

UPENDRA TATER

B. Arch. (Hons.), M.B.A., F.I.V.
Sir, J.J. College of Architecture, Bombay
CA/91/14369
Member, Council of Architecture, India
Approved Valuer, F-21755
Registered Valuer, Income Tax Department
CCIT/UDr/ITO(Admn)/CAT-I/2002-03/02/04



7, NEW BHOPALPURA, ACROSS BHOPALPURA GROUND BRIDGE, UDAIPUR 313001, RAJASTHAN +91 94141 63254 upendratater@gmail.com

Date -10th December 2017

M/s SHREE MAHAVEER INFRAESTATE LLP

Subhash Nagar – A, Opposite Petrol Pump
Jodhpur Road, Pali (Rajasthan)

Subject:-

Approval of Building Map For the EWS & LIG Flats of Project " **BCM RESIDENCY** " situated at, Land with Khasra No. 360/01 at Bhambolayi road Village Pali – II, at Pali, Tehsil Pali and District Pali, Rajasthan.

Sir,

In reference to above subject, it is submitted that in accordance with the "Chief Minister Jan AwasYojana, 2015", I have have approved the Building Maps of the EWS & LIG Flats (15m) for your Affordable Housing project being developed on plot area 7984.01 Sq.Mtrs, situated at Khasra No. 360/01 at Bhambolayi Road Village Pali - II at Pali, Tehsil Pali and District Pali, Rajasthan.

Approved building maps for the project along with Undertaking (checklist, which includes the full details of the approved project is enclosed with this letter.

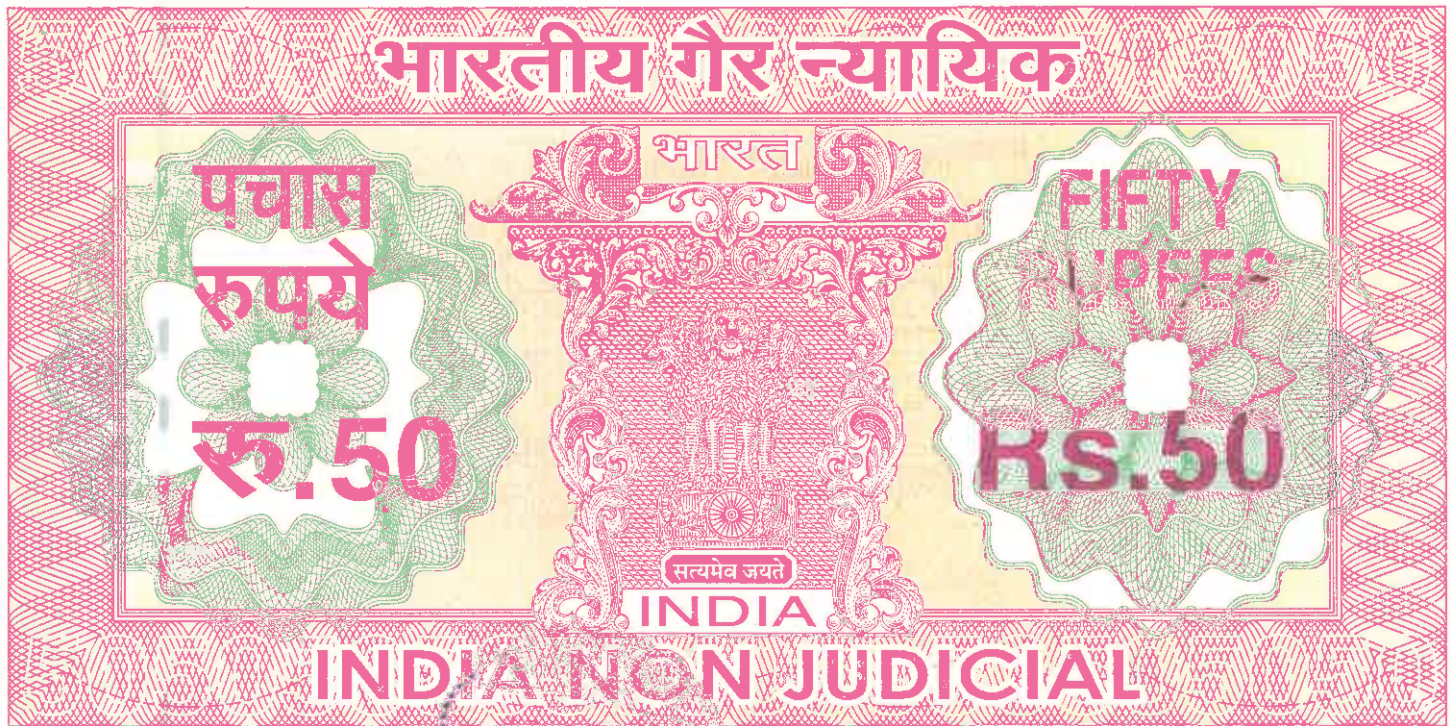
Ar. UPENDRA TATER

B.ARCH (Hons.)

Empanelled Architect, Govt. of Rajasthan
COA Registration No. CA/91/14369



Encl. : 1. Approved Maps
2. Undertaking (Checklist)



राजस्थान RAJASTHAN

T 143545

अण्डरटेकिंग

मैं ऊपेन्द्र तातेड़ पुत्र श्री विरेन्द्रमलजी तातेड़ तकनीकीविज्ञ जिनका कार्यालय 7, न्यू भोपालपूरा, उदयपुर में स्थित है पुरे होश हवास में शपथपूर्वक निम्न तथ्यों का वर्जन करता हूँ

01 मैं तकनीकीविज्ञ वास्तुविद काउंसिल/ जयपुर विकास प्राधिकरण में पंजीकृत हूँ तथा पंजीयन नम्बर CA/91/14369 है।

02 मुझे भूखण्ड संख्या खसरा नं -- 360/01 जो योजना Village Pali 2nd के अन्तर्गत हैं उसके भवन मानचित्र तैयार करने एवं भवन के पर्यवेक्षण करने का कार्य तकनीकीविज्ञ होने के फलस्वरूप दिया गया है।

03 उपरोक्त भूखण्ड के लिए मेरे द्वारा भवन विनयमों के प्रवधानों के अनुरूप भवन मानचित्र तैयार किए है।

04 मेरे द्वारा योजना के ले -आउट प्लान का अध्ययन कर लिया गया है तथा भूखण्ड व कोलोनी से सम्बन्धित सभी दस्तावेजों की जानकारी प्राप्त कर ली है।

05 भवन मानचित्रों का विस्तृत निम्न है। -

(1) भूखण्ड का नाप व क्षेत्रफल - 7984.01 वर्गमीटर

Upendra Tater
UPENDRA TATER
CA/91/14369
CCIT/UDR/
CAT-1/02/04
ARCHITECT-VALUER

Sign / Marks / Photo / Thumb

ATTESTED

PRAKASH CHANDRA KAVDIA
NOTARY, DISTT UDAIPUR

Reg No. 591

10.12.17

101	101
52	52
51	51

371212
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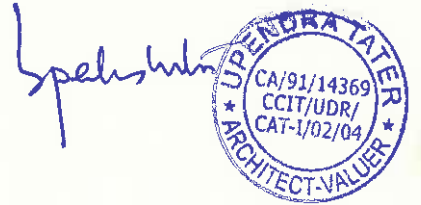
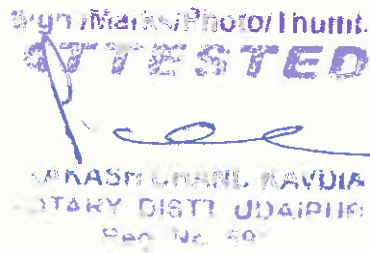
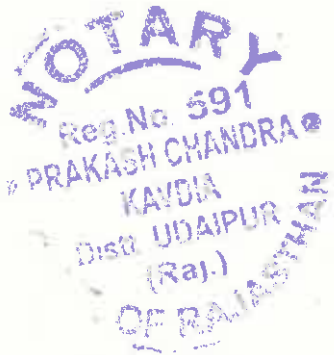
103

(2) भवन के पैरामीटर

		अनुज्ञय	प्रस्तावित	टिप्पणी
(अ)	सामने	15 मीटर	15 मीटर	-----
(ब)	पार्श्व - प्रथम	3 मीटर	6 मीटर	-----
(स)	पार्श्व - द्वितीय	3 मीटर	6 मीटर	-----
(द)	पीछे	3 मीटर	6 मीटर	-----
(3)	आच्छादित क्षेत्र	50 प्रतिशत	38.95 प्रतिशत	-----
(4)	भवन की उँचाई	सड़क की चौड़ाई का 1.5 गुणा + अग्र सेटबैक	15 मीटर	-----

(3) (ब) बी. यु. ए एरिया का विवरण

क्रम संख्या	विवरण	ब्लोक ए	ब्लोक बी	ब्लोक सी
अ	बेसमेन्ट	-----	-----	-----
ब	भुतल मंजिल	1803.76 वर्ग मीटर	913.69 वर्ग मीटर	208.10 वर्गमीटर
स	प्रथम - मंजिल	1803.76 वर्ग मीटर	913.69 वर्ग मीटर	254.59 वर्गमीटर
द	द्वितीय - मंजिल	1803.76 वर्ग मीटर	913.69 वर्ग मीटर	254.59 वर्गमीटर
य	तृतीय - मंजिल	1803.76 वर्ग मीटर	913.69 वर्ग मीटर	
र	चतुर्थ - मंजिल	1803.76 वर्ग मीटर	913.69 वर्ग मीटर	
ल	पंचम् - मंजिल	-----	-----	-----
व	- मंजिल	-----	-----	-----
स	- मंजिल	-----	-----	-----
ह	- मंजिल	-----	-----	-----
क्ष	टेरेस छत	-----	-----	-----
	कुलयोग(वर्ग मीटर)	9018.80 वर्ग मीटर	4568.45 वर्ग मीटर	717.28 वर्ग मीटर



ब्लोक ए + ब्लोक बी+ ब्लोक सी एरिया विवरण			
क्रम संख्या	विवरण	कुल बी. यु. ए.(वर्ग मीटर)	
01	ब्लोक ए	9018.80 वर्ग मीटर	
02	ब्लोक बी	4568.45 वर्ग मीटर	
03	ब्लोक सी	717.28 वर्ग मीटर	
	कुल योग(वर्ग मीटर)	14304.53 वर्ग मीटर	

(३) सर्विस फ्लोर –

(३) टैरस फ्लोर –

मकल निर्मित क्षेत्रफल (कुल योग)

(6) (ब) एफ. ए. आर. की गणना –

सकल निर्मित क्षेत्र-छुट

योग्य क्षेत्र

भूखण्ड का क्षेत्रफल

(7) पार्किंग –

(अ) खुले में – 531 (स्कुटर पार्किंग) + 9 (कार पार्किंग)

(ब) भू- मंजिल पर

(स) आच्छादित पार्किंग

(द) बेसमेन्ट पार्किंग

कुल पार्किंग – 531 (स्कुटर पार्किंग) + 9 (कार पार्किंग)

Prakash



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ATTESTED
Prakash
 PRAKASH CHAND KAVDIA
 NOTARY DISTT. UDAIPUR
 Reg. No. 591

NOTARY
 Reg. No. 591
 PRAKASH CHANDRA
 KAVDIA
 Distt. UDAIPUR
 (Raj.)
 OF RAJASTHAN

08. भूखण्ड का निरीक्षण मेरे द्वारा किया जा चुका है इसकार भू – उपयोग स्वीकृत योजना के अनुरूप है। भूखण्ड का मौके पर डिमार्केशन कर दिया गया है तथा मौके पर उपलब्ध भूखण्ड का नाप आकार स्थिति व क्षेत्रफल स्वीकृत योजना के अनुरूप ही हैं।

09 योजना प्लान में दर्शायी गयी सड़क जयपुर विकास प्राधिकरण की भूमि या अन्य भूमि पर किसी प्रकार का अतिक्रमण भूखण्डधारी द्वारा नहीं किया गया है तथा मौके पर सड़क की चौड़ायी योजना में दर्शाये अनुसार उपलब्ध है।

10 यदि भवन निर्माता किन्हीं अवस्था में मुझे मेरी सेवा से मुक्त करता है तो मैं सम्बन्धित विभाग का 48 धण्टे के अन्दर सूचित करूंगा।

11 विकास शुल्क/ परिधि विकास शुल्क/ अन्य कोई शुल्क इस भूखण्ड के सन्दर्भ में देय नहीं है।

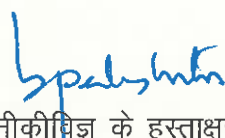
12 यदि किसी भी अवस्था में उपरोक्त तथ्यों के विपरीत कुछ भी पाया जाये या स्थापित हो जाये तो सम्बन्धित विभाग कोई भी कार्यवाही मेरे विरुद्ध करने के लिए सक्षम होगा जिसमें मानचित्रों की स्वीकृति रद्द करना, मेरे को विभाग में मानचित्र प्रस्तुत करने की सेवा कार्य से हटाना भी शामिल है। एवं काउंसिल ऑफ आर्किटेक्चर को उचित कार्यवाही करने हेतु सूचित किया जा सकता है।

13 प्रस्ताव लीज डीड की शर्तों के अनुसार है। तथा लीज डीड के अनुसार जारी की गयी निर्माण अनुज्ञा नवीनीकरण दिनांक तक वैध है।

14 प्रस्तावों को प्रस्तुत करने के पूर्व आवश्यक सूचनाएँ / स्पष्टीकरण इत्यादि सम्बन्धित विभाग से प्राप्त कर ली गई थी। भूखण्ड सड़क की निर्धारित चौड़ाई या अन्य किन्ही प्रतिबन्धों से प्रभावित नहीं है।

15 भवन मानचित्र बनाते समय कोई भी तथ्य छुपाया नहीं गया है।

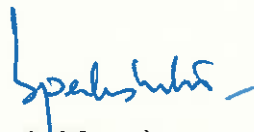



तकनीकीविज्ञ के हस्ताक्षर



प्रमाणिकता

मैं उपर वर्णित तकनीकीविज्ञ आज दिनांक 10.12.2017 वर्ष 2017 को उदयपूर में प्रमाणित करता हूं कि उपर अन्डरटेकिंग में दिए तथ्य 1 से 15 तक सभी मेरी जानकारी में सत्य है। तथा इसमें कुछ भी छुपाया नहीं गया है।


तकनीकीविज्ञ के हस्ताक्षर



Sign / Marks / Photo / Thumb
ATTESTED

PRAKASH CHAND KAVDIA
NOTARY, DISTT UDAIPUR
Reg No 591

10 12 17

UPENDRA TATER

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Check List For Building Plan Approval of CMJAY Projects (Flatted Development)

Applicant Name : M/s SHREE MAHAVEER INFRAESTATE LLP
Architect Name & Registration no:- UPENDRA TATER, B.ARCH (HONS.)
COA NO. :- CA / 91 / 14369
Address (Proposed Building) : Khasra no.:- 360/01 at Bhambolay road
Village :- Pali -II at Pali Rajasthan.
Width of approach road :- 80'0" Wide road
Area (Sq.mt):- 7984.01 Sqmt.

- a) Portion of scheme area Proposed for 7984.01 Sqmt EWS/LIG.
b) Balance Portion of scheme area nill proposed for Developer.

S.No.	Details	Comments	
1	Size of the Plot (EWS / LIG portion)	7984.01 Sqmt.	
2	Setbacks		
		As per Byelaws / CMJAY policy	As per proposal
	Front	15.0 m	15.0 m
	Side I	3.0 m	6.0 m
	Side II	3.0 m	6.0 m
	Rear	3.0 m	6.0 m
3	Ground Coverage	As per Byelaws / CMJAY policy	As per proposal
		50 % of the plot area	38.95 % (3109.81 Sqmt.)
4	Basement (If approved)	Not Provided	Not Provided
	(i) Ramp (Slope)	N.A	N.A
	(ii) Staircase	N.A	N.A

Upendra Tater



	(iii)	Setbacks	As per Byelaws /CMJAY Poiley	As per proposal
		front	N.A	N.A
		Side I	N.A	N.A
		Side II	N.A	N.A
		Rear	N.A	N.A
	(vi)	Any other observation	N.A	N.A
5	Height (no.of Floors)		As per Byelaws/ CMJAY Policy	As per proposal
			1.5 Times width of road + Front setbacks	15 Mtr.
	Ground floor		3 Mtr.	3 Mtr.
	Frist floor		3 Mtr.	3 Mtr.
	Second floor		3 Mtr.	3 Mtr.
	Third floor		3 Mtr.	3 Mtr.
	Fourth floor		3 Mtr.	3 Mtr.
6	F.A.R.		As per Byelaws/ CMJAY Policy	As per proposal
			2.25 + 2.25 (with Batterment levy)	1.466
7	Super Builtup area		As per Byelaws/ CMJAY Policy	As per proposal
	(i)	E.W.S.	30.0 Sqmt CARPET	24.54 (C.A) 34.31 (S.B.A)
	(ii)	L.I.G.	60.0 Sqmt CARPET	38.18 (C.A) 49.74 (S.B.A)
8	Parking		As per Byelaws/ CMJAY Policy	As per proposal
			Each EWS = 1 Two Wheeler Each LIG = 2 Two Wheeler 9 CAR + 515 SCOOTER	Total Parking : 9 Car Parking 531 Scooter parking
9	Cut outs/ Open to Sky/Ducts		As per Byelaws	As per proposal
			N.A.	N.A.
10	Projections / Balconies etc		As per Byelaws	As per proposal

Upendra Tater



	(Covered / extended)	1.2 Mtr	.45 Mtr
11	Certification for Fire Safety (Final)	N.A.	N.A.
12	Airport NOC (if required)	N.A.	N.A.
13	Environment Clearance (if required)	N.A.	N.A.
14	Certification from structural Engineer (Earthquake Resistant)	AS PER NORMS TO BE PROVIDED	AS PER NORMS TO BE PROVIDED
15	Plantation on Site	15% of plot area (1197.60 Sqmt.)	17.15 % of plot area (1370.0 Sqmt.)
16	Rain Water Harvesting	AS PER NORMS TO BE PROVIDED	AS PER NORMS TO BE PROVIDED
17	Waste Water recycling	AS PER NORMS TO BE PROVIDED	AS PER NORMS TO BE PROVIDED
18	Sewerage Treatment Plant	AS PER NORMS TO BE PROVIDED	AS PER NORMS TO BE PROVIDED
19	Provision of Solid Waste Disposals	AS PER NORMS TO BE PROVIDED	AS PER NORMS TO BE PROVIDED
20	Provisions of Solar Panels / Solar Water Heaters	AS PER NORMS TO BE PROVIDED	AS PER NORMS TO BE PROVIDED
21	Provisions for Physically Challenged Persons	AS PER NORMS TO BE PROVIDED	AS PER NORMS TO BE PROVIDED
22	Any other observation	N.A.	N.A.

Based on above facts the proposal submitted by **M/s SHREE MAHAVEER INFRAESTATE LLP** is as per the provision of building Byelaws and Chief Minister's

Jan Awas Yojana-2015. The Applicant has deposited the charges for Building plan approval Rs..... at (Development Authority / UIT). Hence the Construction Permission is issued to:

Applicant Name : **M/s SHREE MAHAVEER INFRAESTATE LLP**

Address (Proposed Building) :- **Khasra no.:- 360/01 at Bhambolayi road**

Village :- Pali -II at Pali Rajasthan.

Area (Sq.mt): **7984.01 Sqmt.**





नगर विकास न्यास, पाली

जिला कलेक्ट्रेट परिसर, पाली
भवन परिनिर्माण करने अथवा किसी निर्माण कार्य का निष्पादन करने हेतु

प्रेषक :

प्रार्थना-पत्र

क्रमांक

अचिव
नगर विकास न्यास
पाली

प्रेषित :- भवन अधिकारी
नगर विकास न्यास, पाली।

महोदय,

मैं/प्रार्थना-पत्र प्रस्तुत करता हूँ/करते हैं, कि मैं/हम वार्ड संख्या.....योजना क्षेत्र/मौहल्ला.....पर स्थित भूखण्ड प्लॉट संख्या.....मकान संख्या.....में इसके साथ प्रस्तुत नक्शों के अनुसार निम्नलिखित निर्माण कार्य का परिनिर्माण/पुनः परिनिर्माण/परिवर्तन के निष्पादन का विचार रखता हूँ/रखते हैं। निर्माण का स्वरूप (क) नव निर्माण (ख) वर्तमान भवन में परिवर्तन तथा परिवर्द्धन।

निर्माण का विवरण :-

1. भूखण्ड का क्षेत्रफल 85939.21 वर्ग मीटर खजुरा संख्या 360/1 पाली-पूर।
2. प्रस्तावित तहखाने का निर्मित क्षेत्रफल
3. प्रस्तावित (ग्राउण्ड फ्लोर) निर्मित क्षेत्रफल जो भूखण्ड का प्रतिशत है।
मय गेरेज (क्षेत्रफल)
4. प्रस्तावित पहली मंजिल का निर्मित क्षेत्रफल जो भूखण्ड का प्रतिशत है।

प्रस्तावित अन्य :-

मैं/हम मौके का तथा भवन के नक्शे की 5 प्रतियाँ मय एक प्रति ट्रेसिंग क्लॉथ तथा भवन/भूखण्ड के स्वामित्व के दस्तावेजात की एक सही प्रतिलिपि पेश करता हूँ। नगर विकास न्यास कार्यालय, पाली में मैं असल दस्तावेज स्वयं लाकर इन प्रतियों से मिलान करवा दूंगा।

मैंने रुपये की धन-राशि शुल्क के रूप में रसीद संख्या..... दिनांक..... द्वारा नगर विकास न्यास, पाली के कोषागार में जमा करा दिये हैं। आवेदन मुरखमंती
जोत आवारा योजना के प्लान 3A के तहत है।

मैं/हम जैसा उप-विधियों द्वारा अपेक्षित है, सार्वजनिक रास्ते आदि पर प्रेक्षकों () के लिए इनकी स्वीकृति की सूचना मिलने पर शुल्क जमा करा दूंगा। नगर विकास न्यास, पाली द्वारा दिये गये साइट प्लान की फोटो प्रति प्रस्तुत कर रहा हूँ। संलग्न है।

1. यदि प्रार्थी भूखण्ड का एकमात्र मालिक नहीं है तो वह सभी मालिकों के नाम मय पूर्ण पते व निर्माण के लिये उनकी स्वीकृति पत्र साथ में संलग्न करें। यह संलग्न है
2. यदि भूखण्ड पर पहले निर्माण किया हुआ है तो पूर्व स्वीकृति नक्शे की प्रतिलिपि संलग्न करें तथा निर्मित क्षेत्रफल विभिन्न फर्श का अलग-अलग रंगों से बतलावें। जोने पर रिम है।
3. यदि नगर विकास न्यास, पाली द्वारा भूखण्ड प्राप्त किया गया है तो लाईसेन्स पहिले अवधि अनुसार नवीनीकरण करा लें। यह की गई संलग्न है।
4. यदि भूखण्ड सब-डिवीजन द्वारा लिया हुआ हो तो स्वीकृति सब-डिवीजन प्लान की प्रतिलिपि संलग्न करें।
5. (अ) हल्फनामा 10.00

(ब) इन्डेमिनिटी बॉण्ड 10/रुपये

प्रार्थना पत्र के साथ संलग्न है।

FOR SHARE IN INFRASTATE LLP

पूर्ण पता.....
.....
..... PARTNER

U.I.T. Form No. 4
(See Rule 50)

Urban Improvement Trust, Pali

(Depositer copy)

Date 04-01-2018

Book No.

2

Receipt No. 071

Received from Shri

महावीर इन्फ्रास्ट्रक्चर लि. २२६ सुभाषनगर
पाली

S/o Shri

a sum of रु. २० लाख ०००/- (in words) on

account of २० लाख ०००/- रु. माघि

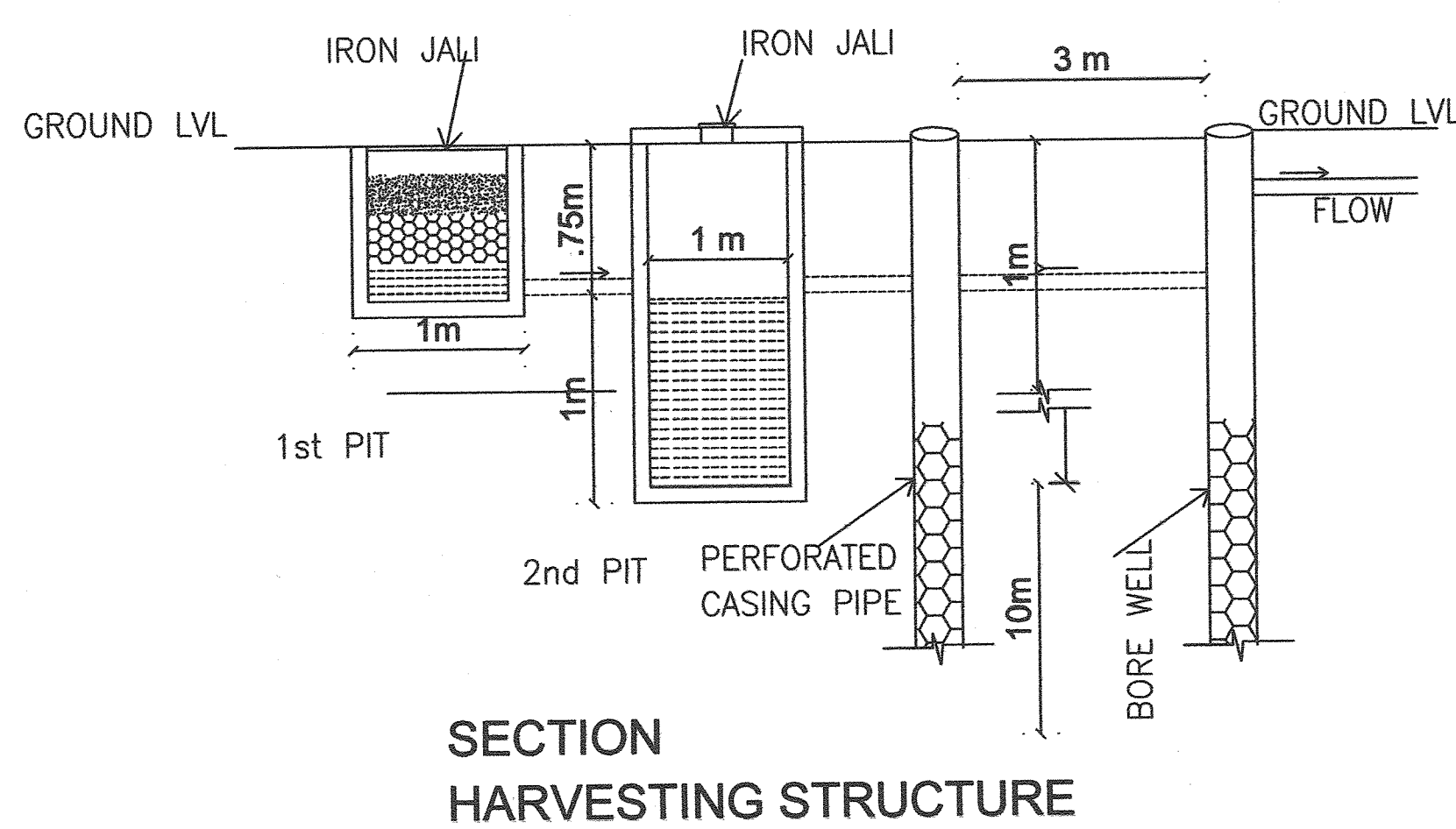
for the period

in full payment of Demand Slip No. Date

R. 71856/

Cashier

सहायक प्रमुख, नगर विकास न्यास, पाली
Head of Office



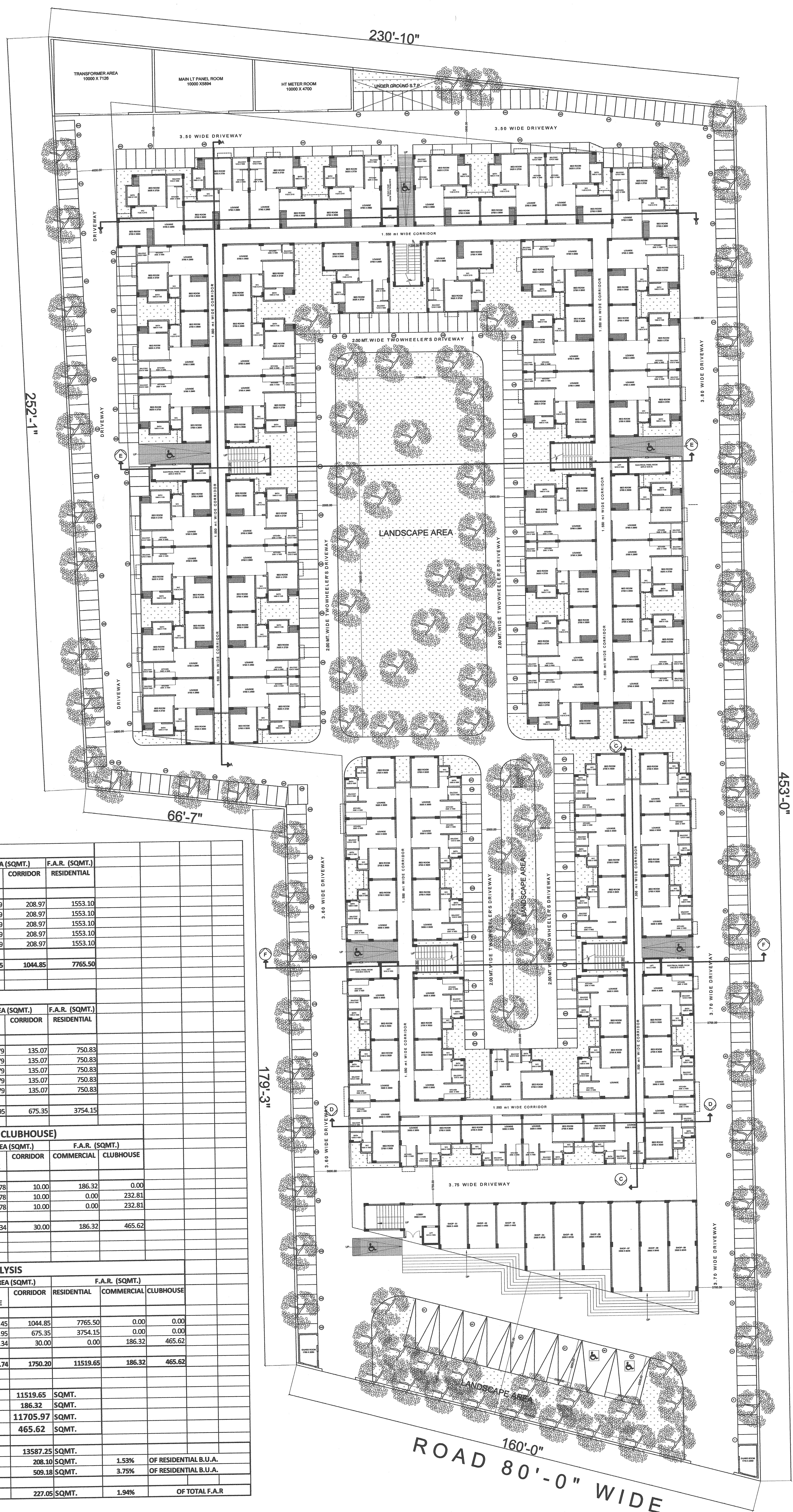
AREA CHART:

PLOT AREA= 7984.01 SQ.MT. (85939.16 SQFT.)	
PERMISSIBLE F.A.R.=2.25 (WITH OUT BETTERMENT LEVY) =2.25 X 7984.01 =17964.02	ACHIEVED F.A.R. = 11705.97+186.32 = 11705.97 SQ.MT (ACHIEVED 1.466 F.A.R.)
MAXIMUM F.A.R.=2.25 + 2.25 (WITH BETTERMENT LEVY)	ACHIEVED RESIDENTIAL B.A.R.= 13587.25 + 208.10+237.44 =14032.79 SQ.MT (1.76 B.A.R.)
PERMISSIBLE COMMERCIAL AREA =271.74 SQ.MT. (2% OF B.A.R.)	PROPOSED COMMERCIAL AREA = 208.10 SQ.MT. (1.53% OF TOTAL RESIDENTIAL B.A.R.)
PERMISSIBLE CLUB HOUSE AREA =271.74 SQ.MT. (2% OF B.A.R.)	PROPOSED CLUB HOUSE AREA = 509.18 SQ.MT. (3.75 % OF TOTAL B.A.R.)
	EXTRA CLUB HOUSE AREA = 509.18-271.74 = 237.44 SQ.MT.
PERMISSIBLE GROUND COVERAGE = 3992.005 SQ.MT. (50% OF PLOT AREA)	PROPOSED GROUND COVERAGE=GROUND COVERAGE OF BUILDING BLOCK (A+B+C) PROPOSED GROUND COVERAGE= 1942.40 +959.31 + 208.10 = 3109.81 SQ.MT.
	PROPOSED GROUND COVERAGE= 3109.81 SQ.MT. (38.95 % OF TOTAL PLOT AREA)
PERMISSIBLE LANDSCAPE AREA= 1197.60 SQ.MT. (15% OF PLOT AREA)	PROPOSED LANDSCAPE AREA= 1370.00 SQ.MT (17.15%) ON GROUND
REQUIRED PARKING= 7 CARS + 522 TWO WHEELERS EWS/ LIG PARKING = 135+380 =515 TWO WHEELERS	ACHIEVED TOTAL PARKING: CAR PARKING= 9 NOS.(2 HANDICAPPED PARKING) TWO WHEELERS PARKING=531 TWO WHEELERS
NO. OF LIG UNITS= 190 UNITS (58.46 %) NO. OF EWS UNITS= 135 UNITS (41.53 %)	TOTAL NO. OF UNITS = 190 + 135 = 325 UNITS

PARKING REQUIREMENT FOR EWS/ LIG UNITS=		1 TWO WHEELER FOR 1 EWS UNIT	
		2 TWO WHEELERS FOR 1 LIG UNIT	
TOTAL NO. OF EWS UNIT=	135 UNITS	PARKING REQ.=	135 TWO WHEELERS
TOTAL NO. OF LIG UNIT=	190 UNITS	PARKING REQ.=	380 TWO WHEELERS
		TOTAL PARKING REQ. FOR EWS/LIG=	515 TWO WHEELERS
PARKING REQUIRED FOR COMMERCIAL AREA=		COMMERCIAL B.U.A.	(1 E.C.U. PER 75 SQMT. AREA)
		75	
PARKING REQUIRED FOR COMMERCIAL AREA=	208.10/75 =	2.77	E.C.U.(1)
PARKING REQUIRED FOR CLUB HOUSE AREA=		CLUB HOUSE F.A.R.	(1 E.C.U. PER 115 SQMT. AREA)
		115	
PARKING REQUIRED FOR CLUB HOUSE AREA=	509.18/115 =	4.43	E.C.U.(2)
TOTAL PARKING=	(1)+(2)		
TOTAL PARKING=	(2.77+4.43)=		
TOTAL PARKING=	7.20	E.C.U.	(3)
VISITOR'S PARKING=	25% OF TOTAL PARKING		
VISITOR'S PARKING=	7.20X 0.25=	1.80	E.C.U.(4)
TOTAL PARKING REQUIRED=	(3)+(4)		
TOTAL PARKING REQUIRED=	7.20+1.80	9.00	E.C.U.
TOTAL CAR PARKING REQUIRED=	6.75 E.C.U.	SAY	7E.C.U. (75 % OF TOTAL REQUIRED PARKING)
	(10X1)=		(5 CARS)
TOTAL TWO WHEELERS PARKING REQUIRED=	2.25 E.C.U.	SAY	7 nos. (25 % OF TOTAL REQUIRED PARKING)
	(2.25 X3)=		(7 TWO WHEELERS)

REQUIRED PARKING= 7 CARS + 522 TWO WHEELERS EWS/ LIG PARKING = 135+380 =515 TWO WHEELERS	ACHIEVED TOTAL PARKING: CAR PARKING= 9 NOS.(2 HANDICAPPED PARKING) TWO WHEELERS PARKING=531 TWO WHEELERS
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APPLICANT / PROJECT TITLE PROPOSED RESIDENTIAL BUILDING FOR : M/s SHREE MAHAVEER INFRAESTATE LLP ON PART OF KHASRA NO. 360 /01 (AS PER CMJAY -2015 PROVISION -3A) ADDRESS : SITUATED ON KHASRA NO. 360 /01 AT BHAMBOLAYI ROAD VILLAGE PALI - II AT PALI, (RAJ.)	APPLICANT SIGNATURE : DRAWINGS ARE PREPARED BY ME AFTER SUPERVISING THE SITE. ON THE SITE LOCATION PLOT PRESENT CONDITION IS EMPTY OPEN LAND APPLIED DRAWING DOCUMENTS COMPLETE RESPONSIBILITY TAKEN BY ME.	DRAWING TITLE : SITE PLAN SCALE : 1 : 150	DATE : 10 - 12 - 2017 NORTH : 	ASSOCIATE ARCHITECT : YOGESH GEHLOT JKC Architects & Associates 75, Mahaveer Road, New Town Hall (Raj.) Ph: 09416011101, 09571801099 Email: ar.yogeshgehlot@gmail.com COA NO. - CA / 2012 / 55969	ARCHITECT : UPENDRA TATER, B.Arch (Hons.) COA NO. - CA / 91 / 14369 Aakaar Architects & Planners 7- New Bhopalpur, Udaipur.	SHEET NO. 1 / 9
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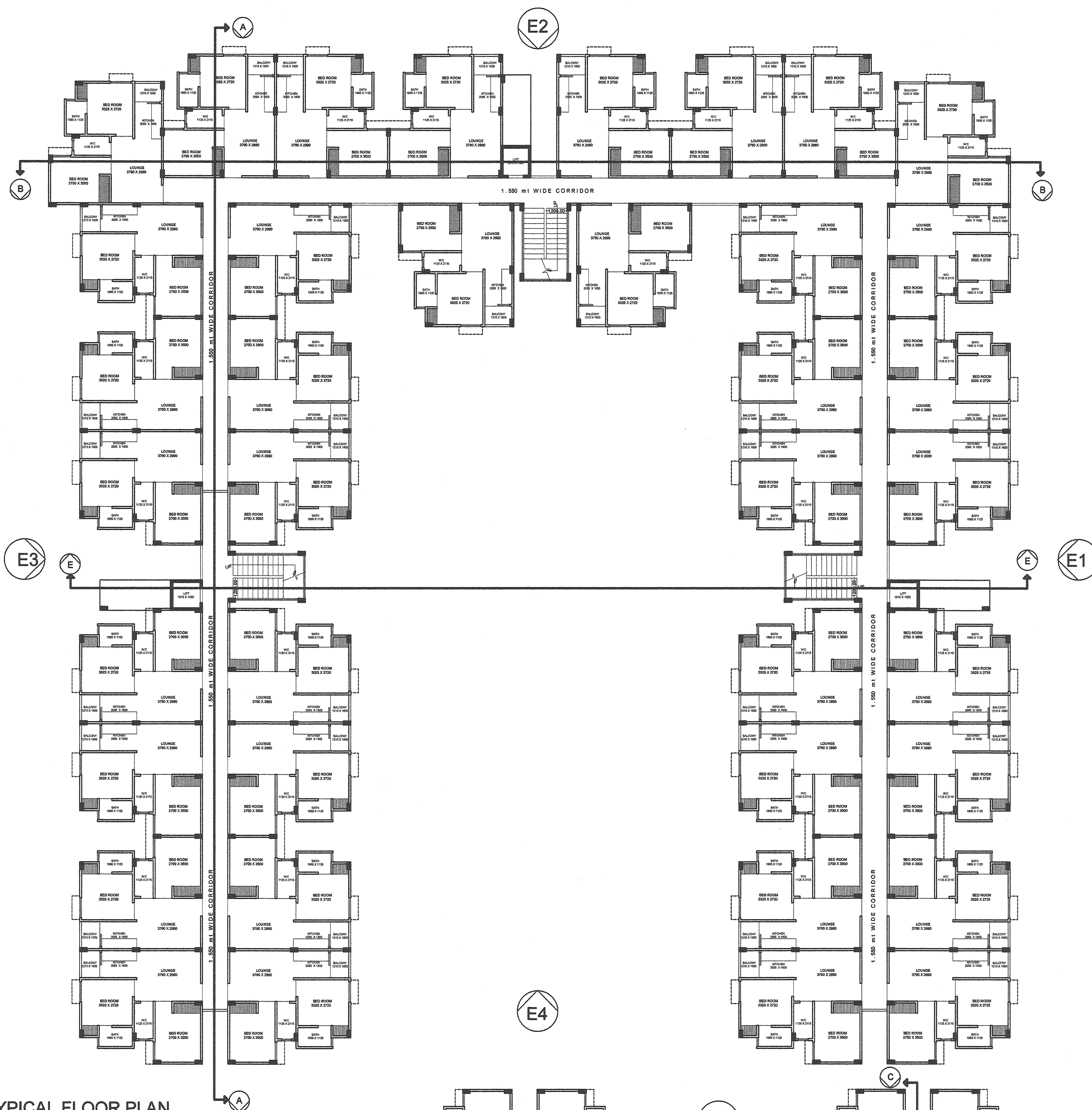


(BLOCK-A) AREA ANALYSIS (LIG)						
FLOOR	GROSS B.U.A. (SQMT.)	FREE AREA (SQMT.)	NET B.U.A. (SQMT.)	FREE AREA (SQMT.)	F.A.R. (SQMT.)	
		BALCONY	WARDROBE	LIFT & STAIRCASE	CORRIDOR	RESIDENTIAL
GROUND FLOOR	1942.40	76.35	62.29	1803.76	41.69	208.97
FIRST FLOOR	1942.40	76.35	62.29	1803.76	41.69	208.97
SECOND FLOOR	1942.40	76.35	62.29	1803.76	41.69	208.97
THIRD FLOOR	1942.40	76.35	62.29	1803.76	41.69	208.97
FOURTH FLOOR	1942.40	76.35	62.29	1803.76	41.69	208.97
TOTAL (SQFT.)	9712.00	381.75	311.45	9018.80	208.45	1044.85
						7765.50
(BLOCK-B) AREA ANALYSIS (EWS)						
FLOOR	GROSS B.U.A. (SQMT.)	FREE AREA (SQMT.)	NET B.U.A. (SQMT.)	FREE AREA (SQMT.)	F.A.R. (SQMT.)	
		BALCONY	WARDROBE	LIFT & STAIRCASE	CORRIDOR	RESIDENTIAL
GROUND FLOOR	959.31	45.62	0.00	913.69	27.79	135.07
FIRST FLOOR	959.31	45.62	0.00	913.69	27.79	135.07
SECOND FLOOR	959.31	45.62	0.00	913.69	27.79	135.07
THIRD FLOOR	959.31	45.62	0.00	913.69	27.79	135.07
FOURTH FLOOR	959.31	45.62	0.00	913.69	27.79	135.07
TOTAL (SQFT.)	4796.55	228.10	0.00	4568.45	138.95	675.35
						3754.15
(BLOCK-C) AREA ANALYSIS (COMMERCIAL & CLUBHOUSE)						
FLOOR	GROSS B.U.A. (SQMT.)	FREE AREA (SQMT.)	NET B.U.A. (SQMT.)	FREE AREA (SQMT.)	F.A.R. (SQMT.)	
		BALCONY	WARDROBE	LIFT & STAIRCASE	CORRIDOR	COMMERCIAL CLUBHOUSE
GROUND FLOOR	208.10	0.00	0.00	208.10	11.78	10.00
FIRST FLOOR	261.17	6.58	0.00	254.59	11.78	10.00
SECOND FLOOR	261.17	6.58	0.00	254.59	11.78	10.00
TOTAL (SQFT.)	730.44	13.16	0.00	717.28	35.34	30.00
						186.32
						465.62
(BLOCK-A+B+C) AREA ANALYSIS						
FLOOR	GROSS B.U.A. (SQMT.)	FREE AREA (SQMT.)	NET B.U.A. (SQMT.)	FREE AREA (SQMT.)	F.A.R. (SQMT.)	
		BALCONY	WARDROBE	LIFT & STAIRCASE	CORRIDOR	RESIDENTIAL COMMERCIAL CLUBHOUSE
BLOCK-A	9712.00	381.75	311.45	9018.80	208.45	1044.85
BLOCK-B	4796.55	228.10	0.00	4568.45	138.95	675.35
BLOCK-C	730.44	13.16	0.00	717.28	35.34	30.00
TOTAL (SQMT.)	15238.99	623.01	311.45	14304.53	382.74	1750.20
						11519.65
						186.32
						465.62
TOTAL RESIDENTIAL F.A.R.=						11519.65
COMMERCIAL F.A.R.=						186.32
TOTAL F.A.R.=RESIDENTIAL + COMMERCIAL						11705.97
CLUB HOUSE F.A.R.=						465.62
TOTAL RESIDENTIAL B.U.A. =						13587.25
COMMERCIAL B.U.A. =						208.10
CLUB HOUSE B.U.A. =						509.18
SERVICE AREA ON GROUND FLOOR=						227.05
						1.94%
						OF TOTAL F.A.R

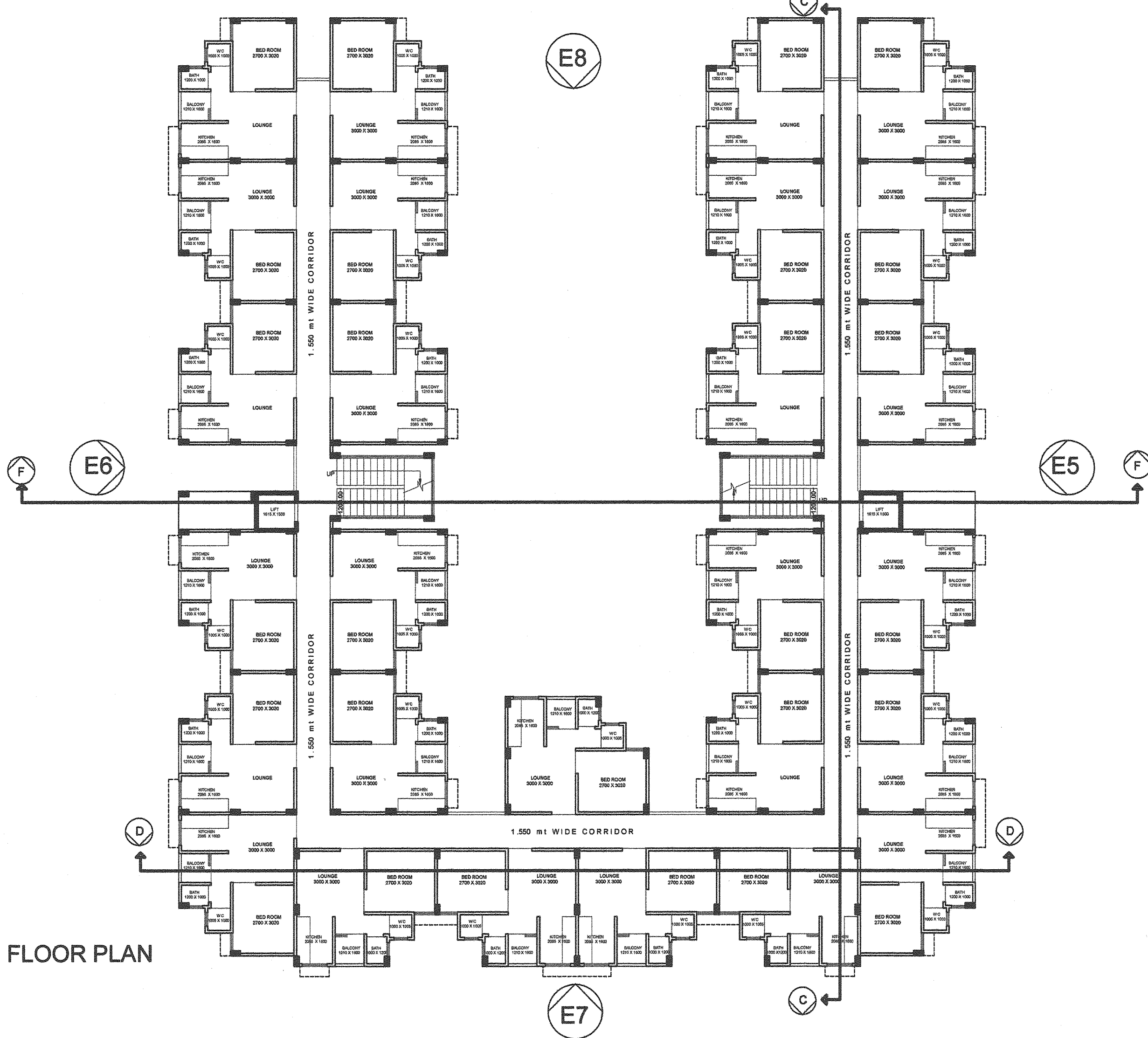
APPLICANT / PROJECT TITLE PROPOSED RESIDENTIAL BUILDING FOR: M/s SHREE MAHAVEER INFRAESTATE LLP ON PART OF KHASRA NO. 360/01 (AS PER CMJAY-2015 PROVISION -3A) ADDRESS : SITUATED ON KHASRA NO. 360/01 AT BHAMBOLAYI ROAD VILLAGE PALI - II AT PALI, (RAJ)	APPLICANT SIGNATURE : DRAWINGS ARE PREPARED BY ME AFTER SUPERVISING THE SITE. ON THE SITE LOCATION PLOT PRESENT CONDITION IS EMPTY OPEN LAND APPLIED DRAWING DOCUMENTS COMPLETE RESPONSIBILITY TAKEN BY ME.	DRAWING TITLE : SITE PLAN + PARKING PLAN SCALE : 1 : 150	DATE : 10 - 12 - 2017 NORTH : 	ASSOCIATE ARCHITECT : YOGESH GEHLOT 	ARCHITECT : UPENDRA TATER, B.Arch (Hons.) COA NO. - CA / 91 / 14369 Aakaar Architects & Planners 7- New Bhopalpur, Udaipur.	SHEET NO. 2 / 9
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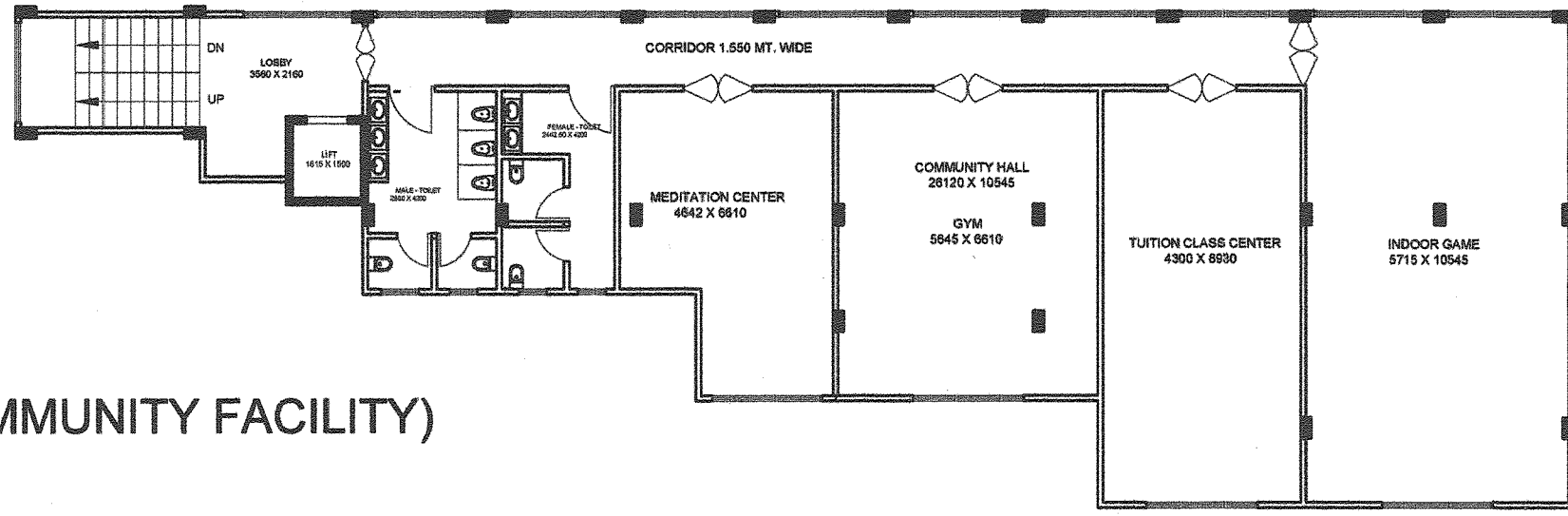
APPLICANT / PROJECT TITLE PROPOSED RESIDENTIAL BUILDING FOR : M/s SHREE MAHAVEER INFRASTATE LLP ON PART OF KHASRA NO. 360/01 (AS PER CMJAY -2015 PROVISION -3A) ADDRESS : SITUATED ON KHASRA NO. 360/01 AT BHAMBOLAYI ROAD VILLAGE PALI - II AT PALI , (RAJ.)	APPLICANT SIGNATURE : DRAWINGS ARE PREPARED BY ME AFTER SUPERVISING THE SITE. ON THE SITE LOCATION PLOT PRESENT CONDITION IS EMPTY OPEN LAND APPLIED DRAWING DOCUMENTS COMPLETE RESPONSIBILITY TAKEN BY ME.	DRAWING TITLE :	DATE :	ASSOCIATE ARCHITECT :	ARCHITECT :	SHEET NO. 3 / 9
		GROUND FLOOR PLAN	10 - 12 - 2017	YOGESH GEHLOT JBC Architects & Associates 7B, Nandwadi Industrial Estate, 1st Floor, 1st Stage Ph. 09414021125, 09271051009 Email: yugeshgehlot@gmail.com	UPENDRA TATER, B ARCH (Hons) COA NO. - CA / 91 / 14369 Aakkar Architects & Planners 7- New Bhopalpur, Udaipur.	



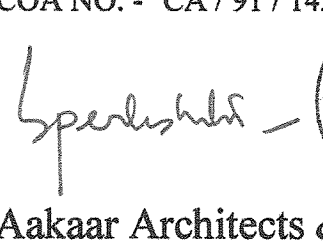
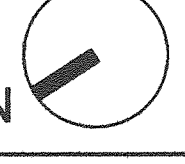
BLOCK -A, TYPICAL FLOOR PLAN
(1ST TO 4TH)

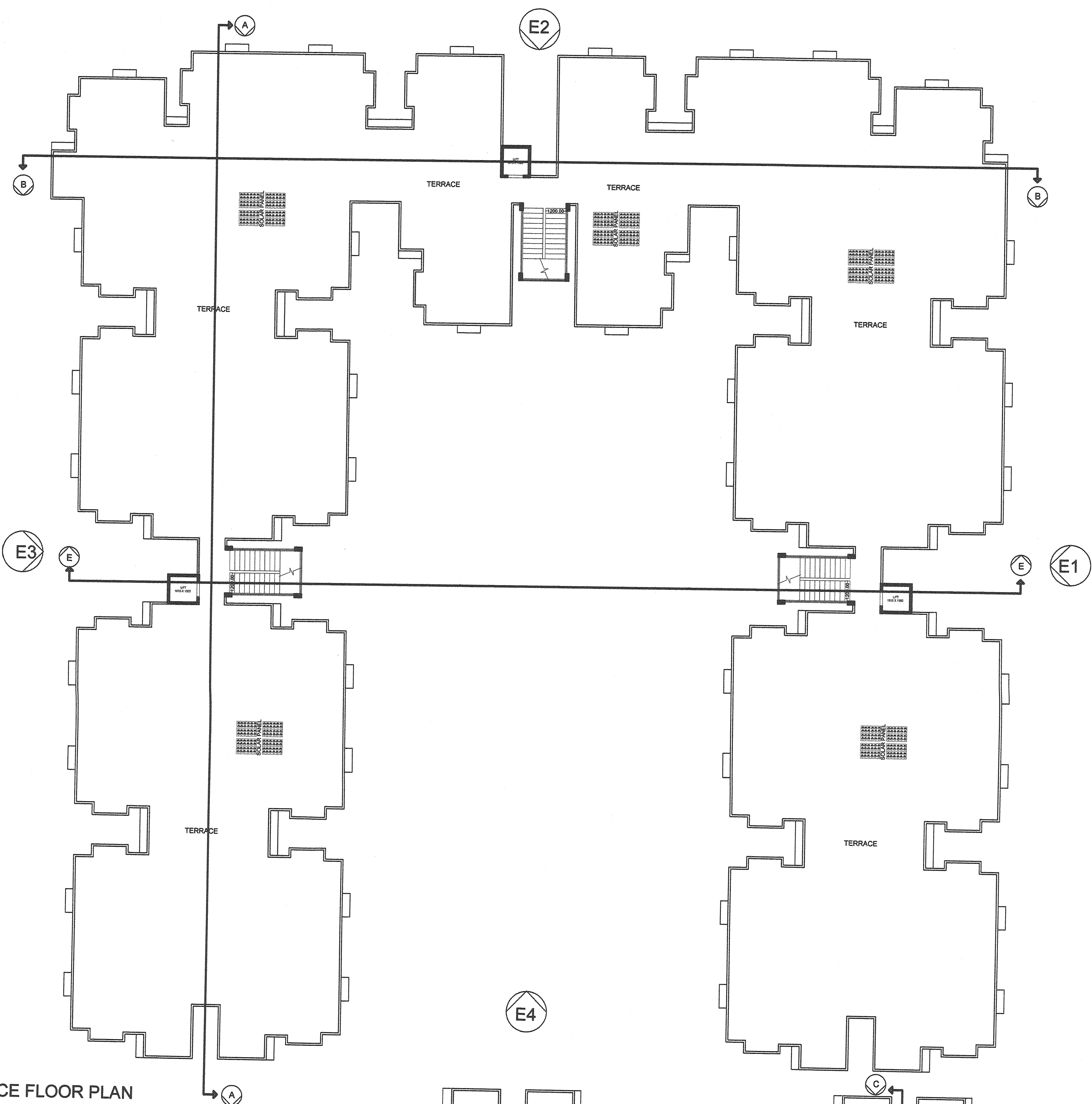


BLOCK -B, GROUND FLOOR PLAN
(1ST TO 4TH)

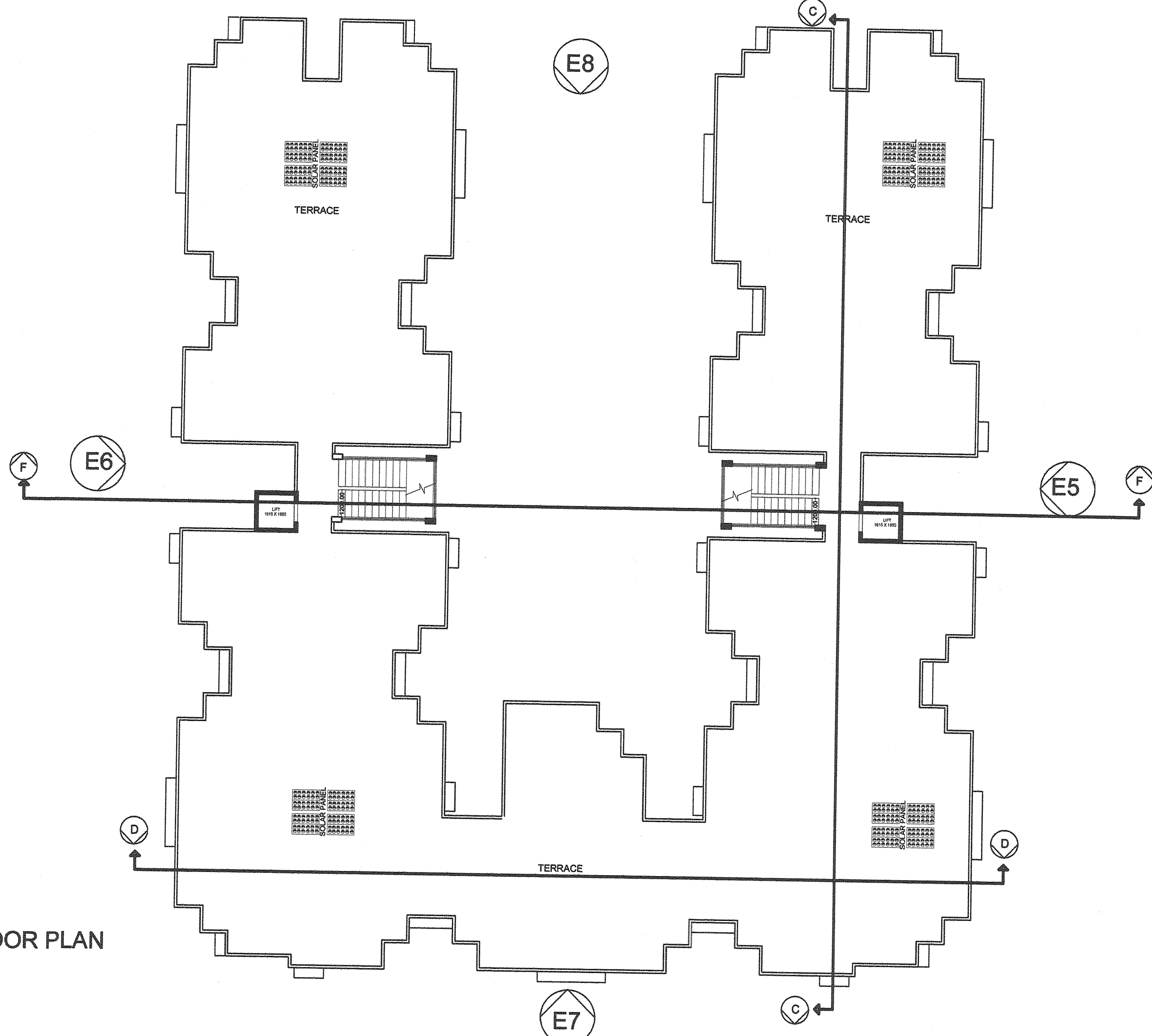


BLOCK -C, FIRST FLOOR PLAN (COMMUNITY FACILITY)
(GROUND +2 FLOOR ONLY)

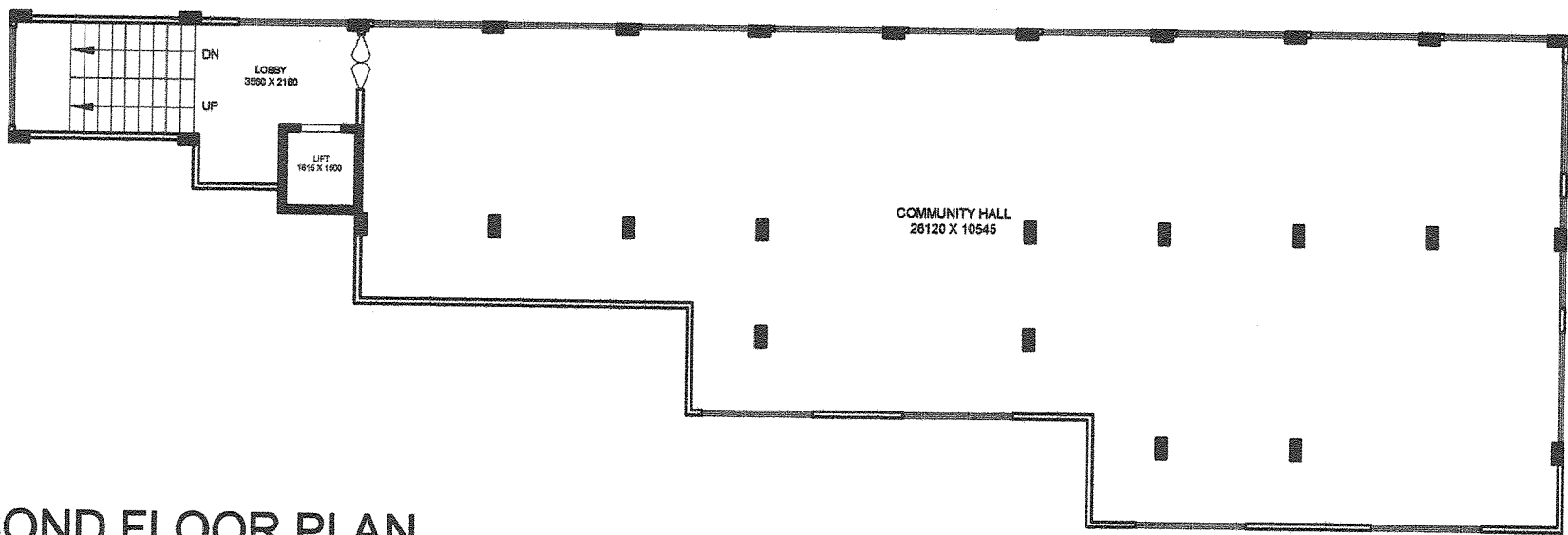
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PROPOSED RESIDENTIAL BUILDING FOR : M/s SHREE MAHAVEER INFRAESTATE LLP ON PART OF KHASRA NO. 360 /01 (AS PER CMJAY -2015 PROVISION -3A)	DRAWINGS ARE PREPARED BY ME AFTER SUPERVISING THE SITE. ON THE SITE LOCATION PLOT PRESENT CONDITION IS EMPTY OPEN LAND APPLIED DRAWING DOCUMENTS COMPLETE RESPONSIBILITY TAKEN BY ME.	TYPICAL FLOOR PLANS	10 - 12 - 2017	YOGESH GEHLOT JBC Architects & Associates M. Mahaveer Singh New Town Hall Pat (Raj.) Ph. 094 6021105, 0971001099 Email: sr.yogeshgehlot@gmail.com	UPENDRA TATER, B.Arch (Hons.) COA NO. - CA / 91 / 14369	
ADDRESS :		SCALE :	NORTH :		 Aakaar Architects & Planners 7- New Bhopalpura, Udaipur.	
SITUATED ON KHASRA NO. 360 /01 AT BHAMBOLAYI ROAD VILLAGE PALI - II AT PALI, (RAJ.)		1 : 150		COA NO. - CA / 2012 / 55969		



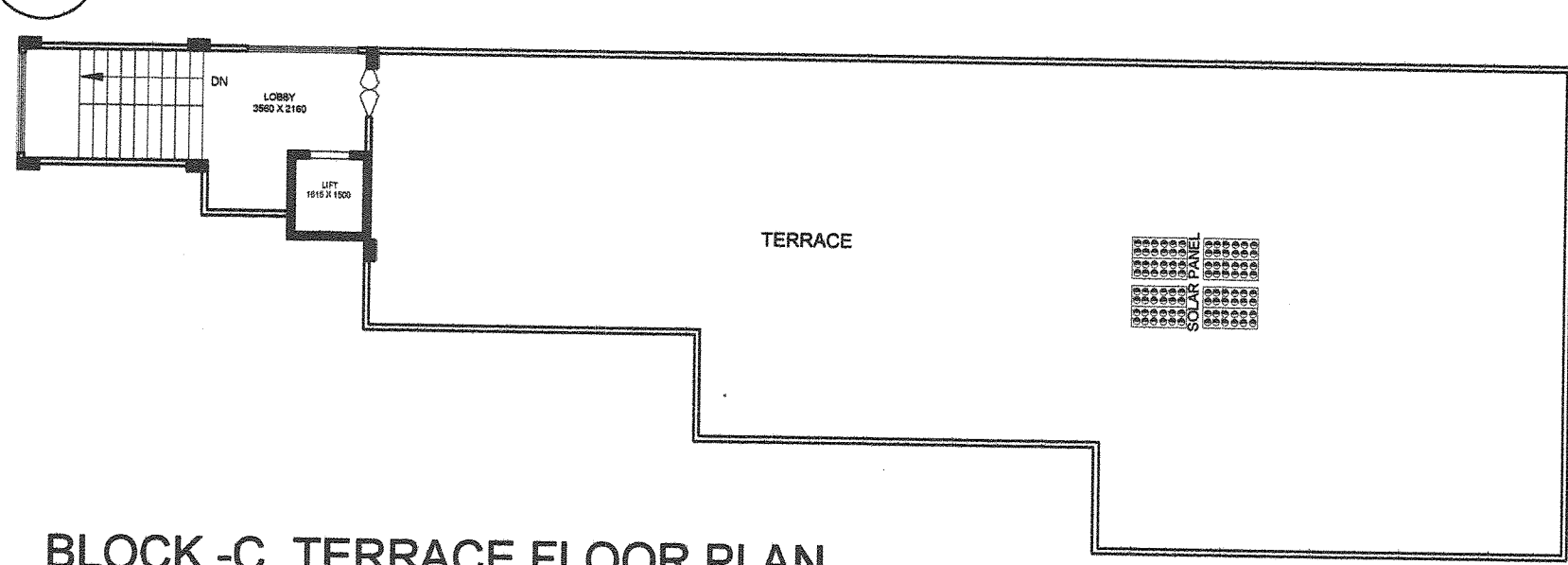
BLOCK -A, TERRACE FLOOR PLAN



BLOCK -B, TERRACE FLOOR PLAN

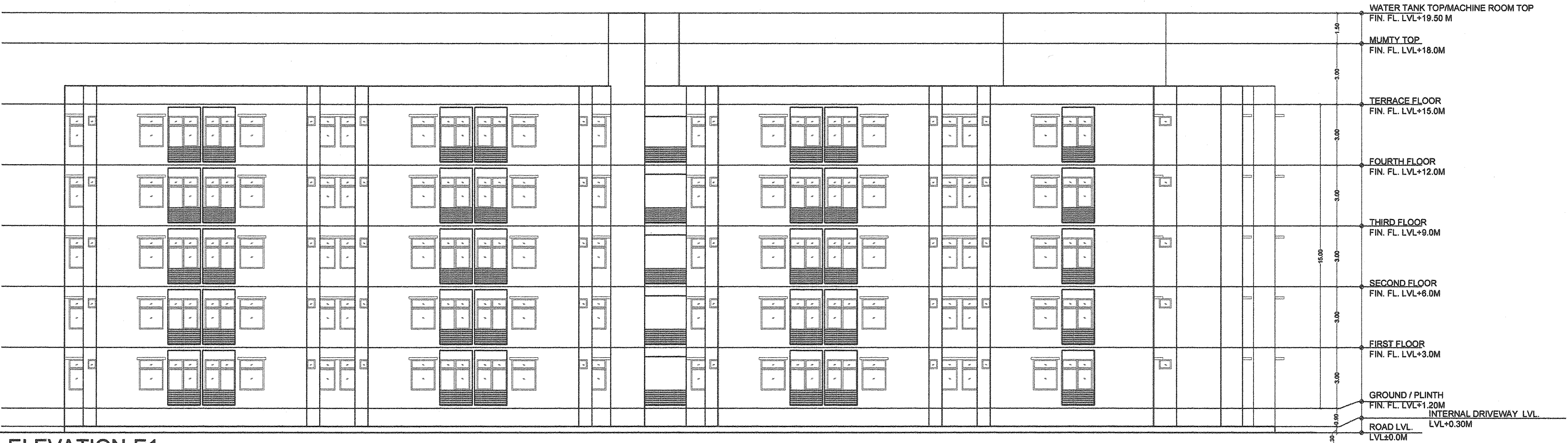


BLOCK -C, SCOND FLOOR PLAN



BLOCK -C, TERRACE FLOOR PLAN

APPLICANT / PROJECT TITLE	APPLICANT SIGNATURE :	DRAWING TITLE :	DATE :	ASSOCIATE ARCHITECT :	ARCHITECT :	SHEET NO. 5 / 9
PROPOSED RESIDENTIAL BUILDING FOR : M/s SHREE MAHAVEER INFRAESTATE LLP ON PART OF KHASRA NO. 360 /01 (AS PER CMJAY -2015 PROVISION -3A)	DRAWINGS ARE PREPARED BY ME AFTER SUPERVISING THE SITE. ON THE SITE LOCATION PLOT PRESENT CONDITION IS EMPTY OPEN LAND APPLIED DRAWING DOCUMENTS COMPLETE RESPONSIBILITY TAKEN BY ME.	TERRACE FLOOR PLANS	10 - 12 - 2017	YOGESH GEHLOT JBC Architects & Associates B-1, Mahaveer Park, New Bhopal Rd, Ph: 09414051105, 09571601099 Email: yjyogeshghehot@gmail.com	UPENDRA TATER, B.A.RCH (Hons.) COA NO. - CA / 91 / 14369	
ADDRESS : SITUATED ON KHASRA NO. 360 /01 AT BHAMBOLAYI ROAD VILLAGE PALI - II AT PALI, (RAJ.)		SCALE : 1 : 150	NORTH : 	 COA NO. - CA / 2012 / 55969	 Aakaar Architects & Planners 7- New Bhopalpura, Udaipur.	



ELEVATION-E1



ELEVATION-E2

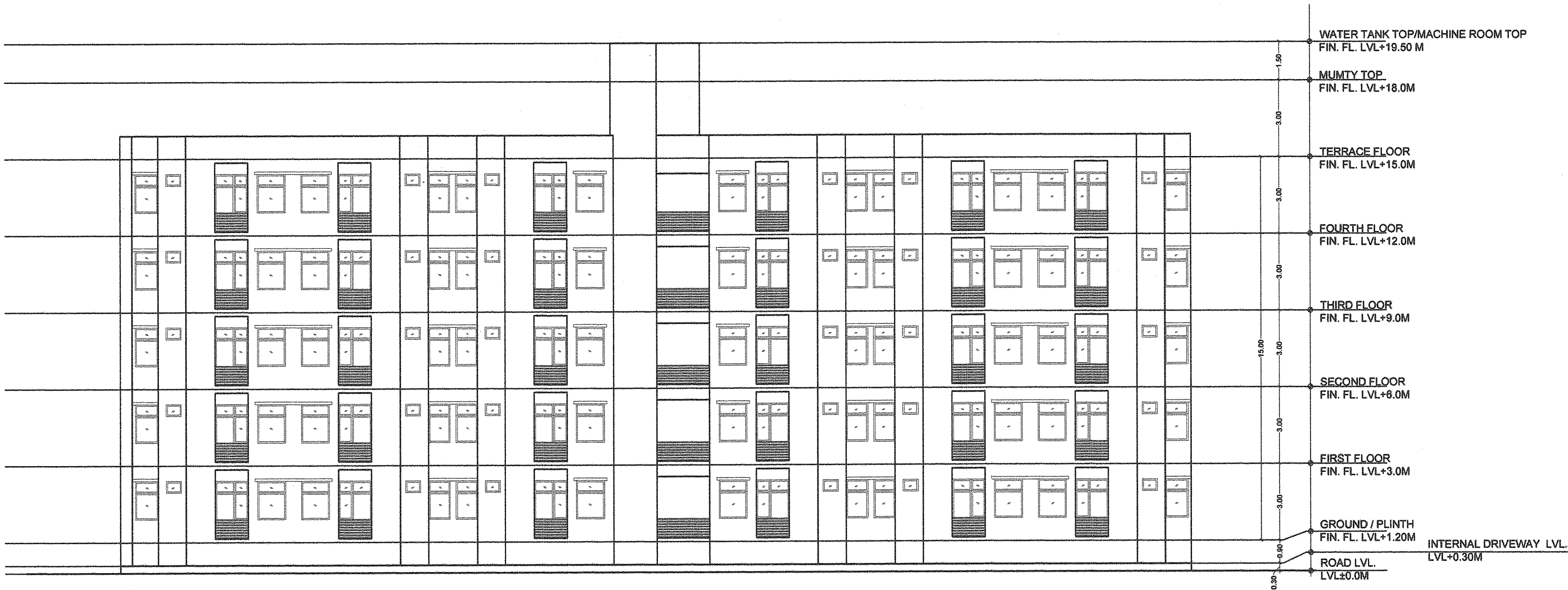


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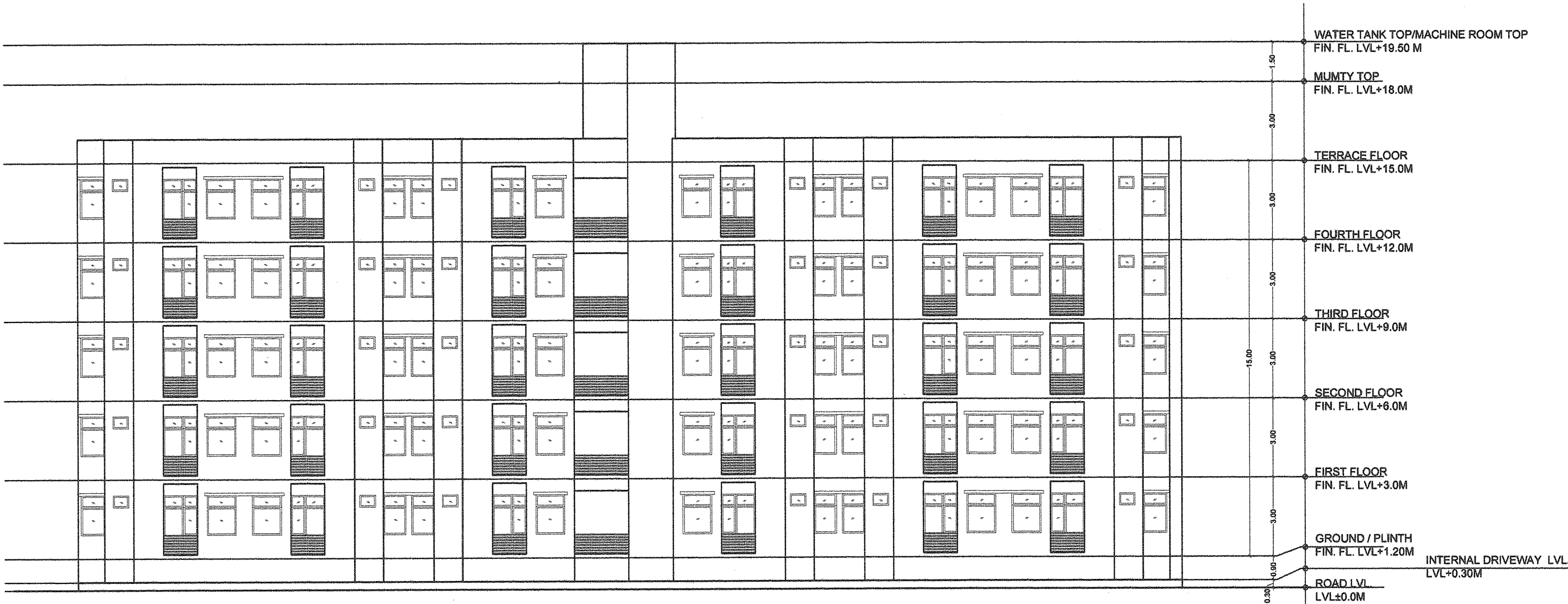


ELEVATION-E4

APPLICANT / PROJECT TITLE	APPLICANT SIGNATURE :	DRAWING TITLE :	DATE :	ASSOCIATE ARCHITECT :	ARCHITECT :	SHEET NO. 6 / 9
PROPOSED RESIDENTIAL BUILDING FOR : M/s SHREE MAHAVEER INFRAESTATE LLP ON PART OF KHASRA NO. 360 /01 (AS PER CMJAY -2015 PROVISION -3A) ADDRESS : SITUATED ON KHASRA NO. 360 /01 AT BHAMBOLAYI ROAD VILLAGE PALI - II AT PALI , (RAJ.)	DRAWINGS ARE PREPARED BY ME AFTER SUPERVISING THE SITE. ON THE SITE LOCATION PLOT PRESENT CONDITION IS EMPTY OPEN LAND APPLIED DRAWING DOCUMENTS COMPLETE RESPONSIBILITY TAKEN BY ME.	ELEVATIONS SCALE : 1 : 150	10 - 12 - 2017 NORTH : 	YOGESH GEHLOT JBC Architects & Associates P/1, Mahaveer Nagar, New Town, Pal (Raj.) Ph: 9914142113, 9927103199 Email: ar.yogeshgehlot@gmail.com COA NO. - CA / 2012 / 55969	UPENDRA TATER, B.ARCH (Hons.) COA NO. - CA / 91 / 14369 Aakaar Architects & Planners 7- New Bhopalpura, Udaipur.	



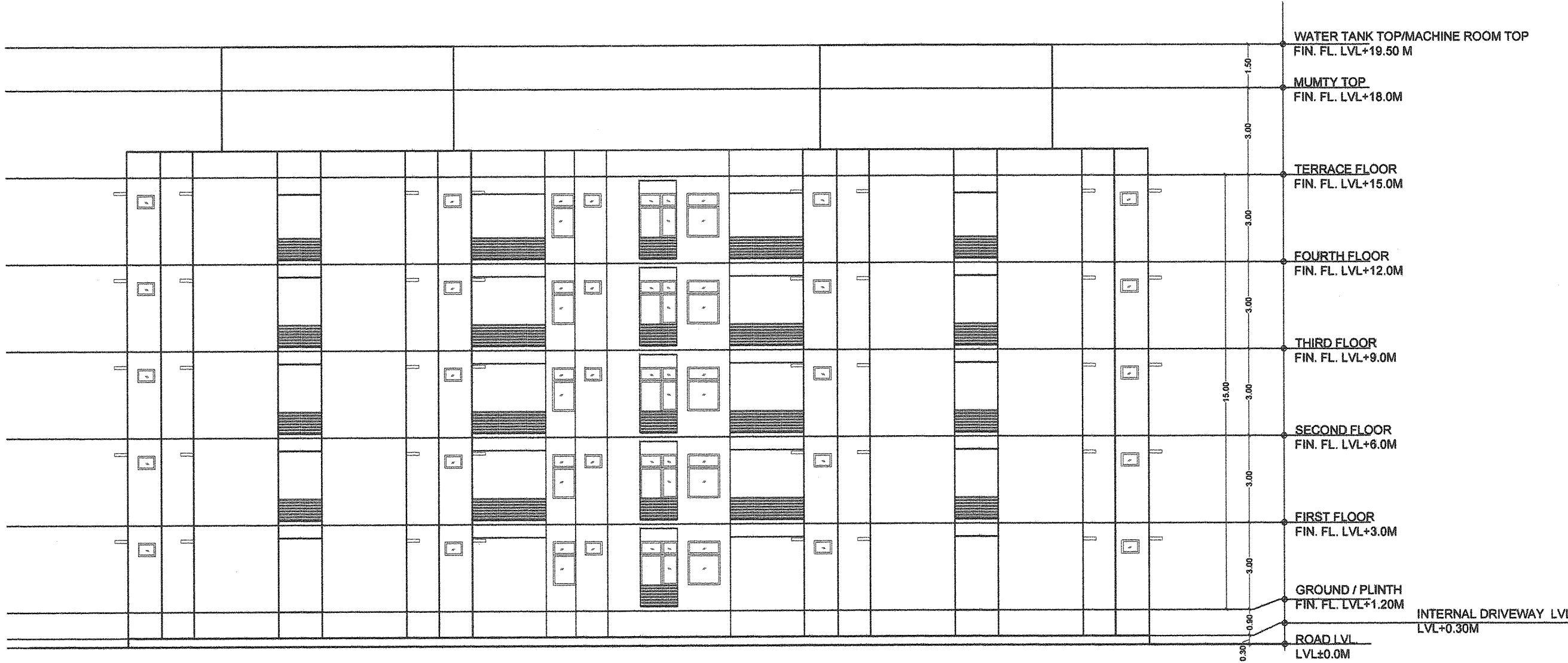
ELEVATION-E5



ELEVATION-E6

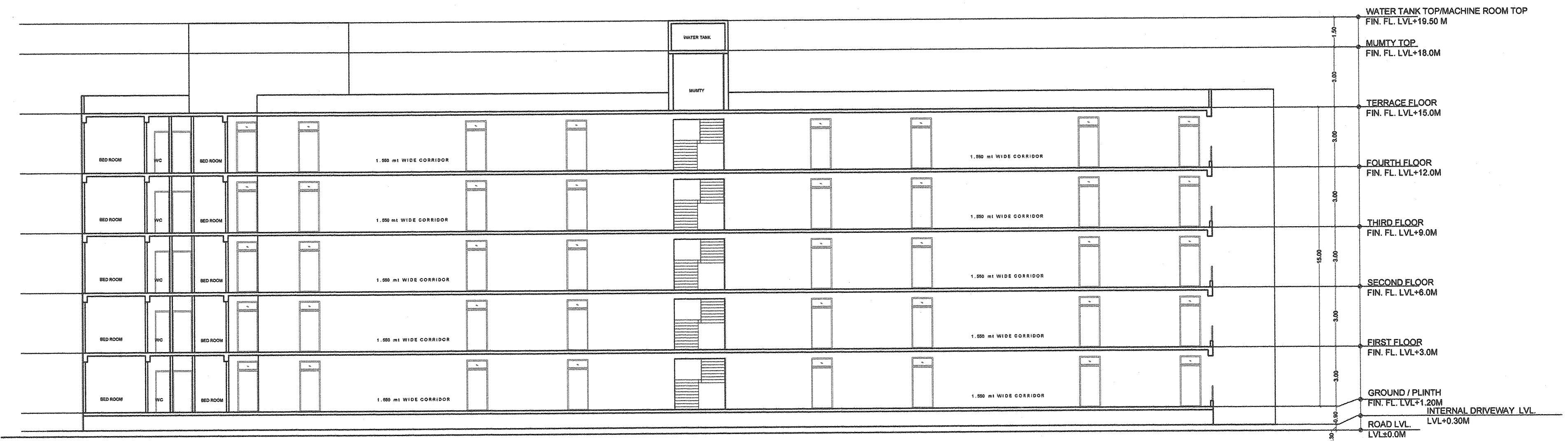


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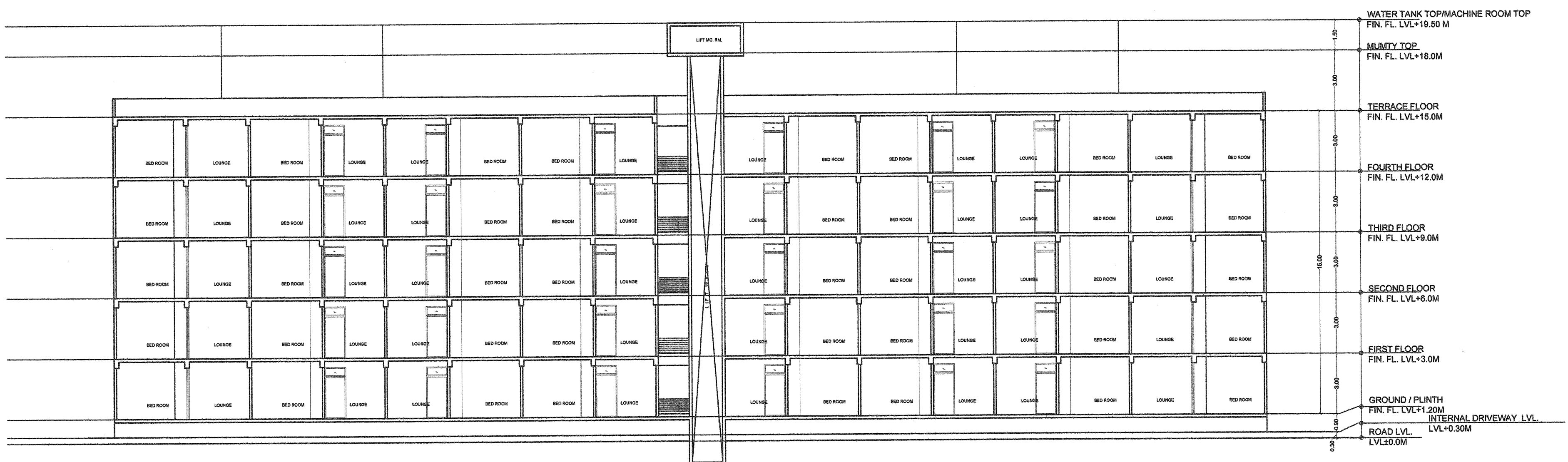


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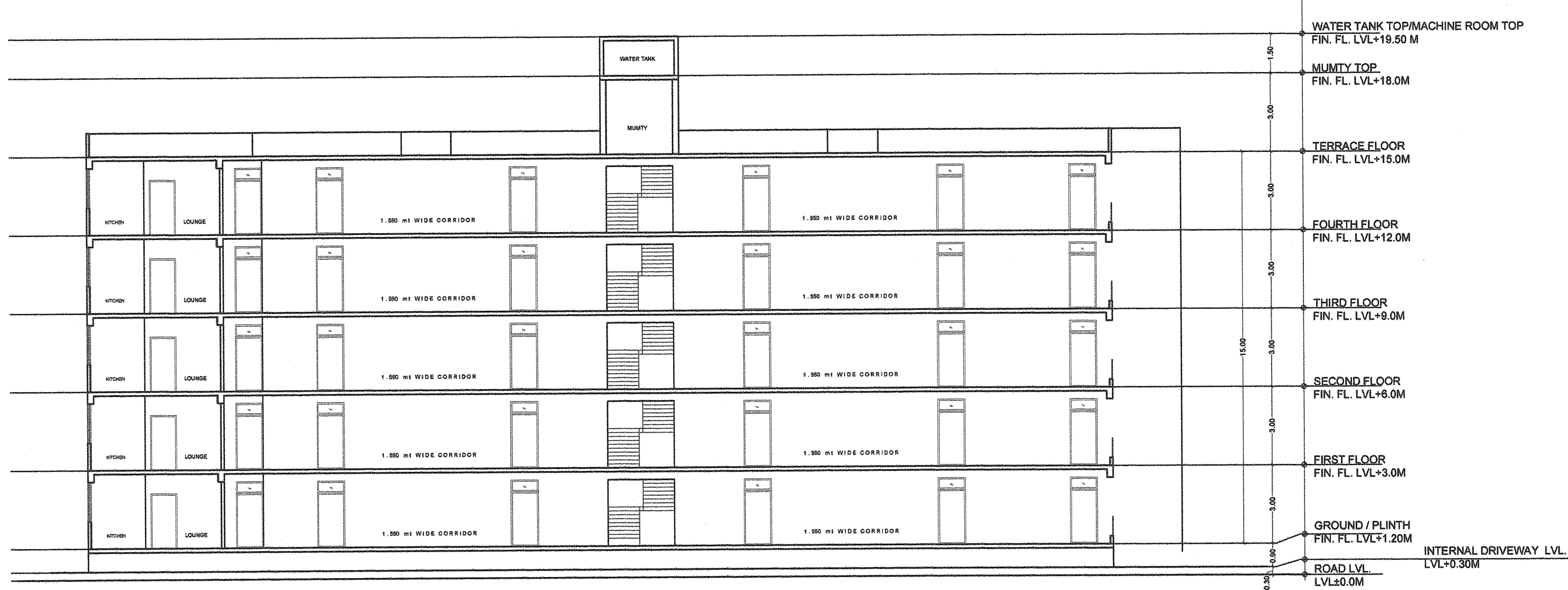
APPLICANT / PROJECT TITLE	APPLICANT SIGNATURE :	DRAWING TITLE :	DATE :	ASSOCIATE ARCHITECT :	ARCHITECT :	SHEET NO. 7 / 9
PROPOSED RESIDENTIAL BUILDING FOR : M/s SHREE MAHAVEER INFRAESTATE LLP ON PART OF KHASRA NO. 360 /01 (AS PER CMJAY -2015 PROVISION -3A)	DRAWINGS ARE PREPARED BY ME AFTER SUPERVISING THE SITE. ON THE SITE LOCATION PLOT PRESENT CONDITION IS EMPTY OPEN LAND APPLIED DRAWING DOCUMENTS COMPLETE RESPONSIBILITY TAKEN BY ME.	ELEVATIONS	10 - 12 - 2017	YOGESH GEHLOT JBC Architects & Associates 29, Mahaveer nagar, Near Town Hall Post (Raj) Ph: 09414601155, 9977150109 Email: ar.yogeshgehlot@gmail.com	UPENDRA TATER, B.Arch (Hons.) COA NO. - CA / 91 / 14369	
ADDRESS : SITUATED ON KHASRA NO. 360 /01 AT BHAMBOLAYI ROAD VILLAGE PALI - II AT PALI , (RAJ.)		SCALE : 1 : 150	NORTH : 	 COA NO. - CA / 2012 / 55969	 Aakaar Architects & Planners 7- New Bhopalpura, Udaipur.	



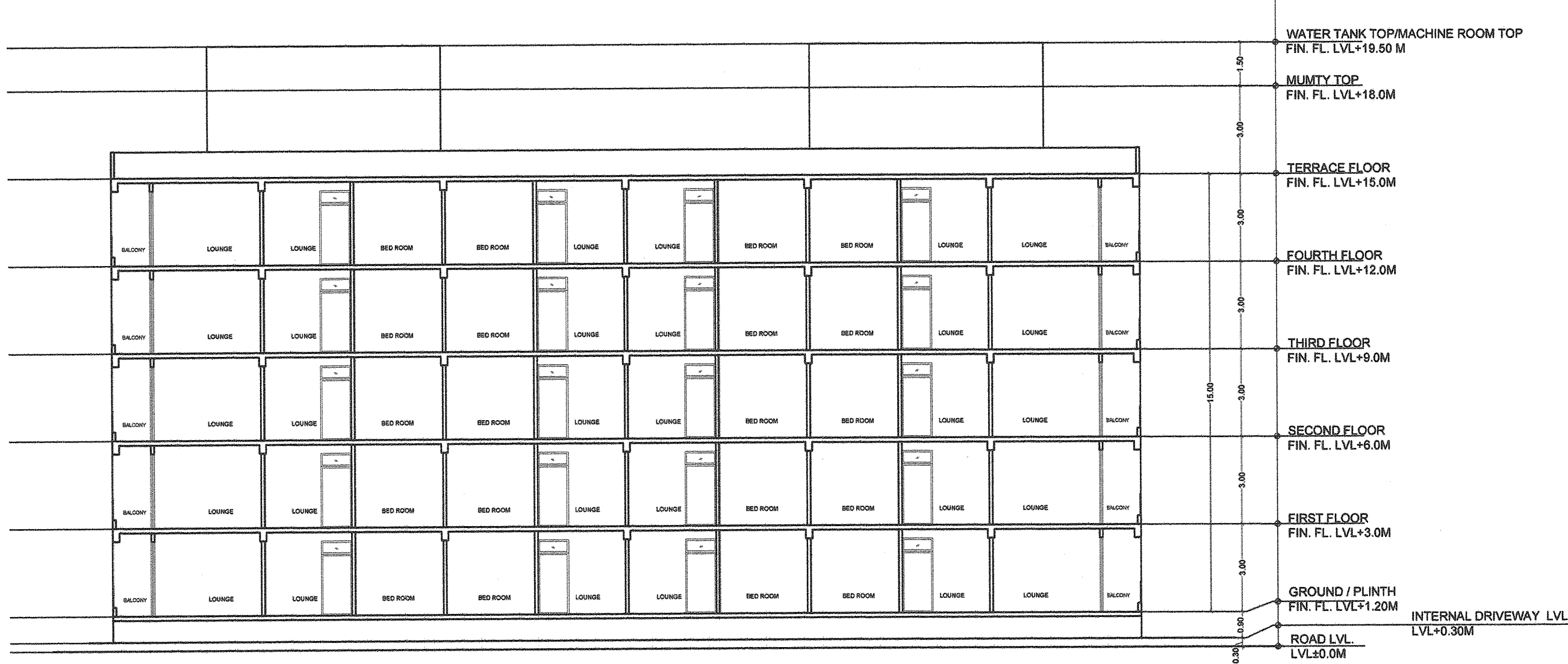
SECTION-AA



SECTION-BB

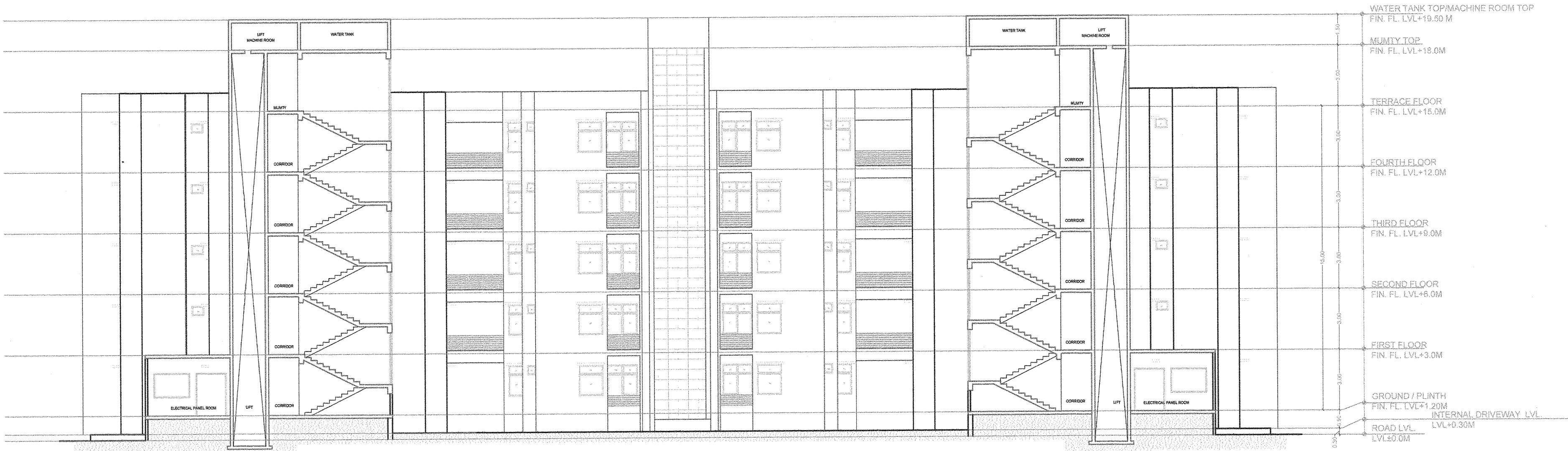


SECTION-CC

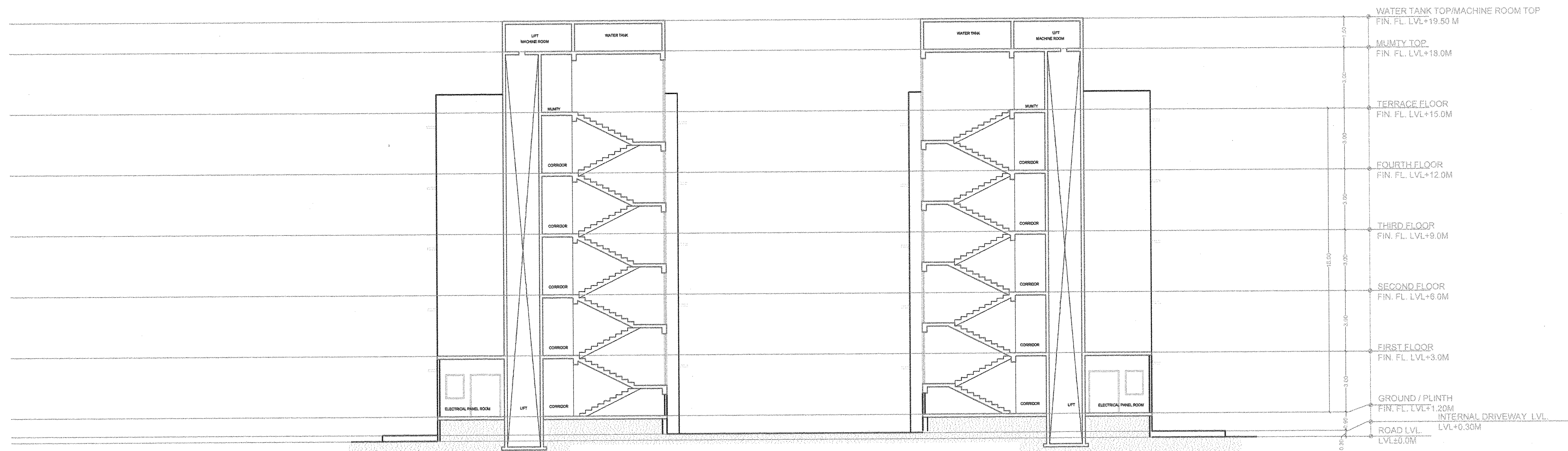


SECTION-DD

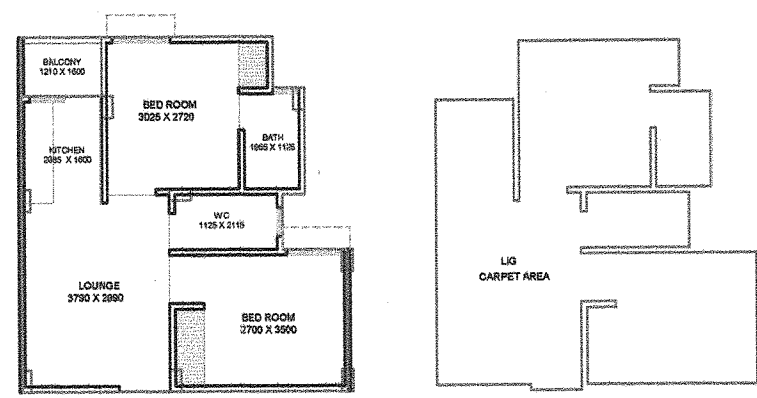
APPLICANT / PROJECT TITLE PROPOSED RESIDENTIAL BUILDING FOR : M/s SHREE MAHAVEER INFRAESTATE LLP ON PART OF KHASRA NO. 360 /01 (AS PER CMIA Y -2015 PROVISION -3A) ADDRESS : SITUATED ON KHASRA NO. 360 /01 AT BHAMBOLAYI ROAD VILLAGE PALI - II AT PALI , (RAJ.)	APPLICANT SIGNATURE : DRAWINGS ARE PREPARED BY ME AFTER SUPERVISING THE SITE. ON THE SITE LOCATION PLOT PRESENT CONDITION IS EMPTY OPEN LAND APPLIED DRAWING DOCUMENTS COMPLETE RESPONSIBILITY TAKEN BY ME.	DRAWING TITLE : SECTIONS SCALE : 1 : 150	DATE : 10 - 12 - 2017 NORTH : 	ASSOCIATE ARCHITECT : YOGESH GEHLOT JBC Architects & Associates (P. Mahaveer Singh, P. Singh, P. Singh) Ph: 99614621105, 99577001095 Email: w.yogeshgehlot@gmail.com COA NO. - CA / 2012 / 55969	ARCHITECT : UPENDRA TATER, B.Arch (Hons.) COA NO. - CA / 91 / 14369 Aakaar Architects & Planners 7- New Bhopalpur, Udaipur.	SHEET NO. 8 / 9
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SECTION-EE



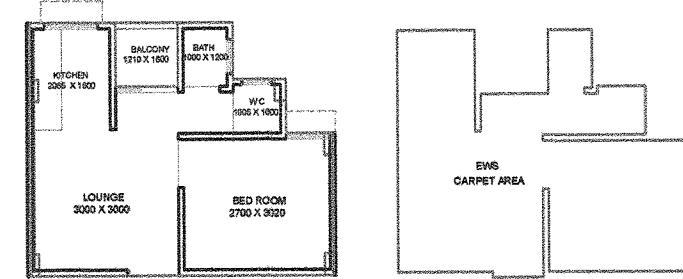
SECTION-FF



LIG UNIT PLAN

AREA		UNIT TYPE	
		LIG	EWS
S.B.U.A. (SQMT.)	42.14	27.48	
BALCONY AREA (SQMT.)	2.00	1.95	
BALCONY AREA (L/G) (SQMT.)	1.00	0.85	
COMMON AREA (CORRIDOR + LIFT + STAIRCASE)	5.00	6.00	
S.B.U.A. (SQMT.)	49.74	34.31	
CARPET AREA (SQMT.)	35.18	24.14	
S.B.U.A. AREA (SQFT.)	535.43	369.26	

		NO. OF UNITS					PERCENTAGE
UNIT TYPE	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL	
LIG	38	38	38	38	38	190	35.40%
EWS	27	27	27	27	27	135	41.50%
TOTAL	65	65	65	65	65	325	100.00%



EWS UNIT PLAN

APPLICANT / PROJECT TITLE PROPOSED RESIDENTIAL BUILDING FOR : M/s SHREE MAHAVEER INFRAESTATE LLP ON PART OF KHASRA NO. 360 /01 (AS PER CMJAY -2015 PROVISION -3A) ADDRESS : SITUATED ON KHASRA NO. 360 /01 AT BHAMBOLAYI ROAD VILLAGE PALI - II AT PALI , (RAJ.)	APPLICANT SIGNATURE : DRAWINGS ARE PREPARED BY ME AFTER SUPERVISING THE SITE. ON THE SITE LOCATION PLOT PRESENT CONDITION IS EMPTY OPEN LAND APPLIED DRAWING DOCUMENTS COMPLETE RESPONSIBILITY TAKEN BY ME.	DRAWING TITLE : SECTIONS & UNIT PLAN DETAIL SCALE : 1 : 150	DATE : 10 - 12 - 2017 NORTH : 	ASSOCIATE ARCHITECT : YOGESH GEHLOT JEC Architects & Associates N. Mahaveer Singh Road, Pali (Raj.) Ph. 09414021105, 09571001099 Email: ar.yogeshgehlot@gmail.com COA NO. - CA / 2012 / 55969	ARCHITECT : UPENDRA TATER, B.Arch (Hons.) COA NO. - CA / 91 / 14369 Aakaar Architects & Planners 7- New Bhopalpura, Udaipur.	SHEET NO. 9 / 9
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