

Date: 31.10.2019

To
The Deputy Commissioner Zone-7,
Jaipur Development Authority
J.L.N. Marg, Jaipur-302004

Sub: Submission of Maps approved by Empaneled Architect of Building Plan under CMJAY 2015 scheme for your reference

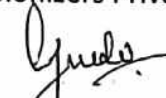
Respected Sir,

We are submitting the approved Maps (Building Plans) of the Project Nikunj Villas Phase-I situated at Khasra no. 231/6, 233/5 AT Revenue, village Kanakpura, Jaipur approved by Empaneled Architect under CMJAY 2015 scheme.

Kindly consider the same.

Thanking You,

For Kedia Builders and Colonizers Private Limited


(Authorized Signatory)

Encl.

- ① Checklist by Architect
- ② Building Plans
- ③ Project Map


31-10-19

De-07/R-168
31-10-19



जयपुर विकास प्राधिकरण, जयपुर
www.jda.urban.rajasthan.gov.in

क्रमांक:जविप्रा/उपा.07/2019/डी- 1667

दिनांक:- 20/9/19

केडिया बिल्डर्स एण्ड कालोनाईजर्स प्रा.लि.
जरिये निदेशक श्री गौरव केडिया पुत्र श्री राजेन्द्र कुमार केडिया
पंजीकृत कार्यालय ए-6 से ए-10, श्याम नगर, नाडी का फाटक
बेनाड रोड, झोटवाड़ा, जयपुर।

विषय: ग्राम कनकपुरा तहसील जयपुर के खसरा नं. 231/6, 233/5 कुल रकबा 7 बीघा भूमि में स्थित निजी खातेदारी योजना "निकुंज विलाज" योजना(मुख्यमंत्री जन आवास योजना-2015 प्रोविजन 3-बी के अन्तर्गत) का मानचित्र जारी करने वाकत्।

उपरोक्त विषयान्तर्गत आप द्वारा प्रस्तुत ग्राम कनकपुरा तहसील जयपुर के खसरा नं. ग्राम कनकपुरा तहसील जयपुर के खसरा नं. 231/6, 233/5 कुल रकबा 7 बीघा भूमि में स्थित निजी खातेदारी योजना "निकुंज विलाज" योजना(मुख्यमंत्री जन आवास योजना-2015 प्रोविजन 3-बी के अन्तर्गत) का मानचित्र अनुमोदन वीपीसी (एलपी) की 271वीं बैठक दिनांक 09.08.2019 में किया जा चुका है। अतः उक्त योजना के अनुमोदित मानचित्र की प्रति पत्र के साथ सलग्न है।

सलग्न :- उपरोक्तानुसार

20/9/19
उपस्थित (सोम-2)
जयपुर विकास प्राधिकरण,
जयपुर

Kedia Builders And Colonizers Pvt. Ltd

Director/Authorised Signator

राम किशोर व्यास भवन, इन्दिरा सर्किल, जवाहर लाल नेहरू मार्ग, जयपुर-302004
दूरभाष (0141-2560165) : ईपीबीएक्स-0141-2569696, एक्सटेंशन : 8240 फैक्स : 91+141-257455
email : dc.zone07@jaipurjda.org

RECEIVED
FOR
NEXT DATE

NIKUNJ VILLAS

e-Challan

Urban Development and Housing Department, Jaipur
Government of Rajasthan

GRN: 0032935735



Payment Date: 29/08/2019 11:23:33

Office Name: JDA, JAIPUR
Location: JAIPUR (SECTT.)
Period: 29/08/2019-To-31/08/2019

S.No	Purpose/Budget Head Name	Amount (₹)
1	0029-00-800-07-03-विकास प्राधिकरण के माध्यम से	285698.00
Commision(-):		0.00
Total/NetAmount:		285698.00

Two Lakh Eighty Five Thousand Six Hundred Ninety Eight Rupees and Zero Paise Only

Payee Details:

Jll Name: kedia builders & colonizers pvt ltd	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): jaipur(302012)
Address:a-6 shyam nagar	Remarks:For gram kanakpura teh jaipur kh. no. 231/6, 235/5 total area 7 bigha CMJAY Scheme Zone 07 JDA

Payment Details:

Challan No. - 0	
Bank: SBlePAY(Credit/Debit Cards)	Bank CIN No: 10001322019082900458
Date: 29/08/2019 11:23:33	Refrence No: 8617711759512

Computer generated copy on : 29/08/2019

Courtesy : <https://Egras.raj.nic.in>

Kedia Builders And Colonizers Pvt. Ltd

Director/ Authorised Signator

राजस्थान सरकार
नगरीय विकास एवं आवासन विभाग

क्र. प.10(7)नविवि/3/2009पार्ट-III

जयपुर दिनांक **23 MAY 2017**

आदेश

राज्य सरकार द्वारा निर्मित भवनों के भवन विनियमों के प्रावधानानुसार कम्पलीशन तथा अधिवास प्रमाण पत्र जारी करने हेतु एम्पैनल्ड आर्किटेक्ट्स को अधिकृत किया गया है। आदेश जारी किये जाने के पश्चात् निम्न कठिनाईयां संज्ञान में लायी गयी है :-

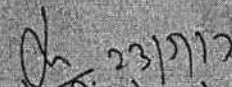
1. अनेक निकायों द्वारा कम्पलीशन सर्टिफिकेट जारी करने के आवेदन प्राप्त करना बन्द कर दिया गया है।

इस संबंध में निर्देशित किया जाता है कि राज्य सरकार द्वारा जारी आदेश दिनांक 22.02.2017 एवं पत्र दिनांक 01.05.2017 में दी गयी प्रक्रिया कम्पलीशन व अधिवास प्रमाण पत्र जारी करने की वैकल्पिक व्यवस्था है। यदि भवन निर्माता चाहे तो भवन विनियमों में किये गये प्रावधान के अनुसार संबंधित निकाय से भी कम्पलीशन व अधिवास प्रमाण पत्र प्राप्त कर सकता है।

2. यह भी संज्ञान में लाया गया है कि भवन निर्माता द्वारा कम्पलीशन सर्टिफिकेट हेतु भवन विनियमों में निर्धारित दर से निकाय में जमा करायी जाने वाली राशि एम्पैनल्ड आर्किटेक्ट्स को दी जा रही है एवं उनके द्वारा कम्पलीशन सर्टिफिकेट उक्त राशि ली जाकर जारी किये जा रहे हैं।

इस संबंध में स्पष्ट किया जाता है कि कम्पलीशन सर्टिफिकेट हेतु भवन विनियमों में निर्धारित राशि संबंधित विकासकर्ता द्वारा नगरीय निकाय में जमा करानी होगी एवं एम्पैनल्ड आर्किटेक्ट्स द्वारा कम्पलीशन सर्टिफिकेट जारी करने से पूर्व जमा करायी गयी राशि की रसीद विकासकर्ता से प्राप्त करनी होगी तथा कम्पलीशन सर्टिफिकेट की प्रति के साथ उक्त रसीद की प्रति संबंधित नगरीय निकाय में प्रेषित करनी होगी। कम्पलीशन सर्टिफिकेट के पश्चात् अधिवास प्रमाण पत्र प्राप्त करने हेतु संबंधित निकाय में पुनः कोई राशि जमा नहीं करायी जायेगी। एम्पैनल्ड आर्किटेक्ट्स द्वारा सीधे ही नियमानुसार अधिवास प्रमाण पत्र जारी किया जा सकेगा। विकासकर्ता द्वारा उक्त कार्य हेतु एम्पैनल्ड आर्किटेक्ट्स को देय फीस अपने स्तर पर निर्धारित कर दी जावेगी।

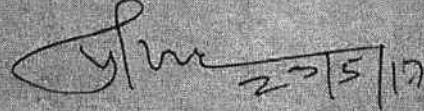
राज्यपाल की आज्ञा से,


(राजेंद्र सिंह शेखावत)

संयुक्त शासन सचिव-प्रथम

प्रतिलिपि निम्न को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित है:-

1. विशिष्ट सचिव, माननीय मंत्री महोदय, नगरीय विकास विभाग, राजस्थान सरकार।
2. निजी सचिव, अतिरिक्त मुख्य सचिव, नगरीय विकास विभाग।
3. प्रमुख शासन सचिव, स्वायत्त शासन विभाग, जयपुर।
4. आयुक्त, राजस्थान आवासन मण्डल, जयपुर।
5. निर्देशक, स्थानीय निकाय विभाग, राजस्थान, जयपुर।
6. सचिव, जयपुर/जोधपुर/अजमेर विकास प्राधिकरण, जयपुर/जोधपुर/अजमेर।
7. मुख्य नगर नियोजक, राजस्थान, जयपुर।
8. सचिव, नगर विकास न्यास समस्त।
9. वरिष्ठ उप शासन सचिव, नगरीय विकास एवं आवासन विभाग को विभागीय वेबसाईट पर अपलोड किये जाने हेतु निर्देशित किया जाता है।
10. एम्प्लॉयड कन्सलटेन्ट, समस्त।
11. रक्षित पत्रावली।


अतिरिक्त मुख्य नगर नियोजक

राजस्थान सरकार
नगरीय विकास विभाग

क्रमांक प.10(7)नविवि/नविवि/2009पार्ट-III

दिनांक :- 29 JUN 2017

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

निदेशक,
स्थानीय निकाय विभाग,
जयपुर।

सचिव,
नगर विकास न्यास,
समस्त।

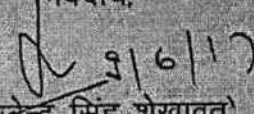
विषय :- कम्पलीशन सर्टिफिकेट जारी करने हेतु वास्तुविदों का एम्पैनलमेन्ट किये जाने के संबंध में।

सन्दर्भ :- विभागीय आदेश क्र.प.10(7)नविवि/एन.ए.एच.पी./2010पार्ट-III दिनांक 22.02.2017, 10.04.2017 एवं 20.04.2017

महोदय,

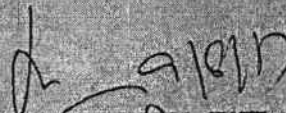
उपरोक्त विषयान्तर्गत सन्दर्भित आदेश दिनांक 22.02.2017, 10.04.2017 एवं 20.04.2017 की निरन्तरता में भवन विनियमों के तहत कम्पलीशन तथा ऑक्यूपेन्सी सर्टिफिकेट जारी करने के लिये संलग्न सूची के अनुसार 23 वास्तुविदों को अधिकृत किया जाता है। इनके द्वारा भवन निर्माता को जारी किये जाने वाले कम्पलीशन व ऑक्यूपेन्सी सर्टिफिकेट को मान्यता प्रदान की जाती है।

संलग्न :- उपरोक्तानुसार।

भवदीय,

(राजेन्द्र सिंह शेखावत)
संयुक्त शासन सचिव-प्रथम

प्रतिलिपि निम्न को सूचनार्थ प्रेषित है :-

1. मुख्य नगर नियोजक, राजस्थान, जयपुर।
2. संलग्न सूची के अनुसार समस्त एम्पैनल्ड आर्किटेक्ट्स।


संयुक्त शासन सचिव-प्रथम

Enter

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LIST OF EMPANNELED ARCHITECTS FOR COMPLETION CERTIFICATE			
S.No.	Name of Applicant	Associate Firm	COA Registration Number
1	Shri Akshat Tholia	Graphite Design Studio, 68 Janakpuri I, Imliwala Phatak, Opp. Jain Mandir, Jaipur Email: akshat@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 Wapka, Bhiwadi-Alwar Bypass Road, Bhiwadi Email: sengar@bhapind.in Mo. No. :-9783502999	CA/2008/43675
4	Shri Mansingh Meena	b-61, Behind UIT Office, Bhagat Singh Colony, Bhiwadi Email: mansingh1934@gmail.com Mo. No. :-9460478335	CA/2010/49305
5	Shri Rohitash Saraswat	Chandrakala Architecture, 19/227, Chandra-Manal, Ward 25, Nagaadkhana, Kirtauli-322241 Email: saraswatrohitash@gmail.com Mo. No. :-9829076733	CA/2007/39326 Empanement Suspended till further orders vide dept. order No. 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17	Shri Khushal Mathur	Studio1503, B-2/518 Chitrakut Scheme, Jaipur. Email: enamourarchitects@gmail.com, Mob:-	CA/2007/40651
18	Shri Upendra Tater	7-New Bhopalpura, Across Bridge Near Bhopalpura Ground, Udaipur. Email: upendratater@gmail.com, Mob.No:-	CA/91/14369
19	Shri Peeyush Jain	Maple Architects, E-27, Hanuman Path, (Next Lane to Sanjivini Hospital) Shyam Nagar, Jaipur. Email:	CA/98/22471
20	Shri Naveen k Jain	26-A Friends colony -II, Avadhपुरी Ram Mandir lane, Lal kothi scheme tonk road, Jaipur 302015 Email:	CA/96/20354
21	Shri Sanjeev Singh	Sanjeev Singh and associates, 84, Vivek Vihar, J L N Marg, Jaipur. Email: ssaconcept@gmail.com, Mo:-9829616712	CA/87/10723
22	Smt. Archana goyal	Vis arch, G-2, Rajshree Apartment, S-9, Jyoti ngar Extension, Near Vidhan Sabha, Jaipur 302005 Email:	CA/98/22800
23	Shri Mukul goyal	Vis arch, G-2, Rajshree Apartment, S-9, Jyoti ngar Extension, Near Vidhan Sabha, Jaipur 302005 Email:	CA/95/18073

- *Naveen Jain*
NAVEEN K. JAIN
B. ARCH
CA No. 96/20354

Kedia Builders And Colonizers Pvt. Ltd

[Signature]
Director/ Authorised Signator

Government of Rajasthan
Urban Development and Housing Department

No:F.10(7)UDH/3/2009Part-III

Jaipur Dated : 31 MAY 2017

All Empaneled Architects.

**Sub :- Empanelment of Architects for Completion and Occupancy
Certificate as per provisions of Building Byelaws.**

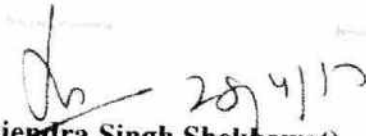
Sir,

With reference to your interest expressed in response to Invitation of EoI by State Government vide order no. F.10(7)UDH/3/2009Part-III dated 28.02.2017, it is to inform that you are empaneled as architect for issuance of Completion and Occupancy Certificate as per the provisions of Building Byelaws and orders issued in this respect vide order no. F. 10(7)UDH/3/2009Part-III dated 22.02.2017.

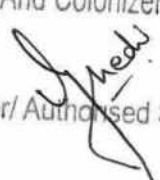
For your convenience a copy of order dated 22.02.2017, a checklist/format for Completion Certificate and format for Occupancy Certificate is being enclosed. The process for Completion/Occupancy Certificate shall be as below :-

1. Empaneled Architects shall obtain as Built Plan and a copy of approved building plan from the developer who assigns the work of Completion Certificate.
2. Copy of the receipt of dues and fees for Completion Certificate to be deposited in the concerned Urban Local Authority by the developer.
3. In case the building construction is as per the approved plan Completion Certificate may be issued in the prescribed format with checklist, however, in case of any deviation from approved plans, report may be sent to the concerned Urban Local Authority with signature and stamp thereon.
4. For Occupancy Certificate architect shall obtain Completion Certificate issued by Empaneled Architect to developer/owner and shall verify that authorized connections for Electricity, Water and Sewerage Disposal has been obtained and are functional. In case there is no unauthorized construction done after obtaining the Completion Certificate and ensuring the desired services and building is found fit for occupancy, the certificate for occupancy may be issued in the prescribed format.
5. Both Completion Certificate and Occupancy Certificate shall be issued on the letterhead of Empaneled Architect with his signature and seal and copies of the same shall also be sent to concerned Local Authority.


NAVEEN K. JAIN
B. ARCH
CA No. 96/20354

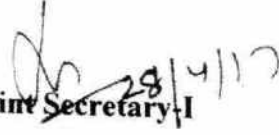

(Rajendra Singh Shekhawat)
Joint Secretary-I

Kedia Builders And Colonizers Pvt. Ltd


Director/ Authorised Signator

Copy to :-

1. Chief Town Planner, Rajasthan. Jaipur.
2. Director, Local Bodies, Jaipur.
3. Secretary, Jaipur/Jodhpur/Ajmer Development Authority, Jaipur/Jodhpur/Ajmer.
4. Secretary, Urban Improvement Trust, All.


Joint Secretary-I

Kedia Builders And Colonizers Pvt. Ltd


Director/ Authorised Signator:



Sanskriti

☐ Architects ☐ Interior Designers ☐ Engineers ☐ Valuers

DESIGN STUDIO/OFFICE :
26-A, Friends Colony II, Near Avadh Puri
Ram Mandir, Lal Kothi, Tonk Road, Jaipur-15
T : 0141-2742294, 4036248 / 9
E : sanskriti.arch@gmail.com
E : sanskriti.valuation@gmail.com
W : www.sanskritiarchitects.com

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

Date

Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**

Architect Name& Registration no.: Naveen Kumar Jain (Architect)

CA/96/20354

Address (Proposed Building): Khasra no.231/6 , 233/5

At Revenue, Village-Kanakpura, Teh.-Jaipur,

Dist.- Jaipur, Rajasthan

Width of Approach road: 30'-0" (9.00 m)

Residential Area (Sq.mt): 8098.24 Sq.m.

A) Portion of Scheme area Proposed for:-

EWS/LIG

EWS- 10.14% (Residential part)

LIG- 67.56% (Residential part)

B) Proposed for Developer. : 22.30% (Residential part)

C) Balance Portion of scheme area: 49.58% (net plot area)

Sr.No.	Details	Comments	
1	Size of Plot (EWS/LIG Portion)	EWS -4.26 to 4.72m X 7.84 to 10.89m LIG -5.02 to 6.24m X 10.36 to 13.71m	
2	Saleable Area	As per CMJAY/ Township Policy	As per Proposal
	Residential (%)	60%	50.42%
	Commercial (%)		0.81%
3	Facility Area	As per Bylaws/ CMJAY Policy	As per Proposal
	(i) Park (%)	5%	5.01%
	(ii) Facilities (%)	5%	5.01%
	(iii) Road (%)	-----	36.79%
	(iv) Parking (%)	-----	1.96%
4	Setback	As per Bylaws/ CMJAY Policy	As per Proposal
	Front	1.5 mt.	1.5 mt.
	Right Side	-	-
	Left Side	-	-



Sanskriti

☐ Architects ☐ Interior Designers ☐ Engineers ☐ Valuers

DESIGN STUDIO/OFFICE :
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Ram Mandir, Lal Kothi, Tonk Road, Jaipur-15
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E : sanskriti.arch@gmail.com
E : sanskriti.valuation@gmail.com
W : www.sanskritiarchitects.com

	Rear	-	-
5	Plot area under EWS/LIG	As per Bylaws/ CMJAY Policy	As per Proposal
	(i) EWS (plot area)	45 sq.m.	34.14 to 45.00 (sq.m.)
	(ii) LIG (plot area)	75 sq.m.	56.87 to 74.35 (sq.m.)
6	Road width (for roads proposal in the scheme)	As per Bylaws/ CMJAY Policy	As per Proposal
		9 m.	9m.
7	Parking	As per Bylaws/ CMJAY Policy	As per Proposal
		EWS-1 scooter LIG- 2 scooters	174 scooters 7 cars(dev.)
8	Any other observation	25% plot for developer as per CMJAY-15	11.24% plot for developer

Based on above facts, the proposal submitted by **Kedia Builders & Colonizers Pvt.Ltd.** (Applicant) is Chief Minister's Jan Awas Yojana-2015. Township policy and building byelaws. The Applicant has deposited the charges for Layout Plan Approval Rs. at Jaipur Development Authority, Jaipur. Hence the layout plan of plotted development is issued to :

Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**
Proposed site : Khasra no. 231/6 , 233/5
At Revenue, Village-Kanakpura, Teh.-Jaipur,
Dist.- Jaipur, Rajasthan
Area (Sq.mt.) 16061.99

Architect


:- Naveen Kumar Jain

Registration No.:- CA/96/20354

NAVEEN K. JAIN
B. ARCH
CA No. 96/20354

LAYOUT PLAN "CHEIF MINISTER JAN AVAS YOJNA-2015 PROVISION 3B" KHASRA NO- 231/6, 233/5 AT REVENUE- VILLAGE-KANAKPURA, TEH.-JAIPUR, JAIPUR

820
8
04-5/9/19

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PHASE-2

$$\frac{231}{3}$$

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१. बसवा वाकडी
 २. उपर इम्पोज
 ३. ठिकाण
 ४. नवी
 ५. ग. निरी.

नास्तिकता का अर्थ है
मुताबिक है।

[illegible]

सहायक सचिव निदेशक
जल-१

PHASE-1

... Pvt. Ltd.

Director, Authorised Signatory

if by mail

Service • Postmaster
Circular • United States



SCALE: 1"=50'

L164-77 plots
EWS-20 plots

K.M.O.	AREA	LESS LAND LOSS	NET SCHEM AREA
2316	3 HIGHIA-12 BUSWA		
2335	3 HIGHIA-08 BUSWA		
TOTAL	7 HIGHIA-08 BUSWA		
	{ 11175.00 SQYDS		
	- 1972.00 SQYDS		
			19263.00 SQYDS

AREA ANALYSIS:-			
NO.	LAND USE	AREA (SQ.FT)	%
1	RESIDENTIAL PLOTS (GIR DEVELOPMENT AREA)	2158.96	11.34%
2	LAND PLANT	550.85	24.07%
3	TREE PLANT	981.71	5.11%
4	RETAIL COMMERCIAL	155.54	0.81%
5	RETAIL PARKING	375.08	1.94%
	TOTAL	10211.34	53.19%
6	PARK	940.89	5.01%
7	SANITARY	982.89	5.01%
8	SECTOR ROAD AND VEHICLE AREA	633.63	21.44%
9	HYDROELECTRIC POWER PLANT AREA	2081.77	15.15%
	TOTAL SCHEME	22421.00	100.00%

[illegible]

NAME OF SCHEME: NIKUNJ VILLAS

DATE: 1-1-57	CM NO.
--------------	--------

CADMAX Design Services
 5-10, B-1 VDMA members
 HANS WERNER, MANAGER, SALES
 PH: 0141 - 4036515
 email - info@cadmax.co.uk

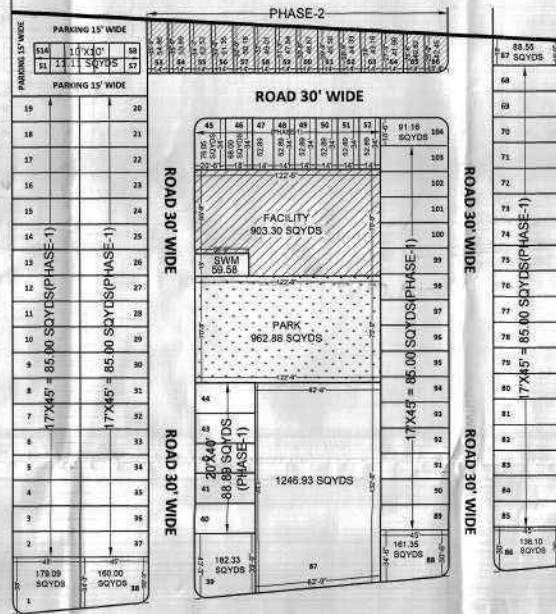
email - info@castminds.com

LAYOUT PLAN "CHEIF MINISTER JAN AVAS YOJNA-2015 PROVISION 3B"
KHASRA NO- 231/6, 233/5 AT REVENUE- VILLAGE-KANAKPURA, TEH.-JAIPUR, JAIPUR

SHEET NO-01

PHASE-01	PHASE-01
AREA ANALYSIS (SQ.YDS)	AREA ANALYSIS (SQ.YDS)
1. 10.00	1. 10.00
2. 10.00	2. 10.00
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80. 10.00	80. 10.00
81. 10.00	81. 10.00
82. 10.00	82. 10.00
83. 10.00	83. 10.00
84. 10.00	84. 10.00
85. 10.00	85. 10.00
86. 10.00	86. 10.00
87. 10.00	87. 10.00
88. 10.00	88. 10.00
89. 10.00	89. 10.00
90. 10.00	90. 10.00
91. 10.00	91. 10.00
92. 10.00	92. 10.00
93. 10.00	93. 10.00
94. 10.00	94. 10.00
95. 10.00	95. 10.00
96. 10.00	96. 10.00
97. 10.00	97. 10.00
98. 10.00	98. 10.00
99. 10.00	99. 10.00
100. 10.00	100. 10.00

EXISTING SECTOR ROAD 60' WIDE



EXISTING SECTOR ROAD 60' WIDE

PHASE-2

K.NO.	AREA
231/6	3 BIGHA-32 BISWA
233/5	3 BIGHA-08 BISWA
TOTAL	7 BIGHA-00 BISWA
LESS LAND LOSS	-1972.00 SQYDS
NET SCHEME AREA	19203.00 SQYDS

S. NO.	LAND USE	AREA (SQ.YDS)	AREA (SQ.M)	%
1.	RESIDENTIAL PLOTS (OWN DEVELOPERS AREA)	1158.54	1305.92	6.82%
2.	USE PLOTS	4742.05	5471.97	28.37%
3.	TRAIL PLOTS	181.71	207.13	1.05%
4.	RETAIL COMMERCIAL	166.34	189.49	0.94%
5.	RETAIL PARKING	275.08	313.72	1.60%
TOTAL		18523.44	2122.38	10.68%
6.	FAIRY	162.48	185.14	0.85%
7.	FACILITY	362.48	413.58	2.10%
8.	SECTOR ROAD W/ SIDE AREA	4135.03	4715.89	24.54%
9.	INTERNAL ACCESS ROAD AREA	2900.27	3342.38	17.35%
TOTAL SCHEME		14003.00	16061.88	100.00%

NAME OF SOCIETY : NIJI KHATEDAR

NAME OF SCHEME : NIKUNJ RESIDENCY

PROJECT TITLE
PROPOSED LAYOUT PLAN OF
CHIEF MINISTER JAN AVAS YOJNA-2015
PROVISION 3B, KHASRA NO. 231/6,
233/5 AT REVENUE- VILLAGE-KANAKPURA,
TEH.-JAIPUR, JAIPUR

DWG TITLE : SITE PLAN

SCALE : 1:500

ARCHITECT : NAVEEN K. JAIN

APPROVED : NAVEEN K. JAIN

CA No: 96/20354

SANSKRITI

20 A FRIENDLY COLONY, LAL BATH

TEH. JAIPUR, DIST. JAIPUR

P: 011 270294, 011 270295

www.sanskritiindia.com

Kasthi Builders And Contractors Pvt. Ltd.

Values Director Authorized Signature



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DESIGN STUDIO/OFFICE

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Check List for Building Plan Approval of CMJAY Projects

"NIKUNJ VILLA PHASE-01"

Date:

Applicant Name:

Kedia Builders & Colonizers Pvt.Ltd.

Architect's Name & Registration No.

Naveen Kumar Jain (CA/96/20354)

Address (Proposed Building)

Khasra no.231/6 , 233/5 At Revenue,Village-Kanakpura

Teh:-Jaipur, Dist.- Jaipur, Rajasthan

Width of Proposed Road

30'-0" (9.00 m)

Area (Sq.mt):

7672.75 Sq.mt.

A) Portion of Scheme area Proposed for:-

EWS/LIG

EWS- 265.38 sq.mt. (Residential part)

LIG- 5471.50 sq.mt. (Residential part)

B) Proposed for Plots:

1805.78 sq.mt. (Residential part)

C) Proposed for Shops:

130.09 sq.mt.

D) Balance Portion of Scheme Area:

S.No.	Details	Comments	
1.	Size of Plot (LIG Portion) (02 to 19) and (68 to 85)	5.18 m X 13.72m.	
2.	Setbacks		
		As per Bylaws/ CMJAY Policy	As per proposal
	Front	1.5 mt.	1.5 mt.
	Side I	N.A.	N.A.
	Side II	N.A.	N.A.
	Rear	N.A.	N.A.
3.	Ground Coverage	As per Bylaws/ CMJAY Policy	As per proposal
		63.20 sq.mt.	53.39 sq.mt.
4.	Basement (If Approved)	N.A.	N.A.
5.	Height (No. of Floors)	As per Bylaws/ CMJAY Policy	As per proposal
		12 mt. (G+2)	7.16 mt. (terrace top)
6.	B.A.R.	As per Bylaws/ CMJAY Policy	As per proposal
		IN SET BACK	1.90
7.	Super Built-up Area	As per Bylaws/ CMJAY Policy	As per proposal
		51.12 sq.mt.	135.41 sq.mt.

Kedia Builders And Colonizers Pvt. Ltd.

Director/ Authorized Signator



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W : www.sanskritiarchitects.com

8.	Parking	As per Bylaws/ CMJAY Policy	As per proposal
		Two Scooter	Two Scooter
9.	Cut-out/ Open to Sky/ Duct	As per Bylaws	As per proposal
		N.A.	N.A.
10.	Projections/Balconies etc. (Covered/Extended)	As per Bylaws	As per proposal
		Provided as per norms	Provided as per norms
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 Structure Engineer (Earthquake Resistance)	Provided as per norms	Provided as per norms
15.	Plantation on site	N.A.	N.A.
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	N.A.	N.A.

Based on above facts, the proposal submitted by **Kedia Builders & Colonizers Pvt.Ltd.** (Applicant) is Chief Minister's Jan Awas Yojana-2015. Township policy and building bye laws. The Applicant has deposited the charges for Layout Plan Approval Rs. at Jaipur Development Authority, Jaipur. Hence the layout plan of plotted development is issued to :

Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**
Proposed site : Khasra no. 231/6 , 233/5 At Revenue,
Village-Kanakpura, Teh.-Jaipur, Dist.- Jaipur, Rajasthan

Area (Sq.mt.) [Phase - I] 15507.29
Total Project Area - 16056.15 Sq. Mtr
NAVEEN K. JAIN

Architect :- Naveen Kumar JAIN No. 96/20354
Registration No.:- CA/96/20354

Kedia Builders And Colonizers Pvt. Ltd.
[Signature]
Director/ Authoured Signator.



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Check List for Building Plan Approval of CMJAY Projects

"NIKUNJ VILLA PHASE-01"

Date:

Applicant Name:

Kedia Builders & Colonizers Pvt.Ltd.

Architect's Name & Registration No.

Naveen Kumar Jain (CA/96/20354)

Address (Proposed Building)

Khasra no.231/6 , 233/5 At Revenue,Village-Kanakpura,
Teh.-Jaipur, Dist.- Jaipur, Rajasthan

Width of Proposed Road

30'-0" (9.00 m)

Area (Sq.mt):

7672.75 Sq.mt.

A) Portion of Scheme area Proposed for:-

EWS/LIG

EWS- 265.38 sq.mt. (Residential part)

LIG- 5471.50 sq.mt. (Residential part)

B) Proposed for Plots :

1805.78 sq.mt. (Residential part)

C) Proposed for Shops:

130.09 sq.mt.

D) Balance Portion of Scheme Area:

S.No.	Details	Comments	
1.	Size of Plot (LIG Portion) (20 to 37) and (89 to 103)	5.18 m X 13.72m.	
2.	Setbacks		
		As per Bylaws/ CMJAY Policy	As per proposal
	Front	1.5 mt.	1.5 mt.
	Side I	N.A.	N.A.
	Side II	N.A.	N.A.
	Rear	N.A.	N.A.
3.	Ground Coverage	As per Bylaws/ CMJAY Policy	As per proposal
		63.20 sq.mt.	53.39 sq.mt.
4.	Basement (If Approved)	N.A.	N.A.
5.	Height (No. of Floors)	As per Bylaws/ CMJAY Policy	As per proposal
		12 mt. (G+2)	7.16 mt. (terrace top)
6.	B.A.R.	As per Bylaws/ CMJAY Policy	As per proposal
		IN SET BACK	1.90
7.	Super Built-up Area	As per Bylaws/ CMJAY Policy	As per proposal
		51.12 sq.mt.	135.41 sq.mt.

Kedia Builders And Colonizers Pvt. Ltd.

Director/ Authorised Signator



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8.	Parking	As per Bylaws/ CMJAY Policy	As per proposal
		Two Scooter	Two Scooter
9.	Cut-out/ Open to Sky/ Duct	As per Bylaws	As per proposal
		N.A.	N.A.
10.	Projections/Balconies etc. (Covered/Extended)	As per Bylaws	As per proposal
		Provided as per norms	Provided as per norms
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 Structure Engineer (Earthquake Resistance)	Provided as per norms	Provided as per norms
15.	Plantation on site	N.A.	N.A.
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	N.A.	N.A.

Based on above facts, the proposal submitted by **Kedia Builders & Colonizers Pvt.Ltd.** (Applicant) is Chief Minister's Jan Awas Yojana-2015. Township policy and building byelaws. The Applicant has deposited the charges for Layout Plan Approval Rs. at Jaipur Development Authority, Jaipur. Hence the layout plan of plotted development is issued to :

Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**
Proposed site : Khasra no. 231/6 , 233/5 At Revenue,
Village-Kanakpura, Teh.-Jaipur, Dist.- Jaipur, Rajasthan

Area (Sq.mt.) [Phase-I] 15507.29

Total Project Area - 16056.15 Sq.m

NAVEEN K. JAIN

ARCH

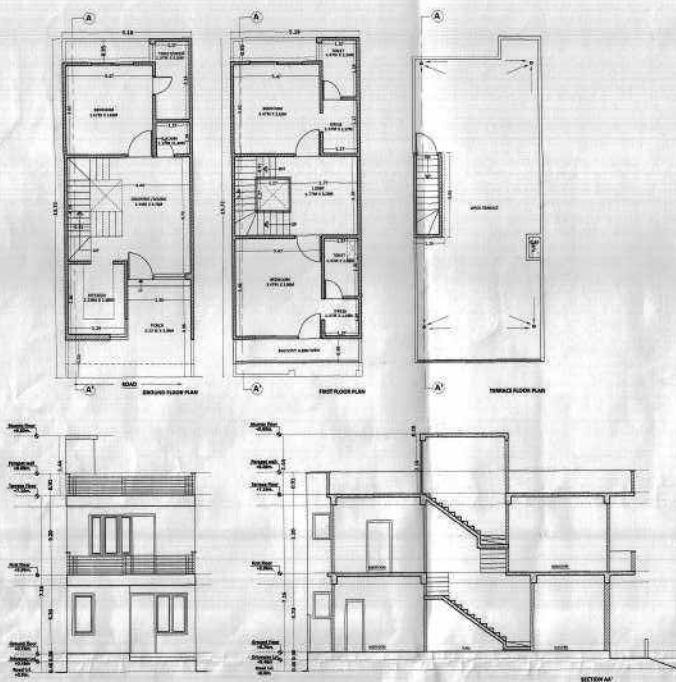
CA No. 96/20354

Architect :- Naveen Kumar Jain
Registration No.:- CA/96/20354

Kedia Builders And Colonizers Pvt.Ltd.

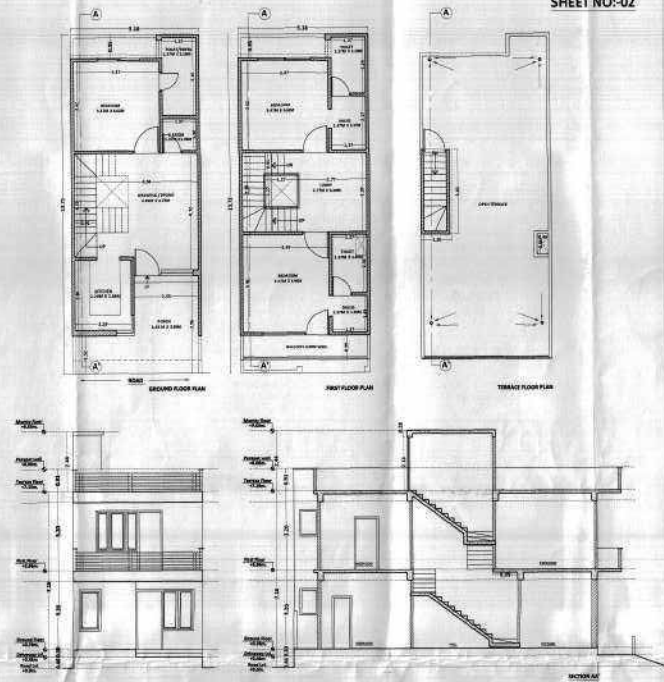
Director/ Authorised Signator

SHEET NO:-02



PLOT AREA = 1.340-13.724-71.09 SQ.MT				
AREA CALCULATION				
FLOOR	PLAN AREA	CURTAIN AREA	WALL AREA	WALL AREA
GROUND	14.76	1.25	1.25	1.25
FIRST	14.76	1.25	1.25	1.25
TERRACE	14.76	1.25	1.25	1.25
TOTAL	44.28	3.75	3.75	3.75

PLOT NO. 02 TO 19
PLOT NO. 68 TO 85



PLOT AREA = 1.340-13.724-71.09 SQ.MT				
AREA CALCULATION				
FLOOR	PLAN AREA	CURTAIN AREA	WALL AREA	WALL AREA
GROUND	14.76	1.25	1.25	1.25
FIRST	14.76	1.25	1.25	1.25
TERRACE	14.76	1.25	1.25	1.25
TOTAL	44.28	3.75	3.75	3.75

PLOT NO. 20 TO 37
PLOT NO. 89 TO 103

Project:

PROPOSED LAYOUT PLAN OF
CHIEF MINISTER JAN AVAS YOUNA-2015
PROVISION 38th KHASRA NO- 231/6,
233/5 AT REVENUE VILLAGE-KANAKPURA,
TEH-JAIPUR, JAIPUR

Architect

Naveen Jain
NAVEEN K. JAIN
B. ARCH
CA No. 96/20354

Applicant:

Kadla Builders And Contractors Pvt. Ltd.
Kadla Builders And Contractors Pvt. Ltd.
Director (Proposed Signature)

Drawing Title:

LIG
PLANS, ELEVATION & SECTION

Scale:

1:100

North:



Architects Interiors Engineers Valuers
26 A FRIENDS COLONY-II, LAL KOTHI
TONK ROAD, JAIPUR - 302015
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Check List for Building Plan Approval of CMJAY Projects

"NIKUNJ VILLA PHASE-01"

Date:

Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**
Architect's Name & Registration No. **Naveen Kumar Jain (CA/96/20354)**
Address (Proposed Building) **Khasra no.231/6 ; 233/5 At Revenue,Village-Kanakpura,
Teh.-Jaipur, Dist.- Jaipur, Rajasthan**
Width of Proposed Road **30'-0" (9.00 m)**
Area (Sq.mt): **7672.75 Sq.mt.**

- A) Portion of Scheme area Proposed for:-
EWS/LIG **EWS- 265.38 sq.mt. (Residential part)
LIG- 5471.50 sq.mt. (Residential part)**
B) Proposed for Plots : **1805.78 sq.mt. (Residential part)**
C) Proposed for Shops: **130.09 sq.mt.**
D) Balance Portion of Scheme Area:

S.No.	Details	Comments	
1.	Size of Plot (LIG Portion) (40 to 44)	6.10 m X 12.19 m.	
2.	Setbacks	As per Bylaws/ CMJAY Policy	As per proposal
	Front	1.5 mt.	1.5 mt.
	Side I	N.A.	N.A.
	Side II	N.A.	N.A.
	Rear	N.A.	1.03 mt.
3.	Ground Coverage	As per Bylaws/ CMJAY Policy	As per proposal
		58.78 sq.mt.	52.26 sq.mt.
4.	Basement (If Approved)	N.A.	N.A.
5.	Height (No. of Floors)	As per Bylaws/ CMJAY Policy	As per proposal
		12 mt. (G+2)	7.16 mt. (terrace top)
6.	B.A.R.	As per Bylaws/ CMJAY Policy	As per proposal
		IN SET BACK	1.90
7.	Super Built-up Area	As per Bylaws/ CMJAY Policy	As per proposal
		51.12 sq.mt.	137.76 sq.mt.

Kedia Builders & Colonizers Pvt. Ltd.
[Signature]

Director/ Authorised Signatory



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8.	Parking	As per Bylaws/ CMJAY Policy	As per proposal
		Two Scooter	Two Scooter
9.	Cut-out/ Open to Sky/ Duct	As per Bylaws	As per proposal
		N.A.	N.A.
10.	Projections/Balconies etc. (Covered/Extended)	As per Bylaws	As per proposal
		Provided as per norms	Provided as per norms
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 Structure Engineer (Earthquake Resistance)	Provided as per norms	Provided as per norms
15.	Plantation on site	N.A.	N.A.
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	N.A.	N.A.

Based on above facts, the proposal submitted by **Kedia Builders & Colonizers Pvt.Ltd.** (Applicant) is Chief Minister's Jan Awas Yojana-2015. Township policy and building byelaws. The Applicant has deposited the charges for Layout Plan Approval Rs. at Jaipur Development Authority, Jaipur. Hence the layout plan of plotted development is issued to :

Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**
Proposed site : Khasra no. 231/6 , 233/5 At Revenue, Village-Kanakpura, Teh.-Jaipur, Dist.- Jaipur, Rajasthan

Area (Sq.mt.) [Phase - I] 15507.29
Total Project Area 16056.15 Sq. Mtr.

Architect :- Naveen Kumar Jain
Registration No.:- CA/96/20354

NAVEEN K. JAIN ARCH
CA No. 96/20354

Kedia Builders And Colonizers Pvt. Ltd.
Director/ Authorised Signator



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Check List for Building Plan Approval of CMJAY Projects

"NIKUNJ VILLA PHASE-01"

Date:

Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**

Architect's Name & Registration No. **Naveen Kumar Jain (CA/96/20354)**

Address (Proposed Building) **Khasra no.231/6 , 233/5 At Revenue,Village-Kanakpura,
Teh.-Jaipur, Dist.- Jaipur, Rajasthan**

Width of Proposed Road **30'-0" (9.00 m)**

Area (Sq.mt): **7672.75 Sq.mt.**

A) Portion of Scheme area Proposed for:-
EWS/LIG **EWS- 265.38 sq.mt. (Residential part)
LIG- 5471.50 sq.mt. (Residential part)**

B) Proposed for Plots : **1805.78 sq.mt. (Residential part)**

C) Proposed for Shops: **130.09 sq.mt.**

D) Balance Portion of Scheme Area:

S.No.	Details	Comments	
1.	Size of Plot (LIG Portion) (67)	74.06 sq.mt.	
2.	Setbacks	As per Bylaws/ CMJAY Policy	As per proposal
	Front	1.5 mt.	1.5 mt.
	Side I	N.A.	N.A.
	Side II	N.A.	N.A.
	Rear	N.A.	N.A.
3.	Ground Coverage	As per Bylaws/ CMJAY Policy	As per proposal
		65.47 sq.mt.	58.96 sq.mt.
4.	Basement (If Approved)	N.A.	N.A.
5.	Height (No. of Floors)	As per Bylaws/ CMJAY Policy	As per proposal
		12 mt. (G+2)	7.16 mt. (terrace top)
6.	B.A.R.	As per Bylaws/ CMJAY Policy	As per proposal
		IN SET BACK	1.90
7.	Super Built-up Area	As per Bylaws/ CMJAY Policy	As per proposal
		51.12 sq.mt.	142.29 sq.mt.

Kedia Builders And Colonizers Pvt. Ltd.

Director/ Authonsed Signator.



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DESIGN STUDIO/OFFICE:

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8.	Parking	As per Bylaws/ CMJAY Policy	As per proposal
		Two Scooter	Two Scooter
9.	Cut-out/ Open to Sky/ Duct	As per Bylaws	As per proposal
		N.A.	N.A.
10.	Projections/Balconies etc. (Covered/Extended)	As per Bylaws	As per proposal
		Provided as per norms	Provided as per norms
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 Structure Engineer (Earthquake Resistance)	Provided as per norms	Provided as per norms
15.	Plantation on site	N.A.	N.A.
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	N.A.	N.A.

Based on above facts, the proposal submitted by **Kedia Builders & Colonizers Pvt.Ltd.** (Applicant) is Chief Minister's Jan Awas Yojana-2015. Township policy and building byelaws. The Applicant has deposited the charges, for Layout Plan Approval Rs. at Jaipur Development Authority, Jaipur. Hence the layout plan of plotted development is issued to :

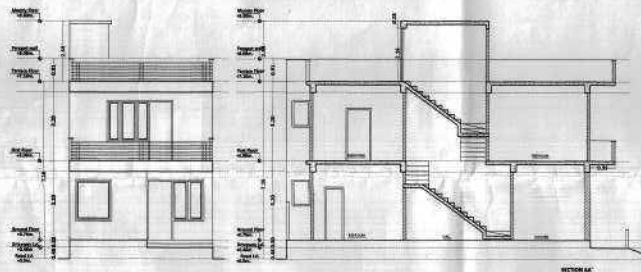
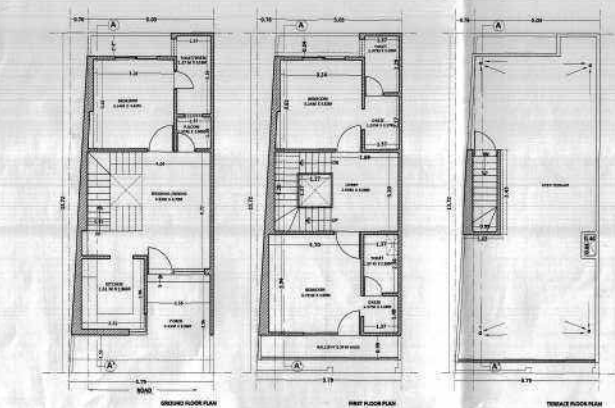
Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**
Proposed site : Khasra no. 231/6 , 233/5 At Revenue,
Village-Kanakpura, Teh.-Jaipur, Dist.- Jaipur, Rajasthan

Area (Sq.mt.) [Phase -I] 15507.29
Total Project Area 16066.15 sq.m

Architect :- Naveen K. JAIN
Registration No.:- CA/96/20354

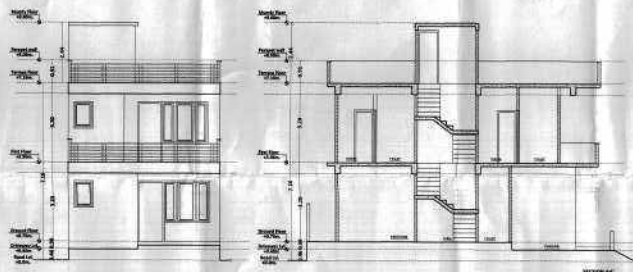
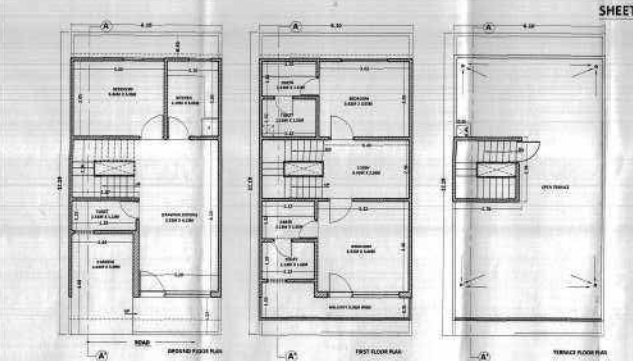
Director/ Authorised Signatory

SHEET NO:-03



PLOT AREA = 74.00 SQ.M				
AREA CALCULATION				
FLOOR	BUILT UP AREA	CARPET AREA	BALCONY	
GROUND	65.00	73.00	4.00	4.00
FIRST	65.00	73.00	4.00	4.00
TOTAL	130.00	146.00	8.00	8.00

PLOT NO. 67



PLOT AREA = 4.00 SQ.M (10.00 X 4.00)				
AREA CALCULATION				
FLOOR	BUILT UP AREA	CARPET AREA	BALCONY	
GROUND	65.00	73.00	4.00	4.00
FIRST	65.00	73.00	4.00	4.00
TOTAL	130.00	146.00	8.00	8.00

PLOT NO. 40 to 44

Project:

PROPOSED LAYOUT PLAN OF
CHIEF MINISTER JAN AVAS Yojana-2015
PROVISION 38* KHASRA NO-231/6,
233/5 AT REVENUE VILLAGE-KANAKPURA,
TEH.-JAIPUR, JAIPUR

Architect

Naveen Jain
NAVEEN K. JAIN
B. ARCH
CA No. 95/20354

Applicant:

Kedia Builders And Colonizers Pvt. Ltd.
Kedia Builders And Colonizers Pvt. Ltd.
Director: *Kedia Builders And Colonizers Pvt. Ltd.*

Drawing Title:

LIG
PLANS, ELEVATION & SECTION

Scale:

1:100

North:

SANSKRITI

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Check List for Building Plan Approval of CMJAY Projects

"NIKUNJ VILLA PHASE-01"

Date:

Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**

Architect's Name & Registration No. : Naveen Kumar Jain (CA/96/20354)

Address (Proposed Building) : Khasra no.231/6 , 233/5 At Revenue,Village-Kanakpura,
Teh.-Jaipur, Dist.- Jaipur, Rajasthan

Width of Proposed Road. : 30'-0" (9.00 m)

Area (Sq.mt): : 7672.75 Sq.mt.

A) Portion of Scheme area Proposed for:-

EWS/LIG : EWS- 265.38 sq.mt. (Residential part)
LIG- 5471.50 sq.mt. (Residential part)

B) Proposed for Plots : 1805.78 sq.mt. (Residential part)

C) Proposed for Shops: 130.09 sq.mt.

D) Balance Portion of Scheme Area:

S.No.	Details	Comments	
1.	Size of Plot (LIG Portion) (45)	6.25 m X 10.36m.	
2.	Setbacks	As per Bylaws/ CMJAY Policy	As per proposal
	Front	1.5 mt.	1.5 mt.
	Side I	N.A.	N.A.
	Side II	N.A.	N.A.
	Rear	N.A.	N.A.
3.	Ground Coverage	As per Bylaws/ CMJAY Policy	As per proposal
		41.77 sq.mt.	39.15 sq.mt.
4.	Basement (If Approved)	N.A.	N.A.
5.	Height (No. of Floors)	As per Bylaws/ CMJAY Policy	As per proposal
		12 mt. (G+2)	7.16 mt. (terrace top)
6.	B.A.R.	As per Bylaws/ CMJAY Policy	As per proposal
		IN SET BACK	1.90
7.	Super Built-up Area	As per Bylaws/ CMJAY Policy	As per proposal
		51.12 sq.mt.	110.16 sq.mt.

Kedia Builders And Colonizers Pvt. Ltd.

Director/ Authorised Signatory



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E : sanskriti.valuation@gmail.com
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8.	Parking	As per Bylaws/ CMJAY Policy	As per proposal
		Two Scooter	Two Scooter
9.	Cut-out/ Open to Sky/ Duct	As per Bylaws	As per proposal
		N.A.	N.A.
10.	Projections/Balconies etc. (Covered/Extended)	As per Bylaws	As per proposal
		Provided as per norms	Provided as per norms
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 Structure Engineer (Earthquake Resistance)	Provided as per norms	Provided as per norms
15.	Plantation on site	N.A.	N.A.
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	N.A.	N.A.

Based on above facts, the proposal submitted by **Kedia Builders & Colonizers Pvt.Ltd.** (Applicant) is Chief Minister's Jan Awas Yojana-2015. Township policy and building byelaws. The Applicant has deposited the charges for Layout Plan Approval Rs. at Jaipur Development Authority, Jaipur. Hence the layout plan of plotted development is issued to :

Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**
Proposed site : Khasra no. 231/6 , 233/5 At Revenue,
Village-Kanakpura, Teh.-Jaipur, Dist.- Jaipur, Rajasthan

Area (Sq.mt.) [Phase-I] 15507.29
Total Project Area - 16058.15 Sq.Mtr.

NAVEEN K. JAIN Kedia Builders And Colonizers Pvt. Ltd.
ARCH
Architect :- Naveen Kumar Jain No. 96/20354
Registration No.:- CA/96/20354
Director/ Authorised Signat



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Check List for Building Plan Approval of CMJAY Projects

"NIKUNJ VILLA PHASE-01"

Date:

Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**

Architect's Name & Registration No. **Naveen Kumar Jain (CA/96/20354)**

Address.(Proposed Building) **Khasra no.231/6, 233/5 At Revenue,Village-Kanakpura,
Teh.-Jaipur, Dist.- Jaipur, Rajasthan**

Width of Proposed Road **30'-0" (9.00 m)**

Area (Sq.mt): **7672.75 Sq.mt.**

A) Portion of Scheme area Proposed for:-

EWS/LIG

EWS- 265.38 sq.mt. (Residential part)

LIG- 5471.50 sq.mt. (Residential part)

B) Proposed for Plots : **1805.78 sq.mt. (Residential part)**

C) Proposed for Shops: **130.09 sq.mt.**

D) Balance Portion of Scheme Area:

S.No.	Details	Comments	
1.	Size of Plot (LIG Portion) (46)	5.49 m X 10.36m.	
2.	Setbacks	As per Bylaws/ CMJAY Policy	As per proposal
	Front	1.5 mt.	1.5 mt.
	Side I	N.A.	N.A.
	Side II	N.A.	N.A.
	Rear	N.A.	N.A.
3.	Ground Coverage	As per Bylaws/ CMJAY Policy	As per proposal
		51.30 sq.mt.	40.23 sq.mt.
4.	Basement (If Approved)	N.A.	N.A.
5.	Height (No. of Floors)	As per Bylaws/ CMJAY Policy	As per proposal
		12 mt. (G+2)	7.16 mt. (terrace top)
6.	B.A.R.	As per Bylaws/ CMJAY Policy	As per proposal
		IN SET BACK	1.90
7.	Super Built-up Area	As per Bylaws/ CMJAY Policy	As per proposal
		51.12 sq.mt.	111.13 sq.mt.

Kedia Builders And Colonizers Pvt. Ltd.

Director/ Authorised Signator.



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W : www.sanskritiarchitects.com

8.	Parking	As per Bylaws/ CMJAY Policy	As per proposal
		Two Scooter	Two Scooter
9.	Cut-out/ Open to Sky/ Duct	As per Bylaws	As per proposal
		N.A.	N.A.
10.	Projections/Balconies etc. (Covered/Extended)	As per Bylaws	As per proposal
		Provided as per norms	Provided as per norms
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 Structure Engineer (Earthquake Resistance)	Provided as per norms	Provided as per norms
15.	Plantation on site	N.A.	N.A.
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	N.A.	N.A.

Based on above facts, the proposal submitted by **Kedia Builders & Colonizers Pvt.Ltd.** (Applicant) is Chief Minister's Jan Awas Yojana-2015. Township policy and building byelaws. The Applicant has deposited the charges for Layout Plan Approval Rs. at Jaipur Development Authority, Jaipur. Hence the layout plan of plotted development is issued to :

Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**
Proposed site : Khasra no. 231/6 , 233/5 At Revenue,
Village-Kanakpura, Teh.-Jaipur, Dist.- Jaipur, Rajasthan

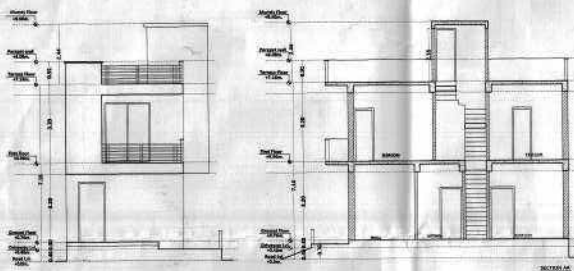
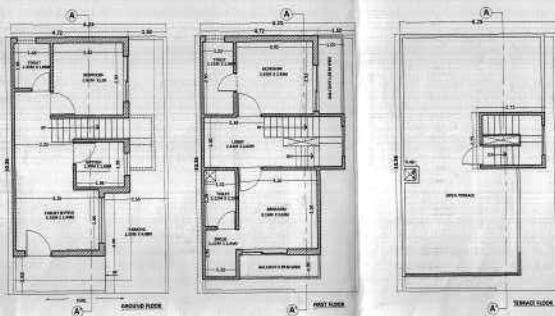
Area (Sq.mt.) [Phase -I] 15507.29
Total Project Area 16056.15 sq.m
NAVEEN K. JAIN

Architect :- Naveen Kumar Jain
Registration No.:- CA/96/20354

CA No. 96/20354
Kedia Builders And Colonizers Pvt. Ltd.

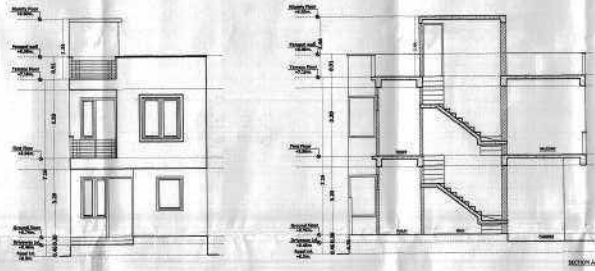
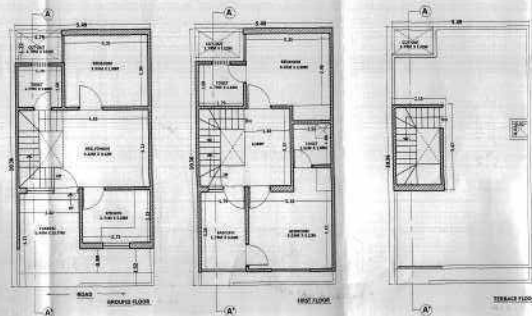
Director/ Authonsed Signa

SHEET NO: 04



PLOT AREA - 100 SQ. MTR.				
AREA	PLAT OF AREA	CANOPY AREA	REMARKS	
GROUND	100.00	100.00	100.00	100.00
FIRST	100.00	100.00	100.00	100.00
TERRACE	100.00	100.00	100.00	100.00
TOTAL	300.00	300.00	300.00	300.00

PLOT NO. 45



PLOT AREA - 100 SQ. MTR.				
AREA	PLAT OF AREA	CANOPY AREA	REMARKS	
GROUND	100.00	100.00	100.00	100.00
FIRST	100.00	100.00	100.00	100.00
TERRACE	100.00	100.00	100.00	100.00
TOTAL	300.00	300.00	300.00	300.00

PLOT NO. 46

Project:

PROPOSED LAYOUT PLAN OF
CHIEF MINISTER JAN AVAS YOUNA-2015
PROVISION 38* KHASRA NO- 231/6,
233/5 AT REVENUE VILLAGE-KANAKPURA,
TEH.-JAIPUR, JAIPUR

Architect

NAVEEN K. JAIN
B. ARCH
CA No. 96/20354

Applicant:

Kedia Builders And Colonizers Pvt. Ltd.
Director Authorized Signature

Drawing Title:

LIG
PLANS, ELEVATION & SECTION

Scale:

1:100

North:

SANSKRITI

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Check List for Building Plan Approval of CMJAY Projects

"NIKUNJ VILLA PHASE-01"

Date:

Applicant Name: Kedia Builders & Colonizers Pvt.Ltd.

Architect's Name & Registration No. Naveen Kumar Jain (CA/96/20354)

Address (Proposed Building) Khasra no.231/6 , 233/5 At Revenue,Village-Kanakpura,
Teh.-Jaipur, Dist.- Jaipur, Rajasthan

Width of Proposed Road 30'-0" (9.00 m)

Area (Sq.mt): 7672.75 Sq.mt.

A) Portion of Scheme area Proposed for:-

EWS/LIG EWS- 265.38 sq.mt. (Residential part)
LIG- 5471.50 sq.mt. (Residential part)

B) Proposed for Plots : 1805.78 sq.mt. (Residential part)

C) Proposed for Shops: 130.09 sq.mt.

D) Balance Portion of Scheme Area:

S.No.	Details	Comments	
1.	Size of Plot (EWS Portion) (47 to 52)	4.27 m X 10.36 m.	
2.	Setbacks	As per Bylaws/ CMJAY Policy	As per proposal
	Front	1.5 mt.	1.5 mt.
	Side I	N.A.	N.A.
	Side II	N.A.	N.A.
	Rear	N.A.	N.A.
3.	Ground Coverage	As per Bylaws/ CMJAY Policy	As per proposal
		37.73 sq.mt.	35.90 sq.mt.
4.	Basement (If Approved)	N.A.	N.A.
5.	Height (No. of Floors)	As per Bylaws/ CMJAY Policy	As per proposal
		12 mt. (G+2)	7.16 mt. (terrace top)
6.	B.A.R.	As per Bylaws/ CMJAY Policy	As per proposal
		IN SET BACK	1.90
7.	Super Built-up Area	As per Bylaws/ CMJAY Policy	As per proposal
		32.53 sq.mt.	82.70 sq.mt.

Kedia Builders And Colonizers Pvt. Ltd.

Director/ Authorised Signatory

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8.	Parking	As per Bylaws/ CMJAY Policy	As per proposal
		Two Scooter	Two Scooter
9.	Cut-out/ Open to Sky/ Duct	As per Bylaws	As per proposal
		N.A.	N.A.
10.	Projections/Balconies etc. (Covered/Extended)	As per Bylaws	As per proposal
		Provided as per norms	Provided as per norms
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 Structure Engineer (Earthquake Resistance)	Provided as per norms	Provided as per norms
15.	Plantation on site	N.A.	N.A.
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	N.A.	N.A.

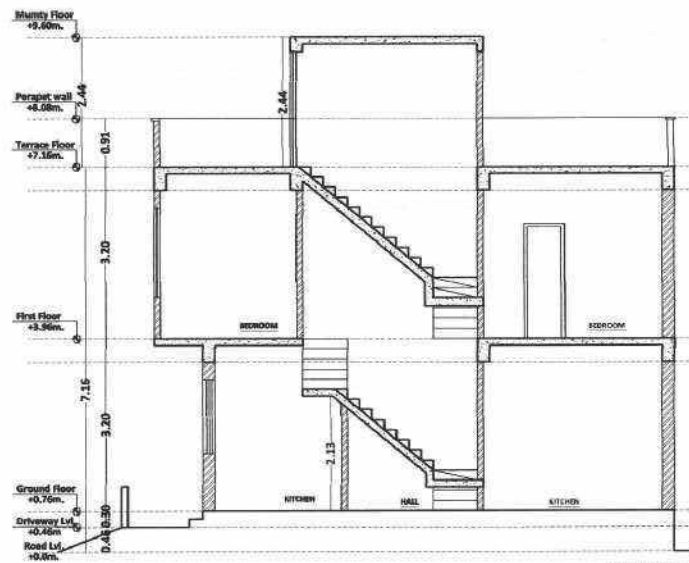
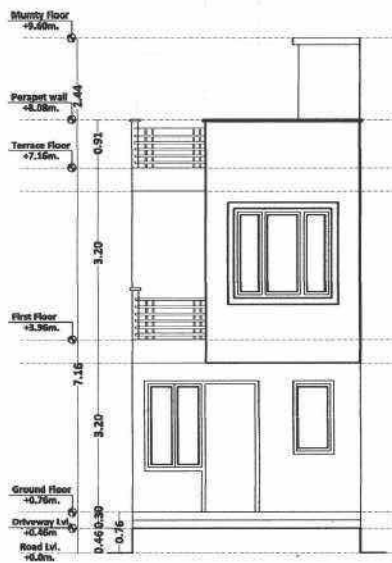
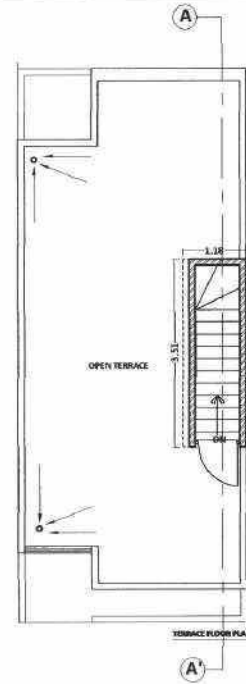
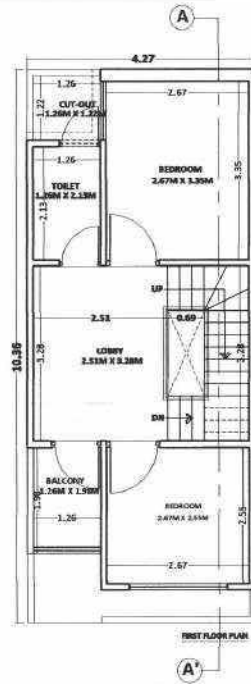
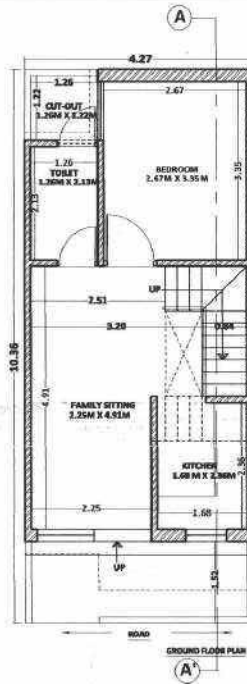
Based on above facts, the proposal submitted by **Kedia Builders & Colonizers Pvt.Ltd.** (Applicant) is Chief Minister's Jan Awas Yojana-2015. Township policy and building byelaws. The Applicant has deposited the charges for Layout Plan Approval Rs. at Jaipur Development Authority, Jaipur. Hence the layout plan of plotted development is issued to :

Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**
Proposed site : Khasra no. 231/6 , 233/5 At Revenue,
Village-Kanakpura, Teh.-Jaipur, Dist.- Jaipur, Rajasthan

Area (Sq.mt.) [Phase -I] **15507.29**
Total Project Area **16056.15 Sq.Mtr.**

Architect :- **NAVEEN K. JAIN**
Registration No.:- **CA/96/20354**
CA No. 96/20354

Director/Authorised Signatory



PLOT AREA = 4.27x10.35= 44.23 SQ.MT.

AREA CALCULATION

FLOOR	BUILT UP AREA		CARPET AREA		BALCONY	
	In Sq.mt.	In Sq.ft.	In Sq.mt.	In Sq.ft.	In Sq.mt.	In Sq.ft.
GROUND	39.28	422.67	28.68	308.67		
FIRST	39.28	422.67	27.00	290.53	29.25	29.25
MUMTY	4.14	44.56				
TOTAL	82.70	889.90	55.68	599.20	2.71	2.71

PLOT NO. 47 to 52

Project:

PROPOSED LAYOUT PLAN OF
CHIEF MINISTER JAN ANAS YOUNA-2015
PROVISION 38" KHASRA NO-231/6,
233/5 AT REVENUE- VILLAGE-KANAKPURA,
TEH-JAIPUR, JAIPUR

Architect

NAVEEN K. JAIN
B.Arch
CA No. 96/20354

Applicant:

Kedia Builders And Colonizers Pvt. Ltd.
Director/Authorized Signatory

Drawing Title:

PLANS, ELEVATION & SECTION

Scale:

1:100

North:

SANSKRITI

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Check List for Building Plan Approval of CMJAY Projects

"NIKUNJ VILLA PHASE-01"

Date:

Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**

Architect's Name & Registration No. **Naveen Kumar Jain (CA/96/20354)**

Address (Proposed Building) **Khasra no.231/6 , 233/5 At Revenue,Village-Kanakpura,
Teh.-Jaipur, Dist.- Jaipur, Rajasthan**

Width of Proposed Road **30'-0" (9.00 m)**

Area (Sq.mt): **7672.75 Sq.mt.**

A) Portion of Scheme area Proposed for:-
EWS/LIG **EWS- 265.38 sq.mt. (Residential part)
LIG- 5471.50 sq.mt. (Residential part)**

B) Proposed for Plots : **1805.78 sq.mt. (Residential part)**

C) Proposed for Shops: **130.09 sq.mt.**

D) Balance Portion of Scheme Area:

S.No.	Details	Comments	
1.	Size of Plot (Plots Portion) (01)	149.79 sq.mt..	
2.	Setbacks		
		As per Bylaws/ CMJAY Policy	As per proposal
	Front	Provided as per norms	Provided as per norms
	Side I	Provided as per norms	Provided as per norms
	Side II	N.A.	N.A.
	Rear	Provided as per norms	Provided as per norms
3.	Ground Coverage	As per Bylaws/ CMJAY Policy	As per proposal
		N.A.	N.A.
4.	Basement (If Approved)	N.A.	N.A.
5.	Height (No. of Floors)	As per Bylaws/ CMJAY Policy	As per proposal
		12 mt.	N.A.
6.	B.A.R.	As per Bylaws/ CMJAY Policy	As per proposal
		IN SET BACK	N.A.
7.	Super Built-up Area	As per Bylaws/ CMJAY Policy	As per proposal
		N.A.	N.A.

Kedia Builders And Colonizers Pvt. Ltd.

Director/ Authorised Signatory



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8.	Parking	As per Bylaws/ CMJAY Policy	As per proposal
9.	Cut-out/ Open to Sky/ Duct	One Car	One Car
10.	Projections/Balconies etc. (Covered/Extended)	As per Bylaws N.A.	As per proposal N.A.
11.	Certification for fire safety (Final)	As per Bylaws Provided as per norms	As per proposal Provided as per norms
12.	Airport NOC (If Required)	N.A.	N.A.
13.	Environment Clearance (If Required)	N.A.	N.A.
14.	Certification from Structure Engineer (Earthquake Resistance)	N.A.	N.A.
15.	Plantation on site	Provided as per norms	Provided as per norms
16.	Rain water Harvesting	N.A.	N.A.
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	Provided as per norms	Provided as per norms

Based on above facts, the proposal submitted by **Kedia Builders & Colonizers Pvt.Ltd.** (Applicant) is Chief Minister's Jan Awas Yojana-2015. Township policy and building byelaws. The Applicant has deposited the charges for Layout Plan Approval Rs. at Jaipur Development Authority, Jaipur. Hence the layout plan of plotted development is issued to :

Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**

Proposed site : Khasra no. 231/6 , 233/5 At Revenue, Village-Kanakpura, Teh.-Jaipur, Dist.-Jaipur, Rajasthan

Area (Sq.mt.) [Phase-I]

15507.29

Total Project Area

16056.15 Sq. mtr

NAVEEN K. JAIN

ARCHITECT

Architect :- Naveen Kumar Jain

Registration No.:- CA/96/20354

GA No. 96/20354

Director/ Authorised Signator



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☐ Architects ☐ Interior Designers ☐ Engineers ☐ Valuers

DESIGN STUDIO/OFFICE :
26-A, Friends Colony II, Near Avadh Puri
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Check List for Building Plan Approval of CMJAY Projects

"NIKUNJ VILLA PHASE-01"

Date:

Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**

Architect's Name & Registration No. **Naveen Kumar Jain (CA/96/20354)**

Address (Proposed Building) **Khasra no.231/6 , 233/5 At Revenue,Village-Kanakpura,
Teh.-Jaipur, Dist.- Jaipur, Rajasthan**

Width of Proposed Road **30'-0" (9.00 m)**

Area (Sq.mt): **7672.75 Sq.mt.**

A) Portion of Scheme area Proposed for:-
EWS/LIG **EWS- 265.38 sq.mt. (Residential part)
LIG- 5471.50 sq.mt. (Residential part)**

B) Proposed for Plots : **1805.78 sq.mt. (Residential part)**

C) Proposed for Shops: **130.09 sq.mt.**

D) Balance Portion of Scheme Area:

S.No.	Details	Comments	
1.	Size of Plot (Plots Portion) (38)	133.82 sq.mt..	
2.	Setbacks	As per Bylaws/ CMJAY Policy	As per proposal
	Front	Provided as per norms	Provided as per norms
	Side I	Provided as per norms	Provided as per norms
	Side II	N.A.	N.A.
	Rear	Provided as per norms	Provided as per norms
3.	Ground Coverage	As per Bylaws/ CMJAY Policy	As per proposal
		N.A.	N.A.
4.	Basement (If Approved)	N.A.	N.A.
5.	Height (No. of Floors)	As per Bylaws/ CMJAY Policy	As per proposal
		12 mt.	N.A.
6.	B.A.R.	As per Bylaws/ CMJAY Policy	As per proposal
		IN SET BACK	N.A.
7.	Super Built-up Area	As per Bylaws/ CMJAY Policy	As per proposal
		N.A.	N.A.

Kedia Builders & Colonizers Pvt. Ltd.
Director/ Authorised Signatory



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W : www.sanskritiarchitects.com

8.	Parking	As per Bylaws/ CMJAY Policy	As per proposal
		One Car	One Car
9.	Cut-out/ Open to Sky/ Duct	As per Bylaws	As per proposal
		N.A.	N.A.
10.	Projections/Balconies etc. (Covered/Extended)	As per Bylaws	As per proposal
		Provided as per norms	Provided as per norms
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 Structure Engineer (Earthquake Resistance)	Provided as per norms	Provided as per norms
15.	Plantation on site	N.A.	N.A.
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	N.A.	N.A.

Based on above facts, the proposal submitted by **Kedia Builders & Colonizers Pvt.Ltd.** (Applicant) is Chief Minister's Jan Awas Yojana-2015. Township policy and building byelaws. The Applicant has deposited the charges for Layout Plan Approval Rs. at Jaipur Development Authority, Jaipur. Hence the layout plan of plotted development is issued to :

Applicant Name:

Kedia Builders & Colonizers Pvt.Ltd.

Proposed site :

Khasra no. 231/6 , 233/5 At Revenue,
Village-Kanakpura, Teh.-Jaipur, Dist.- Jaipur, Rajasthan

Area (Sq.mt.) [Phase I] 15507.29
Total Project Area 16056.15 sq. mtr.

NAVEEN K. JAIN

Naveen K. Jain
ARCH

Architect

:- Naveen Kumar Jain

No. 96/20354

Registration No.:- CA/96/20354

Kedia Builders And Colonizers Pvt. Ltd.

[Signature]
Director/ Authorised Signatory



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Check List for Building Plan Approval of CMJAY Projects

"NIKUNJ VILLA PHASE-01"

Date:

Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**

Architect's Name & Registration No. **Naveen Kumar Jain (CA/96/20354)**

Address (Proposed Building) **Khasra no.231/6 , 233/5. At Revenue,Village-Kanakpura,
Teh.-Jaipur, Dist.- Jaipur, Rajasthan**

Width of Proposed Road **30'-0" (9.00 m)**

Area (Sq.mt): **7672.75 Sq.mt.**

A) Portion of Scheme area Proposed for:-
EWS/LIG **EWS- 265.38 sq.mt. (Residential part)
LIG- 5471.50 sq.mt. (Residential part)**

B) Proposed for Plots : **1805.78 sq.mt. (Residential part)**

C) Proposed for Shops: **130.09 sq.mt.**

D) Balance Portion of Scheme Area:

S.No.	Details	Comments	
1.	Size of Plot (Plots Portion) (39)	152.50 sq.mt..	
2.	Setbacks	As per Bylaws/ CMJAY Policy	As per proposal
	Front	Provided as per norms	Provided as per norms
	Side I	Provided as per norms	Provided as per norms
	Side II	12 mt.	N.A.
	Rear	Provided as per norms	Provided as per norms
3.	Ground Coverage	As per Bylaws/ CMJAY Policy	As per proposal
		N.A.	N.A.
4.	Basement (If Approved)	N.A.	N.A.
5.	Height (No. of Floors)	As per Bylaws/ CMJAY Policy	As per proposal
		N.A.	N.A.
6.	B.A.R.	As per Bylaws/ CMJAY Policy	As per proposal
		IN SET BACK	N.A.
7.	Super Built-up Area	As per Bylaws/ CMJAY Policy	As per proposal
		N.A.	N.A.

Kedia B.

Kedia Builders And Colonizers Pvt Ltd.

Director/ Authorised Signatory

Director/ Authorised Signatory



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E : sanskriti.valuation@gmail.com
W : www.sanskritiarchitects.com

8.	Parking	As per Bylaws/ CMJAY Policy	As per proposal
		One Car	One Car
9.	Cut-out/ Open to Sky/ Duct	As per Bylaws	As per proposal
		N.A.	N.A.
10.	Projections/Balconies etc. (Covered/Extended)	As per Bylaws	As per proposal
		Provided as per norms	Provided as per norms
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 Structure Engineer (Earthquake Resistance)	Provided as per norms	Provided as per norms
15.	Plantation on site	N.A.	N.A.
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	N.A.	N.A.

Based on above facts, the proposal submitted by **Kedia Builders & Colonizers Pvt.Ltd.** (Applicant) is Chief Minister's Jan Awas Yojana-2015. Township policy and building byelaws. The Applicant has deposited the charges for Layout Plan Approval Rs. at Jaipur Development Authority, Jaipur. Hence the layout plan of plotted development is issued to :

Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**
Proposed site : Khasra no. 231/6 , 233/5 At Revenue,
Village-Kanakpura, Teh.-Jaipur, Dist.- Jaipur, Rajasthan
Area (Sq.mt.) [Phase -I] 15507.29
Total Project Area 16056.15 Sq.Mtr.
NAVEEN K. JAIN
ARCHT
Architect :- Naveen Kumar CA No. 96/20354
Registration No.:- CA/96/20354
Kedia Builders And Colonizers Pvt. Ltd.
Director/ Authorised Signator



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Check List for Building Plan Approval of CMJAY Projects

"NIKUNJ VILLA PHASE-01"

Date:

Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**

Architect's Name & Registration No. **Naveen Kumar Jain (CA/96/20354)**

Address (Proposed Building) **Khasra no.231/6 , 233/5 At Revenue,Village-Kanakpura,
Teh.-Jaipur, Dist.- Jaipur, Rajasthan**

Width of Proposed Road **30'-0" (9.00 m)**

Area (Sq.mt): **7672.75 Sq.mt.**

A) Portion of Scheme area Proposed for:-
EWS/LIG **EWS- 265.38 sq.mt. (Residential part)
LIG- 5471.50 sq.mt. (Residential part)**

B) Proposed for Plots : **1805.78 sq.mt. (Residential part)**

C) Proposed for Shops: **130.09 sq.mt.**

D) Balance Portion of Scheme Area:

S.No.	Details	Comments	
1.	Size of Plot (Plots Portion) (86)	115.51 sq.mt..	
2.	Setbacks	As per Bylaws/ CMJAY Policy	As per proposal
	Front	Provided as per norms	Provided as per norms
	Side I	Provided as per norms	Provided as per norms
	Side II	N.A.	N.A.
	Rear	Provided as per norms	Provided as per norms
3.	Ground Coverage	As per Bylaws/ CMJAY Policy	As per proposal
		N.A.	N.A.
4.	Basement (If Approved)	N.A.	N.A.
5.	Height (No. of Floors)	As per Bylaws/ CMJAY Policy	As per proposal
		12 mt.	N.A.
6.	B.A.R.	As per Bylaws/ CMJAY Policy	As per proposal
		IN SET BACK	N.A.
7.	Super Built-up Area	As per Bylaws/ CMJAY Policy	As per proposal
		N.A.	N.A.

Kedia Builders And Colonizers Pvt. Ltd.

[Signature]

Director/ Authorised Signatory



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W : www.sanskritiarchitects.com

8.	Parking	As per Bylaws/ CMJAY Policy	As per proposal
		One Car	One Car
9.	Cut-out/ Open to Sky/ Duct	As per Bylaws	As per proposal
		N.A.	N.A.
10.	Projections/Balconies etc. (Covered/Extended)	As per Bylaws	As per proposal
		Provided as per norms	Provided as per norms
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 Structure Engineer (Earthquake Resistance)	Provided as per norms	Provided as per norms
15.	Plantation on site	N.A.	N.A.
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	N.A.	N.A.

Based on above facts, the proposal submitted by **Kedia Builders & Colonizers Pvt.Ltd.** (Applicant) is Chief Minister's Jan Awas Yojana-2015. Township policy and building byelaws. The Applicant has deposited the charges for Layout Plan Approval Rs. at Jaipur Development Authority, Jaipur. Hence the layout plan of plotted development is issued to :

Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**

Proposed site : Khasra no. 231/6 , 233/5 At Revenue,
Village-Kanakpura, Teh.-Jaipur, Dist.- Jaipur, Rajasthan

Area (Sq.mt.) [Phase I]
Total Project Area

15507.29

NAVEEN K. JAIN

NAVEEN K. JAIN
ARCH
CA No. 96/20354

Architect :- Naveen Kumar Jain
Registration No.:- CA/96/20354

Kedia Builders And Colonizers Pvt. Ltd.

Director/ Authonsed Signator



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Check List for Building Plan Approval of CMJAY Projects

"NIKUNJ VILLA PHASE-01"

Date:

Applicant Name: **Kedia Builders' & Colonizers Pvt.Ltd.**

Architect's Name & Registration No. **Naveen Kumar Jain (CA/96/20354)**

Address (Proposed Building) **Khasra no.231/6 , 233/5 At Revenue,Village-Kanakpura,
Teh.-Jaipur, Dist.- Jaipur, Rajasthan**

Width of Proposed Road **30'-0" (9.00 m)**

Area (Sq.mt): **7672.75 Sq.mt.**

A) Portion of Scheme area Proposed for:-
EWS/LIG **EWS- 265.38 sq.mt. (Residential part)
LIG- 5471.50 sq.mt. (Residential part)**

B) Proposed for Plots : **1805.78 sq.mt. (Residential part)**

C) Proposed for Shops: **130.09 sq.mt.**

D) Balance Portion of Scheme Area:

S.No.	Details	Comments	
1.	Size of Plot (Plots Portion) (87)	1042.97 sq.mt..	
2.	Setbacks	As per Bylaws/ CMJAY Policy	As per proposal
	Front	Provided as per norms	Provided as per norms
	Side I	Provided as per norms	Provided as per norms
	Side II	Provided as per norms	Provided as per norms
	Rear	Provided as per norms	Provided as per norms
3.	Ground Coverage	As per Bylaws/ CMJAY Policy	As per proposal
		N.A.	N.A.
4.	Basement (If Approved)	N.A.	N.A.
5.	Height (No. of Floors)	As per Bylaws/ CMJAY Policy	As per proposal
		12 mt.	N.A.
6.	B.A.R.	As per Bylaws/ CMJAY Policy	As per proposal
		IN SET BACK	N.A.
7.	Super Built-up Area	As per Bylaws/ CMJAY Policy	As per proposal
		N.A.	N.A.

Kedia Builders And Colonizers Pvt. Ltd.
[Signature]



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8.	Parking	As per Bylaws/ CMJAY Policy	As per proposal
		N.A.	N.A.
9.	Cut-out/ Open to Sky/ Duct	As per Bylaws	As per proposal
		N.A.	N.A.
10.	Projections/Balconies etc. (Covered/Extended)	As per Bylaws	As per proposal
		Provided as per norms	Provided as per norms
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 Structure Engineer (Earthquake Resistance)	Provided as per norms	Provided as per norms
15.	Plantation on site	N.A.	N.A.
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	N.A.	N.A.

Based on above facts, the proposal submitted by **Kedia Builders & Colonizers Pvt.Ltd.** (Applicant) is Chief Minister's Jan Awas Yojana-2015. Township policy and building byelaws. The Applicant has deposited the charges for Layout Plan Approval Rs. at Jaipur Development Authority, Jaipur. Hence the layout plan of plotted development is issued to :

Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**
Proposed site : Khasra no. 231/6 , 233/5 At Revenue,
Village-Kanakpura, Teh.-Jaipur, Dist.- Jaipur, Rajasthan

Area (Sq.mt.) [Phase I] 15507.29

Total Project Area

NAVEEN K. JAIN

Kedia Builders And Colonizers Pvt. Ltd.

Architect :- Naveen Kumar Jain

Registration No.:- CA/96/20354

CA No. 96/20354

Director/ Authonsed Signaton



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Check List for Building Plan Approval of CMJAY Projects

"NIKUNJ VILLA PHASE-01"

Date:

Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**
Architect's Name & Registration No. **Naveen Kumar Jain (CA/96/20354)**
Address (Proposed Building) **Khasra no.231/6 , 233/5 At Revenue,Village-Kanakpura,
Teh.-Jaipur, Dist.- Jaipur, Rajasthan**
Width of Proposed Road **30'-0" (9.00 m)**
Area (Sq.mt.): **7672.75 Sq.mt.**

- A) Portion of Scheme area Proposed for:-
EWS/LIG EWS- 265.38 sq.mt. (Residential part)
LIG- 5471.50 sq.mt. (Residential part)
B) Proposed for Plots : 1805.78 sq.mt. (Residential part)
C) Proposed for Shops: 130.09 sq.mt.
D) Balance Portion of Scheme Area:

S.No.	Details	Comments	
1.	Size of Plot (Plots Portion) (88)	134.95 sq.mt..	
2.	Setbacks	As per Bylaws/ CMJAY Policy	As per proposal
	Front	Provided as per norms	Provided as per norms
	Side I	Provided as per norms	Provided as per norms
	Side II	N.A.	N.A.
	Rear	Provided as per norms	Provided as per norms
3.	Ground Coverage	As per Bylaws/ CMJAY Policy	As per proposal
		N.A.	N.A.
4.	Basement (If Approved)	N.A.	N.A.
5.	Height (No. of Floors)	As per Bylaws/ CMJAY Policy	As per proposal
		12 mt.	N.A.
6.	B.A.R.	As per Bylaws/ CMJAY Policy	As per proposal
		IN SET BACK	N.A.
7.	Super Built-up Area	As per Bylaws/ CMJAY Policy	As per proposal
		N.A.	N.A.

Kedia Builders And Colonizers Pvt. Ltd.

Director/ Authorised Signatory



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W : www.sanskritiarchitects.com

8.	Parking	As per Bylaws/ CMJAY Policy	As per proposal
		N.A.	N.A.
9.	Cut-out/ Open to Sky/ Duct	As per Bylaws	As per proposal
		N.A.	N.A.
10.	Projections/Balconies etc. (Covered/Extended)	As per Bylaws	As per proposal
		Provided as per norms	Provided as per norms
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 Structure Engineer (Earthquake Resistance)	Provided as per norms	Provided as per norms
15.	Plantation on site	N.A.	N.A.
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	N.A.	N.A.

Based on above facts, the proposal submitted by **Kedia Builders & Colonizers Pvt.Ltd.** (Applicant) is Chief Minister's Jan Awas Yojana-2015. Township policy and building byelaws. The Applicant has deposited the charges for Layout Plan Approval Rs. at Jaipur Development Authority, Jaipur. Hence the layout plan of plotted development is issued to :

Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**
Proposed site : Khasra no. 231/6 , 233/5 At Revenue,
Village-Kanakpura, Teh.-Jaipur, Dist.- Jaipur, Rajasthan

Area (Sq.mt.) [Phase-I] 15507.29
Total Project Area 16056.15 Sq.Mtr

Architect :- Naveen Kumar JAIN **NAVEEN K. JAIN** Kedia Builders And Colonizers Pvt. Ltd.
Registration No.:- CA/96/20354 **CA No. 96/20354**
Director/ Authorised Signator



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Check List for Building Plan Approval of CMJAY Projects

"NIKUNJ VILLA PHASE-01"

Date:

Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**

Architect's Name & Registration No. Naveen Kumar Jain (CA/96/20354)

Address (Proposed Building) Khasra no.231/6 , 233/5 At Revenue,Village-Kanakpura,
Teh.-Jaipur, Dist.- Jaipur, Rajasthan

Width of Proposed Road 30'-0" (9.00 m)

Area (Sq.mt): 7672.75 Sq.mt.

A) Portion of Scheme area Proposed for:-

EWS/LIG

EWS- 265.38 sq.mt. (Residential part)

LIG- 5471.50 sq.mt. (Residential part)

B) Proposed for Plots :

1805.78 sq.mt. (Residential part)

C) Proposed for Shops:

130.09 sq.mt.

D) Balance Portion of Scheme Area:

S.No.	Details	Comments	
1.	Size of Plot (Plots Portion) (104)	76.24 sq.mt..	
2.	Setbacks		
		As per Bylaws/ CMJAY Policy	As per proposal
	Front	Provided as per norms	Provided as per norms
	Side I	Provided as per norms	Provided as per norms
	Side II	N.A.	N.A.
	Rear	Provided as per norms	Provided as per norms
3.	Ground Coverage	As per Bylaws/ CMJAY Policy	As per proposal
		N.A.	N.A.
4.	Basement (If Approved)	N.A.	N.A.
5.	Height (No. of Floors)	As per Bylaws/ CMJAY Policy	As per proposal
		12 mt.	N.A.
6.	B.A.R.	As per Bylaws/ CMJAY Policy	As per proposal
		IN SET BACK	N.A.
7.	Super Built-up Area	As per Bylaws/ CMJAY Policy	As per proposal
		N.A.	N.A.

Kedia Builders And Colonizers Pvt. Ltd.

Director/ Authorised Signatory



Sanskriti

☐ Architects ☐ Interior Designers ☐ Engineers ☐ Valuers

DESIGN STUDIO/OFFICE :
26-A, Friends Colony II, Near Avadh Puri
Ram Mandir, Lal Kothi, Tonk Road, Jaipur-15
T : 0141-4036248
E : sanskriti.arch@gmail.com
E : sanskriti.valuation@gmail.com
W : www.sanskritiarchitects.com

8.	Parking	As per Bylaws/ CMJAY Policy	As per proposal
9.	Cut-out/ Open to Sky/ Duct	N.A.	N.A.
10.	Projections/Balconies etc. (Covered/Extended)	As per Bylaws N.A.	As per proposal N.A.
11.	Certification for fire safety (Final)	As per Bylaws Provided as per norms	As per proposal Provided as per norms
12.	Airport NOC (If Required)	N.A.	N.A.
13.	Environment Clearance (If Required)	N.A.	N.A.
14.	Certification from Structure Engineer (Earthquake Resistance)	Provided as per norms	Provided as per norms
15.	Plantation on site	N.A.	N.A.
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	N.A.	N.A.

Based on above facts, the proposal submitted by **Kedia Builders & Colonizers Pvt.Ltd.** (Applicant) is Chief Minister's Jan Awas Yojana-2015. Township policy and building byelaws. The Applicant has deposited the charges for Layout Plan Approval Rs. at Jaipur Development Authority, Jaipur. Hence the layout plan of plotted development is issued to :

Applicant Name:

Kedia Builders & Colonizers Pvt.Ltd.

Proposed site :

Khasra no. 231/6, 233/5 At Revenue,
Village-Kanakpura, Teh.-Jaipur, Dist.- Jaipur, Rajasthan

Area (Sq.mt.) [Phase-I]

15507.29

Total Project Area

16056.15 sq.mts

NAVEEN K. JAIN Kedia Builders And Colonizers Pvt. Ltd.

Naveen K. JAIN ARCH

Architect

:- Naveen Kumar Jain No. 96/20354

Registration No.:- CA/96/20354

Director/ Authonsed Signator



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Check List for Building Plan Approval of CMJAY Projects

"NIKUNJ VILLA PHASE-01"

Date:

Applicant Name: **Kedia Builders & Colonizers Pvt.Ltd.**

Architect's Name & Registration No. **Naveen Kumar Jain (CA/96/20354)**

Address (Proposed Building) **Khasra no.231/6 , 233/5 At Revenue,Village-Kanakpura,
Teh.-Jaipur, Dist.- Jaipur, Rajasthan**

Width of Proposed Road **30'-0" (9.00 m)**

Area (Sq.mt): **7672.75 Sq.mt.**

A) Portion of Scheme area Proposed for:-
EWS/LIG **EWS- 265.38 sq.mt. (Residential part)
LIG- 5471.50 sq.mt. (Residential part)**

B) Proposed for Plots : **1805.78 sq.mt. (Residential part)**

C) Proposed for Shops: **130.09 sq.mt.**

D) Balance Portion of Scheme Area:

S.No.	Details	Comments	
1.	Size of Plot (Plots Portion) (01 to 14)	3.00 m x 3.00 m	
2.	Setbacks	As per Bylaws/ CMJAY Policy	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.
3.	Ground Coverage	As per Bylaws/ CMJAY Policy	As per proposal
		N.A.	N.A.
4.	Basement (If Approved)	N.A.	N.A.
5.	Height (No. of Floors)	As per Bylaws/ CMJAY Policy	As per proposal
		Provided as per norms	N.A.
6.	B.A.R.	As per Bylaws/ CMJAY Policy	As per proposal
		IN SET BACK	N.A.
7.	Super Built-up Area	As per Bylaws/ CMJAY Policy	As per proposal
		N.A.	N.A.

Kedia Builders And Colonizers Pvt. Ltd.

Director/ Authorised Signatory



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Proposed site : Khasra no. 231/6 , 233/5 At Revenue,
Village-Kanakpura, Teh.-Jaipur, Dist.- Jaipur, Rajasthan

Area (Sq.mt.) [Phase -I] 15507.29
Total Project Area 16056.15 Sq.Mtr
NAVEEN K. JAIN

Architect :- Naveen Kumar Jain No. 96/20354
Registration No.:- CA/96/20354

Director/ Authorised Signator