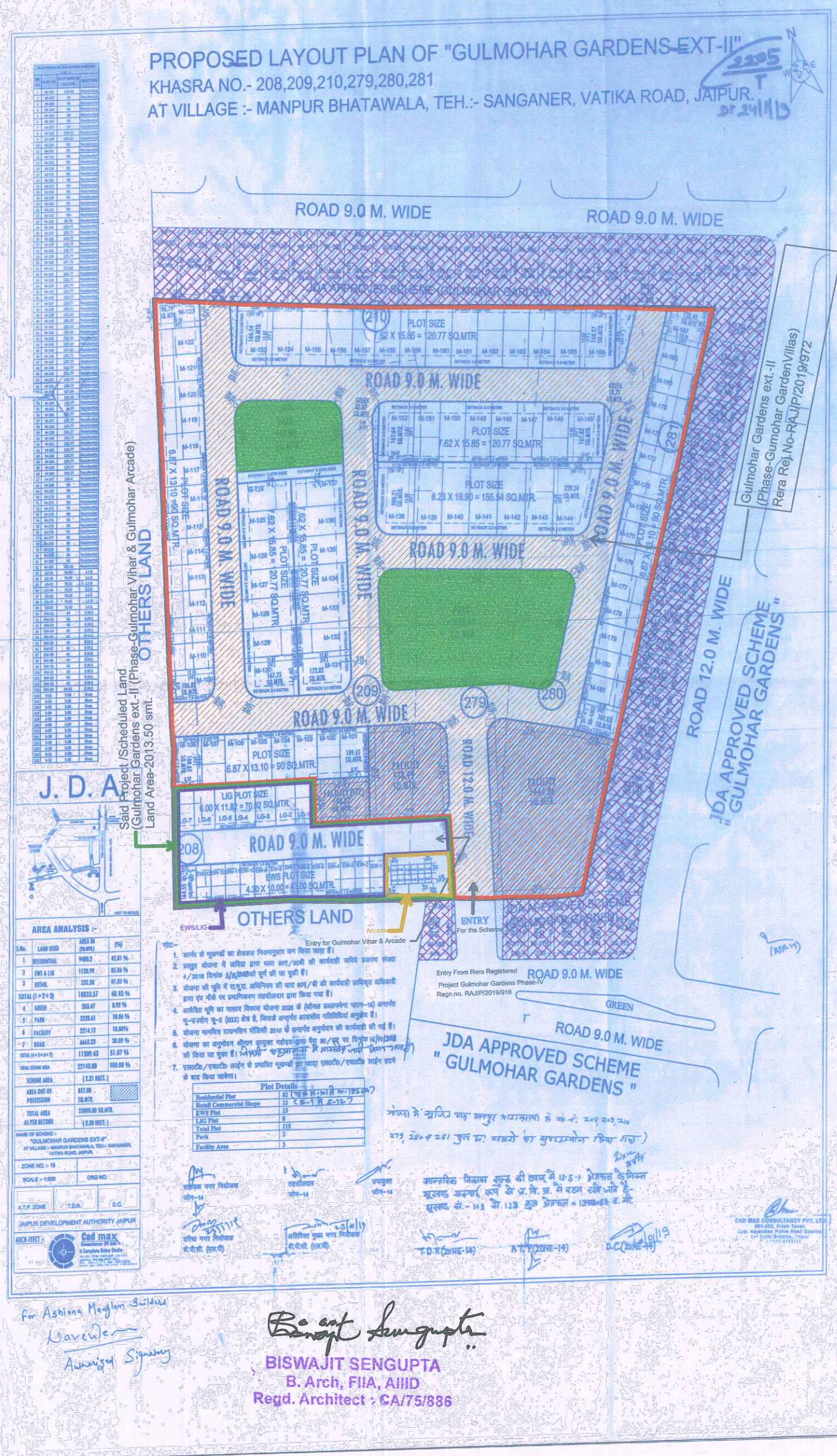


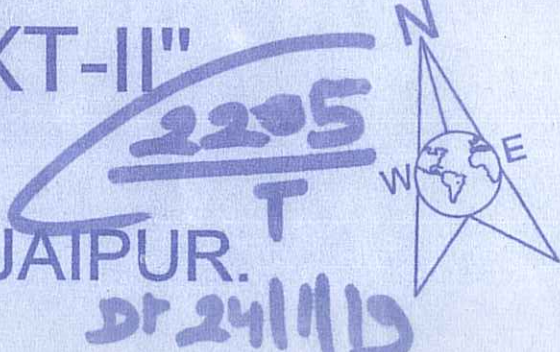
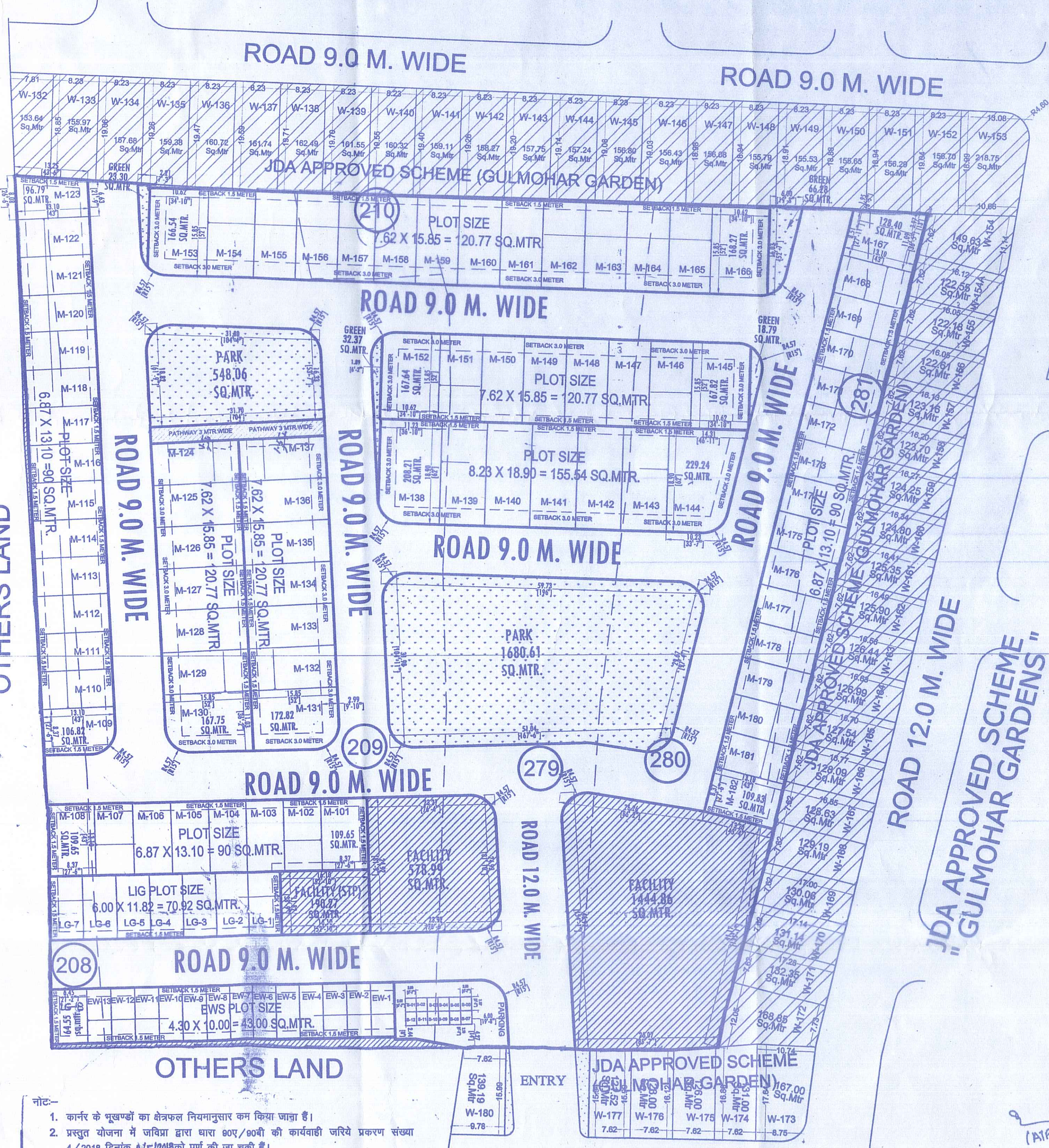
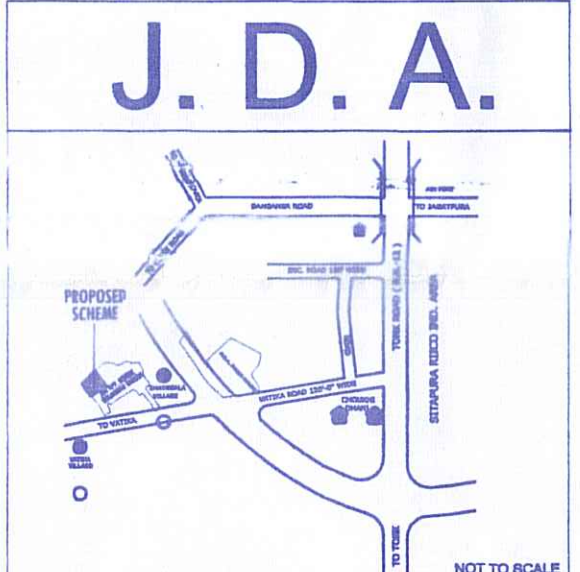
LEGEND

	Parks to be developed in the scheme
	Facility Area
	JDA Approved scheme-Gulmohar Gardens.
	Road to be developed in Entire scheme.



PLOT DETAIL OF GULMOHAR GARDENS		
S.No.	PLOT NO.	PLOT TYPE
1	M-101	Residential
2	M-102	Residential
3	M-103	Residential
4	M-104	Residential
5	M-105	Residential
6	M-106	Residential
7	M-107	Residential
8	M-108	Residential
9	M-109	Residential
10	M-110	Residential
11	M-111	Residential
12	M-112	Residential
13	M-113	Residential
14	M-114	Residential
15	M-115	Residential
16	M-116	Residential
17	M-117	Residential
18	M-118	Residential
19	M-119	Residential
20	M-120	Residential
21	M-121	Residential
22	M-122	Residential
23	M-123	Residential
24	M-124	Residential
25	M-125	Residential
26	M-126	Residential
27	M-127	Residential
28	M-128	Residential
29	M-129	Residential
30	M-130	Residential
31	M-131	Residential
32	M-132	Residential
33	M-133	Residential
34	M-134	Residential
35	M-135	Residential
36	M-136	Residential
37	M-137	Residential
38	M-138	Residential
39	M-139	Residential
40	M-140	Residential
41	M-141	Residential
42	M-142	Residential
43	M-143	Residential
44	M-144	Residential
45	M-145	Residential
46	M-146	Residential
47	M-147	Residential
48	M-148	Residential
49	M-149	Residential
50	M-150	Residential
51	M-151	Residential
52	M-152	Residential
53	M-153	Residential
54	M-154	Residential
55	M-155	Residential
56	M-156	Residential
57	M-157	Residential
58	M-158	Residential
59	M-159	Residential
60	M-160	Residential
61	M-161	Residential
62	M-162	Residential
63	M-163	Residential
64	M-164	Residential
65	M-165	Residential
66	M-166	Residential
67	M-167	Residential
68	M-168	Residential
69	M-169	Residential
70	M-170	Residential
71	M-171	Residential
72	M-172	Residential
73	M-173	Residential
74	M-174	Residential
75	M-175	Residential
76	M-176	Residential
77	M-177	Residential
78	M-178	Residential
79	M-179	Residential
80	M-180	Residential
81	M-181	Residential
82	M-182	Residential
83	M-183	Residential
84	M-184	Residential
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91	M-191	Residential
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93	M-193	Residential
94	M-194	Residential
95	M-195	Residential
96	M-196	Residential
97	M-197	Residential
98	M-198	Residential
99	M-199	Residential
100	M-200	Residential
101	M-201	Residential
102	M-202	Residential
103	M-203	Residential
104	M-204	Residential
105	M-205	Residential
106	M-206	Residential
107	M-207	Residential
108	M-208	Residential
109	M-209	Residential
110	M-210	Residential
111	M-211	Residential
112	M-212	Residential
113	M-213	Residential
114	M-214	Residential
115	M-215	Residential
116	M-216	Residential
117	M-217	Residential
118	M-218	Residential
119	M-219	Residential
120	M-220	Residential
121	M-221	Residential
122	M-222	Residential
123	M-223	Residential
124	M-224	Residential
125	M-225	Residential
126	M-226	Residential
127	M-227	Residential
128	M-228	Residential
129	M-229	Residential
130	M-230	Residential
131	M-231	Residential
132	M-232	Residential
133	M-233	Residential
134	M-234	Residential
135	M-235	Residential

PROPOSED LAYOUT PLAN OF "GULMOHAR GARDENS-EXT-II"
KHASRA NO.- 208,209,210,279,280,281
AT VILLAGE :- MANPUR BHATAWALA, TEH.:- SANGANER, VATIKA ROAD, JAIPUR.



AREA ANALYSIS :-		
S.No.	LAND USED	AREA IN (SQ.MTR.)
1	RESIDENTIAL	9480.2
2	EDS & LIG	1120.99
3	RETAIL	232.38
TOTAL (1+2+3)		10833.57
4	GREEN	203.47
5	PARK	2228.61
6	FACILITY	2214.12
7	ROAD	6663.23
TOTAL (4+5+6+7)		11309.43
TOTAL SCHEME AREA		22143.00
SCHEME AREA		(2.21 HECT.)
AREA OUT OF POSSESSION		857.00
TOTAL AREA AS PER RECORD		23000.00 SQ.MTR.
NAME OF SCHEME :-		"GULMOHAR GARDENS EXT-II"
AT VILLAGE :-		MANPUR BHATAWALA, TEH.:- SANGANER, VATIKA ROAD, JAIPUR.
ZONE NO. :-		16
SCALE :-		1:500
A.T.P. ZONE		T.D.R.
ARCH-ITECT :-		Cad max Consultancy (P) Ltd.

- नोट:-
- कार्ग के भूखण्डों का क्षेत्रफल नियमानुसार कम किया जाना है।
 - प्रस्तुत योजना में जमिनीय द्वारा धारा 80ए/80बी की कार्यवाही जरिये प्रकरण संख्या 4/2018 दिनांक 21/5/2018 को पूर्ण की जा चुकी है।
 - योजना की भूमि में रा.भू.रा. अधिनियम की धारा 80ए/बी की कार्यवाही प्राधिकृत अधिकारी द्वारा एवं नीचे के प्रमाणिकरण सहसिलदार द्वारा किया गया है।
 - आवेदित भूमि का मास्टर विकास योजना 2026 के (जोनल डवलपमेंट प्लान-16) अन्तर्गत यू-2 (HIZ) क्षेत्र है, जिसके अन्तर्गत आवासीय गतिविधियां अनुज्ञेय हैं।
 - योजना मानचित्र टाउनशिप पॉलिसी 2010 के अन्तर्गत अनुमोदन की कार्यवाही की गई है।
 - योजना का अनुमोदन श्रीमान आयुक्त महोदय द्वारा पैरा 30/ए पर दिनांक 16/10/2018 को किया जा चुका है।
 - एल0टी0/एच0टी0 लाईन से प्रभावित भूखण्डों का एल0टी0/एच0टी0 लाईन हटने के बाद किया जावेगा।

Plot Details	
Residential Plot	82
Retail Commercial Shops	12
EDS Plot	13
LIG Plot	8
Total Plot	115
Park	2
Facility Area	3

सहायक नगर नियोजक
जोन-14

तहसीलदार
जोन-14

उपायुक्त
जोन-14

वरिष्ठ नगर नियोजक
बी.पी.सी. (एल.पी.)

अतिरिक्त मुख्य नगर नियोजक
बी.पी.सी. (एल.पी.)

JDA APPROVED SCHEME
"GULMOHAR GARDENS"

योजना में सुविधा प्राप्त मानपुर भतावल में क्षेत्र नं. 208, 209, 210, 279, 280, 281 कुल छह खण्डों का सुपरसमोप डिवीजन

आन्तरिक विकास शुल्क की छवज में 12.5% भेजफल के निम्न सुपरसमोप अर्थात् रूप से ज.वि. प्रा. में बटन रखे जाते हैं- सुपरसमोप से 10% से 12% कुल भेजफल = 1333.33 व.मी.

T.D.R.(ZONE-14)

A.T.P.(ZONE-14)

D.C.(ZONE-14)

CAD MAX CONSULTANCY PVT. LTD.
301-302, Priyam Tower,
Opp. Rajasthan Police Head Quarter,
Lal Kothi Scheme, Jaipur.
Ph:- 0141-2611111

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