

Rajasthan State Industrial development
& Investment Corporation Limited
(A Rajasthan Government Undertaking)
Mini Udyog Bhawan, Industrial Estate,
New Power House Road, Jodhpur-342003

E-mail : jodhpur@riico.co.in

Phone No : 0291 – 2430901

Fax No. : 0291 – 2647092

No. : U.(15)-()/2015-16/1340

Date : 6/7/2015

M/s Vinay fabrics Pvt. Ltd.

Plot No. 7

Light Industrial Area

Jodhpur - 342003.

Sub: Approval of Building plans in respect of Plot No. 7 at Light Industrial Area Jodhpur.

Ref: Indemnity Bond submitted by you on dated 06.07.15 & letters along with other affidavit/undertakings dt.17.06.2015.

Dear Sir,

The building plans submitted by you along with your certificate and certificate of the Architect in respect of Plot No. 7 at Light Industrial Area Jodhpur have been examined in the Planning Cell at this office and same has been approved by the unit level map approval committee in its meeting held on 06.07.2015 as submitted/modified at the complete risk, responsibility of the allottee(s) & Architect regarding structural stability, safety and observing technical norms, Building Bye Laws/Parameters as prescribed by RIICO vide Building Regulations (Form 'E') appended with the RIICO Disposal of Land Rules, 1979 as amended (For all cases, prior to 23.5.2008) and vide office order No.9/2008 dated 23.5.2008 (For new cases on or after 23.5.2008), vide office order No.(26/2014)- IPI/P-2(24) 139 /2013/41 dated 30.05.2014, vide office order No.(17/2014)- IPI/P-2(24) 139 /2014/27, dated 22.05.2014 , JDA Jodhpur Buildings By laws-2013 and National Building Code. The approval is hereby conveyed on the following terms & conditions: -

1. Provision of set backs, basements, calculation of FAR, ground coverage, maximum height of the building, parking requirements and other provisions of the building part including the definitions, which are not mentioned/covered in the Building Regulations (Form 'E') appended with the RIICO Disposal of Land Rules, 1979 as amended (For all cases, prior to 23.5.08), in office order NO.9/2008 dated 23.5.2008 (For new cases on or after 23.5.2008), and shall be governed by the relevant provisions of the JDA Jodhpur Buildings By laws-2013 (amended).
2. Where there is a variation in a particular building parameter(s) vis-à-vis the building parameters of the local body concerned then, as a generic policy the parameter prescribed by the local body concerned may be made applicable in such cases on approval by the Committee consisting of MD, Advisor (Infrastructure), DTP/Manager (Planning) and the Unit Head. However, the terms and conditions of the concerned local body if any associated with such building parameter(s) will also be followed/observed.

Cont. 2

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: 2 :

3. You will have to follow the rules & regulations of government, JDA/local bodies. The basement construction shall be subjected to the policy of the JDA Jodhpur Buildings By laws-2013 (amended) and RIICO Rules.
4. Provision for water heating by solar energy system shall essentially be provided by the allottee.
5. The applicant shall make the provisions of fire fighting in entire building as prescribed in the National Building Code and Fire Fighting Authority norms. N.O.C. of Fire Fighting Authority, Airport Authority, and Pollution Control Board etc. shall be obtained by the allottee at his own before undertaking the construction as per requirement.
6. Water conservation and increasing the level of ground water the measures shall be taken such as rainwater harvesting.
7. Provisions of lift, alternate and emergency provisions and other internal provisions in the buildings shall be as per provision of the laws, JDA Jodhpur Buildings By laws-2013 (amended) rules and norms of National Building Code of India.
8. The allottee shall be responsible for observing the norms for making the building earthquake resistant.
9. The allottee shall be required to provide extra 25% parking in the premises as per the decision of Honorable High Court.
10. No construction shall be undertaken by the party in the set back area including the basement. The parking proposed to be provided by the Architect is lesser then the norms therefore the may be increased and provided as per the norms. In no case the parking area will be lesser then the norms. If the parking area is not increased as per the norms then the FAR shall stand reduced proportionately or the over parking space will have to be increased. The applicant has to follow the following building parameters as per RIICO Disposal of Land Rules, 1979, as amended from time to time.

A. Set Back

- | | | |
|----|--|----------|
| a. | Front (towards 30 .00 mtrs wide road) | - 15 Mtr |
| b. | Side I (towards Plot No.8) | - 9 Mtr |
| c. | Side II (towards Plot No.6) | - 9 Mtr |
| d. | Rear | - 9 Mtr |

B. Maximum Ground Coverage - 40% or Area available after leaving set backs which ever is less

C. F. A. R - 1.33

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: 3 :

- D. Maximum Building Height - 30 Mtr (Subject to NOC from fire fighting Authority and Airport Authority)
- E. Parking Area - 1ECU/50 Sqm of total floor (FAR Area)+
25% extra parking for visitors

11. You shall plans and commercial activity should be started within two years from 22.03.2014 i.e Upto 22.03.2016. Earlier you were failed to get approval of building plans within 30 days from 20.02.2014. In case of failure of above time period the permission for commercial activity shall automatically stand cancelled.
12. You will not be allowed to discharge any kind of effluent/sewage out of premises of your plot as such you will have to undertake the treatment of effluent/sewage upto the standards of RPCB and the commercial activity will be undertaken at zero discharge. you will submit Consent of establish/ consent operate from RSPCB.
13. No Additional infrastructure shall be provided by RIICO. The allottee will have to arrange the same at his own cost.
14. You will also also follow the conditions as given in the permission letter issued by this office vide letter no. 5759 dated 20.02.2014

In case of violation of any of the above terms and condition, the approval issued by this office may be treated as withdrawn and allotment of the plot shall be liable for cancellation as per RIICO disposal of and Rules 1979 (as amended).

Thanking You,

Your's faithfully,

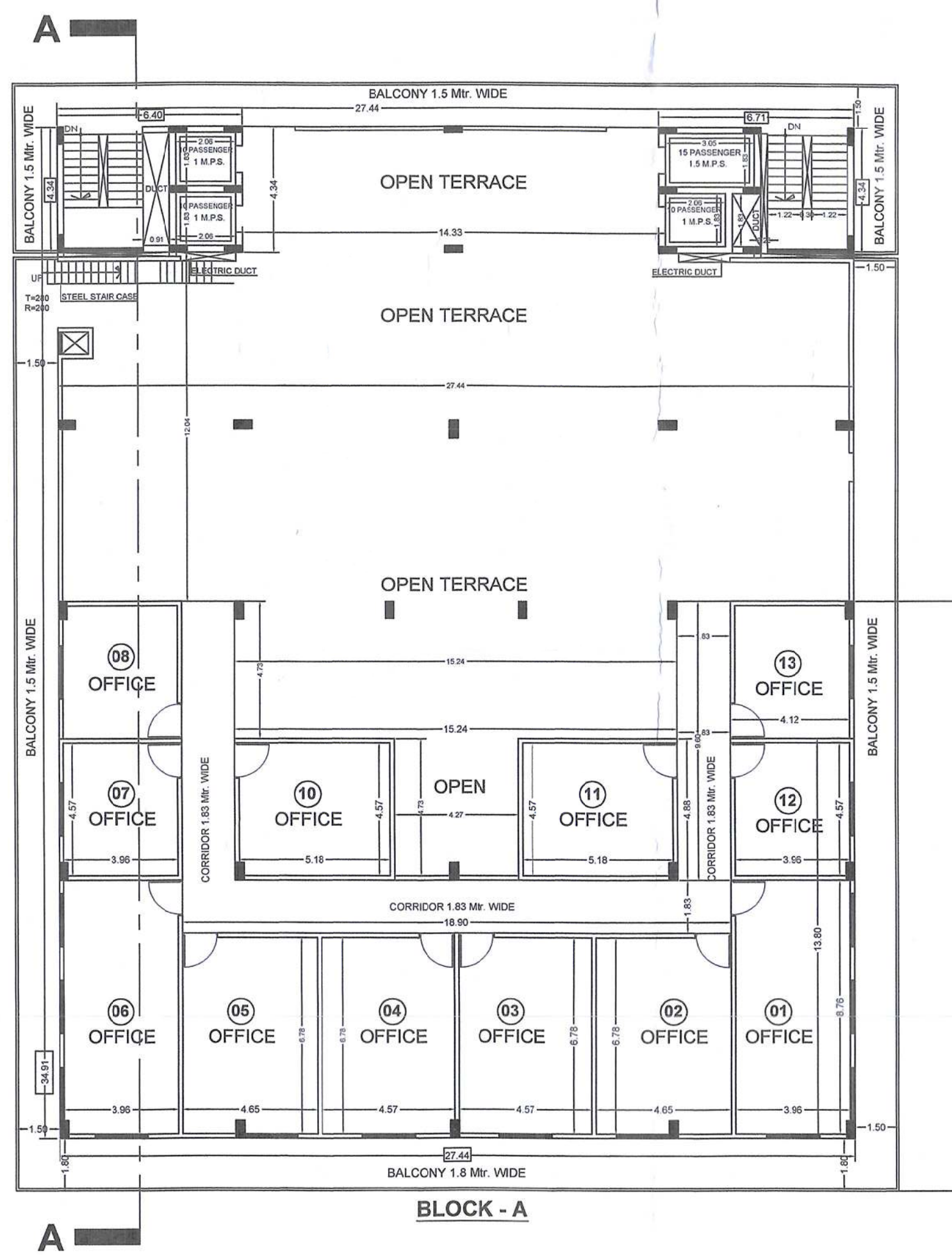
REGIONAL MANAGER

Enclosed: As above (Four Set of Drawings)

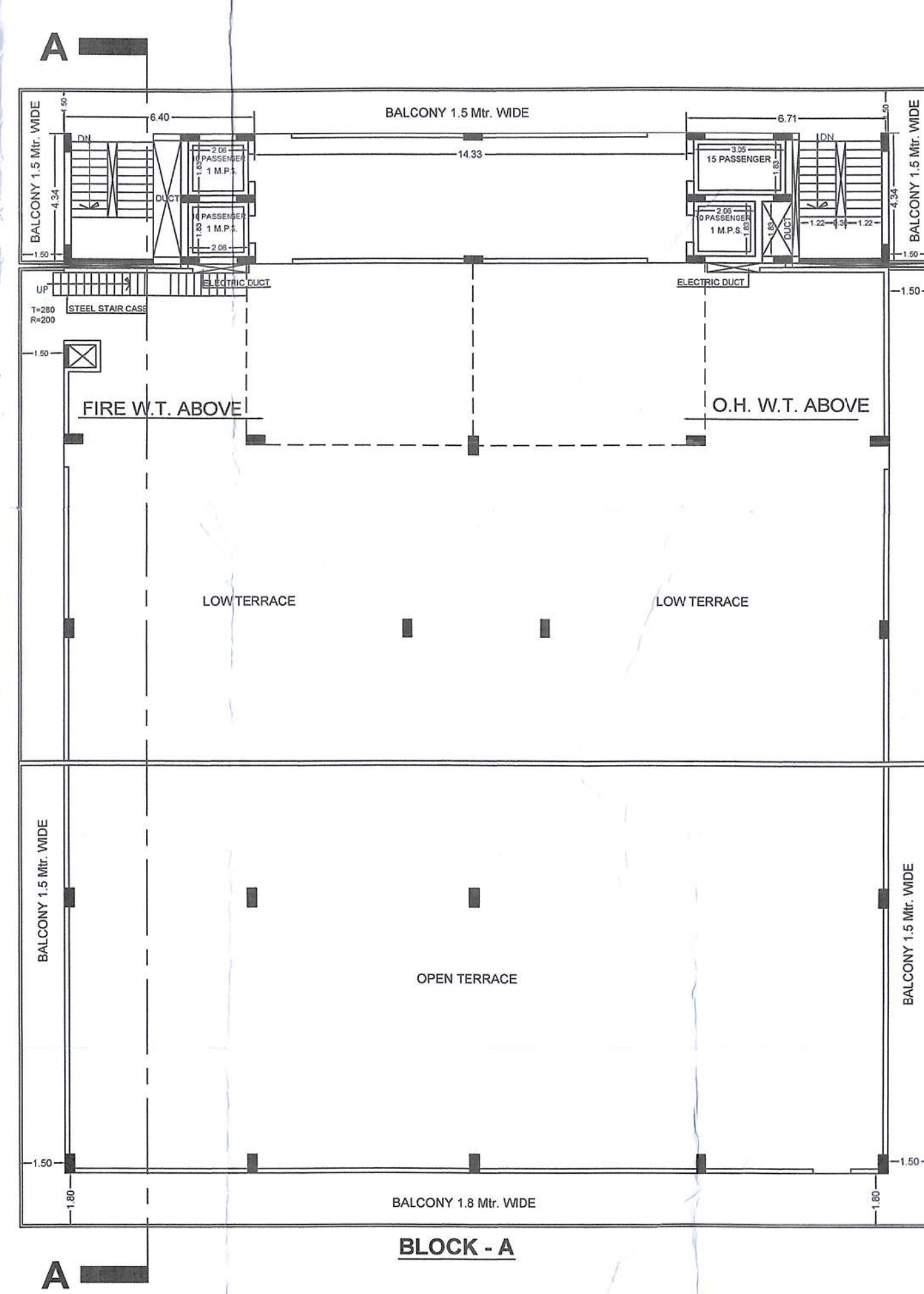
Copy to: -

1. The Manager (Planner), RIICO Ltd., Jaipur for information and necessary action
2. Regional Officer, RSPCB. Industrial Area, Basni Phase I, Jodhpur.
3. A.R.M. (Jha), RIICO Ltd. Jodhpur.
4. A.S.E. (Mitesh Ratnani) to observe that the allottee undertakes the construction strictly as per plan approved by the committee, on the basis of certificates of applicant and the Architect.
5. Sr. Draughtsman, RIICO Ltd. Jodhpur.

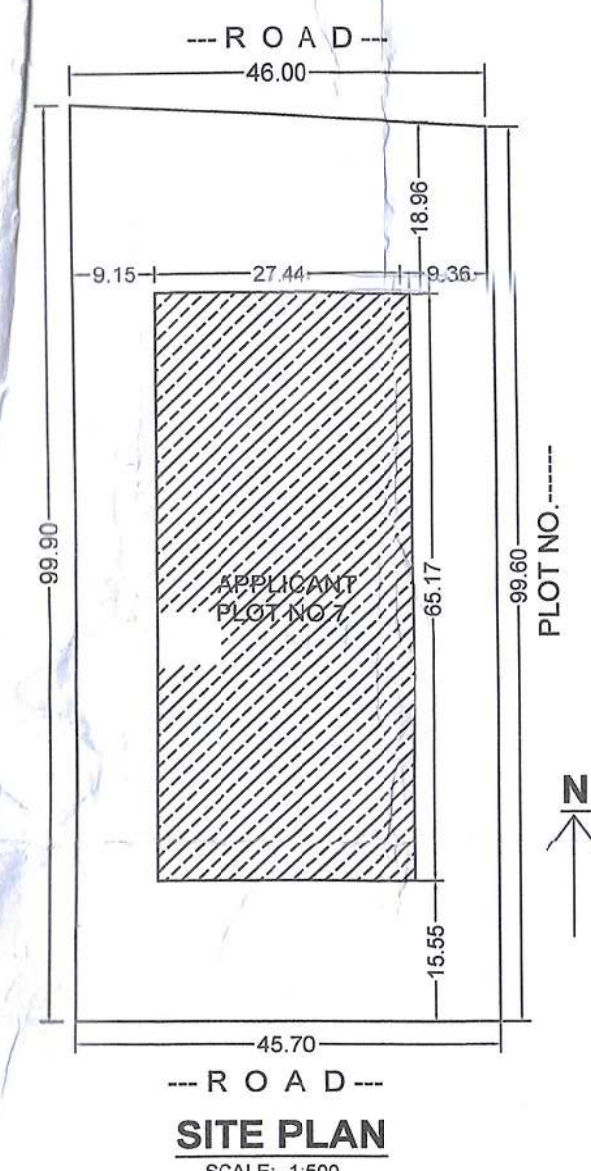
REGIONAL MANAGER



VIII th FLOOR PLAN



TERRACE PLAN



SITE PLAN

Rajasthan State Industrial Development & Investment Corporation Ltd, Jodhpur
Approved
(As Submitted / Modified)
(At the completion of responsibility of the Architect regarding structural stability, safety and observing Building Regulations, Building Bye-laws and all other applicable laws, before commencement of construction during construction and completion of construction)

BUILDING PARAMETERS APPROVED
(A) Max. Set Backs: 15%
(B) Max. Set Backs: 15%
(C) Max. Set Backs: 15%
(D) Max. Set Backs: 15%
(E) Max. Set Backs: 15%
(F) Max. Set Backs: 15%
(G) Max. Set Backs: 15%
(H) Max. Set Backs: 15%
(I) Max. Set Backs: 15%
(J) Max. Set Backs: 15%
(K) Max. Set Backs: 15%
(L) Max. Set Backs: 15%
(M) Max. Set Backs: 15%
(N) Max. Set Backs: 15%
(O) Max. Set Backs: 15%
(P) Max. Set Backs: 15%
(Q) Max. Set Backs: 15%
(R) Max. Set Backs: 15%
(S) Max. Set Backs: 15%
(T) Max. Set Backs: 15%
(U) Max. Set Backs: 15%
(V) Max. Set Backs: 15%
(W) Max. Set Backs: 15%
(X) Max. Set Backs: 15%
(Y) Max. Set Backs: 15%
(Z) Max. Set Backs: 15%

(1) FAR CALCULATION
A. PLOT AREA = 45.85 X 99.75 = 4573.53 Sq.Mtr.
F.A.R (1.35) = 1.35 X 4573.53 = 6164.26 Sq.Mtr.
B. PROPOSED FAR (BLOCK A)
GROUND FLOOR AREA (BLOCK A) = 27.44 X 34.91 = 957.93 Sq.Mtr.
DEDUCTION
LIFT, STAIR 6.40 X 4.34 = 27.78 Sq.Mtr.
LIFT, STAIR 6.71 X 4.34 = 29.12 Sq.Mtr.
TOTAL = 56.90 Sq.Mtr.
GROUND FLOOR AREA (BLOCK A) = 957.93 - 56.90 = 901.03 Sq.Mtr.
TYPICAL FLOOR AREA (BLOCK A)
REL TO VII FLOOR AREA (BLOCK A)
(BLOCK A) = 27.44 X 34.91 = 957.93 Sq.Mtr.
DEDUCTION
LIFT, STAIR 6.40 X 4.34 = 27.78 Sq.Mtr.
LIFT, STAIR 6.71 X 4.34 = 29.12 Sq.Mtr.
CORRIDOR 18.90 X 2.59 = 48.95 Sq.Mtr.
CORRIDOR 18.90 X 1.83 = 34.60 Sq.Mtr.
CORRIDOR 2 X 1.83 X 9.60 = 35.13 Sq.Mtr.
OPEN 4.34 X 1.83 = 7.94 Sq.Mtr.
OPEN 12.04 X 27.44 = 330.37 Sq.Mtr.
OPEN 4.73 X 15.04 = 71.09 Sq.Mtr.
TOTAL = 411.46 Sq.Mtr.
REL TO VII FLOOR AREA (BLOCK A)
REL TO VII FLOOR AREA (BLOCK A) = 7 X 411.46 = 2880.22 Sq.Mtr.
VIII FLOOR AREA (BLOCK A)
(BLOCK A) = 27.44 X 34.91 = 957.93 Sq.Mtr.
DEDUCTION
LIFT, STAIR 6.40 X 4.34 = 27.78 Sq.Mtr.
LIFT, STAIR 6.71 X 4.34 = 29.12 Sq.Mtr.
CORRIDOR 18.90 X 2.59 = 48.95 Sq.Mtr.
CORRIDOR 18.90 X 1.83 = 34.60 Sq.Mtr.
CORRIDOR 2 X 1.83 X 9.60 = 35.13 Sq.Mtr.
OPEN 4.34 X 1.83 = 7.94 Sq.Mtr.
OPEN 12.04 X 27.44 = 330.37 Sq.Mtr.
OPEN 4.73 X 15.04 = 71.09 Sq.Mtr.
TOTAL = 411.46 Sq.Mtr.
REL TO VII FLOOR AREA (BLOCK A)
REL TO VII FLOOR AREA (BLOCK A) = 7 X 411.46 = 2880.22 Sq.Mtr.
TOTAL = 2880.22 + 2880.22 = 5760.44 Sq.Mtr.
NET AREA (BLOCK 'A') = I + II + III = 901.03 + 4815.3 + 346.47 = 6062.80 Sq.Mtr. (A) 80

(2) PARKING CALCULATION
A. PARKING REQUIRED:-
(a) COMMERCIAL TOTAL CONSUMED AREA = 6062.8 Sq.Mtr. 121.25 ECU (A) 50
25% OF VISITORS PARKING = 30.31 ECU (B)
A + B = 121.25 + 30.31 = 151.56 ECU
B. PARKING AVAILABLE:-
(a) I st BASEMENT AREA 37.80 X 88.89 = 3364.44 Sq.Mtr.
DEDUCT
STAIR CASE & LIFTS 2 X 6.40 X 4.34 = 55.56 Sq.Mtr.
STAIR CASE & LIFTS 2 X 6.71 X 4.34 = 58.24 Sq.Mtr.
TOTAL = 113.79 Sq.Mtr.
NET BASEMENT AREA = 3364.44 - 113.79 = 3250.65 Sq.Mtr. 99.08 ECU (A) 32
(b) II nd BASEMENT AREA 37.80 X 40.78 = 1541.48 Sq.Mtr.
DEDUCT
STAIR CASE & LIFTS 2 X 6.40 X 4.34 = 55.56 Sq.Mtr.
STAIR CASE & LIFTS 2 X 6.71 X 4.34 = 58.24 Sq.Mtr.
DUCT 0.93 X 22.03 = 20.50 Sq.Mtr.
DUCT 1.22 X 22.03 = 26.86 Sq.Mtr.
TOTAL = 160.89 Sq.Mtr.
NET BASEMENT AREA = 3250.65 - 160.89 = 3089.76 Sq.Mtr. 95.45 ECU (B) 32
(c) GROUND FLOOR PARKING
FRONT SET BACK = 45.73 X 15.55 = 711.10 Sq.Mtr.
REAR SET BACK = 45.73 X 10.37 = 474.00 Sq.Mtr.
L.H.S. SET BACK = 6.15 X 65.17 = 399.30 Sq.Mtr.
R.H.S. SET BACK = 6.15 X 65.17 = 399.30 Sq.Mtr.
PORCH PARKING = 27.44 X 7.80 = 213.95 Sq.Mtr.
TOTAL = 1504.65 Sq.Mtr. 128.38 ECU (C) 23
TOTAL A + B + C = 99.08 + 95.45 + 128.38 = 322.91 ECU AVAILABLE

(3) CORRIDOR AREA
A. PERMISSIBLE CORRIDOR AREA
20% OF TOTAL FAR IN FREE FOR CORRIDOR AREA
TOTAL FAR = 6062.8 Sq.Mtr.
20% TOTAL FAR = 1212.56 Sq.Mtr.
REL TO VII FLOOR
(BLOCK A)
CORRIDOR 18.90 X 2.59 = 48.95 Sq.Mtr.
CORRIDOR 18.90 X 1.83 = 34.60 Sq.Mtr.
CORRIDOR 2 X 1.83 X 9.60 = 35.13 Sq.Mtr.
TOTAL = 128.68 Sq.Mtr.
VIII FLOOR
(BLOCK A)
CORRIDOR 18.90 X 1.83 = 34.60 Sq.Mtr.
CORRIDOR 2 X 9.60 X 1.83 = 35.13 Sq.Mtr.
TOTAL = 74.73 Sq.Mtr.
TOTAL = (B) + (C) = 153.27 + 71.73 = 225.00 Sq.Mtr.
153.27 + 71.73 = 225.00 Sq.Mtr.
(4) GROUND AREA COVERAGE:-
A. PERMISSIBLE COVERAGE AREA
PLOT AREA = 4573.53 Sq.Mtr. 38.50 % = 1906.54 Sq.Mtr.
B. PROPOSED COVERAGE AREA
(BLOCK A) = 27.44 X 34.91 = 957.93 Sq.Mtr.
C. BALANCING AREA =
(BLOCK B) = 27.44 X 22.84 = 624.24 Sq.Mtr.
(PORCH) = 27.44 X 7.80 = 213.95 Sq.Mtr.
TOTAL = 957.93 + 624.24 + 213.95 = 1796.12 Sq.Mtr.

PROPOSED COMMERCIAL COMPLEX FOR SHRI VINAY FABRICS PVT. LTD. AT 7th LIGHT INDUSTRIAL AREA, JODHPUR.



R.H.S. ELEVATION



SECTION A-A

PROPOSED COMMERCIAL COMPLEX FOR VINAY FABRICS PVT.LTD.AT 7th LIGHT INDUSTRIAL AREA, AT JODHPUR

SHEET NO:2

SHEET TITLE:

SCALE -

OWNER:

VINAY FABRICS PVT.LTD.

ARCHITECT:

Ar. Devendra Mathur
Registered Architect
Reg. No. CA/03/51033

For VINAY FABRICS PVT. LTD.
MANAGING DIRECTOR/DIRECTOR

