुद्ध पाये जाने पर मानचित्र में बदलाव या निरस्त संशोधन (INSTRUCTIONS) आ. शामिल प्रार्थी का ही होगा।

अनुमोदन पत्र क्रमांक/पी.एस.पी./2020 दिनांक 17-01-2020 इस अनुज्ञा का विवरण अंक दीजिए।

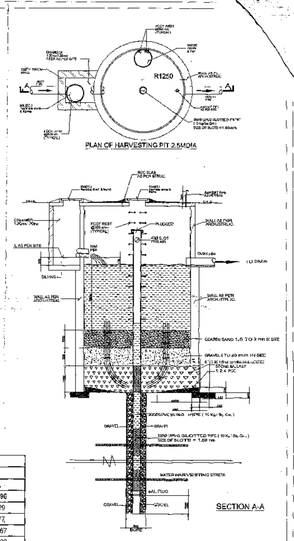
Rajasthan State Industrial Development and Investment Corporation Ltd. Jaipur (South)
BUILDING PLANS ARE APPROVED
ON DATED 17/01/2020
with minimum se back

Side Permissible	Proposed in map
North 15.00 m	15.00 m
South 6.00 m	7.50 m
East 12.00 m	12.00 m
West 7.50 m	7.50 m

HEIGHT 24.00 m (G+5) 24.00 m (G+5)
FAR 1.33 1.33
Dy. Manager (Planning) Regional Manager UNIT HEAD



KEY PLAN



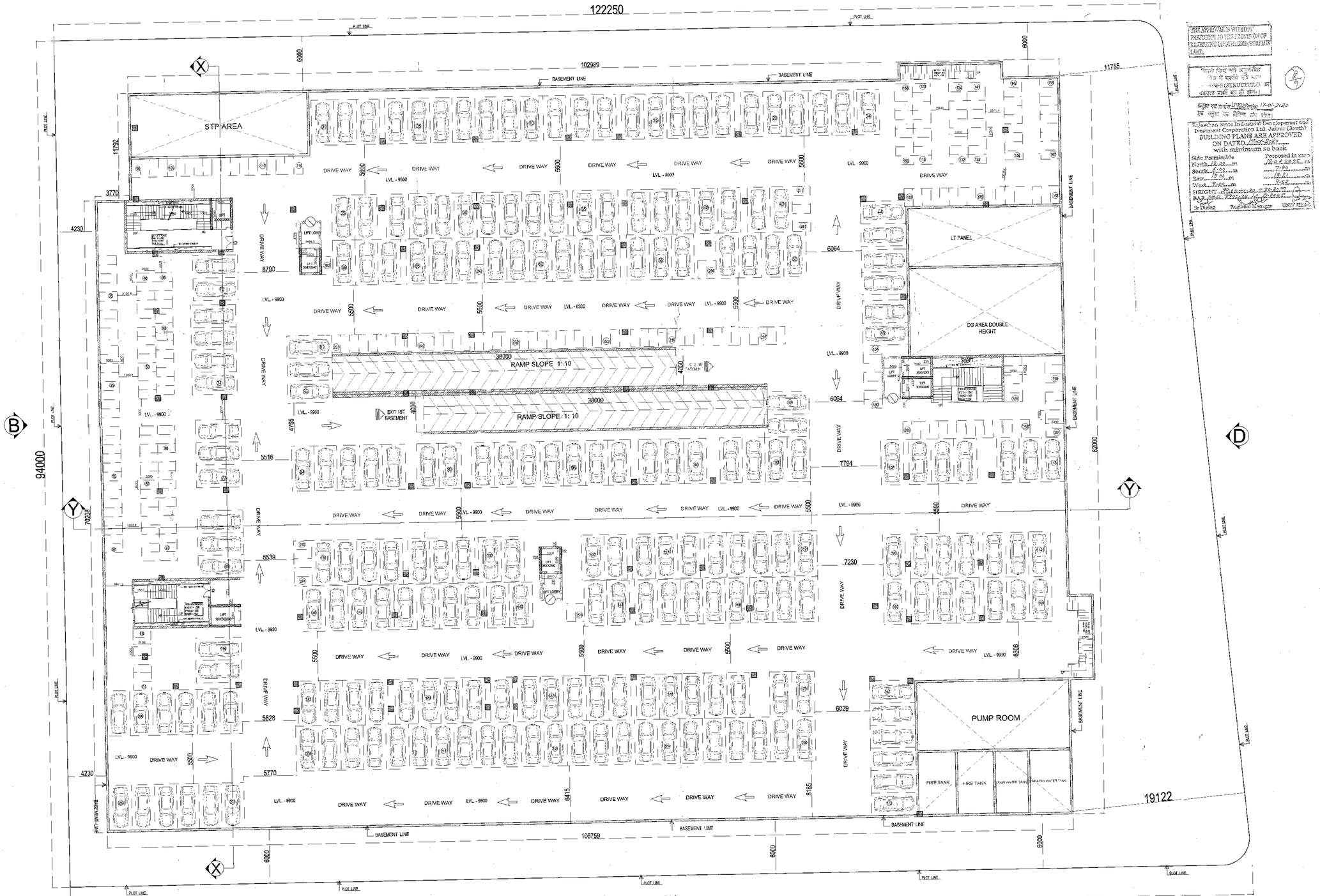
OLD SANCTION AREA CALCULATION AS PER F.A.R (1.33 %) EQUIVALENT TO B.A.R. (2.00 %) BYELAWS 2017				
AREA STATEMENT				
S.NO	DETAILS	FACTOR	SQMT.	SQFT.
1	PLOT AREA		11896.60	127983.96
2	PERMISSIBLE GROUND COVERAGE	35%	4161.80	44784.39
3	PROPOSED GROUND COVERAGE	34.78	4136.802	44511.77
4	PERMISSIBLE FAR	133%	15813.70	170216.67
5	PROPOSED FAR	132.5%	15756.93	169606.82
6	PER. SERVICE AREA FREE FROM FAR	7%	1106.96	11915.31
7	PROPOSED SERVICE AREA	2%	351.36	3782.04
8	NET FAR ACHIMED (WITHOUT SERVICE AREA)	129.98	15404.57	165814.79
9	PERMISSIBLE B..ILDING HEIGHT	30 M		
10	PROPOSED BUILDING HEIGHT	29.10 M		
	ADDITIONAL FLOOR APPROVAL AREA CALCULATION AS PER B.A.R BYELAWS 2017			
			SQMT.	SQFT.
11	PROPOSED BUILTUP AREA RATIO	66.48%	7906.44	85040.29
12	PROPOSED HEIGHT @ 30.850 - 1.2(PLINTH)	29.60 M.		

OLD SANCTION PARKING CALCULATION AS PER F.A.R (1.33 %) EQUIVALENT TO B.A.R. (2.00 %) BYELAWS 2017					
PARKING REQUIRED					
S.NO	PARTICULAR	FACTOR			
1	RETAIL AREA FAR ACHIEVED (LOWER GROUND ,GROUND ,FIRST SECOND& THIRD FLOOR)		15755.93	SQMTS	
	(ECS REQUIRED (PER 50 SQMTS OF FAR ACHIEVED)	50	315.12		
2	MULTIPLEX PARKING 1 CAR FOR 10 SEATS				
	TOTAL NO OF SEATS 994/10		99.40		
3	TOTAL PARKING (RETAIL & MULTIPLEX)		414.52		
	VISITORS PARKING @ 25 % OF TOTAL PARKING	25%	103.63		
	TOTAL PARKING REQUIRED		518.15		
4	PERMISSIBLE CARS	75%	388.61		
5	PERMISSIBLE SCOOTERS	25%	129.54		
6	PERMISSIBLE SCOOTERS (1 CAR @ 3 SCOOTERS)		388.61		
7	PROPOSED CAR & SCOOTER				
	PROPOSED 2 ND BASEMENT CAR		226		
	PROPOSED 1 ST BASEMENT CAR		226		
	PROPOSED OPEN CAR		28		
	TOTAL CAR PARKING		480		
	PROPOSED 2 ND BASEMENT SCOOTERS		275		
	PROPOSED 1 ST BASEMENT SCOOTERS		207		
	TOTAL SCOOTERS		482		
	ADDITIONAL FLOOR APPROVAL PARKING CALCULATION AS PER B.A.R BYELAWS 2017				
8	COMMERCIAL AREA OF BAR ACHIEVED (FOURTH,FIFTH,SIXTH, SEVENTH FLOOR)	FACTOR	7900.44		
	ECS REQUIRED(1 PER 75 SQMTS OF BAR ACHIEVED)	75	105.34		
9	VISITORS PARKING @ 25 % OF TOTAL PARKING	25	26.33		
	TOTAL PARKING		131.67		
10	PERMISSIBLE CARS	75%	98.76		
	PERMISSIBLE SCOOTERS	25%	32.83		
	PERMISSIBLE SCOOTERS (1 CAR @ 3 SCOOTERS)		98.76		
	PERMISSIBLE OLD SANCTION CAR PARKING REQUIRED (AS PER FAR)		388.61		
	PERMISSIBLE NEW SANCTION CAR PARKING REQUIRED (AS PER BAR)		99		
	TOTAL PERMISSIBLE CAR PARKING (OLD + NEW)		487		
	PROPOSED 2 ND BASEMENT CAR		230		
	PROPOSED 1 ST BASEMENT CAR		234		
	OPEN CAR		23		
	TOTAL PROPOSED CAR PARKING (OLD + NEW)		487		
	PERMISSIBLE OLD SANCTION SCOOTER PARKING REQUIRED (AS PER FAR)		388.61		
	PERMISSIBLE NEW SANCTION SCOOTER PARKING REQUIRED (AS PER BAR)		99		
	TOTAL PERMISSIBLE SCOOTER PARKING (OLD + NEW)		487		
	PROPOSED 2 ND BASEMENT SCOOTER		281		
	PROPOSED 1 ST BASEMENT SCOOTER		208		
	TOTAL PROPOSED SCOOTER PARKING (OLD + NEW)		489		

OLD SANCTION AREA CALCULATION AS PER F.A.R (1.33 %) EQUIVALENT TO B.A.R. (2.00 %) BYELAWS 2017					
S.NO.	PARTICULARS	COVERED AREA	FAR AREA	COMMON AREA	PROJECTION & BALCONY	GROSS BUILTUP AREA
		SQ.MTS	SQ.MTS	SQ.MTS	SQ. MTS	SQ.MTS
1	2nd BASEMENT PLAN	-	-	-		6754.52
2	1st BASEMENT PLAN	-	-	-		6754.52
3	LOWER GROUND FLOOR	3911.428	3479.87	431.759	1092.523	6343.949
4	GROUND FLOOR	4133.802	3479.87	656.132	1444.003	5876.859
5	1st FLOOR	3415.55	2953.82	462.730	1451.293	4647.83
6	2nd FLOOR	3010.04	2568.85	441.450	1323.945	4613.83
7	3rd FLOOR	3133.89	2702.74	394.150	1173.343	4376.73
8	4th FLOOR	363.12	341.42	121.700	541.280	784.40
	TOTAL AREA	18263.83	15726.93	2497.90		42515.65
	PROPOSED TOTAL ALL FLOOR COMMON AREA PERCENTAGE		0.158837258			
	ADDITIONAL FLOOR APPROVAL AREA CALCULATION AS PER B.A.R. BYELAWS 2017					
S.NO.	PARTICULARS	B.A.R. AREA				GROSS BUILTUP AREA
		SQ.MTS				SQ.MTS
9	4th FLOOR EXTENTION AREA	2389.24				2389.24
10	5th FLOOR	1832.64				1832.64
11	6th FLOOR	2091.88				2091.88
12	7th FLOOR	1571.81				1571.81
13	MUMMTY & MACHINE ROOM (OLD SANCTION MUMMTY AREA 341.280)	14.96				14.96
		7900.44				7900.44

OPEN CAR PARKING	
OPEN CAR	23

CLIENT	M/S R-TECH CAPITAL HIGHSTREET(JAIPUR) LLP.	SCALE	1:200	DRG. NO.	S-01
PROJECT	PROPOSED SITE PLAN OF PLOT NO. CP1-231 FOR MULTIPLEX ALLOTTED TO M/S R-TECH CAPITAL HIGHSTREET (JAIPUR) LLP. AT INDUSTRIAL AREA APPAREL PARK JAIPUR.	DEALT	AMIT BALDIA	CHECKED	RAVI VERMA
		DATE	15 JANUARY 2020	REV.	R01
AREA		TITLE	SITE PLAN		
SUBMISSION DRAWING		ARCHITECT:-	RAAS ARCHITECT / INTERIOR ARCHITECTS ENGINEERS & INTERIOR DESIGNERS L 180 LGF (A,P.H. GGR, HARYANA-122002 PH : 0124-4307001, 09150011 10.	ARCHITECT SIGN.	AUTHORISED SIGNATORY For R-Tech Capital Highstreet (Jaipur) LLP Authorised Signatory



THE APPROVAL IS WITHOUT PREJUDICE TO THE PROVISION OF ENCROACHMENT ACT, 1981.

Temp. Fire NOC is not to be used for any construction work. (फायर एनओसी का उपयोग निर्माण कार्य के लिए नहीं होगा।)

Rajasthan State Industrial Development and Investment Corporation Ltd. Jaipur (South)
BUILDING PLANS ARE APPROVED
ON DATED .....
with minimum as back

Side Permissible	Proposed in mtr.
North	
South	
East	
West	
HEIGHT	
FAR	

Sr Planner Regional Manager UNIT HEAD

DOOR-WINDOW SCHEDULE (TYPE-A)				
TYPE	WIDTH	HEIGHT	LINTEL	CILL
D	1500	2400	2400	00

PARKING DETAILS 2ND BASEMENT	
PROPOSED CAR	230
PROPOSED SCOOTER	281

CLIENT	M/S R-TECH CAPITAL HIGHSTREET(JAIPUR) LLP.	SCALE	1:150	DRG. NO.	S-02	AREA	
PROJECT	PROPOSED SITE PLAN OF PLOT NO. CPI 231 FOR MULTIPLEX ALLOTTED TO M/S R-TECH CAPITAL HIGHSTREET (JAIPUR) LLP. AT INDUSTRIAL AREA APPAREL PARK JAIPUR.	DEALT	AMIT BALDIA	CHECKED	RAVI VERMA	TITLE	2ND BASEMENT PLAN
		DATE	15 JANUARY 2020	REV.	R01		SUBMISSION DRAWING

ARCHITECT:-

RAAS™ ARCHITECT / INTERIOR
ARCHITECTS ENGINEERS & INTERIOR DESIGNERS
L 19/3 LGF DLF-II, GGN. HARYANA -122002
PH: 0124-4307001, 09810851110.

ARCHITECT SIGN.

AUTHORISED SIGNATORY
For R-Tech Capital Highstreet (Jaipur) LLP
Authorised Signatory

N

SHEET NO =03

जारी किये गये अनुमोदित मानचित्र में बताये गये नक्शे निर्माण संचालन (STRUCTURE) का सामंजस्य होगी का ही होगा।

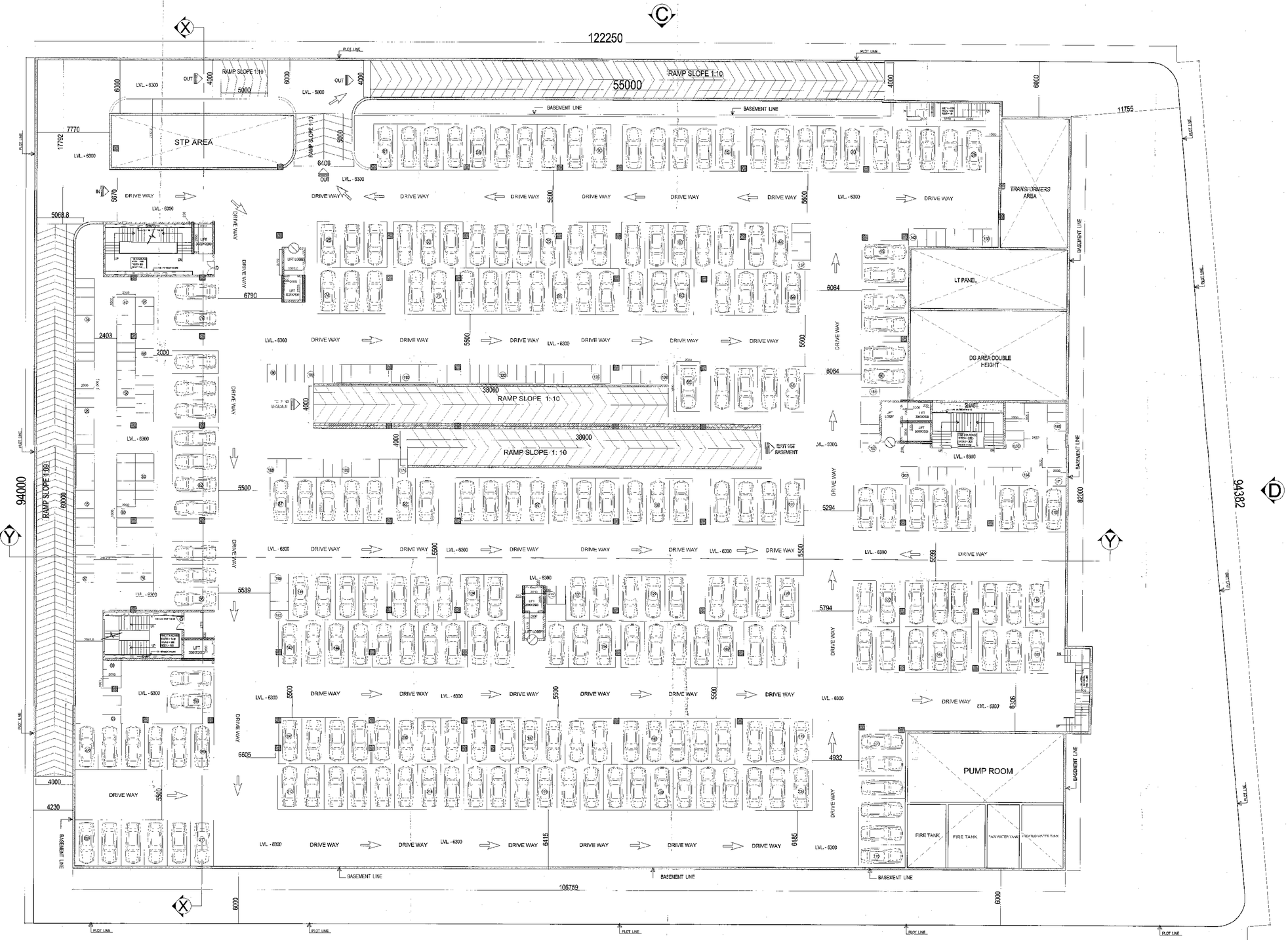
THIS APPROVAL IS WITHOUT PREJUDICE TO EXISTENCE OF ANY BUILDING TO ITS PLINTH/SUPERSTRUCTURE

अनुज्ञा पत्र क्रमांक 1581 दिनांक 17-01-2020 इस अनुज्ञा का विवरण और शर्तें।

Jaipur Development Authority, Jaipur
BUILDING PLANS ARE APPROVED
ON DATED 17-01-2020
with minimum ss back

	Proposed in mts
Side Permissible	
North 12.00 m	12.21.01 m
South 6.00 m	7.50 m
East 12.00 m	12.61 m
West 6.00 m	9.50 m
Height 22.50 m	22.50 m
Set Back Front 4.50 m	4.50 m

Sr Town Planner | Planning Manager | UNIT-III



DOOR-WINDOW SCHEDULE (TYPE-A)				
TYPE	WIDTH	HEIGHT	LINTEL	CHJ.
D	1500	2400	2400	00

PARKING DETAILS 1ST BASEMENT	
PROPOSED CAR	234
PROPOSED SCOOTER	208

CLIENT	M/S R-TECH CAPITAL HIGHSTREET(JAIPUR) LLP.	SCALE	1:150	DRG. NO.	S-03	AREA	
PROJECT	PROPOSED SITE PLAN OF PLOT NO. CP1-231 FOR MULTIPLEX ALLOTTED TO M/S R-TECH CAPITAL HIGHSTREET (JAIPUR) LLP. AT INDUSTRIAL AREA APPAREL PARK JAIPUR.	DEALT	AMIT BALDIA	CHECKED	RAVI VERMA	TITLE	1ST BASEMENT PLAN
		DATE	15 JANUARY 2020	REV.	R01	SUBMISSION DRAWING	

ARCHITECT:-
RAAS ARCHITECT / INTERIOR
ARCHITECTS ENGINEERS & INTERIOR DESIGNERS
L 1193 DLF ELF-II, GGN, HARYANA -122002
PH: 0124-4357001, 9818681110.

ARCHITECT SIGN.

AUTHORISED SIGNATORY
For R-Tech Capital Highstreet (Jaipur) LLP
Authorised Signatory

SHEET NO =04

"PLAN APPROVAL WITHOUT PREJUDICE TO THE PROVISION OF RAJASTHAN LAND REVENUE (REGULARISATION OF UNAUTHORISED COLONIES) ACT, 2015"

"यहाँ दिये गये अनुमोदित मानचित्र में बताये गये भवन निर्माण संरचना (STRUCTURE) का दायित्व मालिक का ही होगा।"

अनुज्ञा पत्र क्रमांक-U182/संगत/17-01-2020

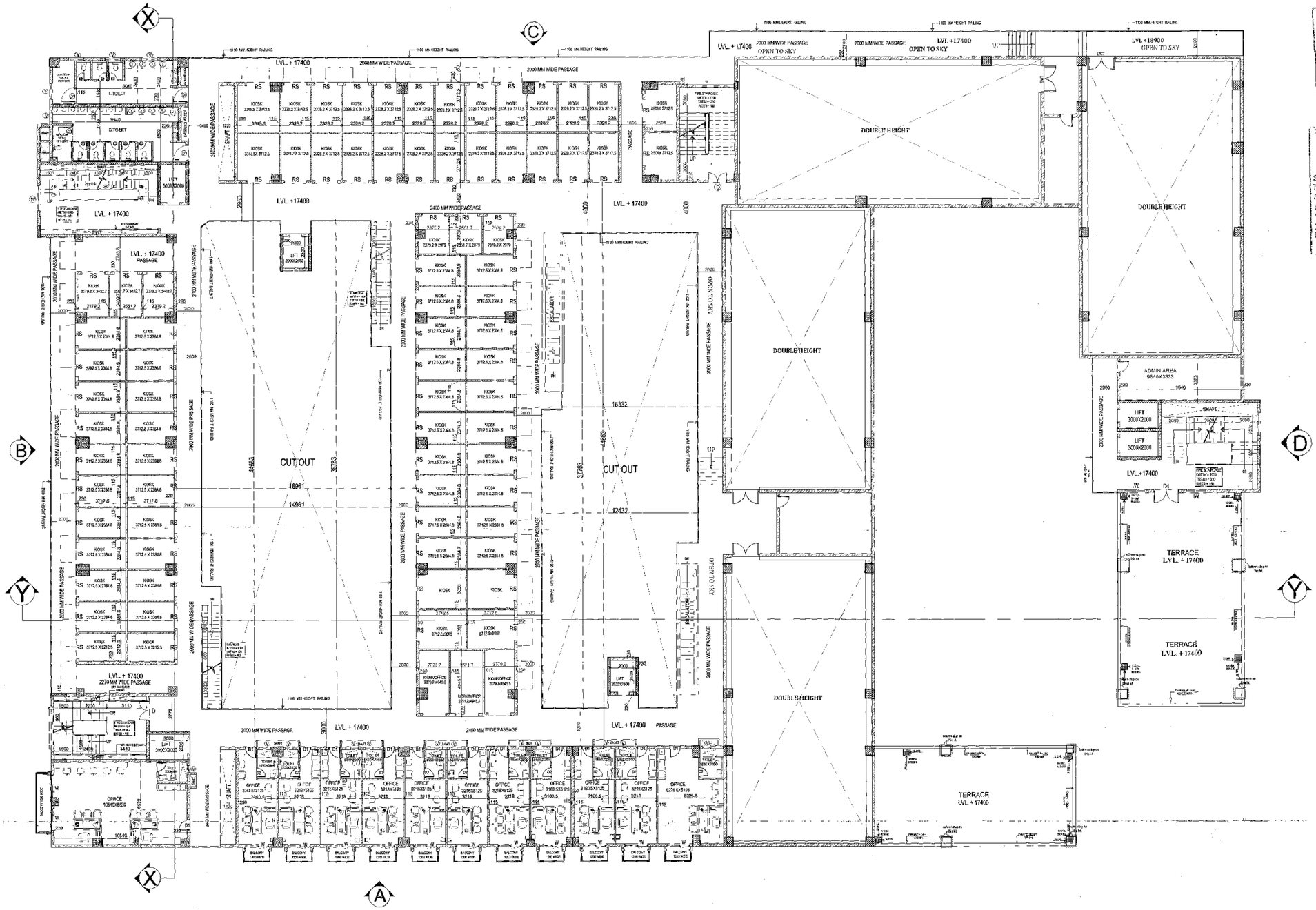
इस अनुज्ञा का अधिक्रम किया जायेगा।

4/9

Rajasthan State Industrial Development & Investment Corporation Ltd. Jaipur (Centre)
BUILDING PLANS ARE APPROVED
ON DATED 17-01-2020
with minimum set back

Side Permissible	Proposed in mtr.
North 18.00 m	18.0 to 33.45 m
South 6.00 m	7.50 m
East 18.00 m	18.61 m
West 9.00 m	9.52 m
HEIGHT 37.50 mt. to 25.20 m	
F.S.I. Permissible 1.75 Proposed 1.6	

Sr. Divisional Manager / Regional Manager / Unit Head



DOOR-WINDOW SCHEDULE				
TYPE	WIDTH	HEIGHT	LINTEL	CILL
D	1500	2400	2400	00
D1	1200	2400	2400	00
D2	750	2400	2400	00
D3	2000	2400	2400	00
RS	1800	2400	2400	00
V	1200	2400	2400	1500

CLIENT	M/S R-TECH CAPITAL HEIGHTSTREET(JAIPUR) LLP.	SCALE	1:150	DRG. NO.	S-04	AREA	
PROJECT	PROPOSED SITE PLAN OF PLOT NO. CP-211 FOR MULTIPLEX ALLOTTED TO M/S R-TECH CAPITAL HEIGHTSTREET (JAIPUR) LLP. AT INDUSTRIAL AREA APPAREL PARK JAIPUR .	DEALT	AMIT BALDIA	CHECKED	RAVI VERMA	TITLE	4TH FLOOR PLAN
		DATE	15 JANUARY 2020	REV.	R01	SUBMISSION DRAWING	

ARCHITECT:- RAAS ARCHITECT / INTERIOR

ARCHITECT SIGNATURE

AUTHORISED SIGNATORY
For R-Tech Capital Heightstreet (Jaipur) LLP
Authorised Signatory

SHEET NO =05

"जारी किये गये अनुमोदित मानचित्र में दर्शाये गये वहन निर्माण संरचना (STRUCTURE) का दायित्व मालिक का ही होगा।"

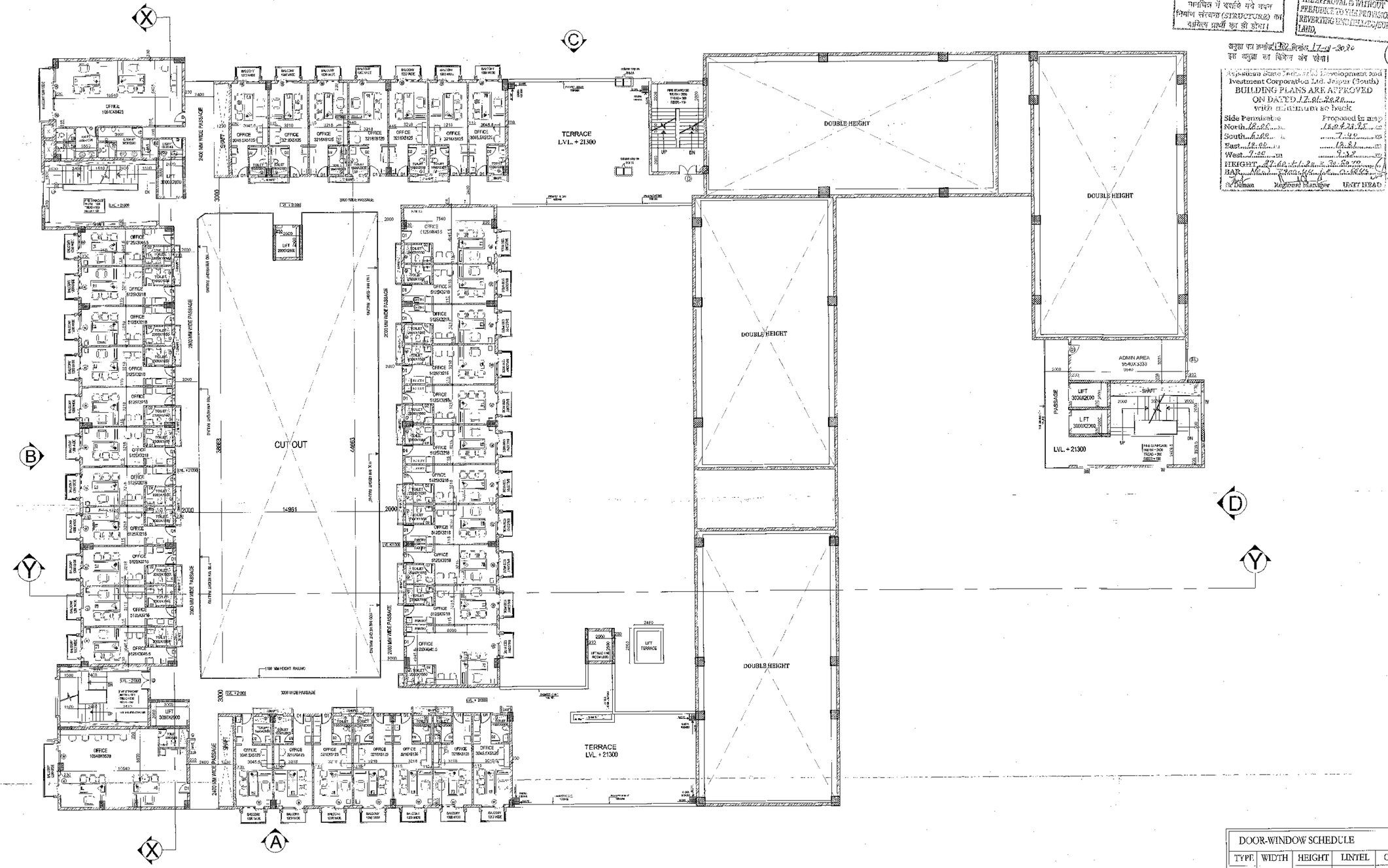
THE APPROVAL IS WITHOUT PREJUDICE TO THE PROVISION OF REVERTING UNUTILIZED/SURPLUS LAND.

अनुज्ञा पत्र क्रमांक 182 दिनांक 17-1-2020
इस अनुज्ञा का विलेख अंश रहेगा।

Rajasthan State Industrial Development and Investment Corporation Ltd. Jaipur (South)
BUILDING PLANS ARE APPROVED
ON DATED 17.01.2020
WITH CERTAIN CONDITIONS AS PER LETTER OF EVEN NO. DATED 17.01.2020

Side Paradastre	Proposed as map
North	18.00 m
South	6.00 m
East	18.00 m
West	7.00 m
HEIGHT	21.00 m
BAR	1.75

Dilman Regional Manager UNIT HEAD



DOOR-WINDOW SCHEDULE				
TYPE	WIDTH	HEIGHT	LINTEL	CILL
D	1500	2400	2400	00
D1	900	2400	2400	00
D2	750	2400	2400	00
D3	2000	2400	2400	00
V	600	2400	2400	1500
W	1800	2400	2400	900

CLIENT	M/S R-TECH CAPITAL HEIGHTSTREET(JAIPUR) LLP.	SCALE	1:150	DRG. NO.	S-05
PROJECT	PROPOSED SITE PLAN OF PLOT NO. CP1-23 FOR MULTIPLEX ALLOTTED TO M/S R-TECH CAPITAL HEIGHTSTREET (JAIPUR) LLP. AT INDUSTRIAL AREA APPAREL PARK JAIPUR.	DEALT	AMIT BALDIA	CHECKED	RAVI VERMA
		DATE	15 JANUARY 2020	REV.	R01
AREA		TITLE	5TH FLOOR PLAN		

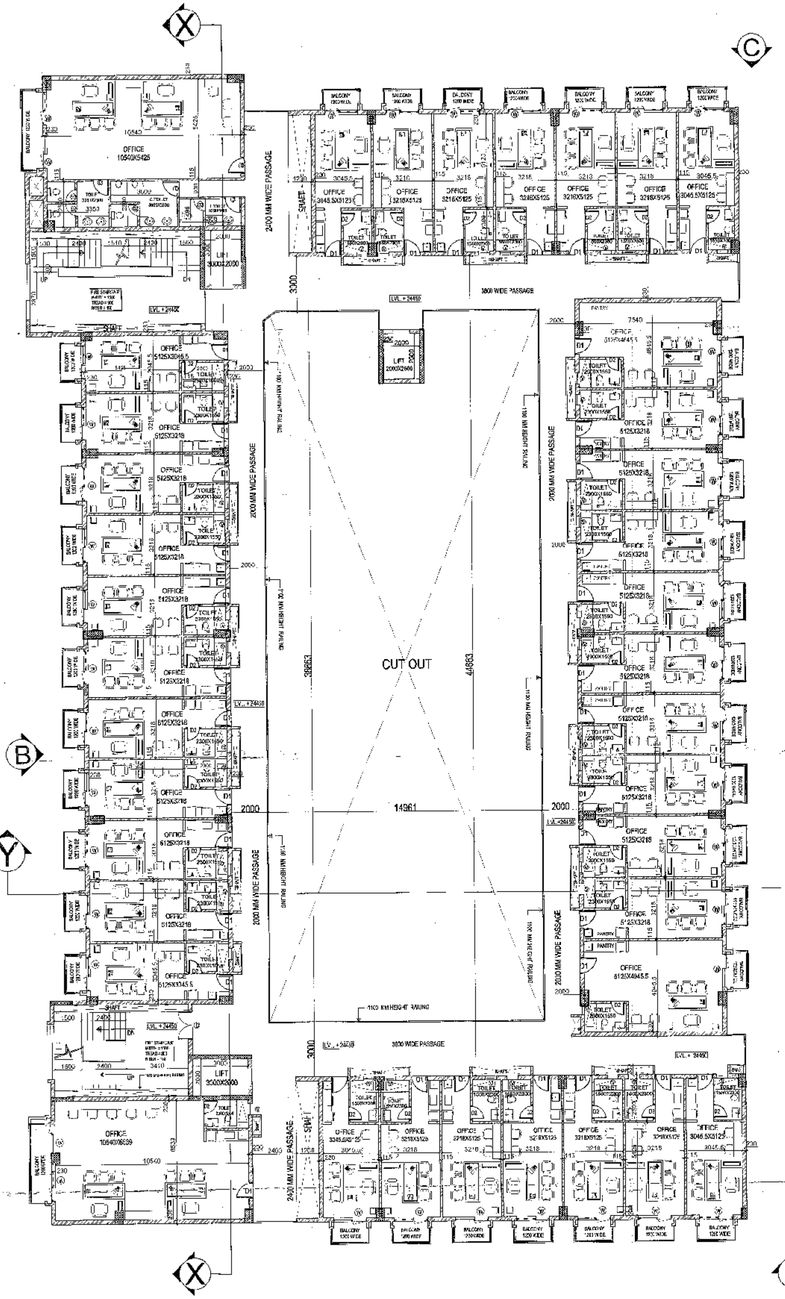
SUBMISSION DRAWING

ARCHITECT:- RAAS ARCHITECT / INTERIOR
ARCHITECT SIGN.

AUTHORISED SIGNATORY
For R-Tech Capital Highstreet (Jaipur) LLP
Authorised Signatory

N

SHEET NO =06


OFFICE 10503X5425
OFFICE 3245.5X3123
OFFICE 3216X5125
OFFICE 3216X5125
OFFICE 3216X5125
OFFICE 3216X5125
OFFICE 3046.5X5125
2400 MM WIDE PASSAGE
3000 WIDE PASSAGE
LIFT 2000X2400
OFFICE 5125X3216
OFFICE 5125X3216
OFFICE 5125X3216

THIS APPROVAL IS WITHOUT PREJUDICE TO THE PROVISIONS OF RIGHTS OF WAY/SURPLUS LAND.

जैसे दिये गये प्रावधानों ... के अधीन स्वीकृति (SERVICE ... देखने वाले की जा है।

SHEET NO =07

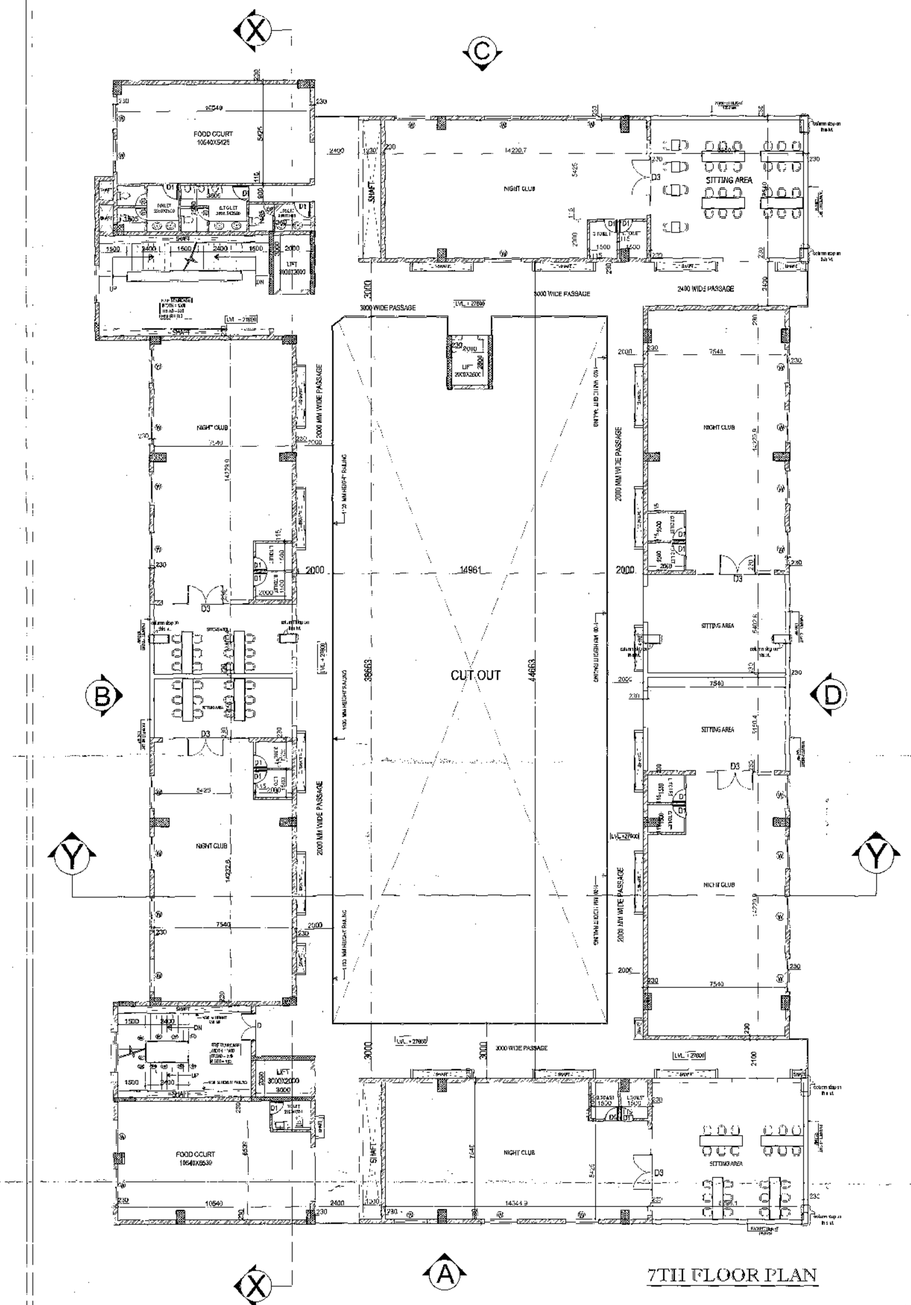
7/9

अनुज पत्र क्रमांक 1982 दिनांक 17-01-2020 द्वारा अनुज का विवरण जांच लेवा।

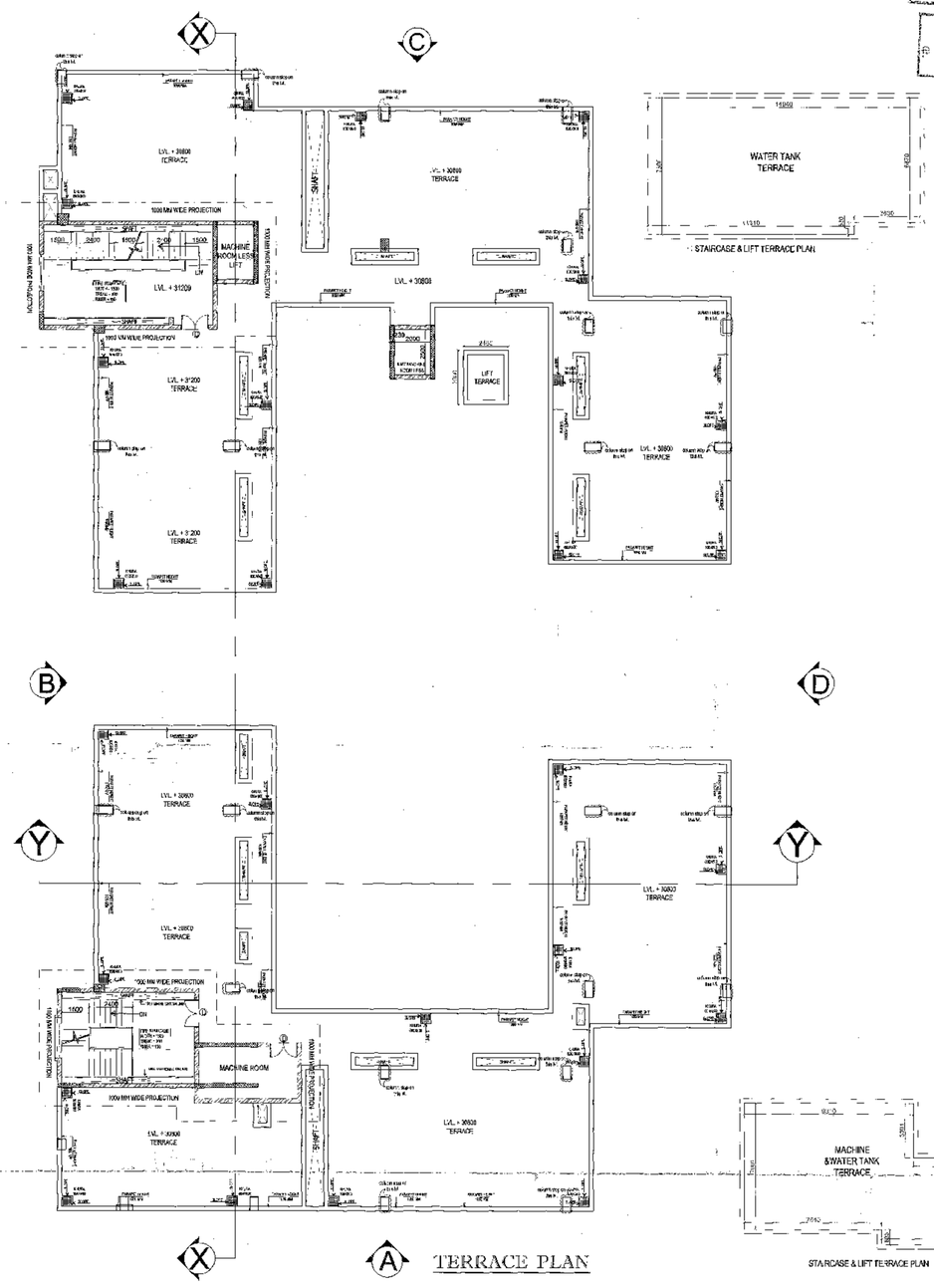
Rajasthan State Industrial Development & Investment Corporation Ltd. Jaipur (South)
BUILDING PLANS ARE APPROVED
ON DATED 17-01-2020
with a minimum set back

Side	Permissible	Proposed in m
North	18.00	18.0+23.25
South	6.00	7.40
East	18.00	18.81
West	3.00	3.154

FEIGHT: 39.40+41.20 = 80.60
BAR: 39.40 < 7500 < 46.60+30.00
Sr. Planner Regional Manager UNIT HEAD



7TH FLOOR PLAN



TERRACE PLAN

STAIRCASE & LIFT TERRACE PLAN

STAIRCASE & LIFT TERRACE PLAN

DOOR-WINDOW SCHEDULE (TYPE-A)

TYPE	WIDTH	HEIGHT	LINTEL	CILL
D	1500	2400	2400	00
D1	900	2400	2400	00
D2	750	2400	2400	00
D3	2000	2400	2400	00
V	600	2400	2400	1500
W	1800	2400	2400	900

DOOR-WINDOW SCHEDULE (TYPE-A)

TYPE	WIDTH	HEIGHT	LINTEL	CILL
D	1500	2400	2400	00

CLIENT	M/S R-TECH CAPITAL HEIGHTSTREET(JAIPUR) LLP.	SCALE	1:150	DRG. NO.	S-07
PROJECT	PROPOSED SITE PLAN OF PLOT NO. CP1-231 FOR MULTIPLEX ALLOTTED TO M/S R-TECH CAPITAL HEIGHTSTREET (JAIPUR) LLP. AT INDUSTRIAL AREA APPAREL PARK JAIPUR.	DEALT	AMIT BALDIA	CHECKED	RAVI VERMA
		DATE	15 JANUARY 2020	REV.	R01

AREA

TITLE 7TH & TERRACE FLOOR PLAN

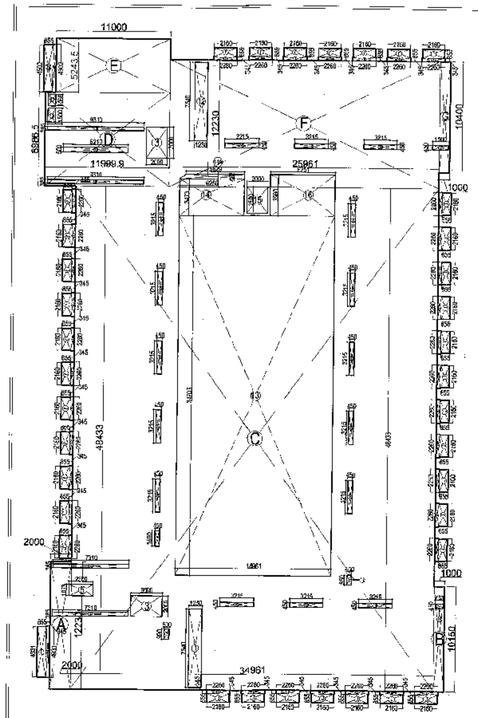
SUBMISSION DRAWING

ARCHITECT:- RAAS ARCHITECT / INTERIOR

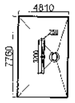
ARCHITECT SIGNATURE

AUTHORISED SIGNATORY
for R-Tech Capital ... (Jaipur) LLP
Partner/Authorised Signatory

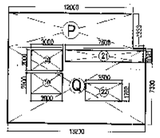
N

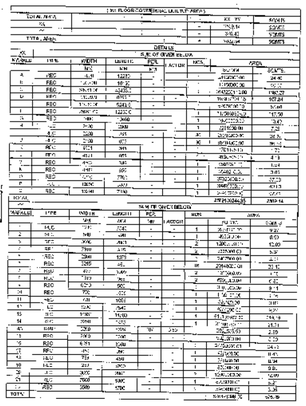


5TH, FLOOR



STAIRCASE & MUMTY



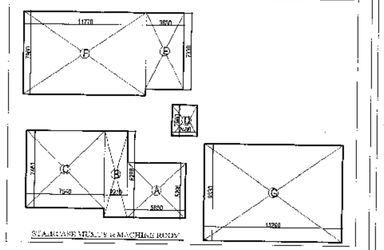


(5th FLOOR COMMERCIAL BUILT UP AREA)					
TOTAL AREA			=	XX + YY	SQMTS
XX			=	2571.54	SQMTS
YY			=	149.93	SQMTS
TOTAL AREA			=	1671.81	SQMTS

DETAILS

XX MARKED	TYPE	WIDTH MM	LENGTH M/M	SUM OF GIVEN BELOW PER. MM	FACTOR	NOS.	AREA SQ.MM.	SQMTS.
A	REC	36961.3	12730	-	-	-	470779000.00	662.79
B	REC	10182	10182.0	-	-	-	103680000.00	10.15
C	REC	36961.0	36099.0	-	-	-	1334099039.00	1268.69
D	REC	11999.9	8596.5	-	-	-	103151.35	107.84
E	REC	11000.00	9243.5	-	-	1	97878500.00	97.90
F	REC	25861.00	12230.9	-	-	1	316260470.00	317.85
G	REC	1800	10450.8	-	-	1	18450000.00	0.15
TOTAL							2221244744.35	2221.34

YY MARKED	TYPE	WIDTH MM	LENGTH M/M	SUM OF GIVEN BELOW PER. MM	FACTOR	NOS.	AREA SQ.MM.	SQMTS.
1	REC	1230	7560	-	-	1	9274800.00	9.27
2	REC	500	1000	-	-	1	495000.00	0.50
3	REC	3000	2000	-	-	3	12000000.00	12.00
4	REC	7310	366	-	-	2	5350680.00	5.35
5	REC	2300	1075	-	-	1	2467500.00	2.47
6	REC	3715	450	-	-	16	26748000.00	26.75
7	REC	450	1000	-	-	2	1350000.00	1.35
8	REC	3630	365	-	-	5	6626475.00	6.63
9	REC	6000	825	-	-	1	3465000.00	3.47
10	REC	770	1100	-	-	1	1155000.00	1.16
11	REC	770	1040	-	-	1	800800.00	0.82
12	REC	1210	1440	-	-	1	1527840.00	1.57
13	REC	14961	24705	-	-	1	5101913.63	5.10
14	REC	8250	1475	-	-	1	21125437.50	21.71
15	REC	6250	2520	-	0.50	1	2625000.00	2.63
16	REC	2030	2500	-	-	1	3653000.00	3.65
16	REC	9251	2100	-	-	1	24679860.00	24.75
17	REC	4100	933	-	-	1	4275033.00	0.43
18	REC	795	450	-	-	1	3598515.00	0.36
TOTAL							349049239.50	349.52



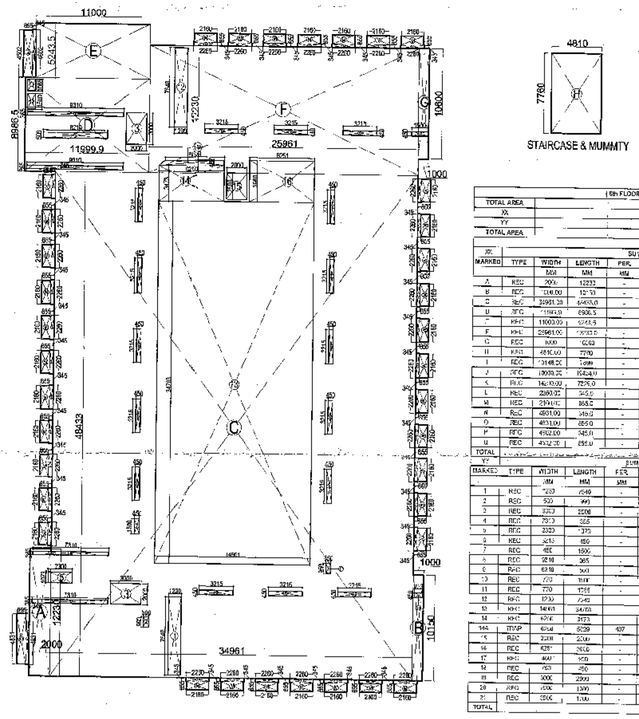
STAIRCASE MUMTY & MACHINE ROOM

जारी किये गये अनुमोदित मानचित्र में दर्शाये गये भवन निर्माण संरचना (STRUCTURE) का दायित्व मानी का ही होगा।

THE APPROVAL GIVEN/ PERMISSION TO THE PLOT/BUILDING OR REVISING UNAUTHORIZED/SUBSTRUCTURE LAND.

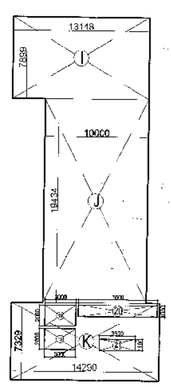
(MUMMTY & MACHINE ROOM BUILTUP AREA)

SUM OF GIVEN BELOW						
MARKED	TYPE	WIDTH MM	LENGTH MM	NOS.	AREA SQ.MM.	SQMTS.
A	REC	5630.0	5295.0	1	29810850.00	29.81
B	REC	2230.0	8296.0	1	18500080.00	18.50
C	REC	7540.0	7461.0	1	56255940.00	56.26
D	REC	2460.0	2960.0	1	7281600.00	7.28
E	REC	3630.0	7330.0	1	26607900.00	26.61
F	REC	11770.0	7960.0	1	93689200.00	93.69
G	REC	13290.0	9330.0	1	123995700.00	124.00
TOTAL					356141270.00	356.14



6TH, FLOOR

STAIRCASE & MUMMTY

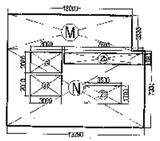


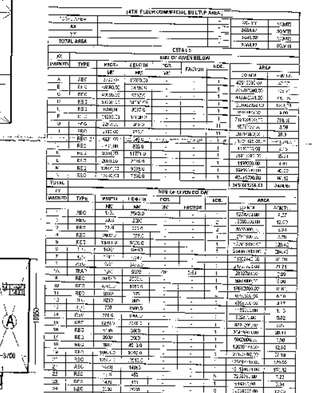
(6th FLOOR BUILTUP AREA)					
TOTAL AREA			=	XX + YY	SQMTS
XX			=	2707.51	SQMTS
YY			=	149.95	SQMTS
TOTAL AREA			=	2857.46	SQMTS

DETAILS

XX MARKED	TYPE	WIDTH MM	LENGTH M/M	SUM OF GIVEN BELOW PER. MM	FACTOR	NOS.	AREA SQ.MM.	SQMTS.
A	REC	2000	12232	-	-	1	24464000.00	24.46
B	REC	1250.00	12150	-	-	1	15187500.00	12.75
C	REC	36961.28	6400.0	-	-	1	86752481.50	5,000.22
D	REC	11999.9	6596.5	-	-	1	10163151.35	107.84
E	REC	11000.00	9243.5	-	-	1	97878500.00	97.90
F	REC	25861.00	12230.9	-	-	1	316260470.00	317.85
G	REC	1800	10450.8	-	-	1	18450000.00	0.15
H	REC	4810.00	7780	-	-	1	37421800.00	37.33
I	REC	13118.00	7859	-	-	1	103097362.00	132.80
J	REC	10000.00	10434.00	-	-	1	104340000.00	94.52
K	REC	14250.00	7323.0	-	-	1	104373433.00	107.33
L	REC	2280.00	3432	-	-	26	20803620.00	58.67
M	REC	2340.00	868.2	-	-	36	6793430.00	10.44
N	REC	4800.00	3432	-	-	1	16473600.00	70
O	REC	4810.00	850.0	-	-	1	4128605.00	4.12
P	REC	4810.00	345.0	-	-	1	1659645.00	1.17
Q	REC	4810.00	850.0	-	-	1	4128605.00	1.69
TOTAL							2782579496.35	6267.49

YY MARKED	TYPE	WIDTH MM	LENGTH M/M	SUM OF GIVEN BELOW PER. MM	FACTOR	NOS.	AREA SQ.MM.	SQMTS.
1	REC	1230	7560	-	-	1	9274800.00	9.27
2	REC	500	1000	-	-	1	495000.00	0.50
3	REC	3000	2000	-	-	3	12000000.00	12.00
4	REC	7310	366	-	-	2	5350680.00	5.35
5	REC	2300	1075	-	-	1	2467500.00	2.47
6	REC	3715	450	-	-	16	26748000.00	26.75
7	REC	450	1000	-	-	2	1350000.00	1.35
8	REC	3630	365	-	-	5	6626475.00	6.63
9	REC	6000	825	-	-	1	3465000.00	3.47
10	REC	770	1100	-	-	1	1155000.00	1.16
11	REC	770	1040	-	-	1	800800.00	0.82
12	REC	1210	1440	-	-	1	1527840.00	1.57
13	REC	14961	24705	-	-	1	5101913.63	5.10
14	REC	8250	1475	-	-	1	21125437.50	21.71
15	REC	6250	2520	-	0.50	1	2625000.00	2.63
16	REC	2030	2500	-	-	1	3653000.00	3.65
16	REC	9251	2100	-	-	1	24679860.00	24.75
17	REC	4100	933	-	-	1	4275033.00	0.43
18	REC	795	450	-	-	1	3598515.00	0.36
TOTAL							349049239.50	349.52





4TH FLOOR.

अनुज्ञा पत्र संख्या 2020/Bldg/17-01-20220
मूल अनुज्ञा का विवरण इस प्रकार।

Rajasthan State Industrial Development and Investment Corporation Ltd. Jaipur (South)
BUILDING PLANS ARE APPROVED
ON DATED 17-01-2020
with minimum set back

Side Permissible	Proposed in map
North 12.00 m	18.04.23.95 m
South 6.00 m	7.00 m
East 12.00 m	12.81 m
West 7.50 m	9.53 m
HEIGHT 29.00 m	28.80 m
FAR 1.75	0.695

Sr Manager Regional Manager UNIT HEAD

8/2

CLIENT:-
M/S R-TECH CAPITAL HIGH STREET(JAIPUR) LLP.

PROJECT:-
PROPOSED SITE PLAN OF PLOT NO. CP-231 FOR MULTIPLEX ALLOTTED TO M/S R-TECH CAPITAL HIGHSTREET (JAIPUR) LLP. AT INDUSTRIAL AREA APPAREL PARK JAIPUR.

SCALE	NTS	DRG. NO.	S-08	AREA	
DEALT	AMIT BALDIA	CHECKED	RAVI VERMA	TITLE	
DATE	15 JANUARY 2020	REV.	R01		

AREA SHEET=01

SUBMISSION DRAWING

ARCHITECT:-
RAAS ARCHITECT / INTERIOR
CREATIVITY IS in HOUSEWIFE & INTERIOR DESIGNERS
L 150 LALIT KUNJ E 600 HANUMAN MARG
PH: 0124-429/001, M9166811116.

ARCHITECT'S SIGN

AUTHORISED SIGNATORY
For R-Tech Capital Highstreet (Jaipur) LLP
Authorised Signatory

N

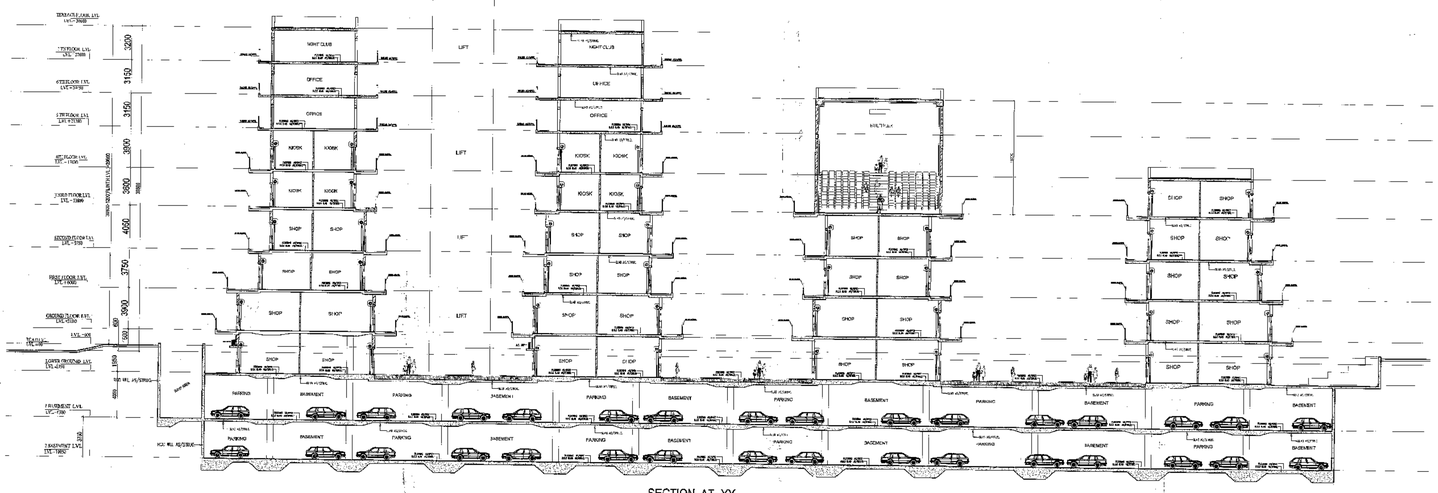
THE APPROVAL IS WITHOUT PREJUDICE TO THE FICTION OF REVERTING BACK LAND/SURPLUS LAND.

SHEET NO =09

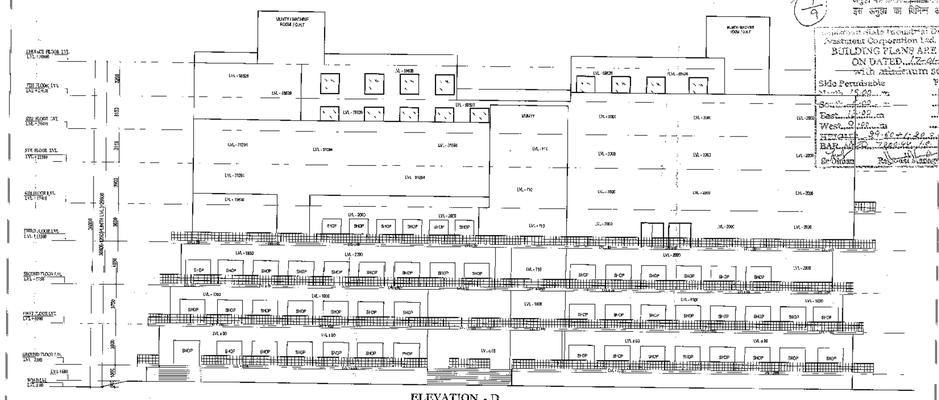
योजना विभाग एवं संरचनात्मक सम्पत्तियों में बदलाई गयी संख्या निर्माण संरचना (STRUCTURE) का परिवर्तन नहीं की होगा।

अनुज्ञा का अनुमोदित दिनांक 17-01-2020 इस अनुज्ञा का विलोम का होगा।

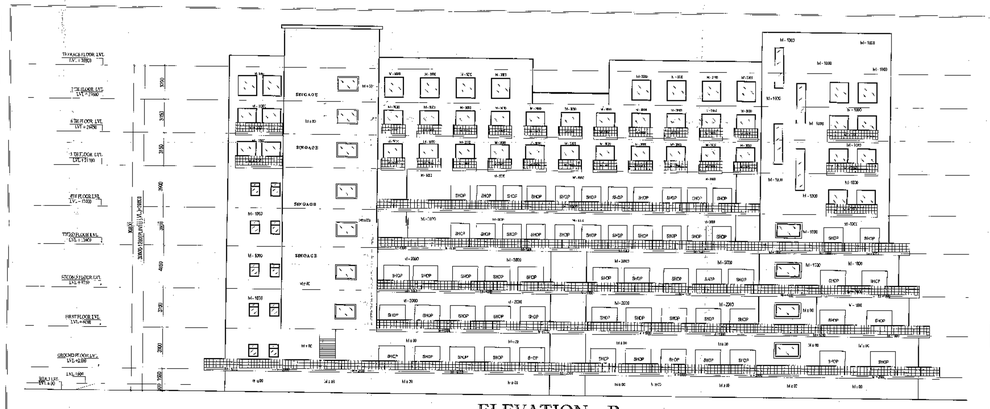
Jaipur Development Authority
Jaipur Development Authority
BUILDING PLANS ARE APPROVED
ON DATED 17-01-2020
with maximum ad deck
Side Permissible
North 7.50 m.
South 3.00 m.
East 3.00 m.
West 3.00 m.
Height
Basement
Ground
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Eighth
Ninth
Tenth
Eleventh
Twelfth
Thirteenth
Fourteenth
Fifteenth
Sixteenth
Seventeenth
Eighteenth
Nineteenth
Twentieth
Twenty First
Twenty Second
Twenty Third
Twenty Fourth
Twenty Fifth
Twenty Sixth
Twenty Seventh
Twenty Eighth
Twenty Ninth
Thirtieth
Thirty First
Thirty Second
Thirty Third
Thirty Fourth
Thirty Fifth
Thirty Sixth
Thirty Seventh
Thirty Eighth
Thirty Ninth
Fortieth
Forty First
Forty Second
Forty Third
Forty Fourth
Forty Fifth
Forty Sixth
Forty Seventh
Forty Eighth
Forty Ninth
Fiftieth
Fifty First
Fifty Second
Fifty Third
Fifty Fourth
Fifty Fifth
Fifty Sixth
Fifty Seventh
Fifty Eighth
Fifty Ninth
Sixtieth
Sixty First
Sixty Second
Sixty Third
Sixty Fourth
Sixty Fifth
Sixty Sixth
Sixty Seventh
Sixty Eighth
Sixty Ninth
Seventieth
Seventy First
Seventy Second
Seventy Third
Seventy Fourth
Seventy Fifth
Seventy Sixth
Seventy Seventh
Seventy Eighth
Seventy Ninth
Eightieth
Eighty First
Eighty Second
Eighty Third
Eighty Fourth
Eighty Fifth
Eighty Sixth
Eighty Seventh
Eighty Eighth
Eighty Ninth
Ninetieth
Ninety First
Ninety Second
Ninety Third
Ninety Fourth
Ninety Fifth
Ninety Sixth
Ninety Seventh
Ninety Eighth
Ninety Ninth
One Hundred
Basement
Ground
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Eighth
Ninth
Tenth
Eleventh
Twelfth
Thirteenth
Fourteenth
Fifteenth
Sixteenth
Seventeenth
Eighteenth
Nineteenth
Twentieth
Twenty First
Twenty Second
Twenty Third
Twenty Fourth
Twenty Fifth
Twenty Sixth
Twenty Seventh
Twenty Eighth
Twenty Ninth
Thirtieth
Thirty First
Thirty Second
Thirty Third
Thirty Fourth
Thirty Fifth
Thirty Sixth
Thirty Seventh
Thirty Eighth
Thirty Ninth
Fortieth
Forty First
Forty Second
Forty Third
Forty Fourth
Forty Fifth
Forty Sixth
Forty Seventh
Forty Eighth
Forty Ninth
Fiftieth
Fifty First
Fifty Second
Fifty Third
Fifty Fourth
Fifty Fifth
Fifty Sixth
Fifty Seventh
Fifty Eighth
Fifty Ninth
Sixtieth
Sixty First
Sixty Second
Sixty Third
Sixty Fourth
Sixty Fifth
Sixty Sixth
Sixty Seventh
Sixty Eighth
Sixty Ninth
Seventieth
Seventy First
Seventy Second
Seventy Third
Seventy Fourth
Seventy Fifth
Seventy Sixth
Seventy Seventh
Seventy Eighth
Seventy Ninth
Eightieth
Eighty First
Eighty Second
Eighty Third
Eighty Fourth
Eighty Fifth
Eighty Sixth
Eighty Seventh
Eighty Eighth
Eighty Ninth
Ninetieth
Ninety First
Ninety Second
Ninety Third
Ninety Fourth
Ninety Fifth
Ninety Sixth
Ninety Seventh
Ninety Eighth
Ninety Ninth
One Hundred
Basement
Ground
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Eighth
Ninth
Tenth
Eleventh
Twelfth
Thirteenth
Fourteenth
Fifteenth
Sixteenth
Seventeenth
Eighteenth
Nineteenth
Twentieth
Twenty First
Twenty Second
Twenty Third
Twenty Fourth
Twenty Fifth
Twenty Sixth
Twenty Seventh
Twenty Eighth
Twenty Ninth
Thirtieth
Thirty First
Thirty Second
Thirty Third
Thirty Fourth
Thirty Fifth
Thirty Sixth
Thirty Seventh
Thirty Eighth
Thirty Ninth
Fortieth
Forty First
Forty Second
Forty Third
Forty Fourth
Forty Fifth
Forty Sixth
Forty Seventh
Forty Eighth
Forty Ninth
Fiftieth
Fifty First
Fifty Second
Fifty Third
Fifty Fourth
Fifty Fifth
Fifty Sixth
Fifty Seventh
Fifty Eighth
Fifty Ninth
Sixtieth
Sixty First
Sixty Second
Sixty Third
Sixty Fourth
Sixty Fifth
Sixty Sixth
Sixty Seventh
Sixty Eighth
Sixty Ninth
Seventieth
Seventy First
Seventy Second
Seventy Third
Seventy Fourth
Seventy Fifth
Seventy Sixth
Seventy Seventh
Seventy Eighth
Seventy Ninth
Eightieth
Eighty First
Eighty Second
Eighty Third
Eighty Fourth
Eighty Fifth
Eighty Sixth
Eighty Seventh
Eighty Eighth
Eighty Ninth
Ninetieth
Ninety First
Ninety Second
Ninety Third
Ninety Fourth
Ninety Fifth
Ninety Sixth
Ninety Seventh
Ninety Eighth
Ninety Ninth
One Hundred
Basement
Ground
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Eighth
Ninth
Tenth
Eleventh
Twelfth
Thirteenth
Fourteenth
Fifteenth
Sixteenth
Seventeenth
Eighteenth
Nineteenth
Twentieth
Twenty First
Twenty Second
Twenty Third
Twenty Fourth
Twenty Fifth
Twenty Sixth
Twenty Seventh
Twenty Eighth
Twenty Ninth
Thirtieth
Thirty First
Thirty Second
Thirty Third
Thirty Fourth
Thirty Fifth
Thirty Sixth
Thirty Seventh
Thirty Eighth
Thirty Ninth
Fortieth
Forty First
Forty Second
Forty Third
Forty Fourth
Forty Fifth
Forty Sixth
Forty Seventh
Forty Eighth
Forty Ninth
Fiftieth
Fifty First
Fifty Second
Fifty Third
Fifty Fourth
Fifty Fifth
Fifty Sixth
Fifty Seventh
Fifty Eighth
Fifty Ninth
Sixtieth
Sixty First
Sixty Second
Sixty Third
Sixty Fourth
Sixty Fifth
Sixty Sixth
Sixty Seventh
Sixty Eighth
Sixty Ninth
Seventieth
Seventy First
Seventy Second
Seventy Third
Seventy Fourth
Seventy Fifth
Seventy Sixth
Seventy Seventh
Seventy Eighth
Seventy Ninth
Eightieth
Eighty First
Eighty Second
Eighty Third
Eighty Fourth
Eighty Fifth
Eighty Sixth
Eighty Seventh
Eighty Eighth
Eighty Ninth
Ninetieth
Ninety First
Ninety Second
Ninety Third
Ninety Fourth
Ninety Fifth
Ninety Sixth
Ninety Seventh
Ninety Eighth
Ninety Ninth
One Hundred



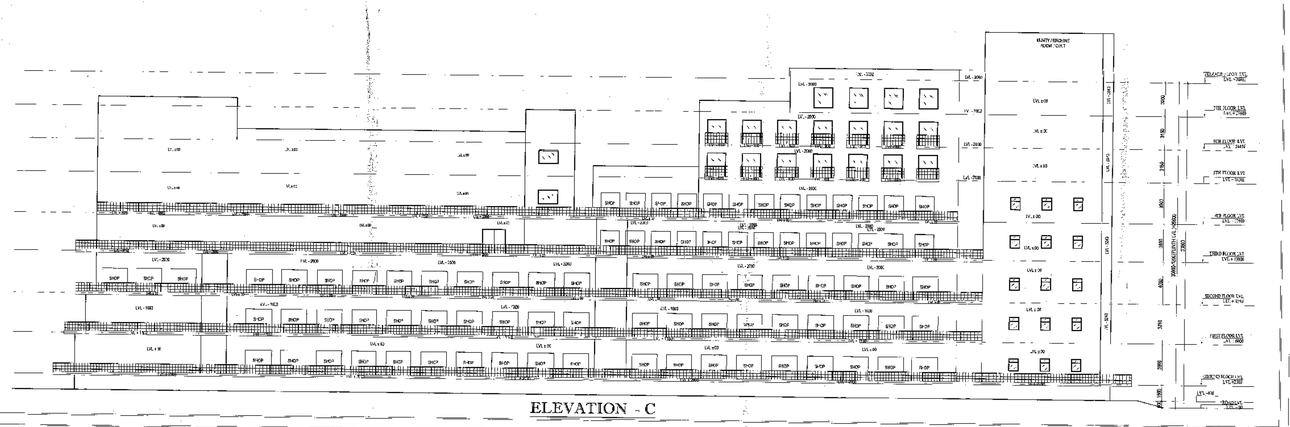
SECTION AT- YY



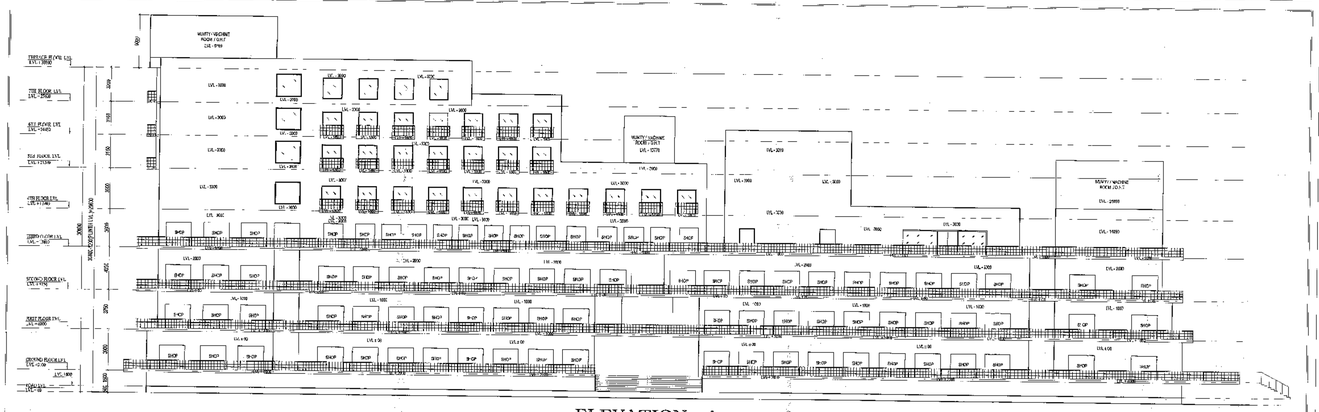
ELEVATION - D



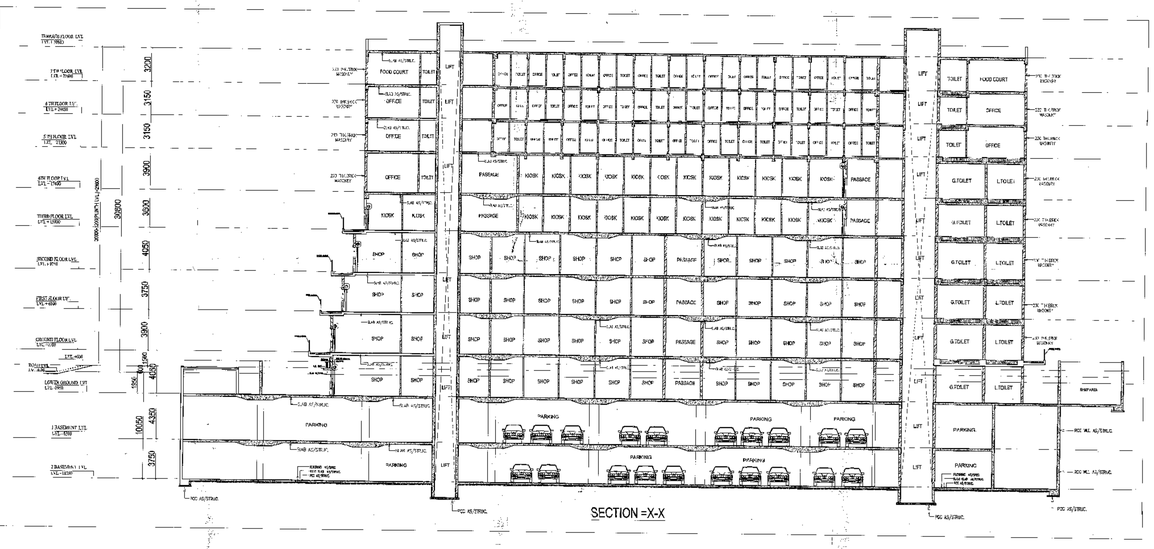
ELEVATION - B



ELEVATION - C



ELEVATION - A



SECTION =X-X

CLIENT:-	M/S R-TECH CAPITAL HIGHSTREET(JAIPUR) LTD.	SCALE:-	NTS	DRG. NO.	S-09
PROJECT:-	PROPOSED SITE PLAN OF PLOT NO. CP1-231 FOR MULTIPLEX ALLOTTED TO M/S R-TECH CAPITAL HIGHSTREET (JAIPUR) LTD. AT INDUSTRIAL AREA APPAREL PARK JAIPUR.	DEALT:-	AMIT BALDIA	CHECKED	RAVI VERMA
		DATE:-	15 JANUARY 2020	REV.	R01

SUBMISSION DRAWING

AREA

TITLE

SECTION & ELEVATION

ARCHITECT:-

RAAS™
ARCHITECT / INTERIOR
ARCHITECTS ENGINEERS & INTERIOR DESIGNERS
L 163 LGF DLF-II, GGN, HARYANA -122009
PH: 0124-4387001, 9818651118.

ARCHITECT SIGN:-

AUTHORISED SIGNATORY

For R-Tech Capital Highstreet (Jaipur) LLP

Authorised Signatory

N