क्रमांकःएफ(41/2020(1245944)जविप्रा/जोन–11/2020/डी– 424 दिनांकः 02/3/21

श्रीमती मनभर पत्नी श्री मोतीलाल चौधरी जाति जाट
ग्राम चिमनपुरा तहसील सांगानेर जिला जयपुर
कोलोब्रेशन मैसर्स डिफाइन्ड बिल्डर्स एण्ड कॉलोनाईजर्स एल.एल.पी.
कार्यालय 310, तृतीय तल, बिग बैन टॉवर,
स्वेज फार्म, न्यू सांगानेर रोड, सोडाला, जयपुर जरिये भागीदार
श्री संदीप यादव पुत्र श्री सुबे सिंह,
प्लॉट नं. 653, लक्ष्मण पथ, विवेक विहार,
न्यू सांगानेर रोड, सोडाला, जयपुर 302019

विषयः– निजी खातेदारी की मुख्यमंत्री जन आवास योजना 2015 के प्रोविजन 3बी के अन्तर्गत अनुमोदित योजना "MEADOWS VILLA" ग्राम चिमनपुरा तहसील सांगानेर जिला जयपुर का योजना मानचित्र जारी करने बाबत।

उपरोक्त विषयान्तर्गत लेख है कि आप द्वारा प्रस्तुत दस्तावेजों के आधार पर निजी खातेदारी में स्थित ग्राम चिमनपुरा तहसील सांगानेर जिला जयपुर के खसरा नम्बर 364/205 रकबा 0.06 हैक्ट. ख.नं. 206 रकबा 0.15 हैक्ट. ख.नं. 207 रकबा 0.13 हैक्ट. ख.नं. 209 रकबा 0.11 हैक्ट. ख.नं. 366/210 रकबा 0.06 हैक्ट. एवं खसरा नम्बर 216/1 रकबा 0.44 हैक्ट. में से 1671.36 वर्गमीटर किता 6 कुल रकबा 6771.36 वर्गमीटर भूमि पर निजी खातेदारी की मुख्यमंत्री जन आवास योजना 2015 के प्रोविजन 3बी के अन्तर्गत अनुमोदित योजना "MEADOWS VILLA" का अनुमोदित मानचित्र रिकॉर्ड शाखा में क्रमांक 899/बी दिनांक 25.2.2021 पर दर्ज किया गया है। रिकॉर्ड शाखा में दर्ज किये जाने के पश्चात योजना मानचित्र की प्रति संलग्न कर प्रेषित है।

संलग्नः– योजना मानचित्र की प्रति।

उपायुक्त जोन–11
जयपुर विकास प्राधिकरण,
जयपुर

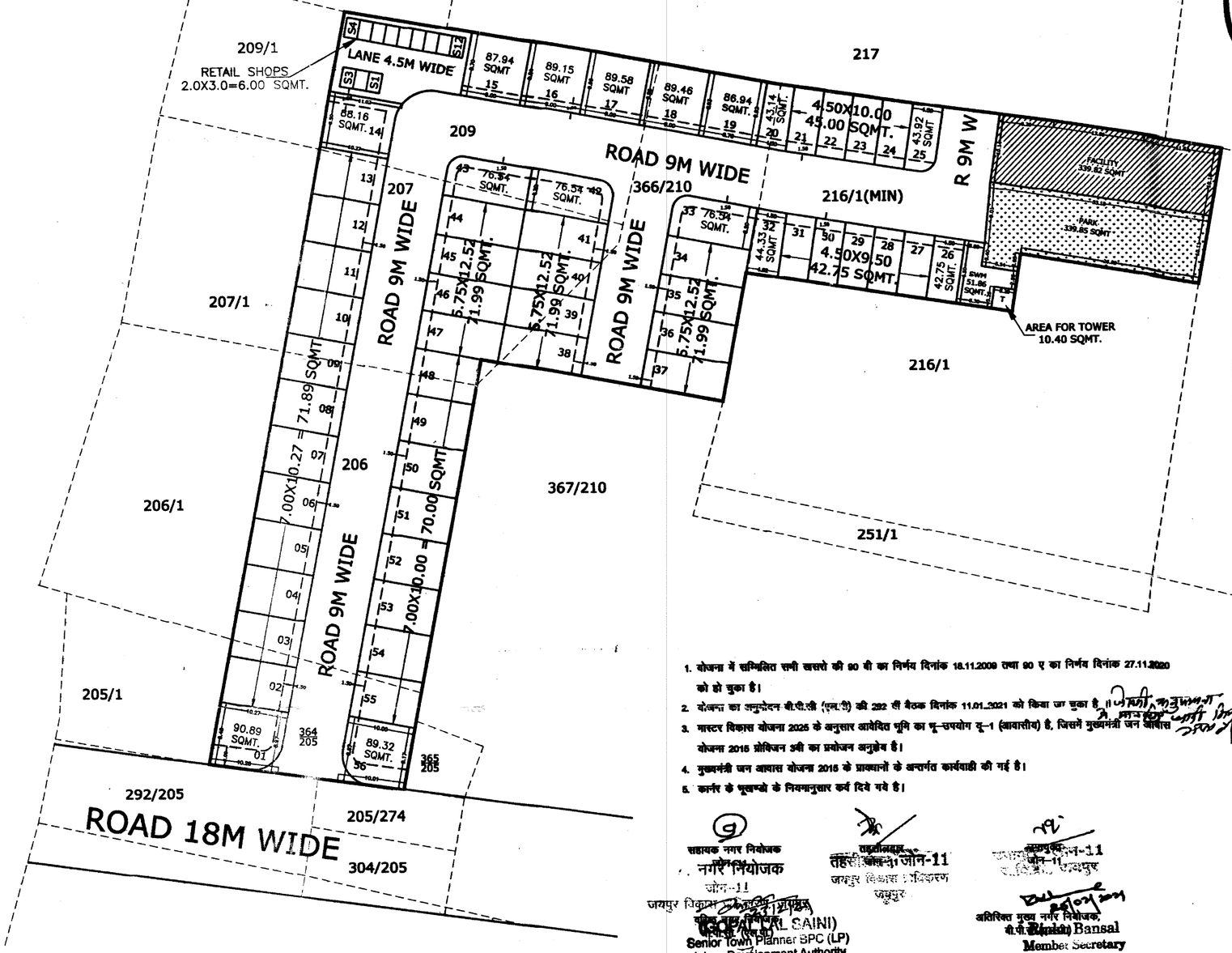
LAYOUT PLAN OF " MEADOWS VILLA "

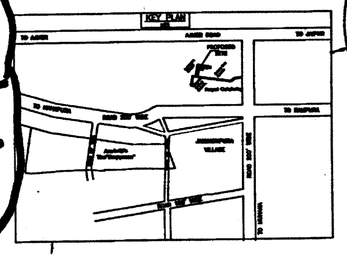
KHA. NO. 364/205, 206, 207, 209 & 366/210, 216/1 (MIN)

AT VILL- CHIMANPURA, TEHSIL- SANGANER, - JAIPUR

899 / B / 25.2.21

899 / B / 25.2.21





N
W E
S

SCALE : 1CM = 5 MTR.

216/2

S.NO.	PLOT NO.	AREA	CATEGORY
1	20	43.14	EWS
2	21	45.00	EWS
3	22	45.00	EWS
4	23	45.00	EWS
5	24	45.00	EWS
6	25	43.92	EWS
7	26	42.75	EWS
8	27	42.75	EWS
9	28	42.75	EWS
10	29	42.75	EWS
11	30	42.75	EWS
12	31	42.75	EWS
13	32	44.33	EWS

S.NO.	PLOT NO.	AREA	CATEGORY
1	1	90.89	25%
2	14	88.16	25%
3	15	87.94	25%
4	16	89.15	25%
5	17	89.58	25%
6	18	89.46	25%
7	19	86.94	25%
8	33	76.54	25%
9	42	76.54	25%
10	43	76.54	25%
11	56	89.32	25%

S.NO.	PLOT NO.	AREA	CATEGORY
1	2	71.89	LIG
2	3	71.89	LIG
3	4	71.89	LIG
4	5	71.89	LIG
5	6	71.89	LIG
6	7	71.89	LIG
7	8	71.89	LIG
8	9	71.89	LIG
9	10	71.89	LIG
10	11	71.89	LIG
11	12	71.89	LIG
12	13	71.89	LIG
13	34	71.99	LIG
14	35	71.99	LIG
15	36	71.99	LIG
16	37	71.99	LIG
17	38	71.99	LIG
18	39	71.99	LIG
19	40	71.99	LIG
20	41	71.99	LIG
21	44	71.99	LIG
22	45	71.99	LIG
23	46	71.99	LIG
24	47	71.99	LIG
25	48	70.00	LIG
26	49	70.00	LIG
27	50	70.00	LIG
28	51	70.00	LIG
29	52	70.00	LIG
30	53	70.00	LIG
31	54	70.00	LIG
32	55	70.00	LIG

कुल आवासीय भूखण्ड	56
कुल व्यवसायिक भूखण्ड	12

KHA. NO	JAMABANDI	SCHEME AREA
364/205	0.0600	0.0600
206	0.1500	0.1500
207	0.1300	0.1300
209	0.1100	0.1100
366/210	0.0600	0.0600
216/1	0.4400	0.1672
TOTAL	0.9500	0.6772

1. योजना में सम्मिलित सभी खसरो की 90 बी का निर्णय दिनांक 18.11.2009 तथा 90 ए का निर्णय दिनांक 27.11.2020 को हो चुका है।
2. योजना का अनुमोदन बी.पी.सी. (एल.पी) की 282 वीं बैठक दिनांक 11.01.2021 को किया जा चुका है।
3. मास्टर विकास योजना 2025 के अनुसार आवेदित भूमि का भू-उपयोग यू-1 (आवासीय) है, जिसमें मुख्यमंत्री जन आवास योजना 2015 प्रोविजन 3बी का प्रयोजन अनुज्ञेय है।
4. मुख्यमंत्री जन आवास योजना 2015 के प्रावधानों के अन्तर्गत कार्यवाही की गई है।
5. कलॉन के भूखण्डो के नियमानुसार कर दिये गये है।

सहायक नगर नियोजक
नगर नियोजक
जोन-11
जयपुर विकास प्राधिकरण
जयपुर

तहसीलदार
तहसील कोटपूतली जोन-11
जयपुर विकास प्राधिकरण
जयपुर

अतिरिक्त मुख्य नगर नियोजक
जोन-11
जयपुर विकास प्राधिकरण
जयपुर

(GOPAL SAINI)
Senior Town Planner BPC (LP)
Jaipur Development Authority
Jaipur

Bansal
Member Secretary
BPC (LP)

J. D. A.

AREA ANALYSIS'S :-

S.NO.	LAND USE	AREA	%
1.	25% KHATEDAR	941.04 SQMT.	13.89 %
2.	LIG PLOTS	2285.56 SQMT.	33.76 %
3.	EWS PLOTS	567.89 SQMT.	8.39 %
4.	RETAILS	219.83 SQMT.	3.25 %
5.	PARK	339.85 SQMT.	5.01 %
6.	E.W.S. /TOWER	62.26 SQMT.	0.92 %
7.	FACILITY	339.82 SQMT.	5.01 %
8.	ROAD	2015.65 SQMT.	29.77 %
9.	TOTAL AREA	6772.00 SQMT.	100.00 %

NAME OF SOCIETY: NIJI KHATEDAR

NAME OF SCHEME: "MEADOWS VILLA"

ZONE NO. (11) | SECTOR NO.

SCALE : 1CM = 5 MTR. | DRG. NO.

A. T. P. ZONE | D.T.P. | S.T.P.

JAIPUR DEVELOPMENT AUTHORITY, JAIPUR.

PLANNER: CADMAX Design Services

राजस्थान सरकार
नगरीय विकास विभाग

20 APR 2017

क्रमांक प.10(7)नविवि/3/2009 पार्ट–III

जयपुर, दिनांक :–

सचिव,
जयपुर/जोधपुर/अजमेर विकास प्राधिकरण,
जयपुर/जोधपुर/अजमेर।

निदेशक,
स्थानीय निकाय विभाग,
जयपुर।

सचिव,
नगर विकास न्यास,
समस्त.....।

विषय :– **कम्पलीशन सर्टिफिकेट जारी करने हेतु वास्तुविदों का एम्पैनलमेन्ट किये जाने के संबंध मे।**

सन्दर्भः– **विभागीय आदेश दिनांक 22.02.2017 एवं विभागीय पत्र दिनांक 10.04.2017**

महोदय,

उपरोक्त विषयान्तर्गत सन्दर्भित आदेश दिनांक 22.02.2017 के क्रम मे जारी पत्र दिनांक 10.04.2017 की निरन्तरता में विभाग द्वारा ई.ओ.आई. के माध्यम से वास्तुविदों का पैनल तैयार किया गया है। पैनल में उल्लेखित वास्तुविद भवन विनियमों के प्रावधानानुसार कम्पलीशन सर्टिफिकेट जारी करने के लिये अधिकृत किये जाते है। इनके द्वारा भवन निर्माता को जारी किये जाने वाले कम्पलीशन सर्टिफिकेट को मान्यता प्रदान की जायेगी तथा संबंधित नगरीय निकाय द्वारा सन्दर्भित आदेश मे निर्धारित प्रक्रिया के अनुसार जारी किया जाना सुनिश्चित किया जावे।

भवदीय,

19/4/17

(राजेन्द्र सिंह शेखावत)
संयुक्त शासन सचिव–प्रथम

LIST OF EMPANNELED ARCHITECTS FOR COMPLETION CERTIFICATE

S.No.	Name of Applicant	Associate Firm	COA Registration Number
1	Shri Akshit Tholia	Graphite Design Studio, 68 Janakpuri I, Imliwala Phatak, Opp. Jain Mandir, Jaipur Email:- akshit@graphitedesignstudio.com Mo. No. :-9928334414	CA/2012/57066
2	Smt. Astha Tholia	Graphite Design Studio, 68 Janakpuri I, Imliwala Phatak, Opp. Jain Mandir, Jaipur Email:-astha2786@gmail.com Mo. No. :-9929014414	CA/2011/52881
3	Shri Shailendra Singh Sengar	H 1203, Krish Watika, Bhiwadi-Alwar Bypass Road, Bhiwadi Email:- sengar@saplind.in Mo. No. :-9783502999	CA/2008/43675
4	Shri Mansingh Meena	b-81, Behind UIT Office, Bhagat Singh Colony, Bhiwadi Email:- mansingh1984@gmail.com Mo. No. :-9460478315	CA/2010/49305
5	Shri Rohitash Saraswat	Chandrakala Architecture, 19/227, Chandra-Mahal, Ward 25, Nagaadkhana, Karauli-322241 Email:- saraswatrohitash@gmail.com Mo. No. :-9829076733	CA/2007/39326
6	Shri Anuj Mathur	A-8, Shyam Nagar, Ajmer Road, Jaipur Email:- anujrini2624@gmail.com Mo. No. :-9314874679	CA/91/13666
7	Shri Shrawan Kumar Kumawat	b-6, Ganesh Kripa Apartment, Moti Marg, Bapu Nagar, Jaipur Email:- sdcjpr@gmail.com Mo. No. :-9314510603	CA/2000/26400
8	Shri Shri Krishan	Space Grid, C-49, Vidya Apartment, Paras Marg, Bapu Nagar, Jaipur Email:- spacegrid_ss@yahoo.com Mo. No. :-9314918766	CA/99/25451
9	Shri Anugunj Agre	A/80, Behind krishna Nagar Housing Scheme, Nagla Lodha Road, Bharatpur-321001 Email:- anugunj.agre@gmail.com Mo. No. :- 9411832276	CA/2010/48816
10	Shri Piyush Pareta	115, Pratap Nagar, Near Bharat Vikas Hospital, Kota Email:- paretapiyush@gmail.com Mo. No. :- 9460122987	CA/2010/50969
11	Shri Vikas Jain	V J Architects, 10 kha 2, jyoti nagar, sahakar marg, Jaipur Email :- vjarchitect@gmail.com Mob. No. - 9828596167	CA/2000/26735
12	Shri Ankit sharma	Cadmax Design Services, C-49, B-3, Vidhya Apartment, Bapu Nagar, Jaipur Email:- info@cadmaxds.com cadmaxds@rediffmail.com Mo. No. :-8440884400	CA/2007/40652
13	Shri Sheetal Kumar Agrawal	Sheetal Kumar Associates Consultant n Designers, C-84, 1st Floor, Shiwad House, Prithviraj Road, C-Scheme, Jaipur Email:- sheetalkumar.jpr@gmail.com Mo. No. :- 9829061013	CA/99/25335

19/4/17

(R. S. Shekhawat)
Joint Secretary-I

Check List for Building Plan Approval of CMJAY Projects

(Plotted Development)

Applicant Name	:	DEFINED BUILDERS AND COLONIZERS LLP
Architect's Name & Registration No.	:	ANKIT SHARMA (CA/07/40652)
Address (Proposed Building)		Khasra No. 364/205, 206, 207, 209 & 366/210, 216/1 (MIN)
Village	:	CHIMANPURA, TEHSIL- SANGANER, - JAIPUR
Width of Proposed Road	:	18 M
Area (Sq.Mt.)	:	6772.00 SQMT.
A) Portion of scheme area Proposed for EWS,LIG		2854.45 SQM
B) Balance Portion of scheme area Proposed for Developer, 25% Khatedar Plot & Retails		1160.74 SQM

S.No.	Details		Comments	
1.	Size of Plot)		6772.00 SQMT.	
2	Salable Area		As per CMJSY/Township Policy	As per proposal
	(i)	Residential (%)	As per CMJSY/Township Policy	56.05 %
	(ii)	Commercial (%)	As per CMJSY/Township Policy	3.24%
3	Facility Area		As per CMJSY/Township Policy	As per proposal
	(i)	Park (%)	5.0%	5.02%
	(ii)	Facility (%)	5.0%	5.02%
	(iii)	Road (%)	20%	29.75%
4.	Setbacks			
			As per Bylaws/	As per proposal

			CMJAY Policy	
	Front		1.5	1.5
	Side I		0	0
	Side II		0	0
	Rear		0	0
5	**Saleble Area under EWS/LIG (Total Plot Area)**		**As per Bylaws/ CMJAY Policy**	**As per proposal**
	(i)	**EWS (PLOT AREA)**	**As per Bylaws/ CMJAY Policy**	**567.89 SQM**
	(ii)	**L.I.G. (PLOT AREA)**	**As per Bylaws/ CMJAY Policy**	**2286.56 SQM**
	ROAD Width (For Road proposed in the scheme)		**As per CMJSY/Township Policy**	**As per proposal**
			9 M	9 M
7	**Parking**		**As per Bylaws/ CMJAY Policy**	**As per proposal**
			As per Bylaws/ CMJAY Policy	**As per Bylaws/ CMJAY Policy**
8	**Any Other Observation**			

based on above facts application submitted by DEFINED BUILDERS AND COLONIZERS LLP (by applicant) is as per the provision of Chief Minister Jan Awas Yojana - 2015, Township policy and building byelaws. The applicant has deposited the charges of layout plan approval

Rs._____ at _____(development authority/UIT) Hence the layout plan of plotted development is issued to:

Applicant name : DEFINED BUILDERS AND COLONIZERS LLP

Proposed site : Khasra No. 364/205, 206, 207, 209 & 366/210, 216/1 (MIN)

Village : CHIMANPURA, TEHSIL- SANGANER, - JAIPUR

Area (Sq Mt) : 6772.00 SQM

Architect:- ANKIT SHARMA

Registration no:-_ (CA/07/40652)

E-CHALLAN (Manual Payment)
Government Of Rajasthan
Urban Development and Housing Department, Jaipur

Valid Upto:- 31/03/2021 Remitter's Copy for Dept

GRN :- **47110537** Date:- 03/02/2021 2:57:00 PM

BarCode:-

Office Name:- **Urban Development & Housing Deptt.**

Location:- JAIPUR (SECTT.)

Year: 03/02/2021 To 28/02/2021

Head(0029)	Amount ₹
0029-00-800-07-03-विकास प्राधिकरण के माध्यम	131,508.00

Discount :- ₹ 0.00

Total/Net Amount:- ₹ **131,508.00**

One Lakh Thirty One Thousand Five Hundred Eight Rupees and Zero Paise Only

Payee Detail

TIN/Actt. no./VehicleNo/TaxId/Lease No:-

PAN No.:-

Remitter Name:- **MANBHAR DEVI**

Address:- KHARBASO KI DHANI, JAISINGPURA ROAD, CHIMANPURA, BHANKROTA JAIPUR JAIPUR-302026

Remarks: VILLAGE CHIMANPURA TEHSIL SANGANER KH.NO. 206, 207, 209, 366/210, 216/1 AREA 6771.36 SQ.MT. C.M. JAN AWAS YOJANO 3B MEADOWS VILLA

FOR USE IN RECEIVING BANK

Cheque-DD-No.:

Bank CIN No:-

Bank SBI AnyWhere

131508/-

03 FEB 2021

हस्ताक्षर

E-CHALLAN (Manual Payment)
Government Of Rajasthan
Urban Development and Housing Department, Jaipur

Valid Upto:- 31/03/2021 Remitter's Copy

GRN :- **47110537** Date:- 03/02/2021 2:57:00 PM

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FOR USE IN RECEIVING BANK

Cheque-DD-No.:

Bank CIN No:-

Bank SBI AnyWhere

131508/-

03 FEB 2021

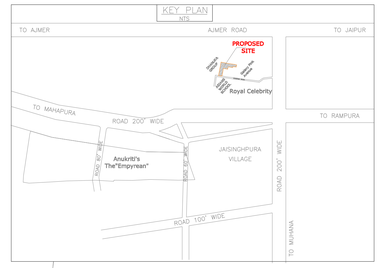
हस्ताक्षर

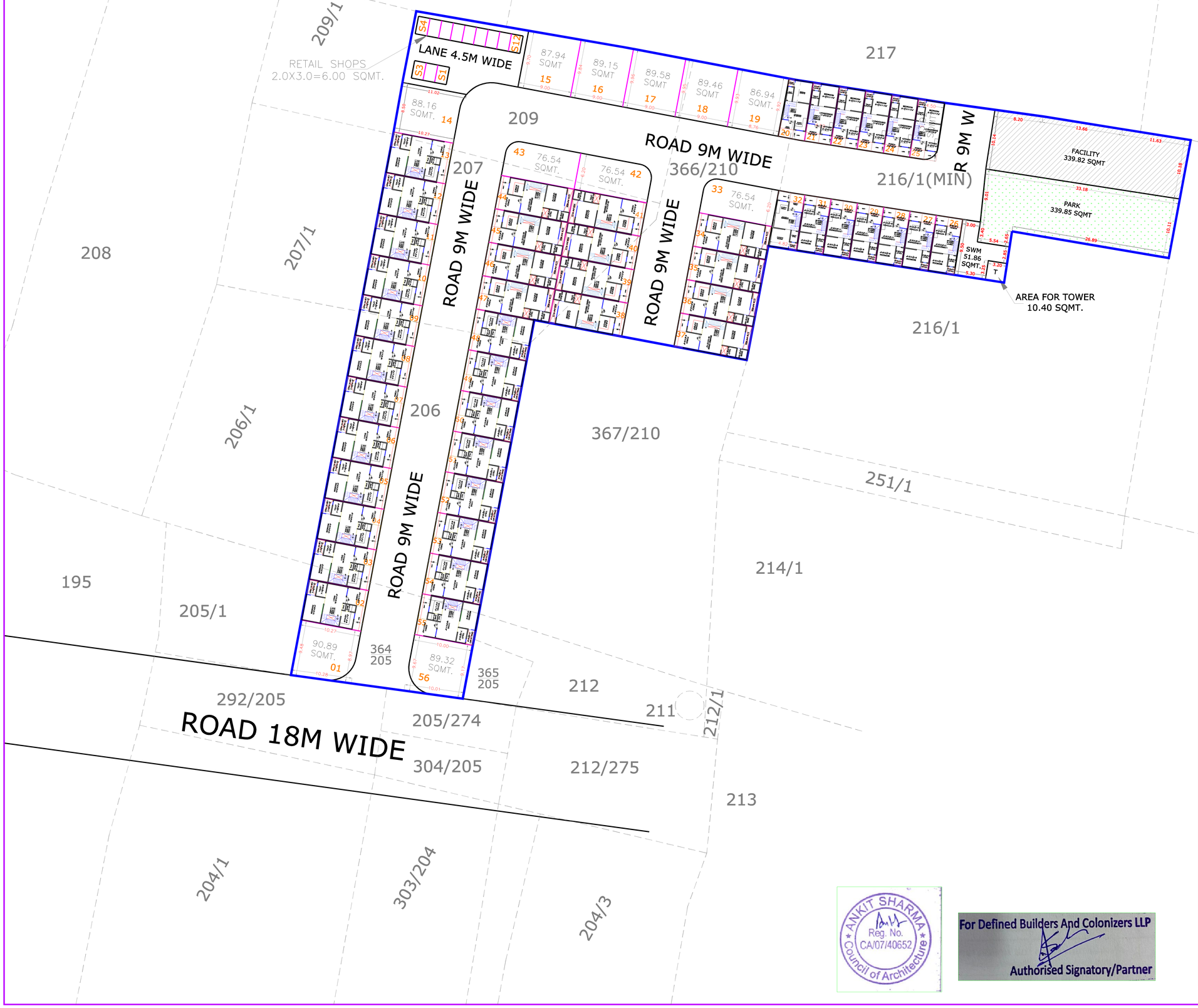
is challan in government account on T+1 basis

LAYOUT PLAN OF " MEADOWS VILLA "

KHA. NO. 364/205, 206, 207, 209 & 366/210, 216/1 (MIN)

AT VILL- CHIMANPURA, TEHSIL- SANGANER, - JAIPUR





SCALE : 1CM = 5 MTR.

S.NO.	PLOT NO.	AREA	CATEGORY
1	20	43.14	EWS
2	21	45.00	EWS
3	22	45.00	EWS
4	23	45.00	EWS
5	24	45.00	EWS
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7	26	42.75	EWS
8	27	42.75	EWS
9	28	42.75	EWS
10	29	42.75	EWS
11	30	42.75	EWS
12	31	42.75	EWS
13	32	44.33	EWS

S.NO.	PLOT NO.	AREA	CATEGORY
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5	17	89.58	25%
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8	33	76.54	25%
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11	56	89.32	25%

S.NO.	PLOT NO.	AREA	CATEGORY
1	2	71.89	LIG
2	3	71.89	LIG
3	4	71.89	LIG
4	5	71.89	LIG
5	6	71.89	LIG
6	7	71.89	LIG
7	8	71.89	LIG
8	9	71.89	LIG
9	10	71.89	LIG
10	11	71.89	LIG
11	12	71.89	LIG
12	13	71.89	LIG
13	34	71.99	LIG
14	35	71.99	LIG
15	36	71.99	LIG
16	37	71.99	LIG
17	38	71.99	LIG
18	39	71.99	LIG
19	40	71.99	LIG
20	41	71.99	LIG
21	44	71.99	LIG
22	45	71.99	LIG
23	46	71.99	LIG
24	47	71.99	LIG
25	48	70.00	LIG
26	49	70.00	LIG
27	50	70.00	LIG
28	51	70.00	LIG
29	52	70.00	LIG
30	53	70.00	LIG
31	54	70.00	LIG
32	55	70.00	LIG

dqy vkoklh; Hkw[k.M	56
[kqyk O;kolkf;d Hkw[k.M	12

KHA. NO	JAMABANDI	SCHEME AREA
364/205	0.0600	0.0600
206	0.1500	0.1500
207	0.1300	0.1300
209	0.1100	0.1100
366/210	0.0600	0.0600
216/1	0.4400	0.1672
TOTAL	**0.9500**	**0.6772**

J. D. A.

AREA ANALYSIS'S :-

S.NO.	LAND USE	AREA	%
1.	25% KHATEDAR	941.06 SQMT.	13.90 %
2.	LIG PLOTS	2286.56 SQMT.	33.76 %
3.	EWS PLOTS	567.89 SQMT.	8.39 %
4.	RETAILS	219.68 SQMT.	3.24 %
5.	PARK	339.85 SQMT.	5.02 %
6.	S.W.M. / TOWER	62.26 SQMT.	0.92 %
7.	FACILITY	339.82 SQMT.	5.02 %
8.	ROAD	2014.88 SQMT.	29.75 %
9.	TOTAL AREA	6772.00 SQMT.	100.00 %

NAME OF SOCIETY : NIJI KHATEDAR

NAME OF SCHEME : "MEADOWS VILLA"

ZONE NO. (11) | SECTOR NO.

SCALE : 1CM = 5 MTR. | SHEET NO.-01

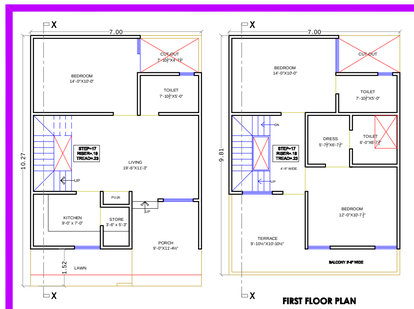
A. T. P. ZONE | D.T.P. | S.T.P.

JAIPUR DEVELOPEMENT AUTHORITY, JAIPUR.

PLANNER : CADMAX Design Services
C-49, B-3, VIDHYA APPARTMENTS, PARAS MARG, BAPUNAGAR, JAIPUR
PH:-0141- 4036515 email - info@cadmaxcds.com

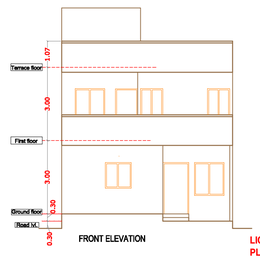
ANKIT SHARMA
Reg. No. CA/07/40652
Council of Architecture

For Defined Builders And Colonizers LLP
Authorised Signatory/Partner



GROUND FLOOR PLAN

FIRST FLOOR PLAN



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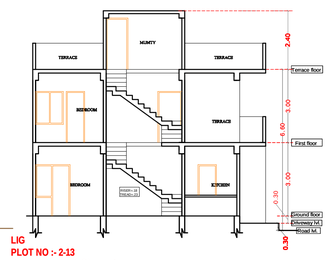
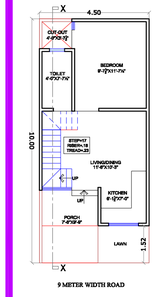


LIG
PLOT NO :- 2-13
PLOT AREA = 71.89 sq. mt.
BUILTUP AREA = 129.75 sq. mt.
CARPET AREA = 80.95 sq. mt.
BALCONY AREA = 14.46 sq. mt.



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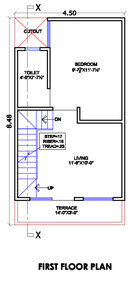

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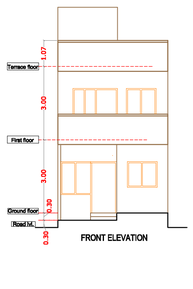

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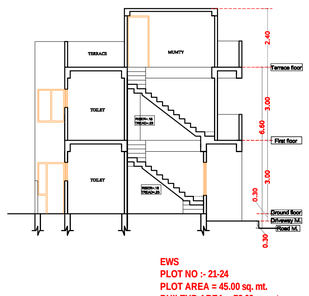
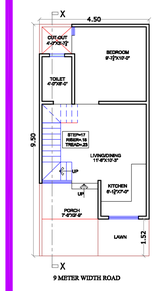


EWS
PLOT NO :- 21-24
PLOT AREA = 45.00 sq. mt.
BUILTUP AREA = 73.09 sq. mt.
CARPET AREA = 52.60 sq. mt.
BALCONY AREA = 4.52 sq. mt.



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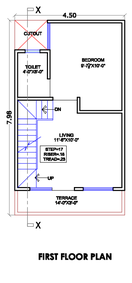

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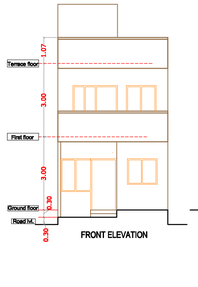

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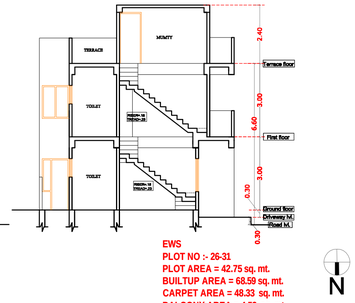
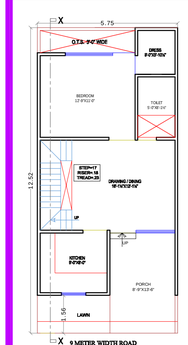


EWS
PLOT NO :- 26-31
PLOT AREA = 42.75 sq. mt.
BUILTUP AREA = 68.59 sq. mt.
CARPET AREA = 48.33 sq. mt.
BALCONY AREA = 4.52 sq. mt.



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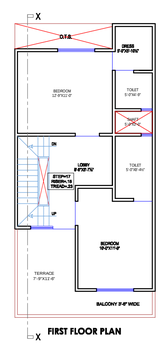

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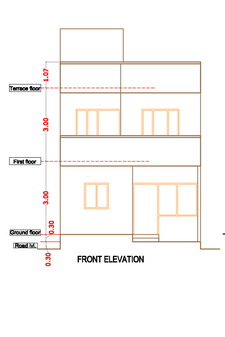

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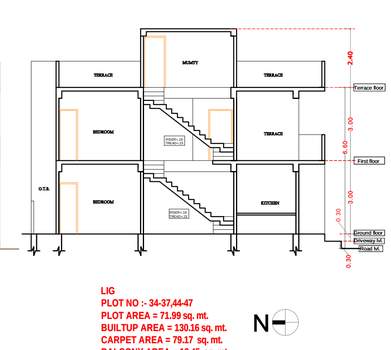
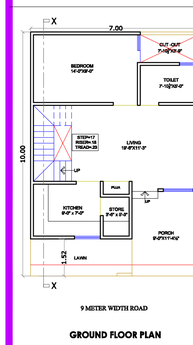


LIG
PLOT NO :- 34-37,44-47
PLOT AREA = 71.99 sq. mt.
BUILTUP AREA = 130.16 sq. mt.
CARPET AREA = 79.17 sq. mt.
BALCONY AREA = 12.45 sq. mt.



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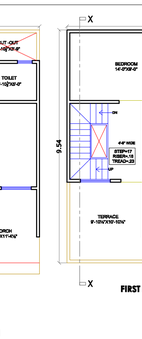

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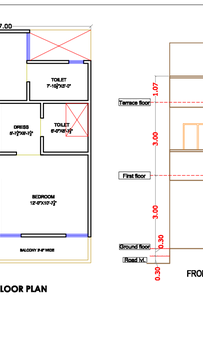

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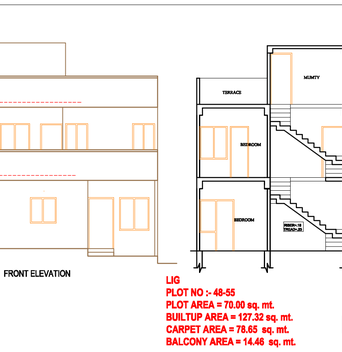
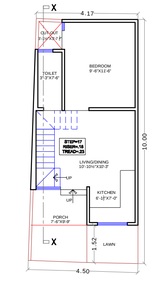
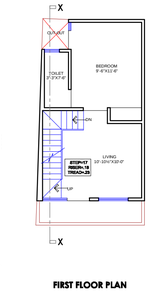


LIG
PLOT NO :- 48-55
PLOT AREA = 70.00 sq. mt.
BUILTUP AREA = 127.32 sq. mt.
CARPET AREA = 78.65 sq. mt.
BALCONY AREA = 14.46 sq. mt.



GROUND FLOOR PLAN



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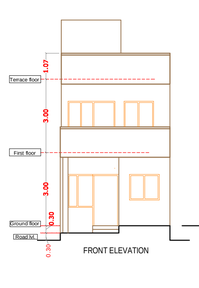

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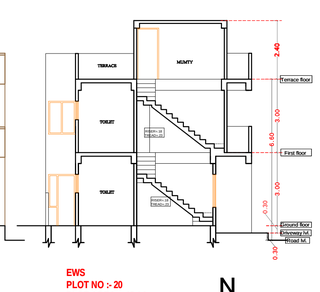
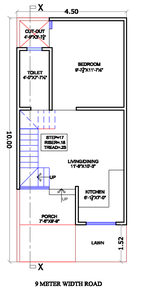
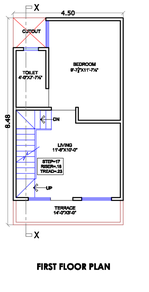


EWS
PLOT NO :- 20
PLOT AREA = 43.14 sq. mt.
BUILTUP AREA = 70.08 sq. mt.
CARPET AREA = 49.11 sq. mt.
BALCONY AREA = 4.45 sq. mt.



GROUND FLOOR PLAN



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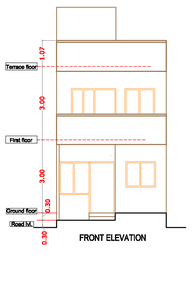

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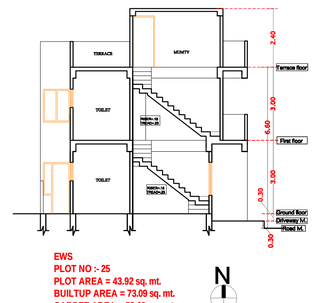
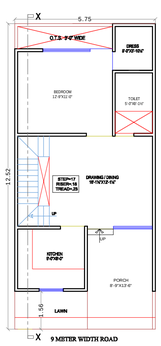
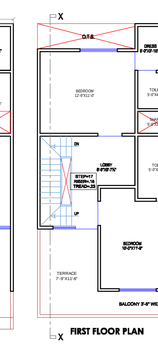


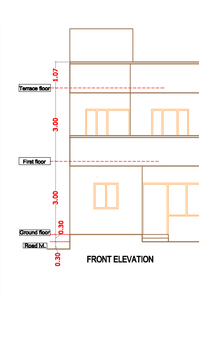
EWS
PLOT NO :- 25
PLOT AREA = 43.92 sq. mt.
BUILTUP AREA = 73.09 sq. mt.
CARPET AREA = 52.60 sq. mt.
BALCONY AREA = 4.52 sq. mt.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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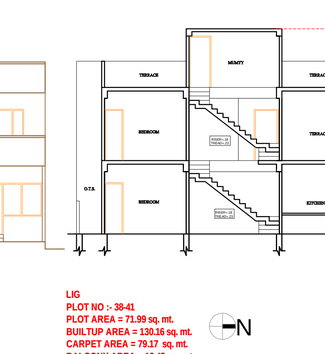

LIG
PLOT NO :- 38-41
PLOT AREA = 71.99 sq. mt.
BUILTUP AREA = 130.16 sq. mt.
CARPET AREA = 79.17 sq. mt.
BALCONY AREA = 12.45 sq. mt.

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SHEET NO. -02

PROJECT TITLE

LAYOUT PLAN OF " MEADOWS VILLA "
KHA. NO. 364/205, 206, 207, 209 & 365/210, 219/1 (MIN)
AT VILL- CHIMANPURA, TEHSIL- SANGANER, - JAIPUR

DRAWING TITLE

PLAN, ELEVATION & SECTION

SCALE
1:100

ARCHITECT'S SIGNATURE

ANKIT SHARMA
Reg. No.
CA/07/40052
Council of Architecture

OWNER'S SIGNATURE

For Defined Builders And Colonizers LLP
Authorised Signatory/Partner