



जयपुर विकास प्राधिकरण, जयपुर

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कमांक:एफ(438/19)जविप्रा/जोन-11/मु.म.यो./2021/डी- 2457 दिनांक: 28/11/21

श्री गोपाल लाल पुत्र श्री लादूराम जाति मीणा,
ग्राम नेवटा, तहसील सांगानेर, जयपुर

विषय:- निजी खातेदारी की आवासीय योजना राधा निकुंज (मुख्यमंत्री जन आवास योजना प्रोविजन 3-सी) स्थित ग्राम नेवटा, तहसील सांगानेर का योजना मानचित्र जारी करने बाबत।

उपरोक्त विषयान्तर्गत लेख है कि आप द्वारा प्रस्तुत दस्तावेजों के आधार पर ग्राम नेवटा, तहसील सांगानेर के खसरा नम्बर 538, 540/3 पर सृजित निजी खातेदारी की आवासीय योजना राधा निकुंज (मुख्यमंत्री जन आवास योजना प्रोविजन 3-सी) का योजना का अनुमोदन पश्चात स्वीकृत मानचित्र रिकॉर्ड शाखा में कमांक 955/बी दिनांक 22.11.2021 पर दर्ज किया गया है। उक्त योजना मानचित्र की प्रति संलग्न कर प्रेषित है।

संलग्न:- योजना मानचित्र की प्रति।

उपायुक्त जोन-11
जयपुर विकास प्राधिकरण
जयपुर



Check List for Building Plan Approval of CMJAY Projects under Provision-3C

(Plotted Development)

Applicant Name : "RADHA NIKUNJ" owned by Gopal lalmeena

Architect's Name & Registration No. : VEERENDRA GARG (CA/2002/28928)

Address (Proposed Building) : Khasra no. 538, 540/3

Village : NEWTA, TEHSILE.-SANGANER, JAIPUR

Width of Proposed Road : 30.00 MTR.

Area (Sq. Mt.) : 7675.00 SQMTR.

A) Portion of scheme Area for EWS,LIG : 1783.54 SQ.MTR.

SCHEME	BULTUP AREA	PLOT NO.
LIG	49.98 X 2 = 99.96 SQ.MTR.	L-07, L-08
LIG	51.42 X 2 = 102.84 SQ.MTR.	L-02, L-03
EWS	31. 68 X 2 = 63.36 SQ.MTR.	E-3,E-4

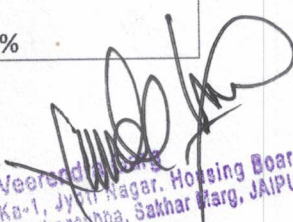
B) Balance Portion of scheme area

Proposed for Developer.

25% Khatedar Plot & Retails & MIG : MIG - 1366.02 SQ.MTR. 128.72 SQ.MTR.(RETAIL)

SCHEME	BULTUP AREA	PLOT NO.
MIG	64.26 x 3 = 192.78 SQ.MTR.	M-02,03,04

S.No.	Details	Comments
1	Size of Plot)	
2	Salable Area	As per CMJAY/ Township Policy
	(i) Residential (%)	As per proposal 41%

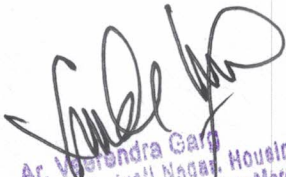

 Ar. Veerendra Garg
 29-Ka-1, Jyoti Nagar, Housing Board
 Near Vidhansabha, Sakhar Marg, JAIPUR
 CA/2002/28928
 CTP RAJ./Architects/2021/09

	(ii)	Commercial (%)	As per CMJAY/ Township Policy	1.68%
3		Facility Area	As per CMJAY/ Township Policy	As per proposal
	(i)	Park(%)	5.00%	5.33%
	(ii)	Facility(%)	5.00%	5.00%
	(iii)	Road(%)	20.00%	46.17%
4		Setbacks		
			As per Bylaws! CMJAY Policy	As per proposal
		Front	1.5 MTR.	1.5 MTR.
		Side I	0	0
		Side II	0	0
		Rear	0	0
5		Saleble Area under EWS/LIG/MIG (Total Builtup Area)	As per Bylaws! CMJAY Policy	As per proposal
	(i)	EWS (PLOT AREA)	As per Bylaws! CMJAY Policy	63.36 Sqmtr
	(ii)	LI.G. (PLOT AREA)	As per Bylaws! CMJAY Policy	202.8 sqmtr.
	(iii)	M.I.G. (PLOT AREA)	As per Bylaws! CMJAY Policy	192.78 sqmtr.
		ROAD Width	As per CMJAY/ Township Policy	As per proposal
		(For Road proposed in the scheme)	9.00 mtr.	9.00 mtr.
7		Parking	As per Bylaws! CMJAY Policy	As per proposal
			As per Bylaws! CMJAY Policy	As per Bylaws! CMJAY Policy
8		Any Other Observation	none	none

Applicant name :**"RADHA NIKUNJ"** owned by Gopal lalmeena

Proposed site :Khasra no. 538, 540/3

Village :NEWTA, TEHSILE.-SANGANER, JAIPUR


 Ar. Virendra Garg
 29-Ka-1, Jyoti Nagar, Housing Board
 Near Vidhansabha, Sakhar Marg, JAIPUR
 CA/2002/26928
 CTP RAJ./Architects/2621/09

Area (Sq Mt) :7675.00 SQMTR.



Architect- VEERENDRA GARG

Registration No.- CA/2002/28928

Ar. Veerendra Garg
29-Ka-1, Jyoti Nagar. Housing Board
Near Vidhansabha, Sakhar Marg, JAIPUR
CA/2002/28928
CTP RAJ./Architects/2021/09



Government of Rajasthan

Town Planning Department

Office of the Chief Town Planner, J.L.N Marg, Opp. Birla Mandir,
Jaipur (302004), Rajasthan.

Certificate of Registration

(Under Rule no. 20 of Model Rajasthan (Urban Area)
Building Regulations, 2020)

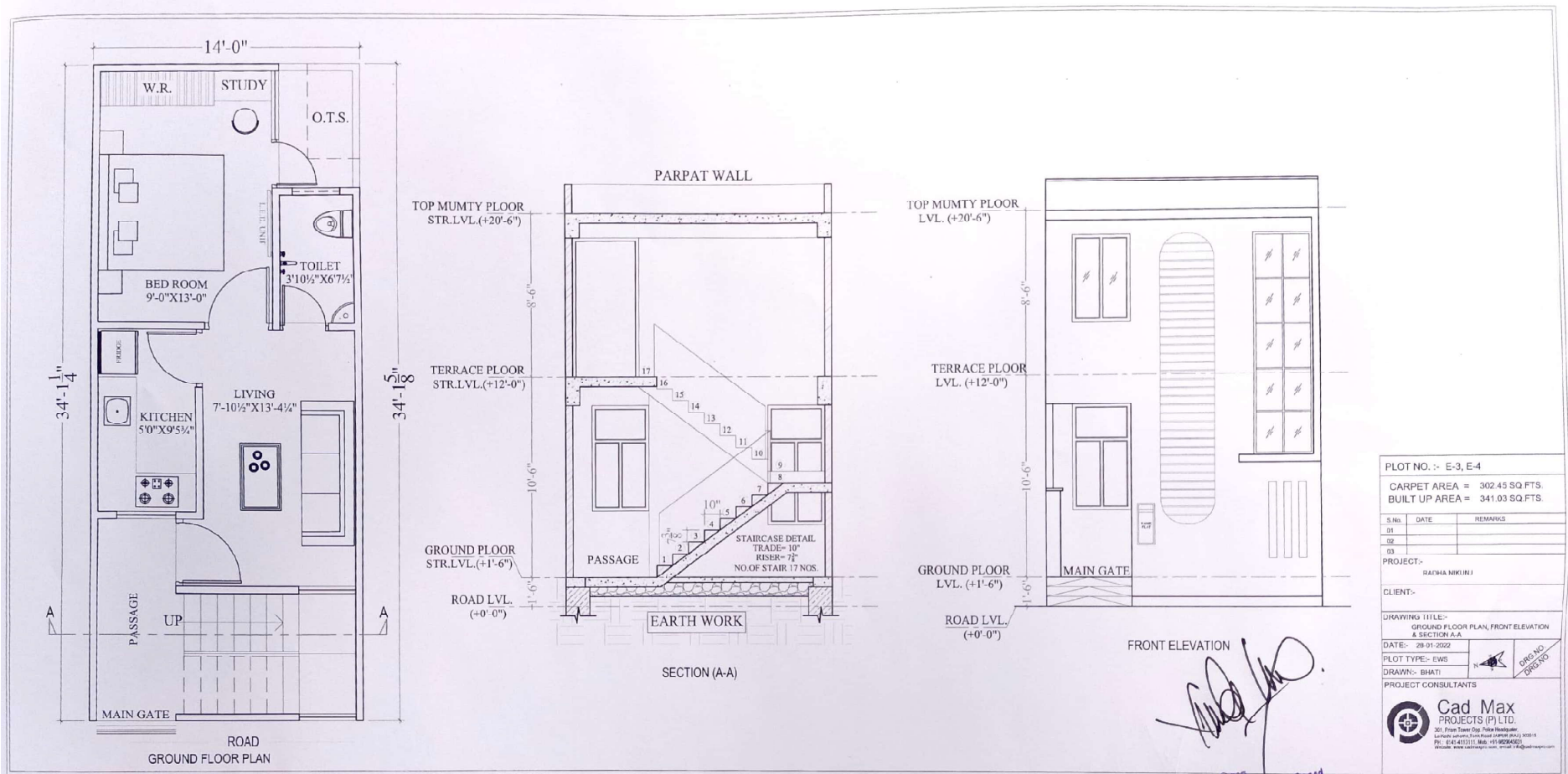
Registration No.- CTP Raj. /Architect/ 2021/09

I hereby certify that Mr./M/s. VEERENDRA GARG.....
is an Architect registered under Architect's Act, 1972 by the Council of
Architecture, New Delhi (CA/.20.02./28928) practicing and having
established office at....29-KA-1, JYOTI NAGAR, HOUSING BOARD,
NEAR VIDHANSABHA, SAHOKAR MARG, JAIPUR.....
..... (Address) has been registered under
Rule no. 20 of Model Rajasthan (Urban Area) Building Regulations, 2020.
He/she is authorised to approve building plans for all land use/s having plot
area upto 2500 sq.mt. (height up to 18.0 mt. in Large Towns & up to 15.0 mt. in
Small and medium Towns) and to issue Completion Certificate & Occupancy
Certificate for buildings constructed after following due process adhering to
regulations of Model Rajasthan (Urban Area) Building Regulations, 2020.
This Registration No. CTP Raj. /Architect/ 2021/09 is issued under my
signature on date 23/06/2021 and is valid up to 22/06/2022.



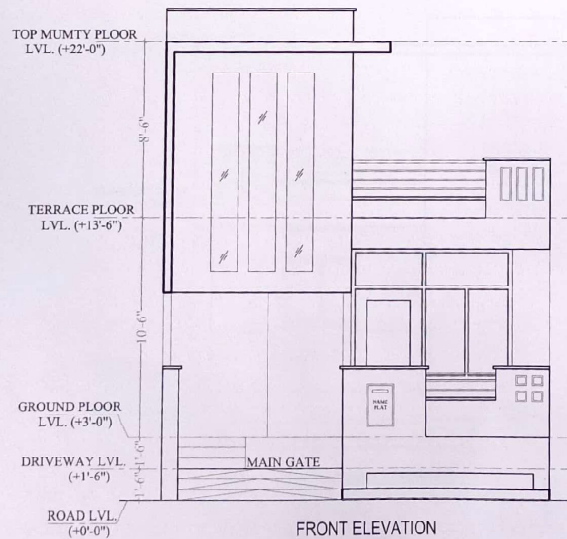
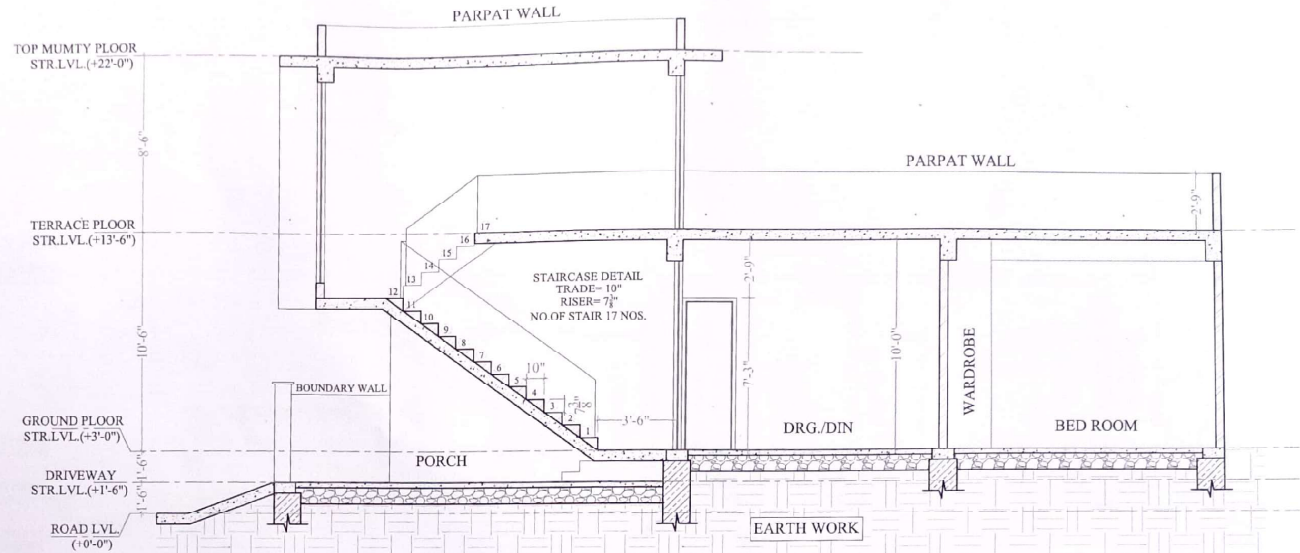
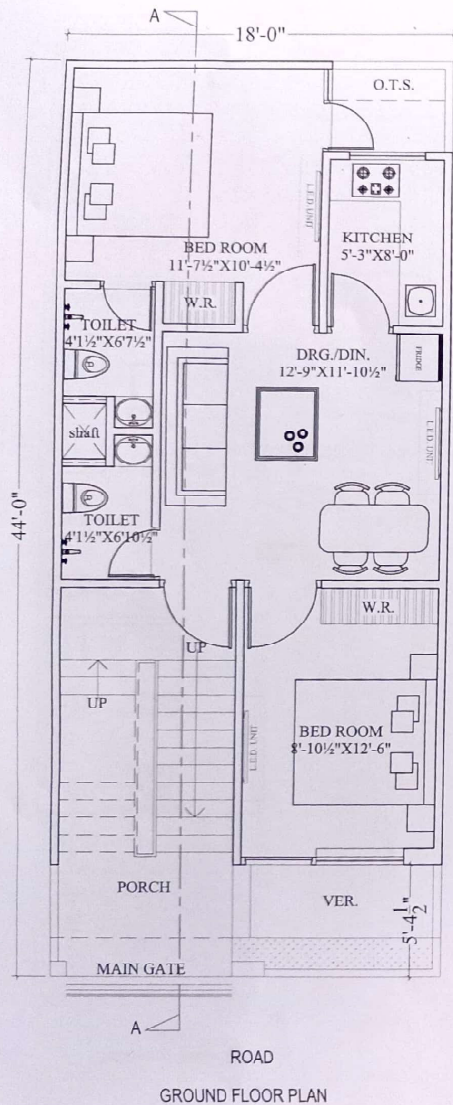
R. K. Vijayvargia 23/06/2021
(R. K. Vijayvargia)
Chief Town Planner,
Rajasthan, Jaipur.

II nd List of Registered Architects under Rule no. 20 of Model Rajasthan (Urban Area) Building Regulation, 2020 upto dated 30.06.2021				
S. No.	Name of Architect and Address	Registration No.	Registration Date	Registration valid upto
1	Mayank Kumar Sharma, 82, Shivram Colony, Jagatpura, Jaipur. CA/2016/75695	CTP RAJ./Architects/2021/07	31.03.2021	30.03.2022
2	Rahul Agrawal First Floor, C-120, Bajaj Nagar, Jaipur. CA/2008/42931	CTP RAJ./Architects/2021/08	11.06.2021	10.06.2022
3	Veerendra Garg 29-Ka-1, Jyoti Nagar, Housing Board, near Vidhansabha, Sahkar marg, Jaipur. CA/2002/28928	CTP RAJ./Architects/2021/09	23.06.2021	22.06.2022
4	Ashok Mishra C-35, Shekhawati Enclave, Lajpath Marg, C-Scheme, Jaipur-302001 CA/91/13916	CTP RAJ./Architects/2021/10	23.06.2021	22.06.2022
5	Akshit Tholia 68, Janakpuri-1st, Imliwala Phatak, Opp. Jain Mandir, Jaipur. CA/2012/57066	CTP RAJ./Architects/2021/11	23.06.2021	22.06.2022
6	Astha Tholia 68, Janakpuri-1st, Imliwala Phatak, Opp. Jain Mandir, Jaipur. CA/2011/52881	CTP RAJ./Architects/2021/12	23.06.2021	22.06.2022
7	Surya Prakash T-87, Manglam Tower, Near Ridhi Sidhi, Gopalpura, Jaipur. CA/2006/37839	CTP RAJ./Architects/2021/13	23.06.2021	22.06.2022
8	Lokesh Kumar Garg E-66, Hanuman Path, Behind Sanjeevani Hospital, Shyam Nagar Ext. New Snaganer Road, Jaipur-302019 CA/2006/38811	CTP RAJ./Architects/2021/14	23.06.2021	22.06.2022



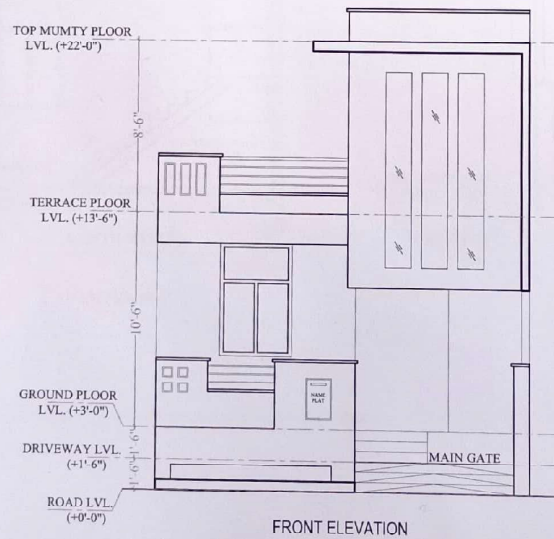
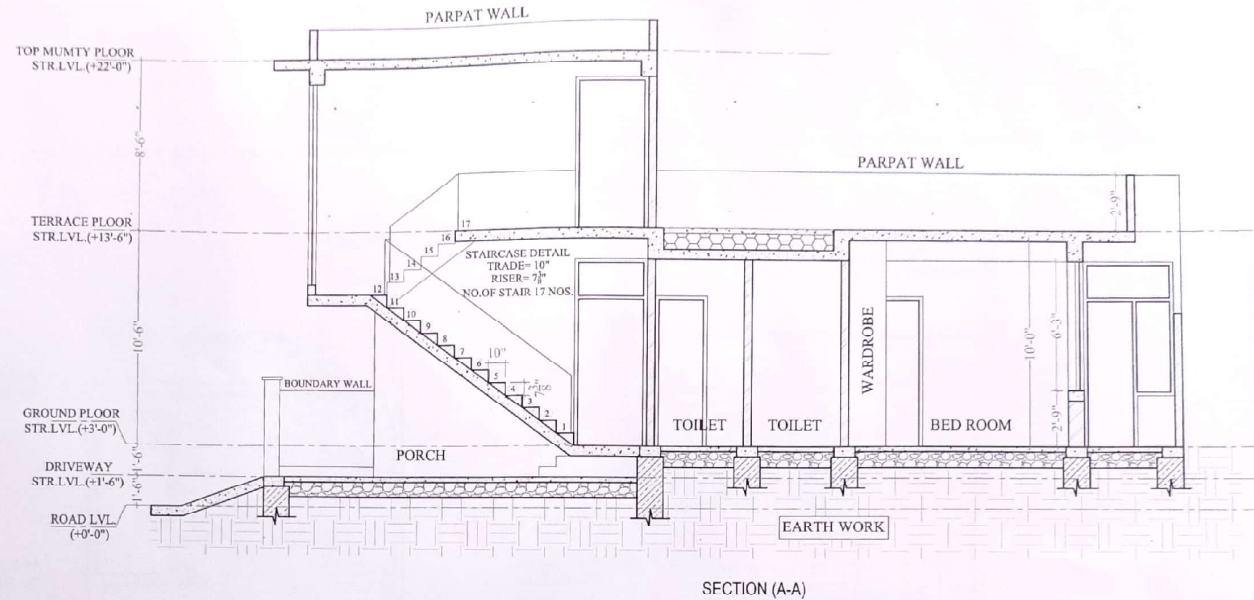
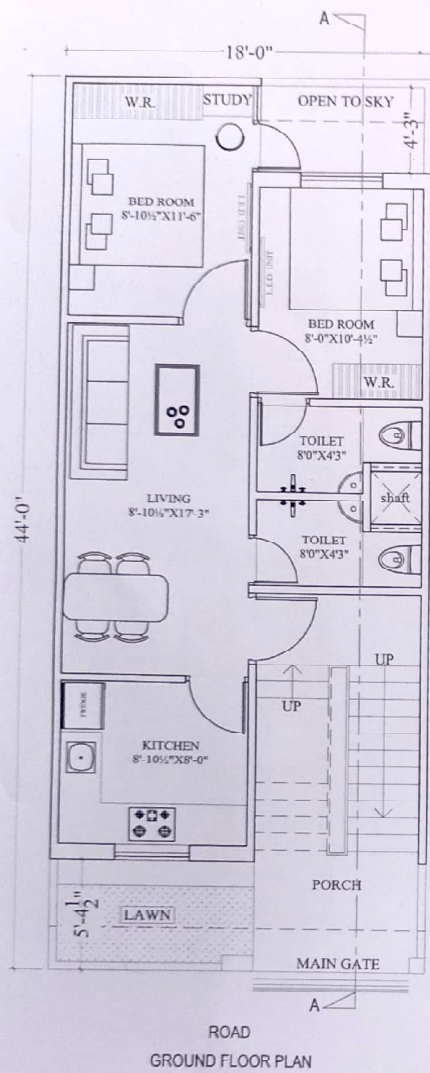
PLOT NO. :- E-3, E-4		
CARPET AREA = 302.45 SQ.FTS.		
BUILT UP AREA = 341.03 SQ.FTS.		
S. No.	DATE	REMARKS
01		
02		
03		
PROJECT:-		
CLIENT:-		
DRAWING TITLE:-		
GROUND FLOOR PLAN, FRONT ELEVATION & SECTION A-A		
DATE:- 28-01-2022		
PLOT TYPE:- EWS		
DRAWN:- BHATI		
PROJECT CONSULTANTS		
Cad Max PROJECTS (P) LTD. 30, First Floor, New, Pooa Road, Loharu, Jharkhand, India (PIN-834101) 93015 Ph: 9344101111, 983-9580665 Website: www.cadmaxprojects.com, email: info@cadmaxprojects.com		

Ar. Veerendra Garg
 23-Ka-1, Jyoti Nagar, Housing Board
 Near Vidhansabha, Sakhar Marg, JAIPUR
 CA/2002/28528
 CTP RAJ./Architects/2021/09



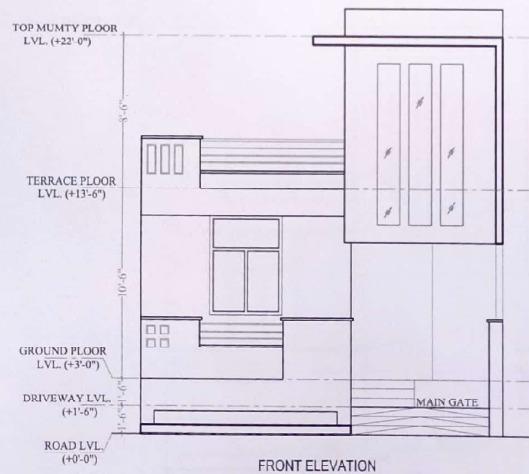
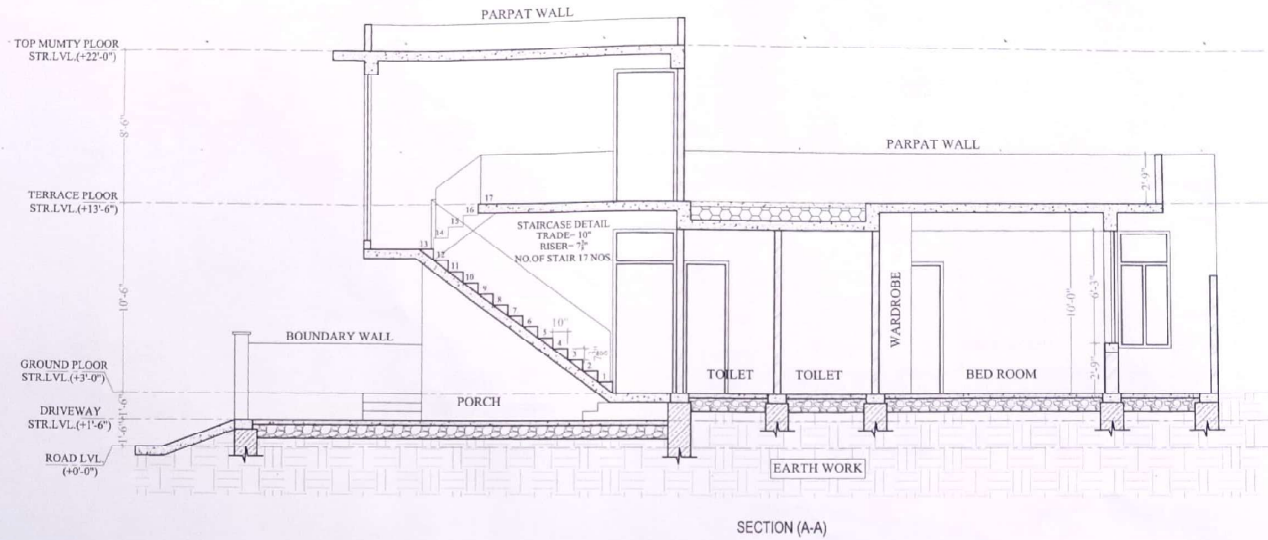
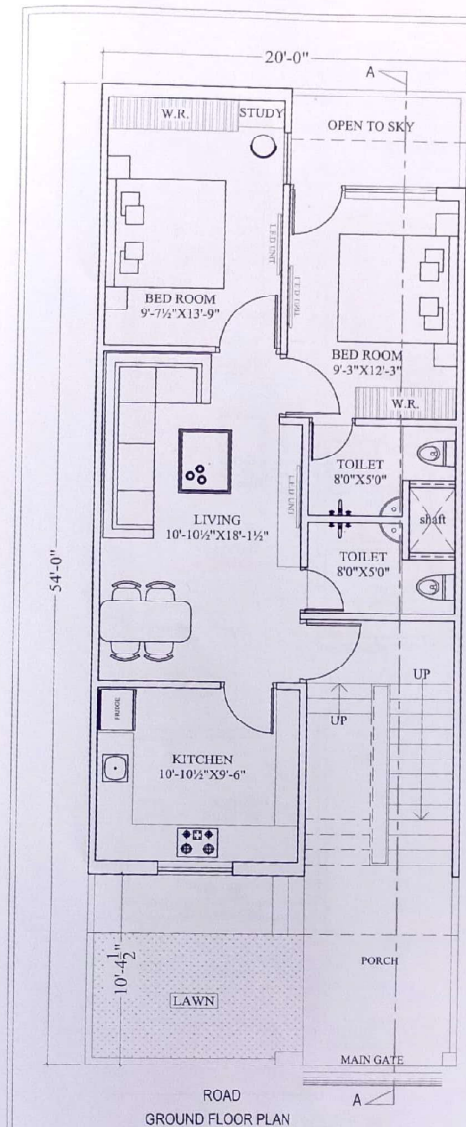
Ar. Veerendra Carg
29-Ka-1, Jyoti Nagar, Housing Board
Near Vishwasnagar, Sakhar Marg, JAIPUR
CA/2002/28928
CTP RAJ./Architects/2021/09

PLOT NO. :- L-02, L-03		
CARPET AREA = 482.04 SQ.FTS.		
BUILT UP AREA = 553.43 SQ.FTS.		
S.No.	DATE	REMARKS
01		
02		
03		
PROJECT:-		
RADHA NIKUNJ		
CLIENT:-		
DRAWING TITLE:-		
GROUND FLOOR PLAN, FRONT ELEVATION & SECTION A-A		
DATE:- 28-01-2022		
PLOT TYPE:- LIG		
DRAWN:- BHATI		
PROJECT CONSULTANTS		
 Cad Max PROJECTS (P) LTD. 301, Preeti Tower, Opp. Police Headquarter, Lal Kothi, Scheme, Tank Road, JAIPUR (RAJ.) 302015 PH : 0141-4113111, Mob : +91-9620453031 Website: www.cadmaxpro.com, e-mail: info@cadmaxpro.com		



Ar. Veerendra Garg
29-Ka-1, Jyoti Nagar, Housing Board
Near Vinhansaba, Sakthi Marg, JAIPUR
CA/2002/28928
CTP RAJ./Architects/2021/09

PLOT NO. :- L-07, L-08		
CARPET AREA = 474.15 SQ.FTS. BUILT UP AREA = 538.00 SQ.FTS.		
S.No.	DATE	REMARKS
01		
02		
03		
PROJECT:- RADHA NIKUNJ		
CLIENT:-		
DRAWING TITLE:- GROUND FLOOR PLAN, FRONT ELEVATION & SECTION A-A		
DATE:- 28-01-2022		
PLOT TYPE:- IIG		
DRAWN:- BHATI		
PROJECT CONSULTANTS		
 Cad Max PROJECTS (P) LTD. 301, Prism Tower Opp. Police Headquarter, Lokesh scheme, Tonk Road JAIPUR (RAJ.) 302015 Ph:- 0141-4113111, Mob:- 9786224303 Website: www.cadmaxpro.com, e-mail: info@cadmaxpro.com		



Ar. Veerendra Garg
29-Ka-1, Jyoti Nagar, Housing Board
Near Vidhansabha, Baniar Marg, JAIPUR
CA/2002/20928
CTP RAJ/Architects/2021/09

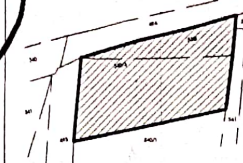
PLOT NO. :- M-02, M-03 & M-04		
CARPET AREA = 615.09 SQ.FTS.		
BUILT UP AREA = 691.76 SQ.FTS.		
S.No.	DATE	REMARKS
01		
02		
03		
PROJECT:- RADHA NIKUNJ		
CLIENT:-		
DRAWING TITLE:- GROUND FLOOR PLAN, FRONT ELEVATION & SECTION A-A		
DATE:- 28-01-2022		DRG NO. DRG NO
PLOT TYPE:- MIG		
DRAWN:- BHATI		
PROJECT CONSULTANTS		
Cad Max PROJECTS (P) LTD. 301, Prime Tower, C-2, Panchsheel Nagar, Jaipur Address: Tank Road JAIPUR (RAJ) 302015 Ph: 0141-4113111, Mob: +91-9829095231 Website: www.cadmmaxpro.com, e-mail: info@cadmmaxpro.com		

PROPOSED LAY OUT PLAN OF SCHEME 'RADHA NIKUNJ'
IN KHASRA NO.- 538, 540/3
UNDER CHIEF MINISTER JAN AAWAS YOJNA PROVISION-3C
AT REVENUE VILLAGE - NEWTA, TEH.-SANGANER, JAIPUR

955
8
17.11.21

J.D.A.

KHASRA MAP :-



NORTH :-



मास्टर विकास योजना 2024 के अनुसार भू उपयोग
 आवसीय भूखण्डों की निर्माण स्थिति :-

1. MIG-A भूखण्ड - M-13
2. EWS भूखण्ड - E-08
3. LIG भूखण्ड - L-20

AREA ANALYSIS :-

S.No.	LAND USED	AREA IN (SQ.MTR.)	(%)
1	MIG-A	1366.02	17.80%
2	LIG	1428.19	18.61%
3	EWS	355.35	04.63%
4	INFORMAL	128.72	01.68%
TOTAL = 1+2+3+4		3278.28	42.72 %
5	PARK	409.16	05.33 %
6	FACILITY	383.75	05.00 %
7	S.W.M.	50.00	00.65 %
8	MOBILE TOWER	10.00	00.13 %
9	ROAD	3543.81	46.17 %
TOTAL = 5+6+7+8+9		4396.72	57.28 %
SCHEME AREA		7675.00	100.00 %

योजना की भूमी को राशुन अधिनियम की धारा 80 ए की कार्यवाही एवं नीचे पर भूमि का प्रमाणीकरण मेरे द्वारा किया गया। योजना की पूर्ण भूमि प्राधिकरण में विहित हो चुकी है।

नाम उपपुष्पा जैन-

सी.पी.सी. / जी. एल. सी. की बैठक संख्या दिनांक की अनुमति में योजना मानचित्र स्वीकृत कर जारी किया गया।

SCHEME NAME :- 'RADHA NIKUNJ'
 AT VILL. - NEWTA, TEH.-SANGANER, JAIPUR

ZONE NO. :- 11

SCALE :- 1:500

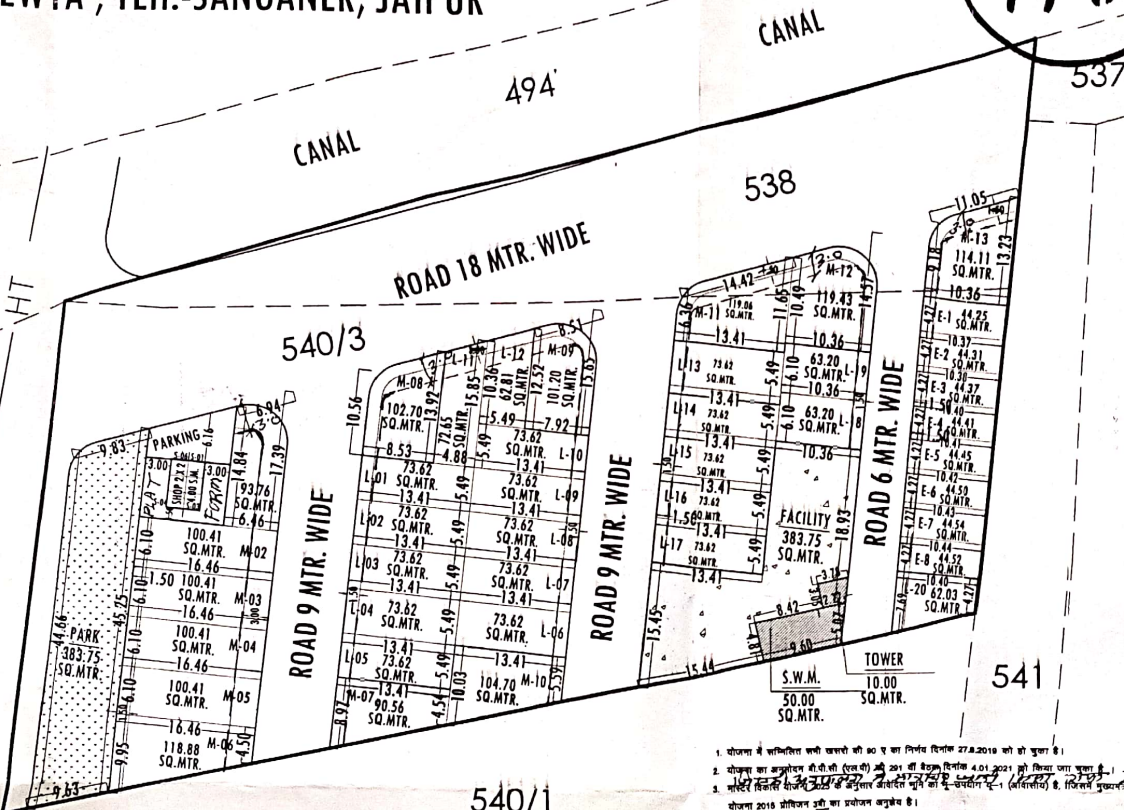
A.T.P. D.T.P. S.T.P.
J.D.A.

ARCHITECT :-



Cadmax Corporation (P) Ltd.
 301 3rd Floor, New India Assurance Building,
 Lohur Road, New Delhi-110028, India
 Ph. 011-43111111 Fax. 011-43111111
 Website: www.cadmax.co.in, e-mail: cadmax@cadmax.co.in

ZONAL PLAN ROAD 30.00 MTR WIDE



MIG-A	M-13
EWS	E-08
LIG	L-20
PARK	01
FACILITY	01

1. योजना में सम्मिलित सभी खसरा की 80 ए का निर्णय दिनांक 27.8.2018 को हो चुका है।
2. योजना का अनुमोदन सी.पी.सी. (एल.सी.) की 201 वीं बैठक दिनांक 4.01.2021 को किया जा चुका है।
3. मास्टर विकास योजना 2024 के अनुसार भू उपयोग आवसीय भूखण्डों की निर्माण स्थिति (1) आवसीय भू-1 (आवसीय) है, जिसमें भूखण्डों में जून आवसीय योजना 2015 प्रविष्टि नुसार का उपयोग अनुमति है।
4. भूखण्डों के भूखण्डों के नियमानुसार सर्वे दिवसे गये हैं।
5. कार्य के भूखण्डों के नियमानुसार सर्वे दिवसे गये हैं।
6. राजस्व विभाग के अनुसार भूमा भूमि अनुमति, जो भी अधिक हो, उपपुष्पा जैन नगर की चौक में उपस्थित करने के बावजूद, नगर के सड़क-सड़क 18.00 मीटर चौकी सड़क रखे हुए आदेश से संबंधित योजना मानचित्र द्वारा किया जाये।
7. भूखण्डों के जून आवसीय योजना 2015 के प्रविष्टि-3-की के प्राधान्यों के सहायक प्रमाण पत्रकार को स्वीकृति देणु प्रेषित किया जाये।

सहायक नगर निरीक्षक
 जैन-11
 25/10/21
 सहायक नगर निरीक्षक,
 सी.पी.सी. (एल.सी.)

उपपुष्पा जैन-11
 16/11/21
 अधिकारी नगर निरीक्षक,
 सी.पी.सी. (एल.सी.)