

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

Applicant Name: AJAY SINGH

Architect's Name & Registration No. ANKIT SHARMA (CA/07/40652)

Address (Proposed Building) Khasra No. 96/3,99
Village: PEETHAWAS (HATHOJ)
TEHSIL& DISTRICT- JAIPUR

Width of Proposed Road 30 M

Area (Sq.Mt.) 10426.10 SQM

A) Portion of scheme area Proposed for EWS/LIG 10426.10 SQM

B) Balance Portion of scheme area Proposed for Developer 00.00 SQM

S.No.	Details		Comments	
1.	Size of Plot (EWS/LIG Portion)		10426.10 SQM	
2.	Setbacks			
			As per Bylaws/ CMJAY Policy	As per proposal
	Front		15.00 M	16.75 M
	Side I		4.50 M	4.50 M
	Side II		4.50 M	4.50 M
	Rear		4.50 M	4.50 M
3.	Ground Coverage		As per Bylaws/ CMJAY Policy	As per proposal
			5213.05 SQM (50%)	4612.94 SQM (44.24%)
4.	Basement (If Approved)			
	(i)	Ramp (Slope)	-	-
	(ii)	Staircase	-	-
	(iii)	Setback	As per Bylaws/ CMJAY Policy	As per proposal
		Front	-	-
		Side I	-	-
		Side II	-	-
		Rear	-	-

	(iv)	Any Other observation	-	-
5.	Height (No. of Floors)		As per Bylaws/ CMJAY Policy	As per proposal
			30M	15M
6.	B.A.R.		As per Bylaws/ CMJAY Policy	As per proposal
			3.375 (35188.08 SQM)	2.60 (27144.69 SQM)
7.	Super Built-up Area		As per Bylaws/ CMJAY Policy	As per proposal
	(i)	E.W.S.	30 SQM C.A.	22.72 (SQM) C.A.
	(ii)	L.I.G.	60 SQM C.A.	37.12 (SQM) C.A.
8.	Parking		As per Bylaws/ CMJAY Policy	As per proposal
			CAR 0 SCOOTER 855	CAR 3 SCOOTER 863
9.	Cut-out/ Open to Sky/ Duct		As per Bylaws	As per proposal
			As per Bylaws	As per Bylaws
10.	Projections/Balconies etc. (Covered/Extended)		As per Bylaws	As per proposal
			As per Bylaws	As per Bylaws
11.	Certification for fire safety (Final)		Provided as per Norms	Provided as per Norms
12.	Airport NOC (If Required)		Provided as per Norms	Provided as per Norms
13.	Environment Clearance (If Required)		Provided as per Norms	Provided as per Norms
14.	Certification from Structure Engineer (Earthquake Resistance)		Provided as per Norms	Provided as per Norms
15.	Plantation on site		Provided as per Norms	Provided as per Norms
16.	Rain water Harvesting		Provided as per Norms	Provided as per Norms
17.	Water waste Recycling		Provided as per Norms	Provided as per Norms
18.	Sewerage Treatment Plant		Provided as per Norms	Provided as per Norms
19.	Provision of Solid waste disposal		Provided as per Norms	Provided as per Norms
20.	Provision of Solar Panels/ Solar water Heater		Provided as per Norms	Provided as per Norms
21.	Provision of Physically Challenged Persons		Provided as per Norms	Provided as per Norms
22.	Any Other Observation			

based on above facts application submitted by AJAY SINGH (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 : AJAY SINGH

proposed site : Khasra No. 96/3,99

Village: PEETHAWAS (HATHOJ)

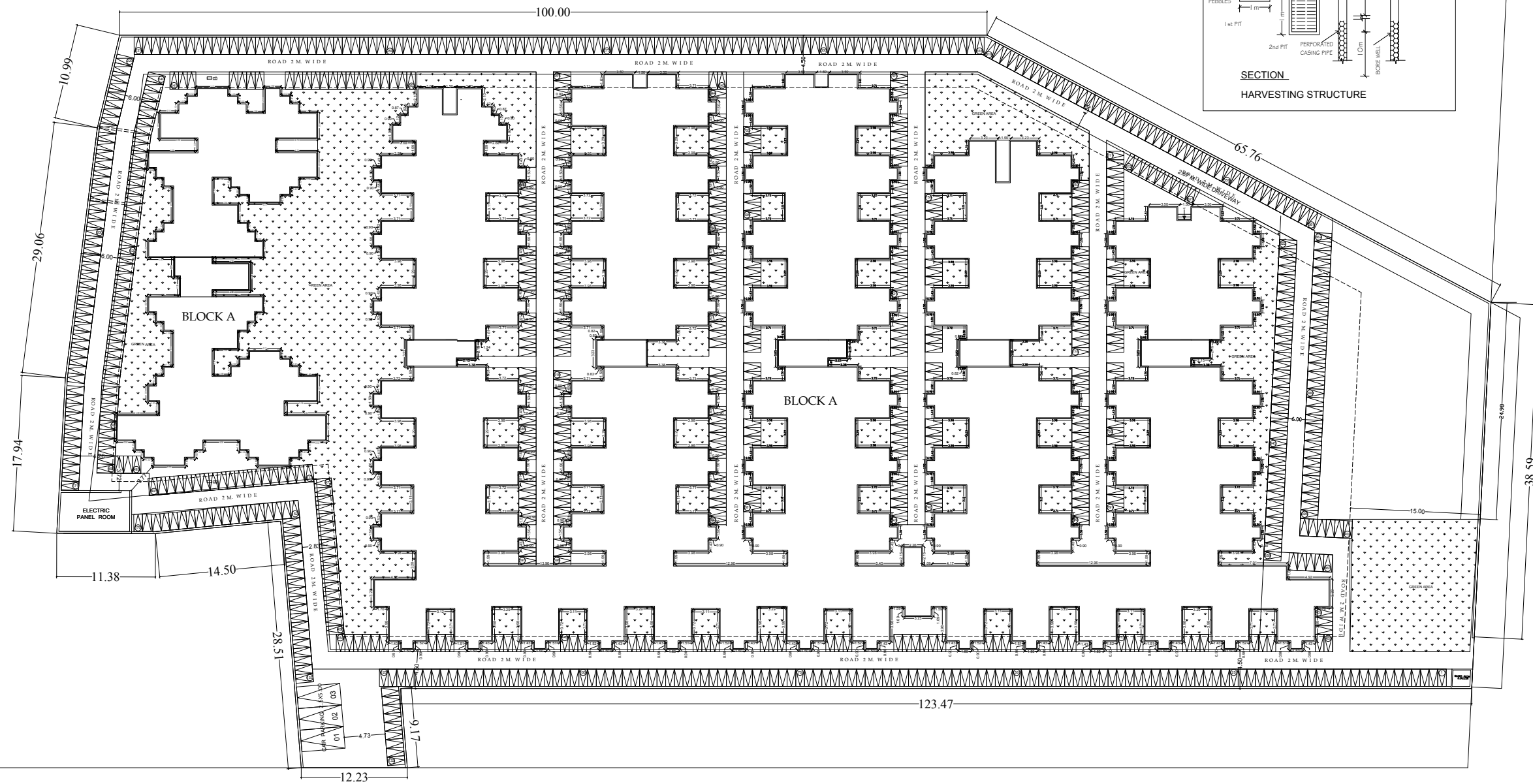
TEHSIL & DISTRICT- JAIPUR

Area (Sq Mt) : 10426.10 SQM

Architect:- ANKIT SHARMA

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





ROAD 9 M. WIDE

Sector Road 30.00 Mtr. Wide

AREA STATEMENT			
PLOT AREA	10426.1		
PERMISSIBLE GROUND COVERAGE = 50 % (10426.10X50%=5213.05 SQ.MT.)			
ACHIEVED GROUND COVERAGE = (4612.94/10426.10X100 = 44.24 %			
PERMISSIBLE HEIGHT =30 M.			
ACHIEVED HEIGHT = 15.M.(G+4 th floor)			
PERMISSIBLE GREEN AREA =15%@PLOT AREA (10426.10X15/100)=1563.91 SQ.MT.			
ACHIEVED GREEN AREA		1951.84	

PARKING CALCULATION	FLAT QTY.	TWO WHEELER	TOTAL PARKING
LIG PER FLAT X2 (TWO WHEELER)	380	2	760
EWS PER FLAT X1 (TWO WHEELER)	95	1	95
TOTAL	475		855
PROPOSED PARKING			863
PROPOSED CAR PARKING			3

AREA STATEMENT :-

- TOTAL PLOT AREA =10426.10 SQ. MT.
- PERMISSIBLE GROUND COVERAGE = 50 % (5213.05 SQ.MT.)
- ACHIEVED GROUND COVERAGE = (4612.94/10426.10 X100 = 44.24 %
- PERMISSIBLE HEIGHT =30 M.
ACHIEVED HEIGHT = 15 M.(G+4th floor)
- PERMISSIBLE GREEN AREA =15%@PLOT AREA (10426.10X¹⁵/₁₀₀)=1563.91 SQ.MT.
ACHIEVED GREEN AREA = 1951.84 SQ.M.
- PERMISSIBLE B.A.R. =2.25 X 1.5= 3.375
ACHIEVED B.A.R.
BLOCK(A) LIG = 24271.86 SQ.MT.
BLOCK(B) EWS = 2872.63 SQ.MT.
TOTAL B.A.R. = 27144.69SQ.MT.

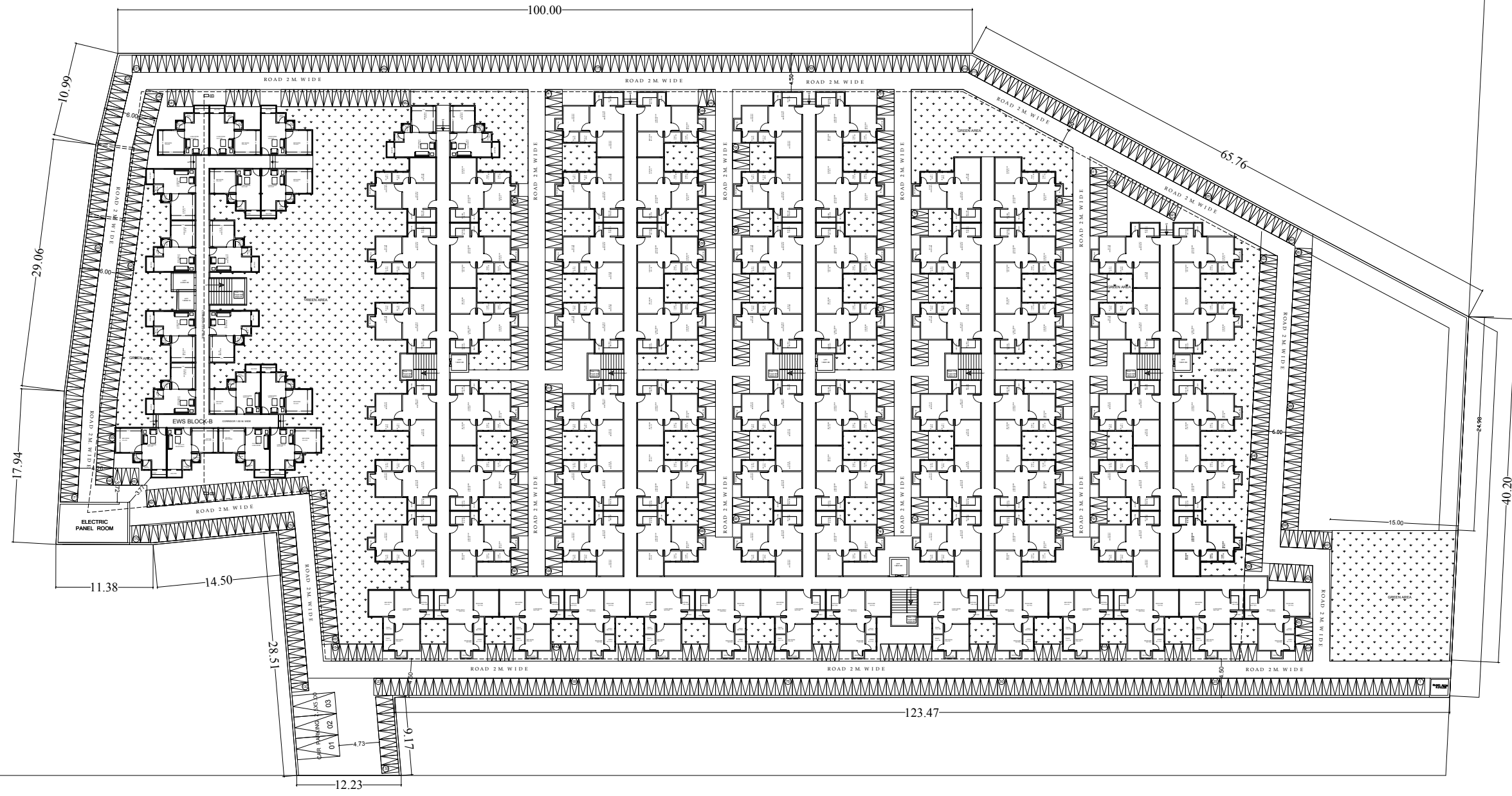
ACHIEVED B.A.R. = 27144.69 SQ.M.(2.60)

TOTAL NO OF EWS FLATS = 95
TOTAL NO OF LIG FLATS = 380

BLOCK - A (L.I.G.)			
Sr.no	Name of unit	BLOCK AREA (Sqmt.)	B.A.R. AREA (Sqmt.)
1	GROUND FLOOR	4045.31	4045.31
2	FIRST FLOOR	4045.31	4045.31
3	SECOND FLOOR	4045.31	4045.31
4	THIRD FLOOR	4045.31	4045.31
5	FOURTH FLOOR	4045.31	4045.31
6	TERRACE	4045.31	4045.31
	TOTAL AREA		24271.86

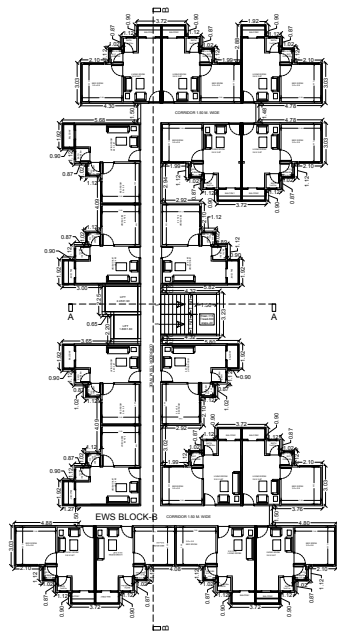
BLOCK - B (E.W.S.)			
Sr.no	Name of unit	BLOCK AREA (Sqmt.)	B.A.R. AREA (Sqmt.)
1	GROUND FLOOR	567.63	567.63
2	FIRST FLOOR	567.63	567.63
3	SECOND FLOOR	567.63	567.63
4	THIRD FLOOR	567.63	567.63
5	FOURTH FLOOR	567.63	567.63
6	TERRACE	34.68	34.68
	TOTAL AREA		2872.83

SHEET NO. -01					
PROJECT TITLE PROPOSED BUILDING PLAN OF AFFORDABLE HOUSING PLOT KHA. NO. 98/3.99 AT VILL- PEETHAWAS (HATHOU) RIKSHA, TEHSIL-SANGANER, JALPUR.					
DRAWING TITLE SITE PLAN					
DATE	SCALE 1:250	NORTH 			
ARCHITECT'S SIGNATURE	OWNER'S SIGNATURE				
ARCHITECTS CADMAX Design Services B-3, G-40, VIDHYA APARTMENT, PUNJAB MARG, SAPO BAGAR, JALPUR Phone: 9341-528959, Mobile: (931) 982847356, email: info@cadmaxb.com					

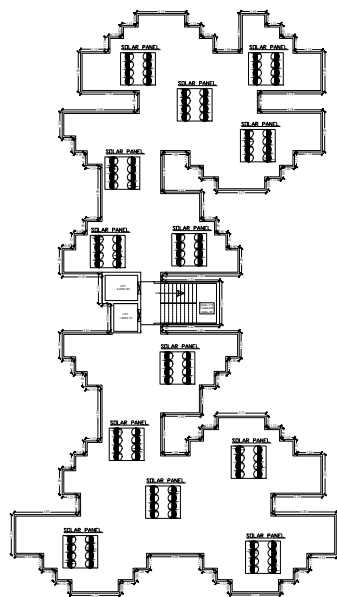


Sector Road 30.00 Mtr. Wide

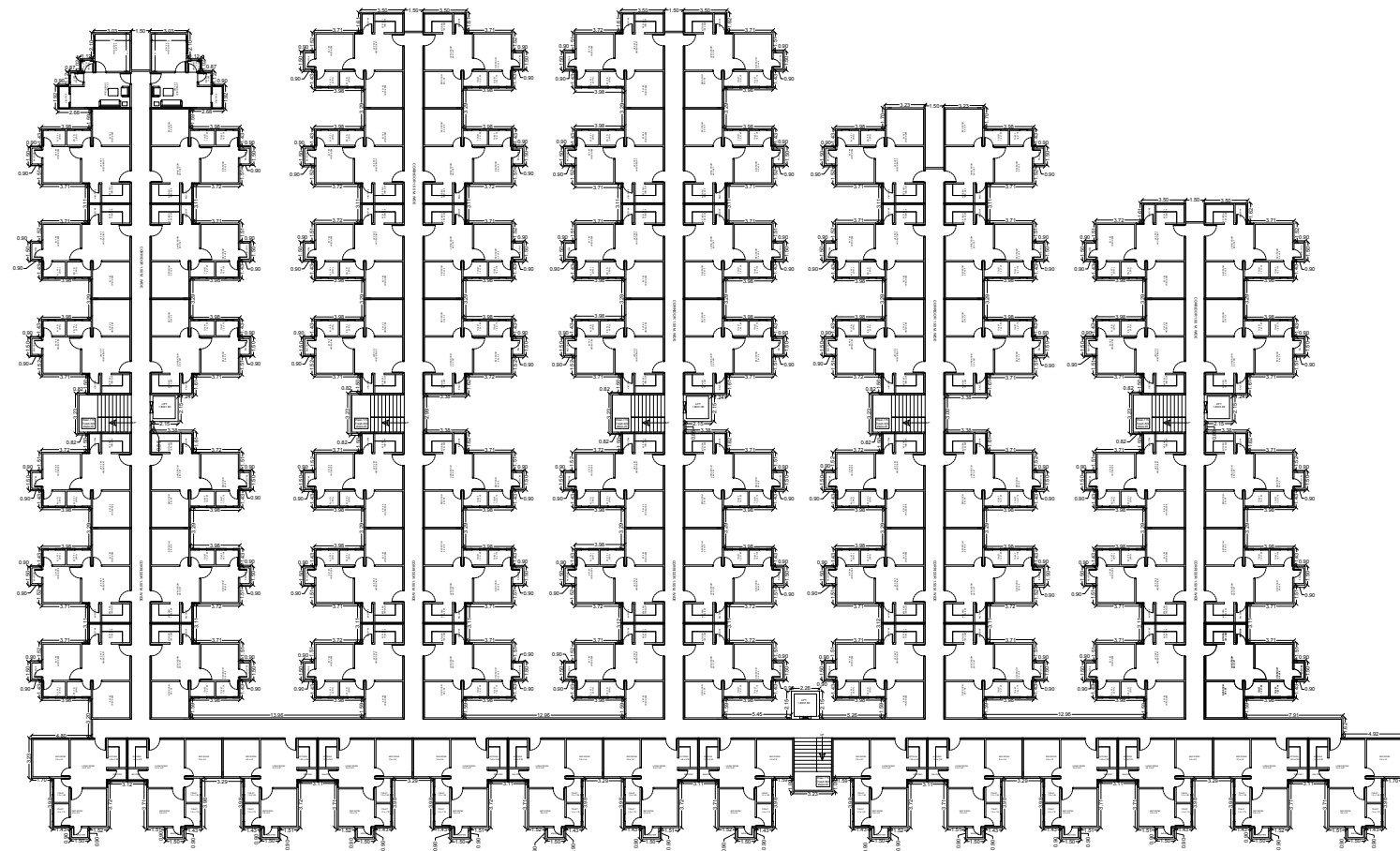
SHEET NO. -02		
PROJECT TITLE PROPOSED BUILDING PLAN OF AFFORDABLE HOUSING PLOT KHA. NO. 98/3.99 AT VILL- PEETHAWAS (HATHOU) RIKSHA, TEHSIL-SANGANER, JAIPUR.		
DRAWING TITLE GROUND FLOOR PLAN		
DATE	SCALE 1:150	NORTH
ARCHITECT'S SIGNATURE 	OWNER'S SIGNATURE	
ARCHITECTS CADMAX Design Services B-3, G-40, VERMA APARTMENT, PUNGSI MANSI, SAPO NAGAR, JAIPUR. Phone: 9341-528959, Mobile: (981) 982847396, email: info@cadmaxd.com		



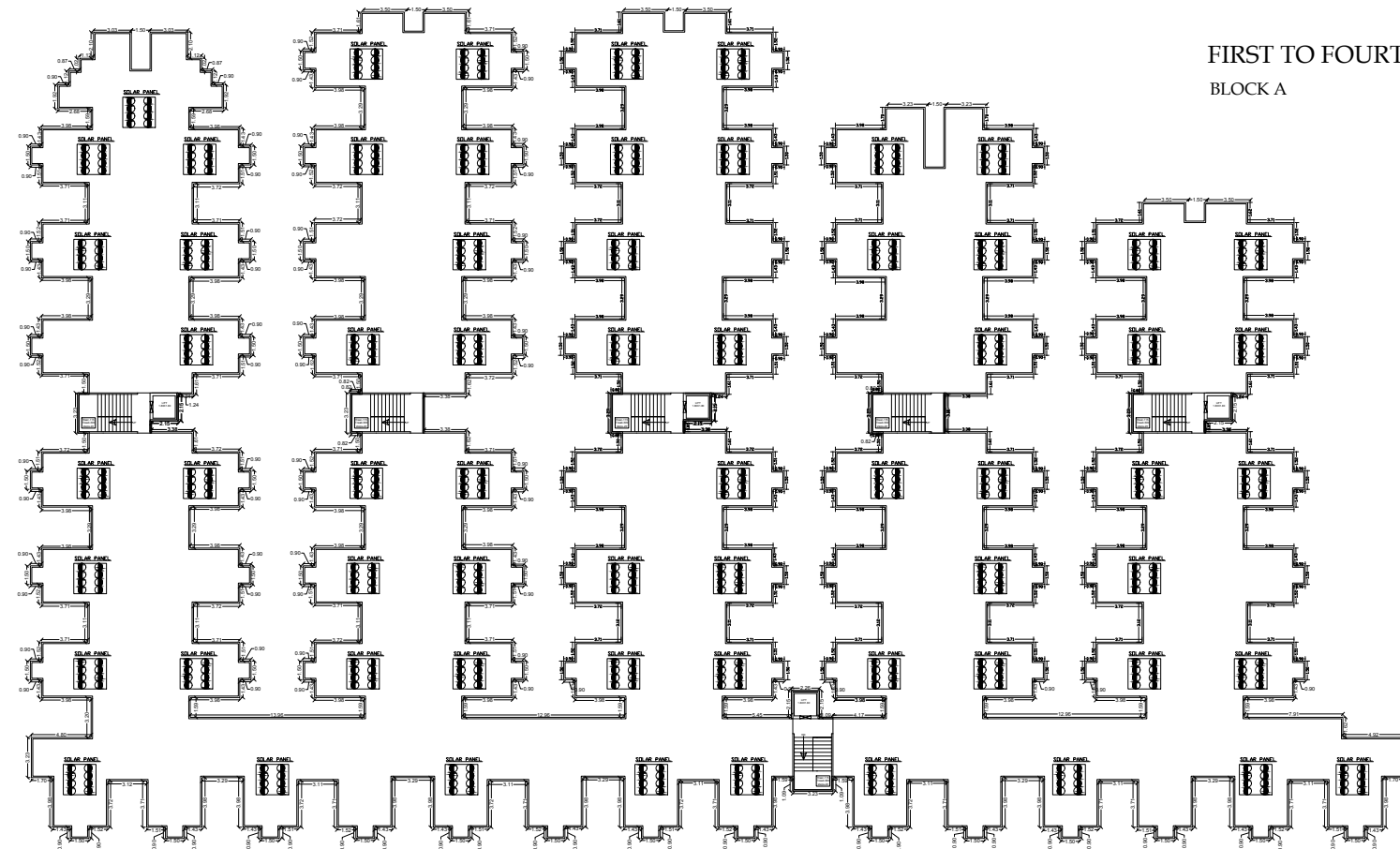
FIRST TO FOURTH FLOOR PLAN
BLOCK B



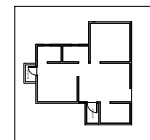
TERRACE FLOOR PLAN
BLOCK B



FIRST TO FOURTH FLOOR PLAN
BLOCK A

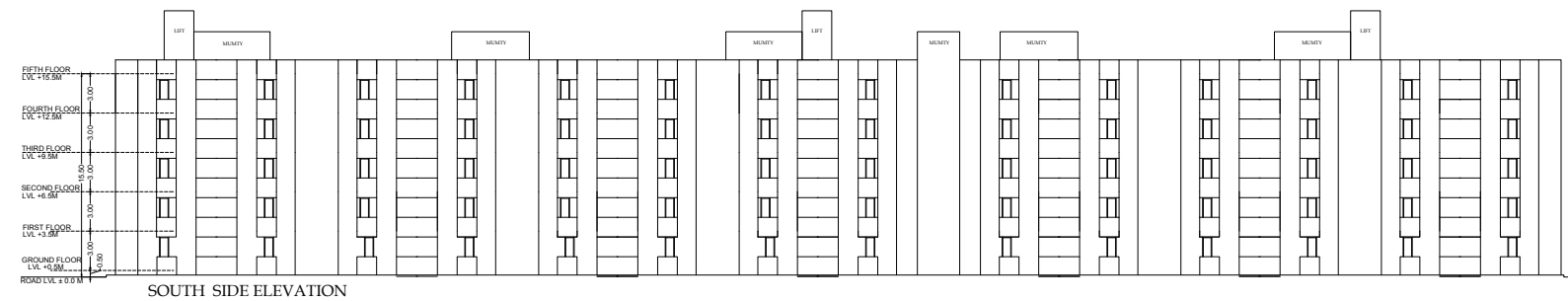


TERRACE FLOOR PLAN
BLOCK A



SHEET NO. -03		
PROJECT TITLE PROPOSED BUILDING PLAN OF AFFORDABLE HOUSING PLOT KHA. NO. 98/3.99 AT VILL- PEETHAWAS (HATHOU) RIKSHA, TEHSIL, SANGANER, JAIPUR.		
DRAWING TITLE FLOOR PLAN		
DATE	SCALE 1:150	NORTH
ARCHITECT'S SIGNATURE 	OWNER'S SIGNATURE	
ARCHITECTS CADMAX Design Services B-3, C-46, VIDYA APARTMENT, PHASE II, MIDC, SIKO, MANGALPUR, PUNE-411 004 (INDIA) Phone: 020-26177865, 020-26177866 email: info@cadmax.com		

LIG BLOCK-A



SOUTH SIDE ELEVATION



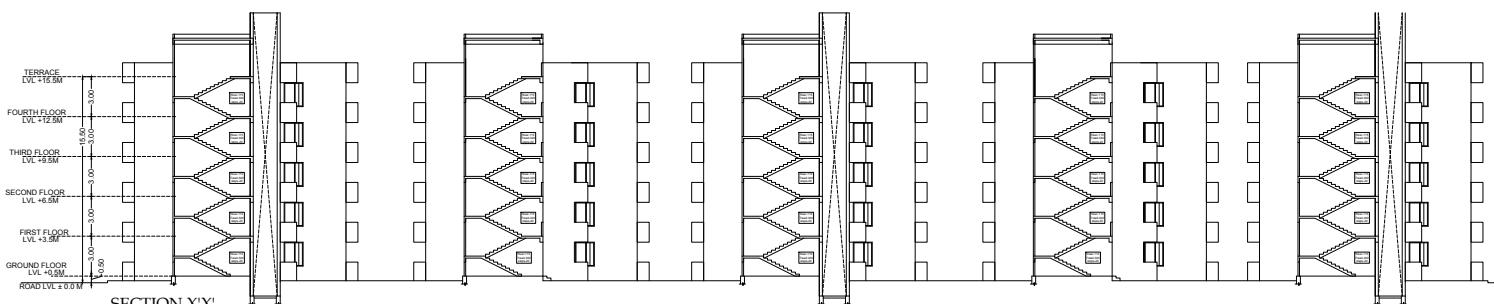
NORTH SIDE ELEVATION



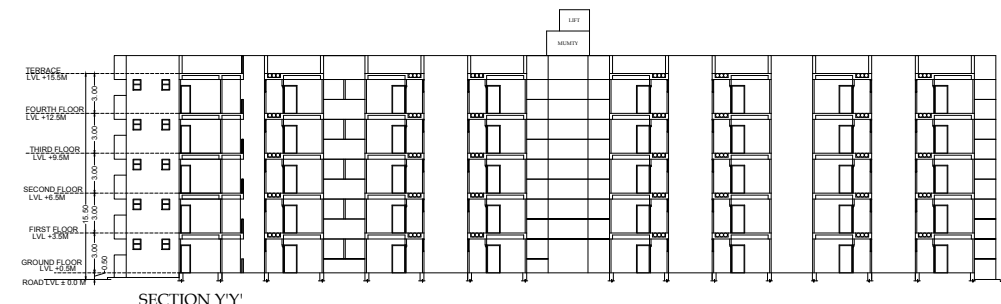
WEST SIDE ELEVATION



WEST SIDE ELEVATION

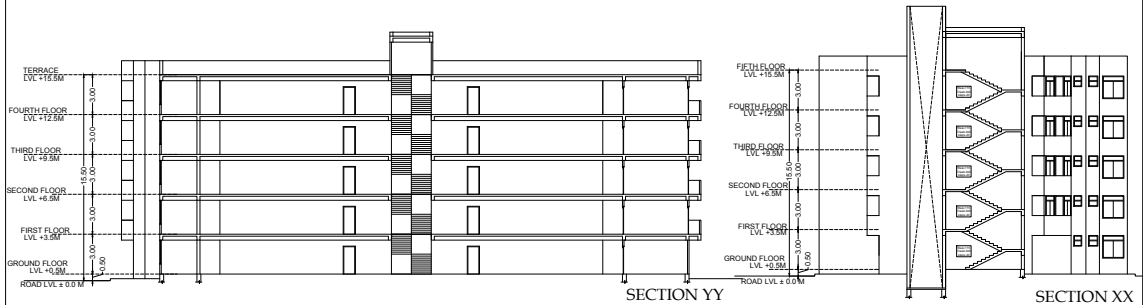


SECTION X'X'



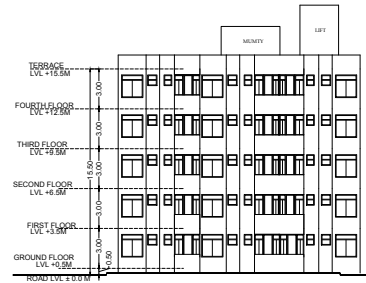
SECTION Y'Y'

EWS BLOCK-B



SECTION YY

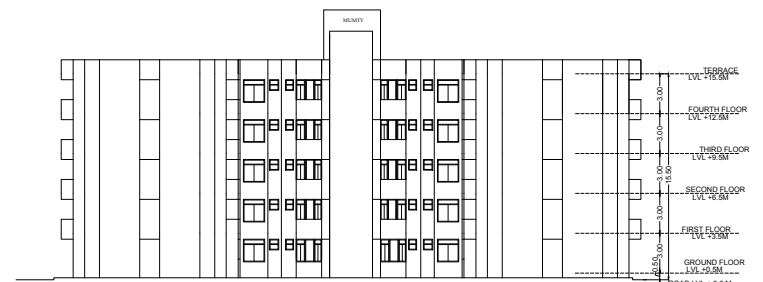
SECTION XX



NORTH SIDE ELEVATION



SOUTH SIDE ELEVATION



WEST SIDE ELEVATION

SHEET NO. -04		
PROJECT TITLE PROPOSED BUILDING PLAN OF AFFORDABLE HOUSING PLOT KHA. NO. 96/3,96 AT VILL- PREETHAWAS (HATHOU) RIKSHA, TEHSIL, SANGANER, JAIPUR.		
DRAWING TITLE ELEVATION & SECTION		
DATE	SCALE 1:150	NORTH
ARCHITECT'S SIGNATURE	OWNER'S SIGNATURE	
ARCHITECTS CADMAX Design Services B-3, C-46, VISHVA APARTMENT, PHASE II, SANSI, JAIPUR. Phone: 0141-2289159, Mobile: (991) 802467266, email: info@cadmax.com		