

dc

सेवामें ,

दिनांक: 28.06.2018

श्रीमान उप आवासन आयुक्त महोदय,

राजस्थान आवासन मण्डल,

अलवर (राजस्थान)

विषय: ग्राम खोहरी कला तहसील तिजारा जिला अलवर में मुख्य मंत्री जन आवास योजना की धारा 3 (ए) के तहत मान चित्र प्रस्तुत करने बाबत।

मान्यवर,

उपरोक्त विषय में निवेदन है कि हमारी भूमि वाके ग्राम खोहरी कला तहसील तिजारा जिला अलवर में है जो राजस्थान आवासन मण्डल द्वारा अवाप्त की गई थी व जिसका हमें पट्टा (जी. एच-15) मिल चुका है, जिसमें हम मुख्य मंत्री जन आवास योजना की धारा 3 (ए) के तहत आवासीय योजना ला रहे हैं जिसका अनुमोदित मान चित्र प्रस्तुत किया जा रहा है।

अतः मान्यवर से विनम्र अनुरोध है कि उक्त आवासीय योजना बाबत अनुमोदित मान चित्र को मंजूर करने की कृपा करें। आपकी अति कृपा होगी। धन्यवाद

कृते एसेन्ट बिल्डिग डवलपर्स लि०

For Ascent Building Developers Ltd.

(निदेशक)

संलग्न:

अनुमोदित मान चित्र,

राजस्थान आवासन मण्डल द्वारा जारी पट्टा



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

Applicant Name: ASCENT BUILDHOME DEVELOPERS LTD

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

Address (Proposed Building) RHB-GH-15.

Village:-KHORI KALAN, TEHSIL TIJARA, DIST- ALWAR

Width of Proposed Road 30 M Wide

Area (Sq. Mt.) 18951.2 Sqm

A) Portion of scheme area Proposed for 18951.2 Sqm

EWS/LIG

B) Balance Portion of scheme area -N.A-

Proposed for Developer

S.No.	Details		Comments	
1.	Size of Plot (EWS/LIG Portion)		18951.2 Sqm.	
2.	Setbacks			
			As per Bylaws/ CMJAY Policy	As per proposal
	Front		15 M	15 M
	Side I		9 M	9 M
	Side II		9 M	9 M
	Rear		9 M	9 M
3.	Ground Coverage		As per Bylaws/ CMJAY Policy	As per proposal
			50% (9475.6 sq mt.)	31.25 % (5922.44 sq mt.)
4.	Basement (If Approved)		NOT PROVIDED	
	(i)	Ramp (Slope)		
	(ii)	Staircase		
	(iii)	Setback	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.

	(iv)	Any Other observation	N.A.	N.A.
5.	Height (No. of Floors)		As per Bylaws/ CMJAY Policy	As per proposal
			45 M	30 M (terrace top)
6.	B.A.R.		As per Bylaws/ CMJAY Policy	As per proposal
			63960.3	63472.92
7.	Super Built-up Area		As per Bylaws/ CMJAY Policy	As per proposal
	(i)	E.W.S.	30Sqm(CARPET AREA)	23.7 Sqm(C.A.)
	(ii)	L.I.G. TYPE A	60Sqm(CARPET AREA)	57.72 Sqm (C.A.)
	(iii)	L.I.G. TYPE B	60Sqm(CARPET AREA)	51.36 Sqm (C.A.)
	(iv)	L.I.G. TYPE C	60Sqm(CARPET AREA)	38.94 Sqm (C.A.)
8.	Parking		As per Bylaws/ CMJAY Policy	As per proposal
			Scooters- 1951 Cars- 1	TWO WHEELER-1951 CARS-1
9.	Cut-out/ Open to Sky/ Duct		As per Bylaws	As per proposal
10.	Projections/Balconies etc. (Covered/Extended)		As per Bylaws	As per proposal
			Provided as per norms	1.2 M wide
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		Required on terrace	Required on terrace
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 ASCENT BUILDHOME DEVELOPERS LTD (by applicant) is as per the provision of Chief Minister Jan AwasYojana - 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 : ASCENT BUILDHOME DEVELOPERS LTD

proposed site : RHB-GH-15.

Village:-KHORI KALAN, TEHSIL TIJARA, DIST- ALWAR

Area (Sq Mt) : 18951.2 Sqm

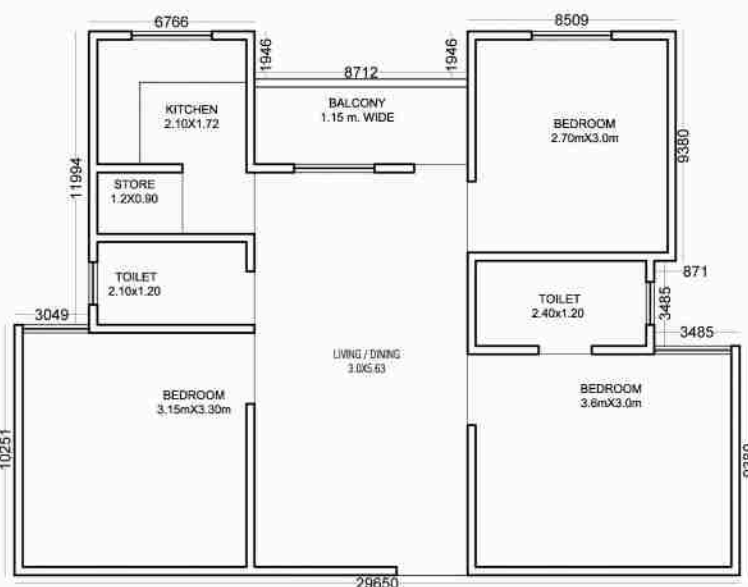
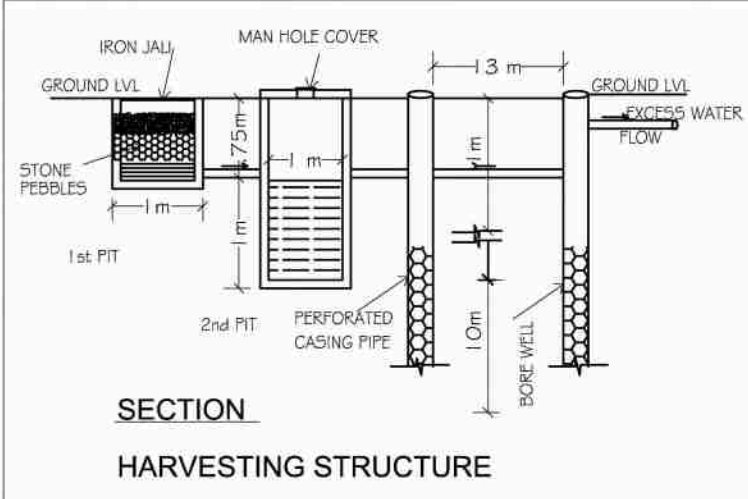
Note :-

- Building Plans are approved on the basis of allotment letter issued by The Rajasthan Housing Board and Advocate Title Search report presented to me by the applicant. This approval is subjected to ownership rights of the land and should not be considered as conclusive title of the ownership.

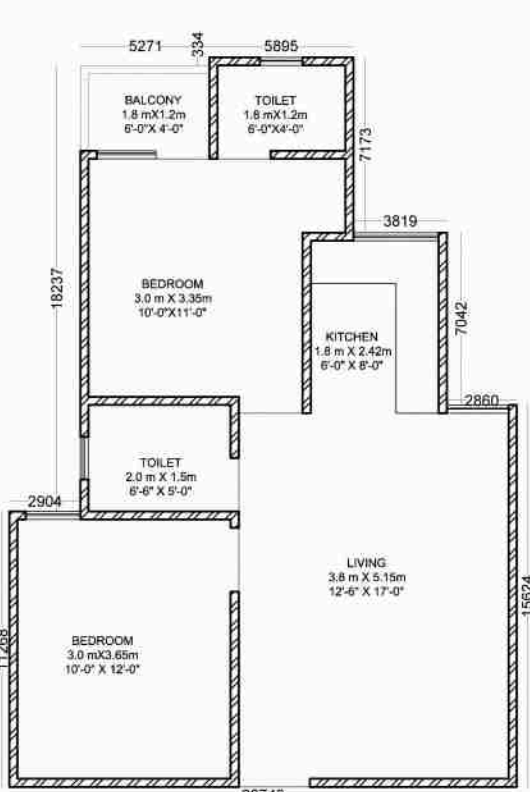
Architect:- Ankit Sharma

Registration no:- CA/07/40652

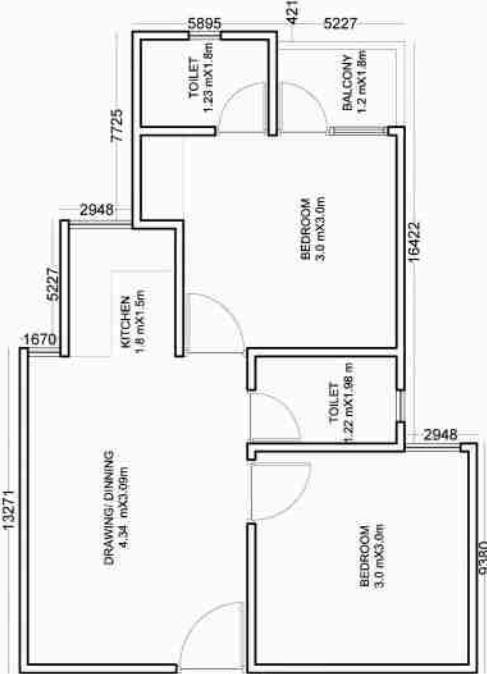




LIG TYPE A



LIG TYPE B



LIG TYPE C



EWS TYPE A

BLOCK - A (L.I.G. 3 BHK)				
Sr.no	Name of unit	BLOCK AREA (Sqmt.)	B.A.R. AREA (Sqmt.)	
1	GROUND FLOOR	828.87	828.87	
2	FIRST FLOOR	828.87	828.87	
3	SECOND FLOOR	828.87	828.87	
4	THIRD FLOOR	828.87	828.87	
5	FOURTH FLOOR	828.87	828.87	
6	FIFTH FLOOR	828.87	828.87	
7	SIXTH FLOOR	828.87	828.87	
8	SEVENTH FLOOR	828.87	828.87	
9	EIGHT FLOOR	828.87	828.87	
10	NINTH FLOOR	828.87	828.87	
	TERRACE	76.81		
	TOTAL AREA		8965.51	

BLOCK - B (L.I.G. 2 BHK)				
Sr.no	Name of unit	BLOCK AREA (Sqmt.)	B.A.R. AREA (Sqmt.)	
1	GROUND FLOOR	781.16	781.16	
2	FIRST FLOOR	781.16	781.16	
3	SECOND FLOOR	781.16	781.16	
4	THIRD FLOOR	781.16	781.16	
5	FOURTH FLOOR	781.16	781.16	
6	FIFTH FLOOR	781.16	781.16	
7	SIXTH FLOOR	781.16	781.16	
8	SEVENTH FLOOR	781.16	781.16	
9	EIGHT FLOOR	781.16	781.16	
10	NINTH FLOOR	781.16	781.16	
	TERRACE	76.90		
	TOTAL AREA		7888.19	

BLOCK - C (L.I.G.)					
Sr.no	Name of unit	BLOCK AREA (Sqmt.)	PARKING AREA (Sqmt.)	COMMERCIAL AREA (Sqmt.)	B.A.R. AREA (Sqmt.)
1	BASMENT FLOOR	3376.02	3376.02	63.11	
2	GROUND FLOOR	2434.24			2434.24
3	FIRST FLOOR	2434.24			2434.24
4	SECOND FLOOR	2434.24			2434.24
5	THIRD FLOOR	2434.24			2434.24
6	FOURTH FLOOR	2061.14			2061.14
7	FIFTH FLOOR	2061.14			2061.14
8	SIXTH FLOOR	2061.14			2061.14
9	SEVENTH FLOOR	2061.14			2061.14
10	EIGHT FLOOR	2061.14			2061.14
11	NINTH FLOOR	2061.14			2061.14
	TERRACE	151.81			151.81
	TOTAL AREA	25601.63	3376.02	63.11	22255.61

BLOCK - D (L.I.G.)				
Sr.no	Name of unit	BLOCK AREA (Sqmt.)	B.A.R. AREA (Sqmt.)	
1	GROUND FLOOR	1500.98	1500.98	
2	FIRST FLOOR	1500.98	1500.98	
3	SECOND FLOOR	1500.98	1500.98	
4	THIRD FLOOR	1500.98	1500.98	
5	FOURTH FLOOR	1500.98	1500.98	
6	FIFTH FLOOR	1500.98	1500.98	
7	SIXTH FLOOR	1500.98	1500.98	
8	SEVENTH FLOOR	1500.98	1500.98	
9	EIGHT FLOOR	1500.98	1500.98	
10	NINTH FLOOR	1500.98	1500.98	
	TERRACE	151.81		
	TOTAL AREA		15161.61	

BLOCK - E (E.W.S.)				
Sr.no	Name of unit	BLOCK AREA (Sqmt.)	B.A.R. AREA (Sqmt.)	
1	GROUND FLOOR	377.19	377.19	
2	FIRST FLOOR	377.19	377.19	
3	SECOND FLOOR	377.19	377.19	
4	THIRD FLOOR	377.19	377.19	
5	FOURTH FLOOR	377.19	377.19	
6	FIFTH FLOOR	377.19	377.19	
7	SIXTH FLOOR	377.19	377.19	
8	SEVENTH FLOOR	377.19	377.19	
9	EIGHT FLOOR	377.19	377.19	
10	NINTH FLOOR	377.19	377.19	
	TERRACE	89.50		
	TOTAL AREA		3861.40	

BLOCK - F (E.W.S.)				
Sr.no	Name of unit	BLOCK AREA (Sqmt.)	B.A.R. AREA (Sqmt.)	
1	GROUND FLOOR	585.11	585.11	
2	FIRST FLOOR	585.11	585.11	
3	SECOND FLOOR	585.11	585.11	
4	THIRD FLOOR	585.11	585.11	
5	FOURTH FLOOR	585.11	585.11	
6	FIFTH FLOOR	585.11	585.11	
7	SIXTH FLOOR	585.11	585.11	
8	SEVENTH FLOOR	585.11	585.11	
9	EIGHT FLOOR	585.11	585.11	
10	NINTH FLOOR	585.11	585.11	
	TERRACE	89.50		
	TOTAL AREA		5940.60	

TOTAL NO. OF UNIT						
Sr.no	Name of unit	LIG TYPE A (3BHK)	LIG TYPE B (2BHK)	LIG TYPE C (2BHK)	LIG TYPE D (2BHK)	EWS TYPE A (E)
1	GROUND FLOOR	10	11	37	27	9
2	FIRST FLOOR	10	11	37	27	9
3	SECOND FLOOR	10	11	37	27	9
4	THIRD FLOOR	10	11	37	27	9
5	FOURTH FLOOR	10	11	37	27	9
6	FIFTH FLOOR	10	11	37	27	9
7	SIXTH FLOOR	10	11	37	27	9
8	SEVENTH FLOOR	10	11	37	27	9
9	EIGHT FLOOR	10	11	37	27	9
10	NINTH FLOOR	10	11	37	27	9
11	TERRACE	13				
12	TOTAL UNIT	100	110	370	270	90

AREA STATEMENT		
PLOT AREA =	18951.20	
PERMISSIBLE GROUND COVERAGE (50% PLOT AREA) =	9475.6	
ACHIEVED GROUND COVERAGE =	5922.44	
PERMISSIBLE B.A.R. AREA =	63960.30	
COMMERCIAL B.A.R. AREA =	63.11	
RESIDENTIAL B.A.R. AREA =	63409.81	
ACHIEVED B.A.R. AREA =	63472.52	
REQ. CLUB AREA (2% OF B.A.R. AREA) =	1269.46	
PROPOSED CLUB AREA =	1429.22	
PERMISSIBLE HEIGHT = 45 M.		
ACHIEVED HEIGHT = 30 M. (G+11 th floor)		
PERMISSIBLE GREEN AREA (15% @ PLOT AREA) =	2842.68	
ACHIEVED GREEN AREA	2874.09	

PARKING CALCULATION		
COMMERCIAL AREA (SQ.M.) =	63.11	
REQ. PARKING (E.C.U.) =	0.84	
ADD 25 % FOR VISITORS (E.C.U.) =	1.05	
25 % SCOOTER PARKING (E.C.U.) =	0.26 SAY 1 SCOOTER	
75 % CAR PARKING (E.C.U.) =	0.79 SAY 1 CAR	
TOTAL LIG UNIT =	850	
REQ PARKING FOR LIG UNIT =	1700 SCOOTER	
TOTAL EWS UNIT =	250	
REQ PARKING FOR LIG UNIT =	250 SCOOTER	
REQ. PARKING		
CAR PARKING =	1	
SCOOTER PARKING =	1951	
PROPOSED PARKING		
CAR PARKING =	1	
SCOOTER PARKING =	1951	

ARCHITECT SIGNATURE :-

OWNER'S SIGNATURE :-

PROJECT TITLE :-
PROPOSED GROUP HOUSING
AT - RHB-GH-15,
VILL. - KHORI KALA,
TEHSIL-TJARA, DIST. - ALWAR

DRG. TITLE :-
SITE PLAN

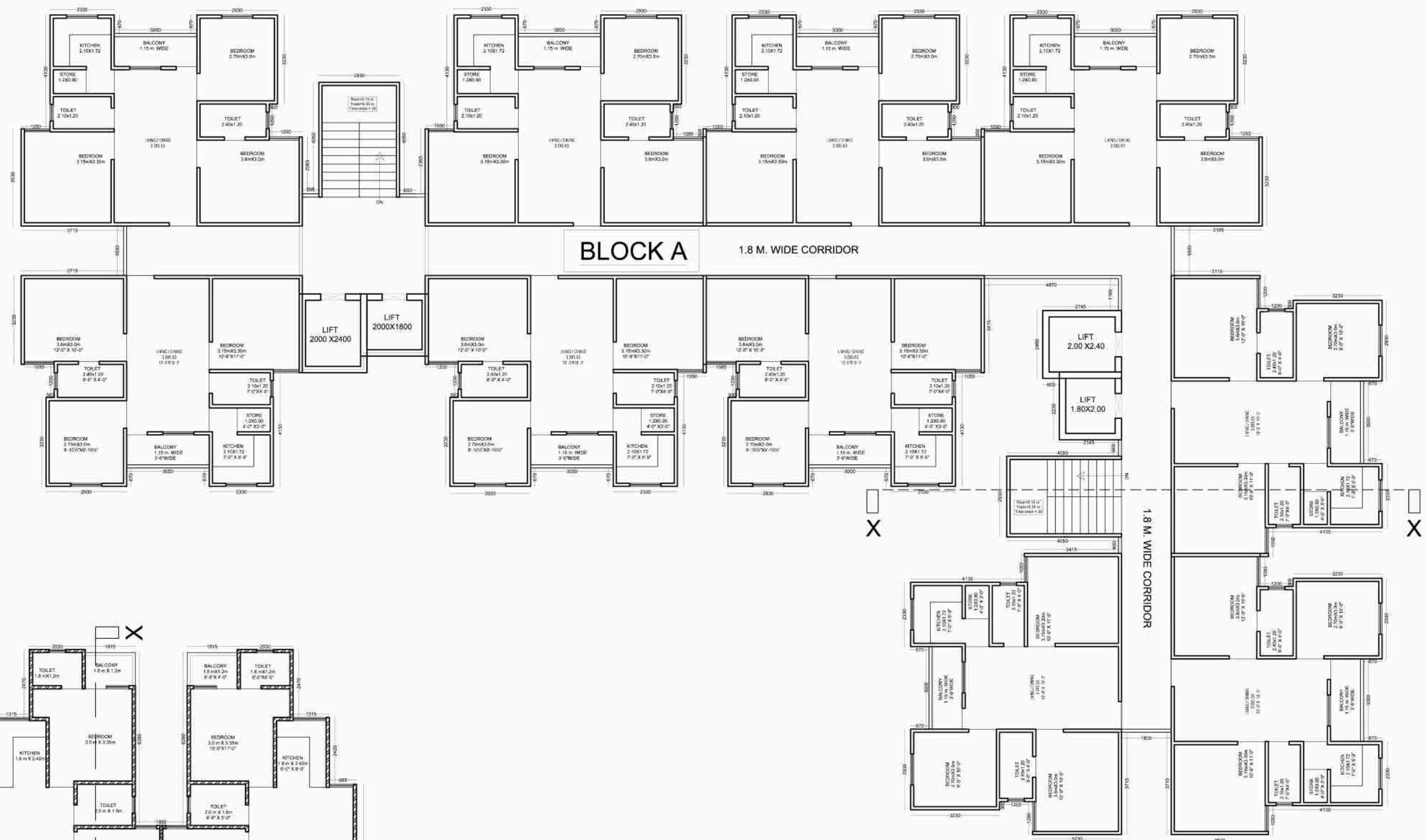
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26-06-2018
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NORTH :-

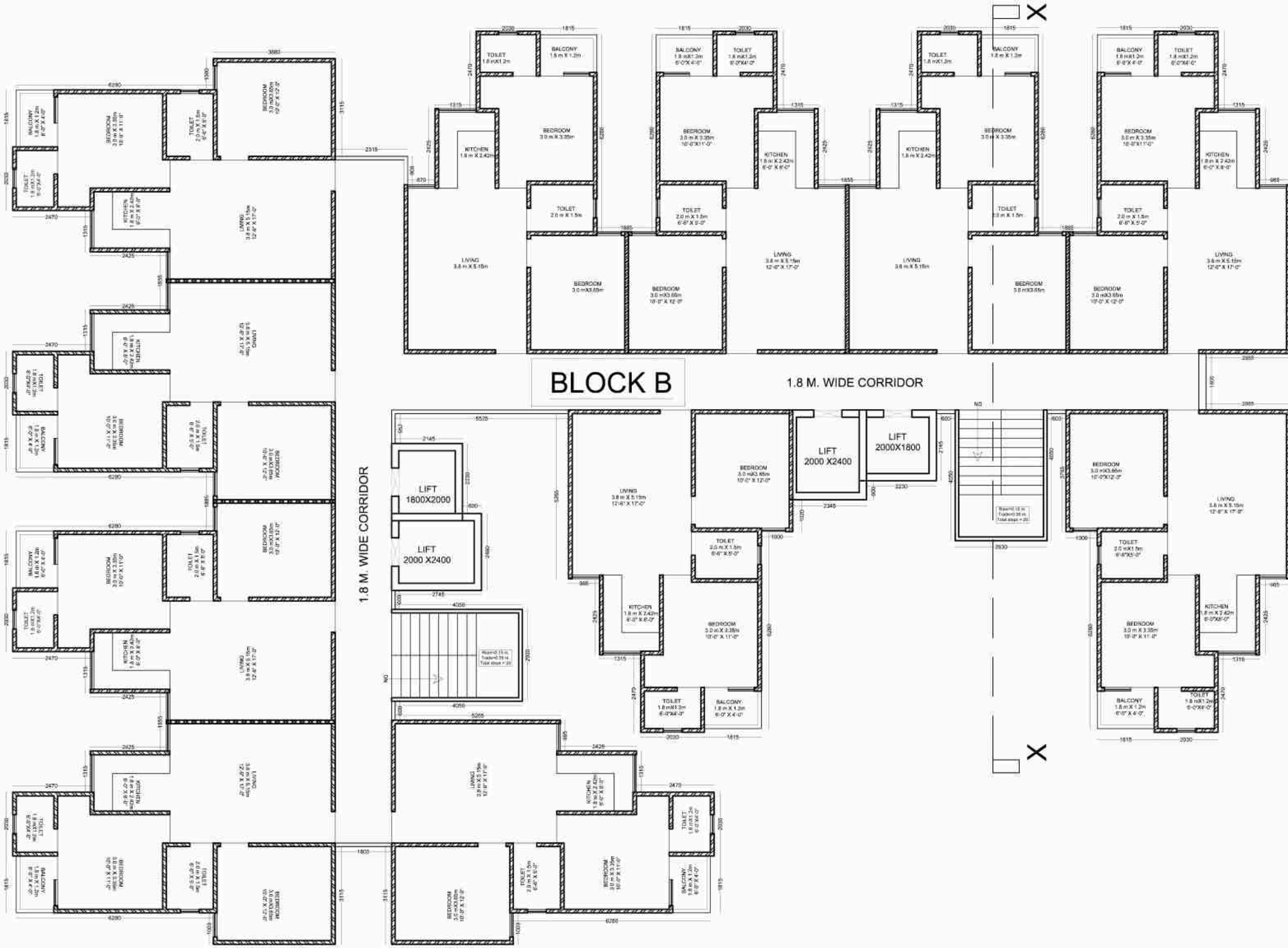


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DRG. TITLE :- GROUND FLOOR LEVEL SITE PLAN			SCALE :- 1:250	

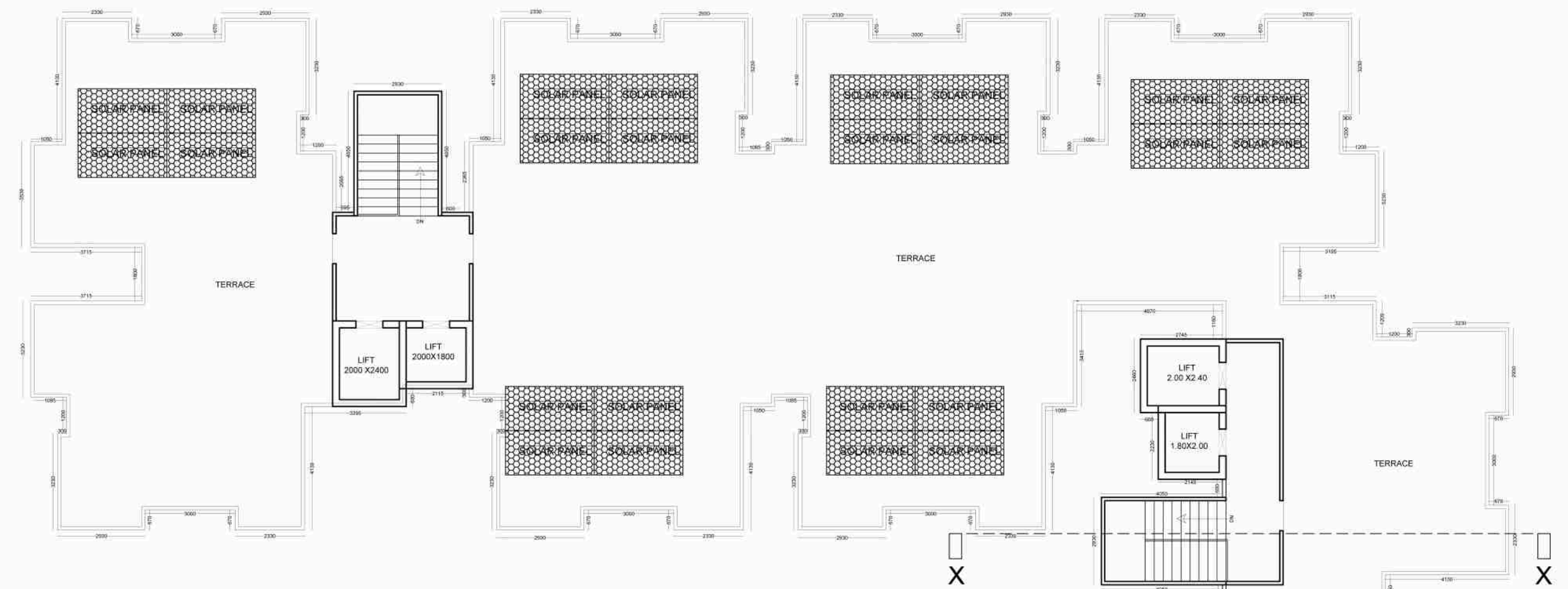
BLOCK -A & B



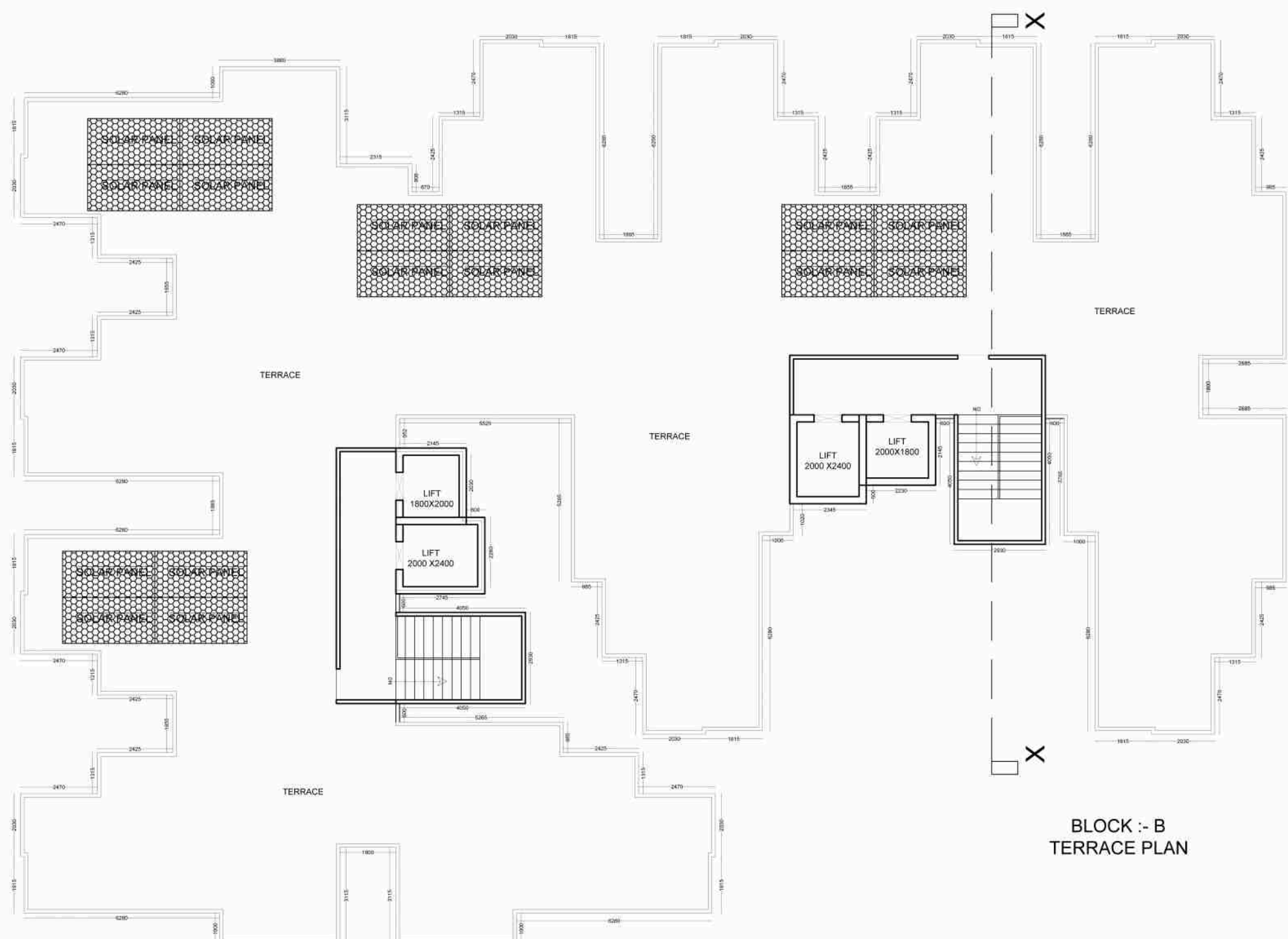
BLOCK :- A
TYPICAL FLOOR PLAN
(FIRST FLOOR TO NINTH FLOOR)



BLOCK :- B
TYPICAL FLOOR PLAN
(FIRST FLOOR TO NINTH FLOOR)



BLOCK :- A
TERRACE PLAN



BLOCK :- B
TERRACE PLAN

ARCHITECT SIGNATURE :-

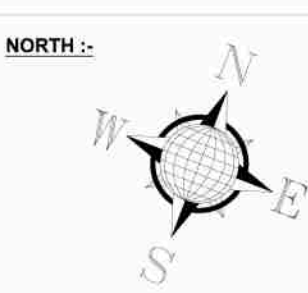
ANIL SHARMA
Reg.No. CA/07/40652
Council of Architects

OWNER'S SIGNATURE :-

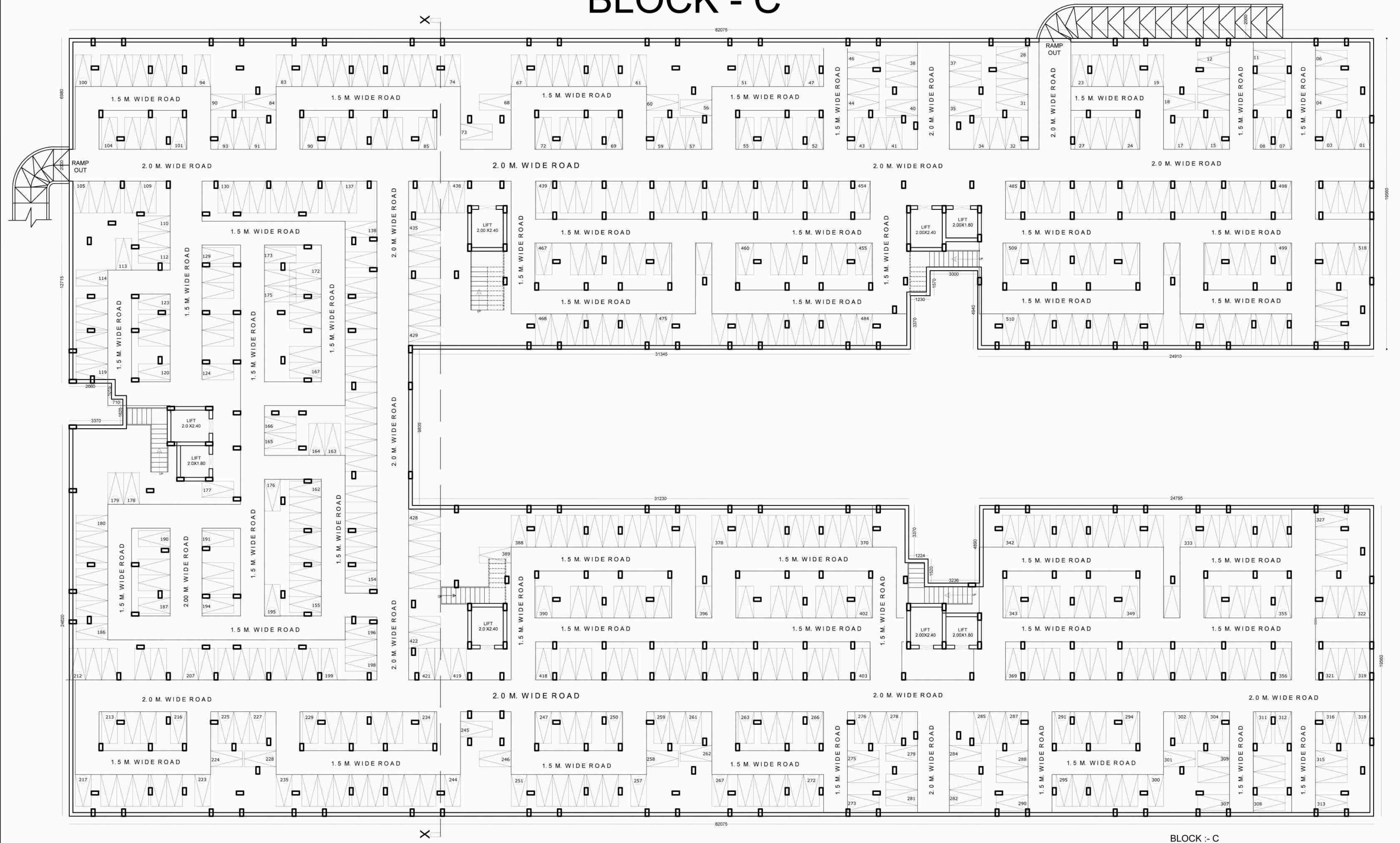
Director

PROJECT TITLE :-
PROPOSED GROUP HOUSING
AT - RHB-GH-15,
VILL. :- KHORI KALA,
TEHSIL-TIJARA, DIST. - ALWAR
DRG. TITLE :-
BLOCK - A & B FLOOR PLAN

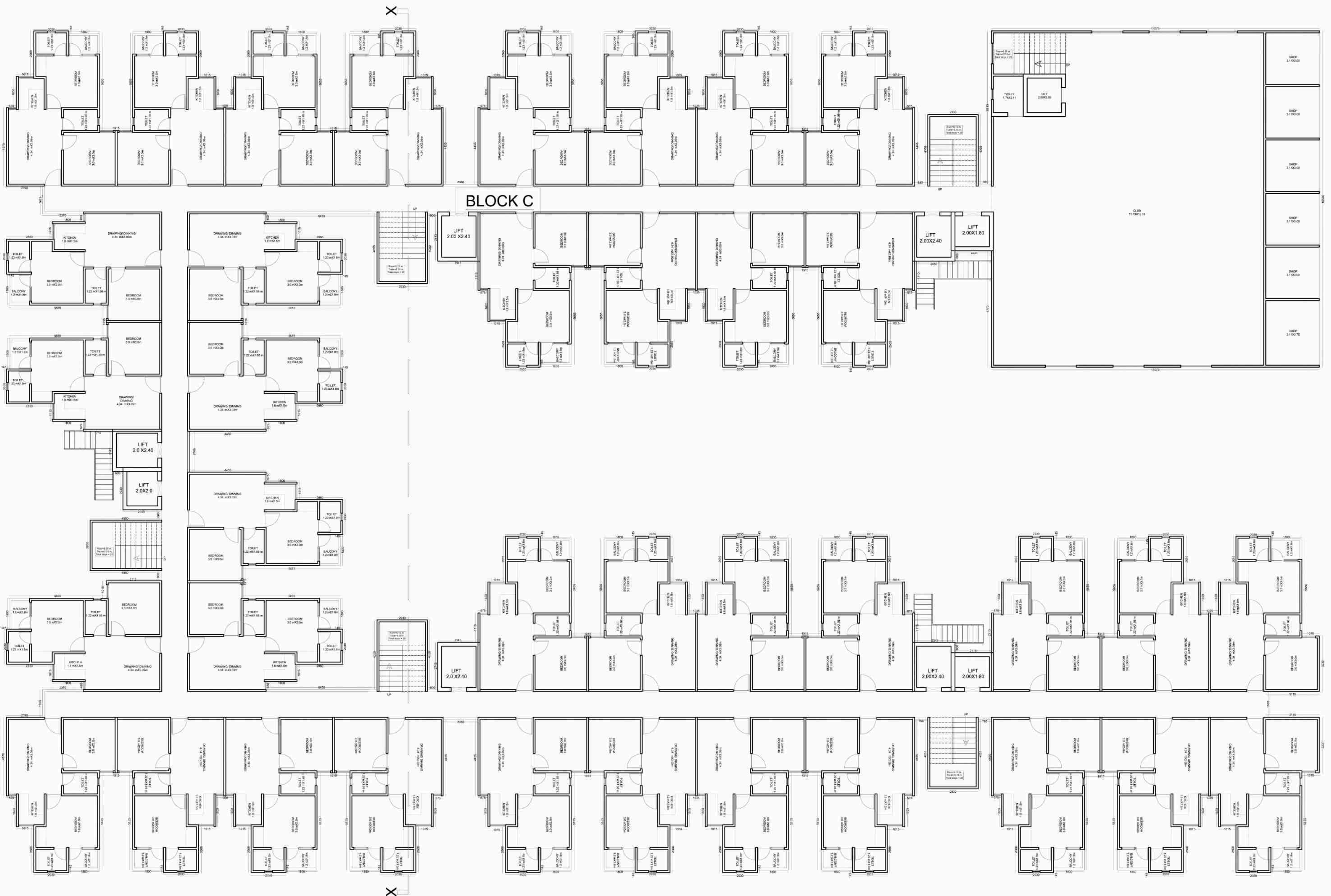
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DATE :-
26-06-2018
SCALE :-
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BLOCK - C



BLOCK - C
BASEMENT FLOOR PLAN



BLOCK - C
GROUND FLOOR PLAN

ARCHITECT SIGNATURE :-



OWNER'S SIGNATURE :-

Handwritten signature
Director

PROJECT TITLE :-

PROPOSED GROUP HOUSING
AT - RHB-GH-15
VILL - KHORI KALA,
TEHSIL-TIJARA, DIST. - ALWAR

DRG. TITLE :-

BLOCK-C FLOOR PLAN

SHEET NO. -04

DATE :-

26-06-2018

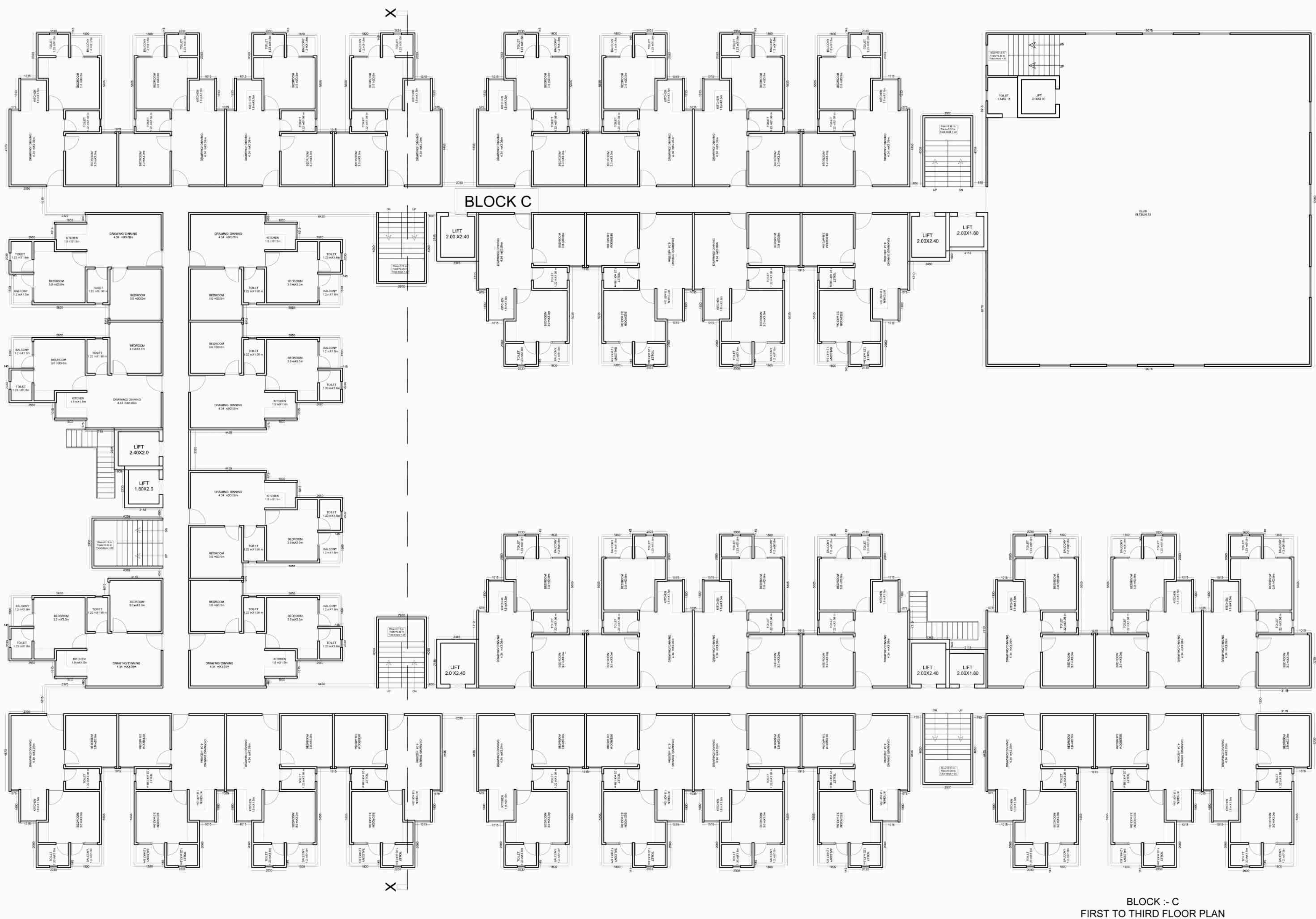
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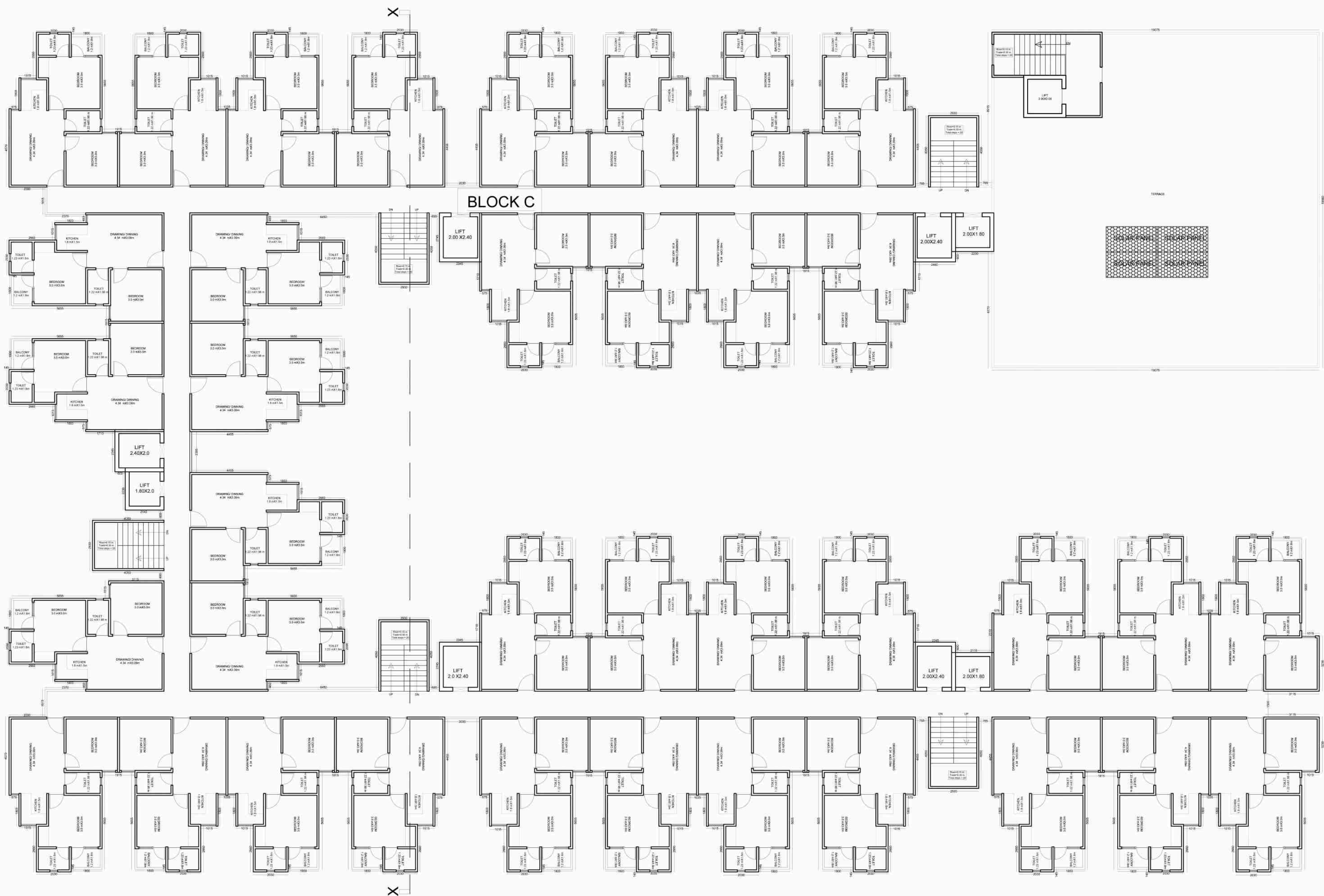
NORTH :-



BLOCK - C



BLOCK - C
FIRST TO THIRD FLOOR PLAN



BLOCK - C
THIRD TO NINTH FLOOR PLAN

ARCHITECT SIGNATURE :-



OWNER'S SIGNATURE :-

[Signature]
Director

PROJECT TITLE :-

PROPOSED GROUP HOUSING
AT - RHB-GH-15
VILL - KHORI KALA,
TEHSIL-TIJARA, DIST. - ALWAR

DRG. TITLE :-

BLOCK-C FLOOR PLAN

SHEET NO. -05

DATE :-

26-06-2018

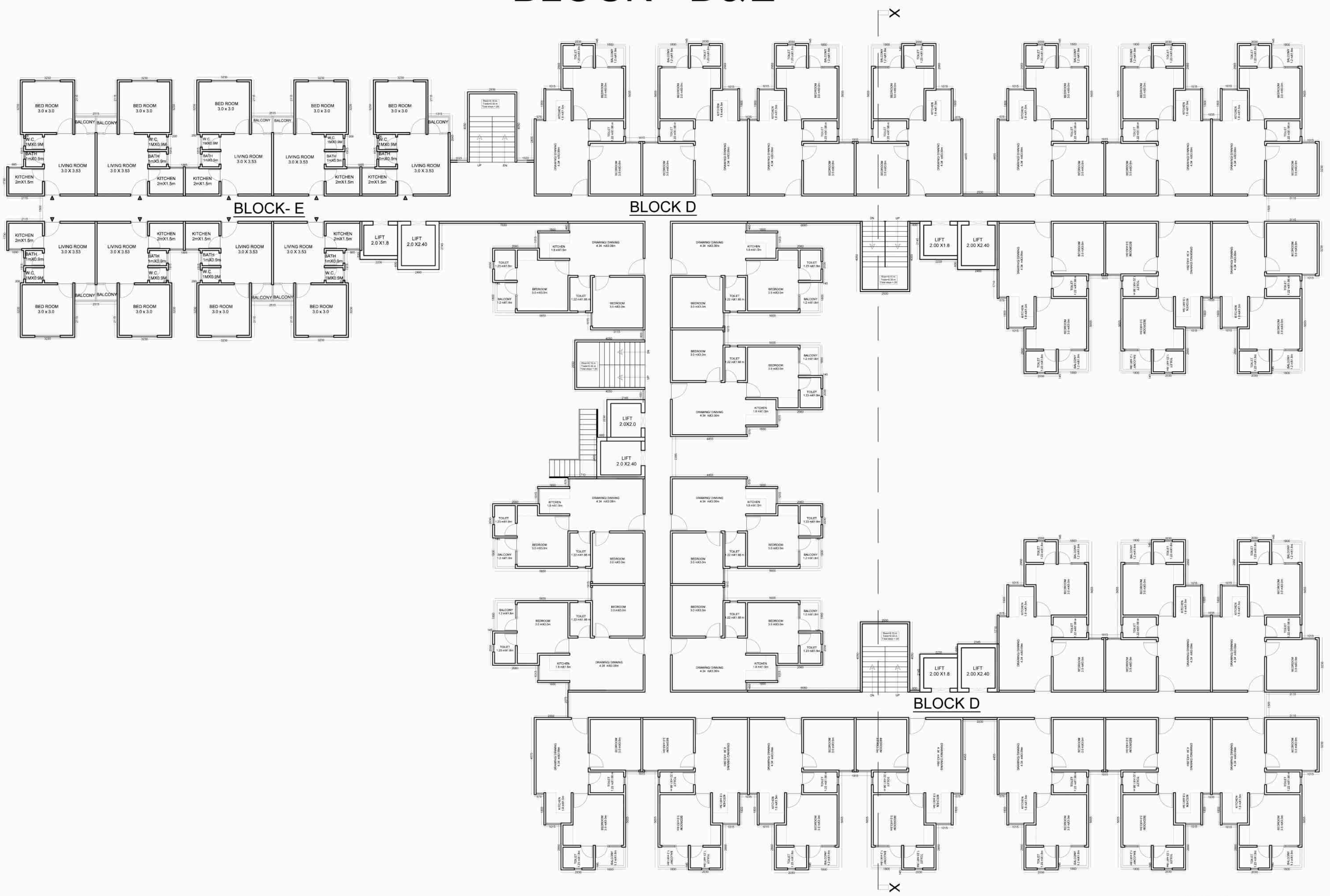
SCALE :-

1:150

NORTH :-



BLOCK - D&E



BLOCK :- D
TYPICAL FLOOR PLAN
(FIRST FLOOR TO NINTH FLOOR)



BLOCK :- D
TERRACE PLAN

ARCHITECT SIGNATURE :-

OWNER'S SIGNATURE :-

PROJECT TITLE :-

PROPOSED GROUP HOUSING
AT - RHB-GH-15,
VILL. :- KHORI KALA,
TEHSIL-TUJARA, DIST. - ALWAR

SHEET NO. -06

DATE :-

26-06-2018

SCALE :-

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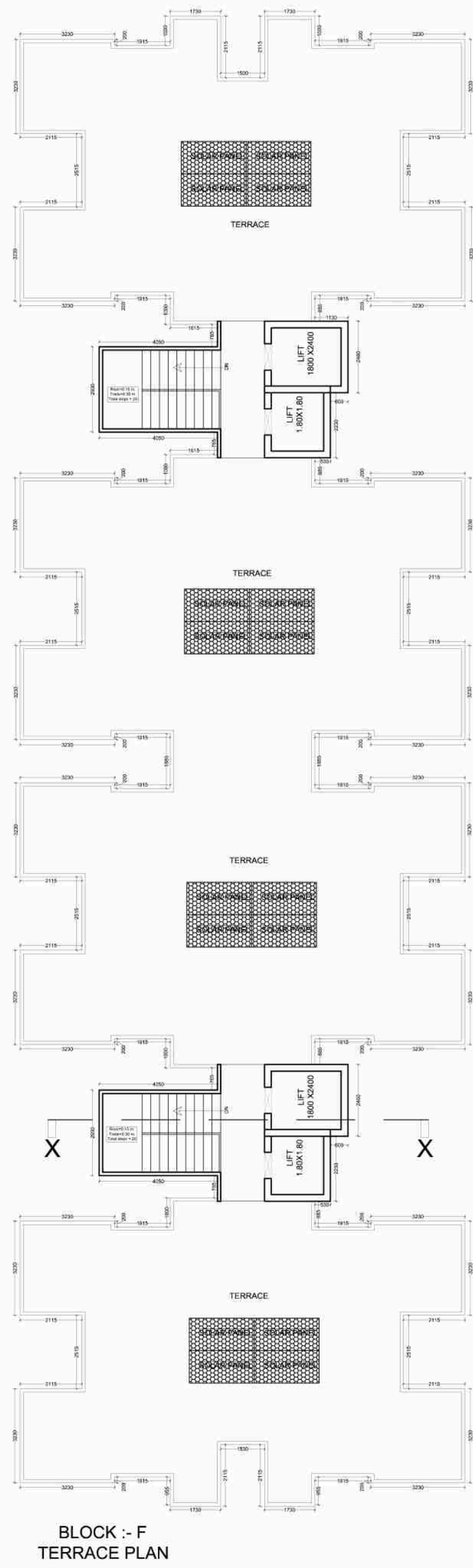
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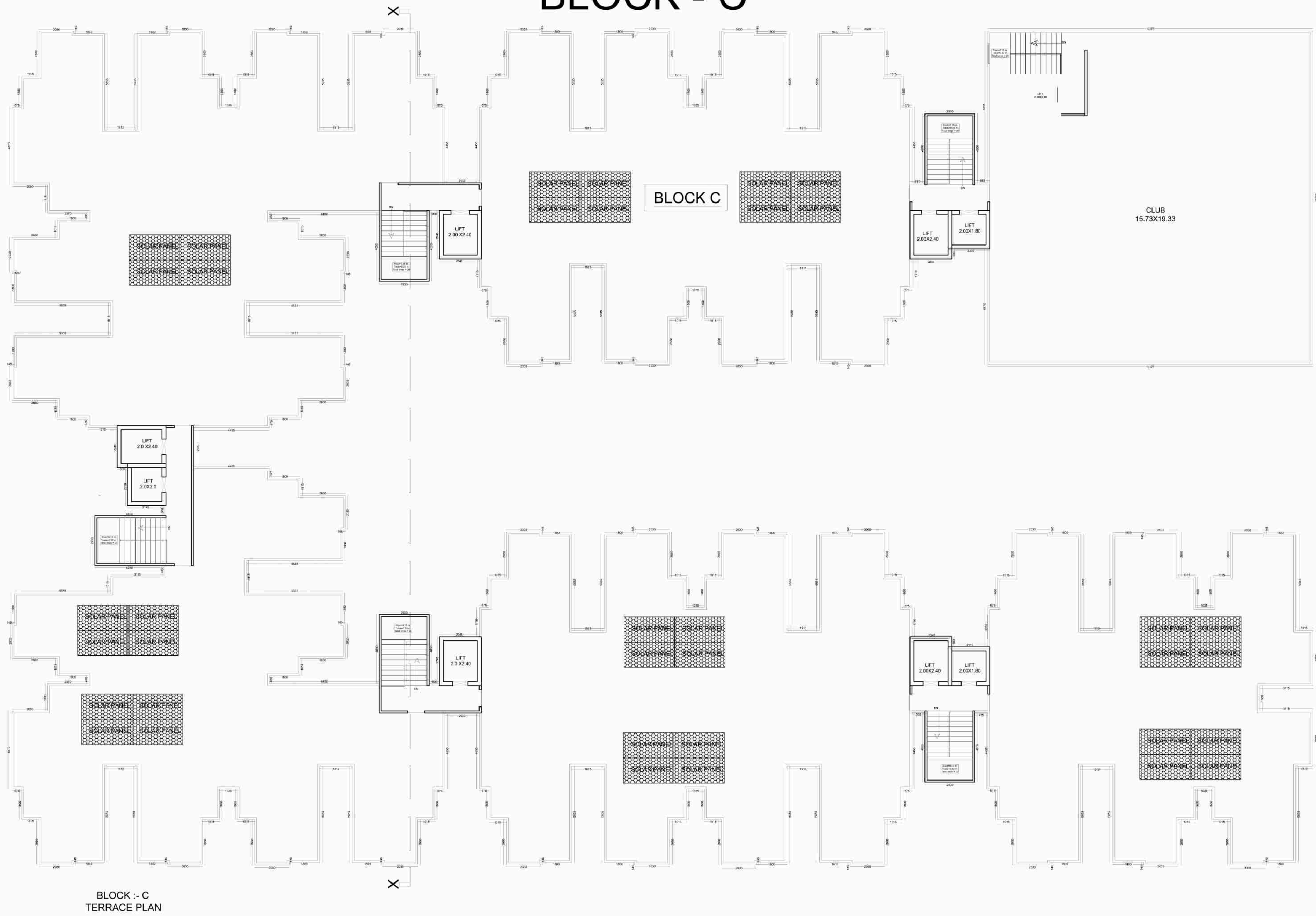
DRG. TITLE :-

BLOCK - D&E FLOOR PLAN

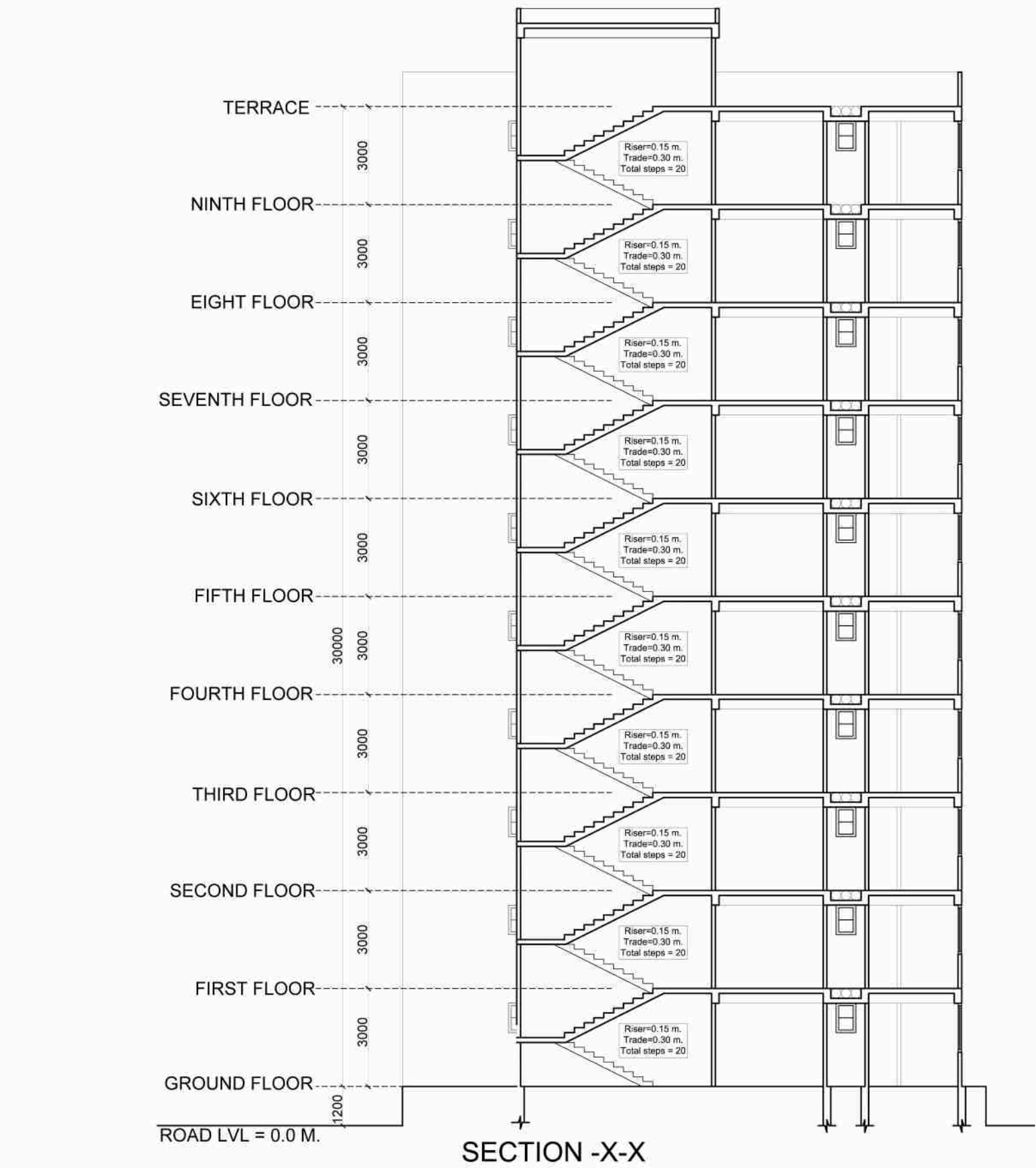
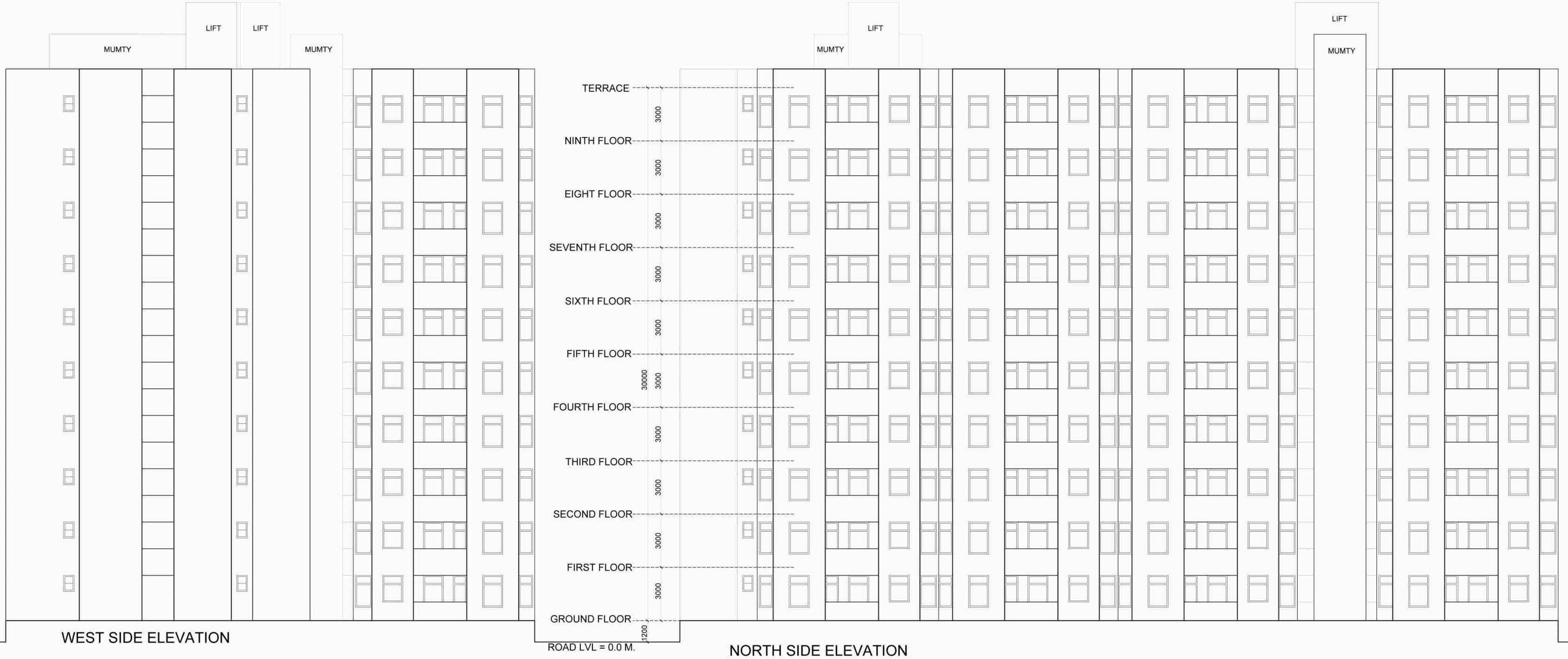
BLOCK - F

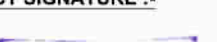


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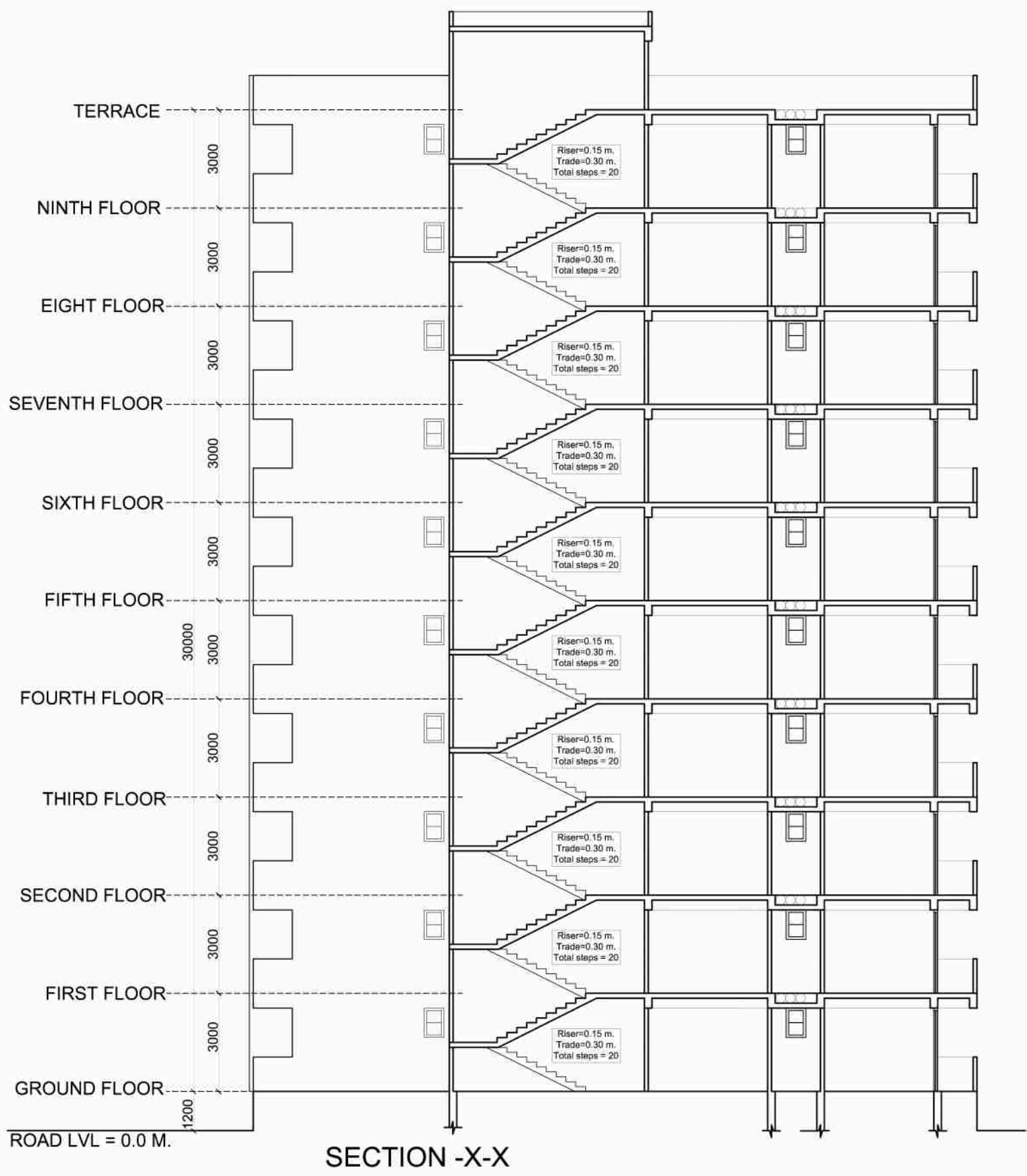
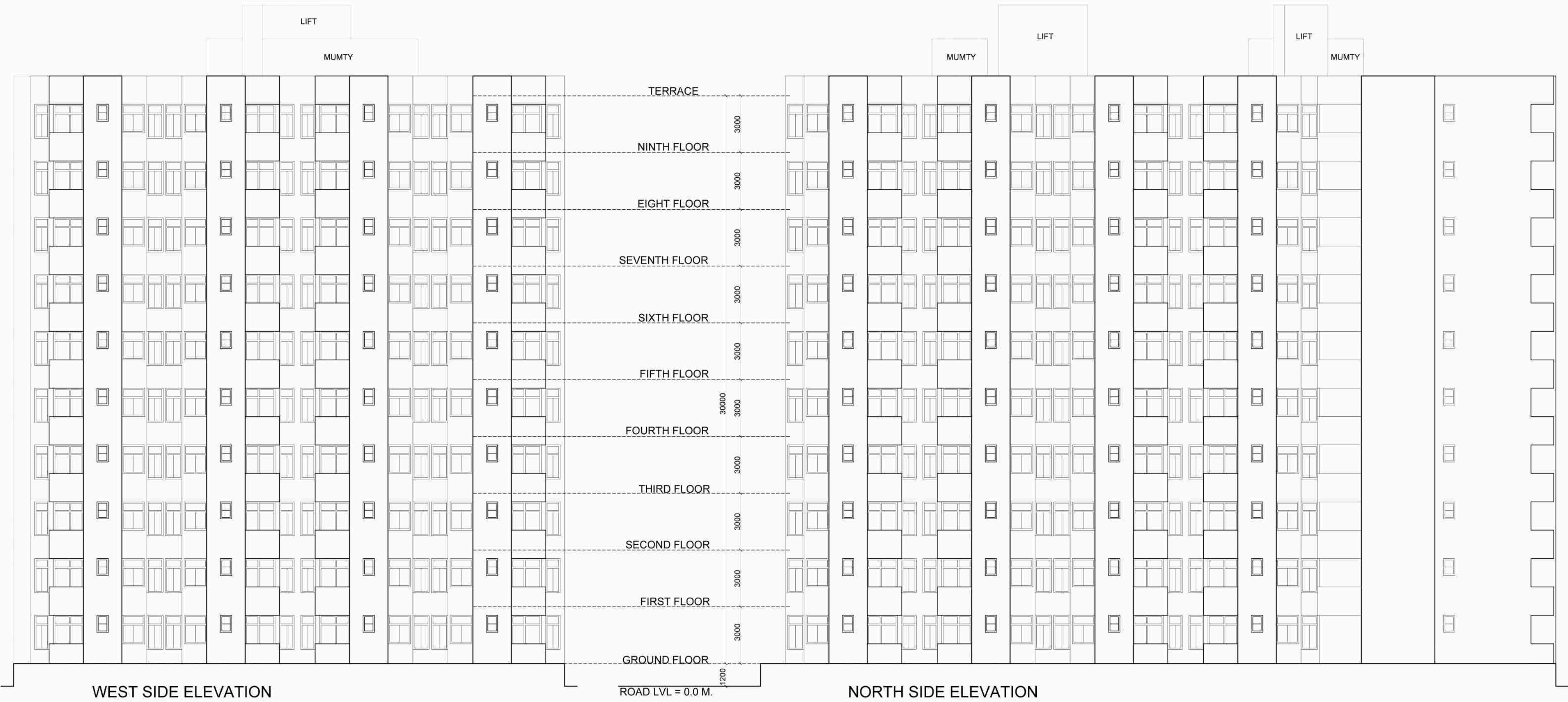
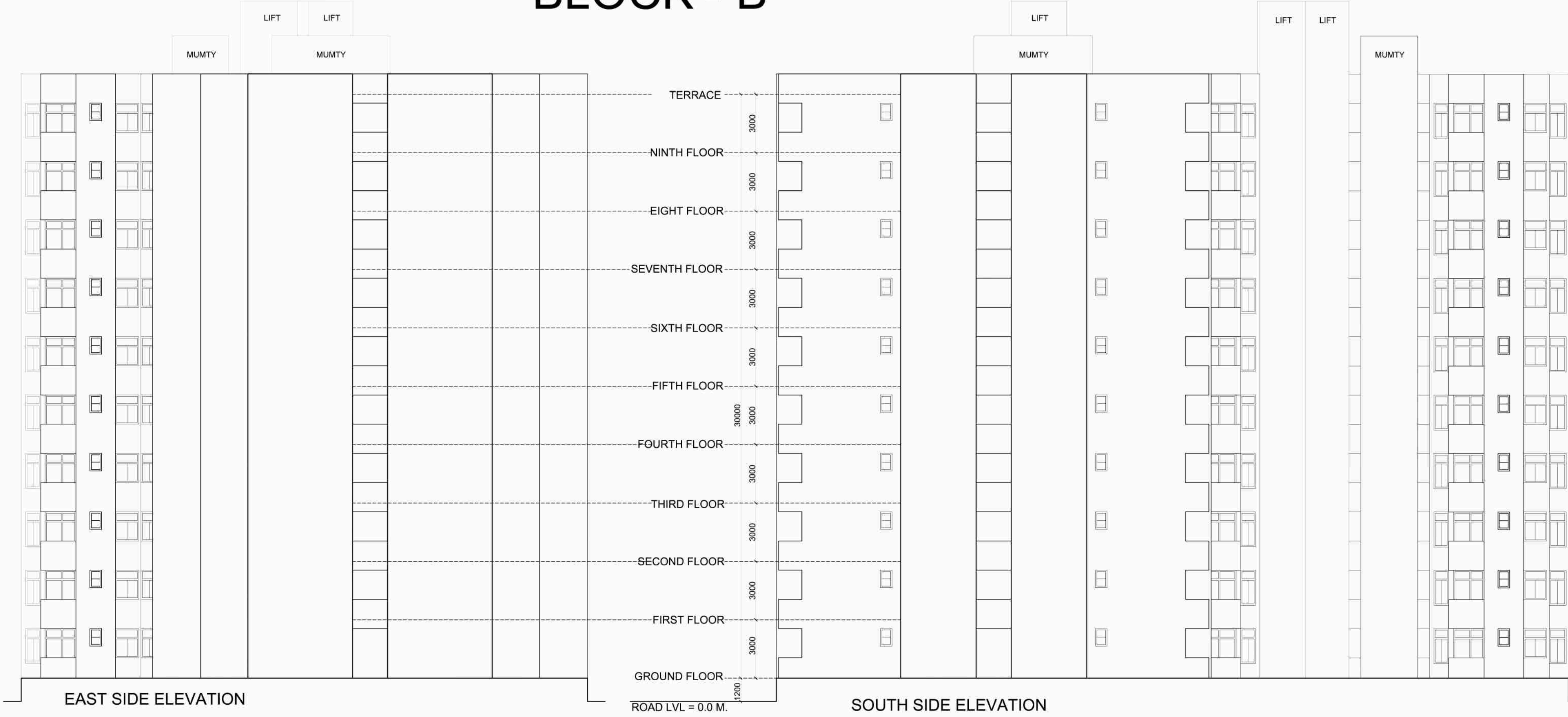


BLOCK - A

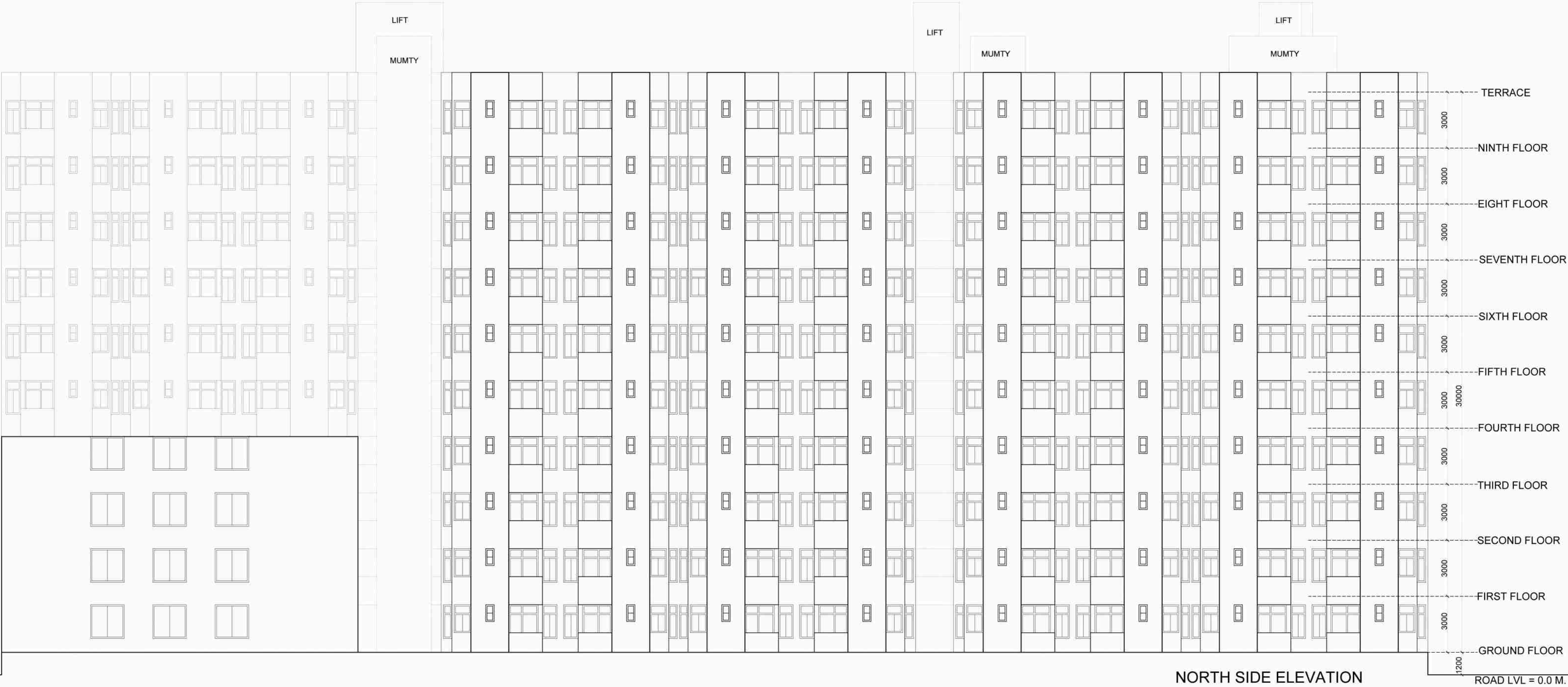
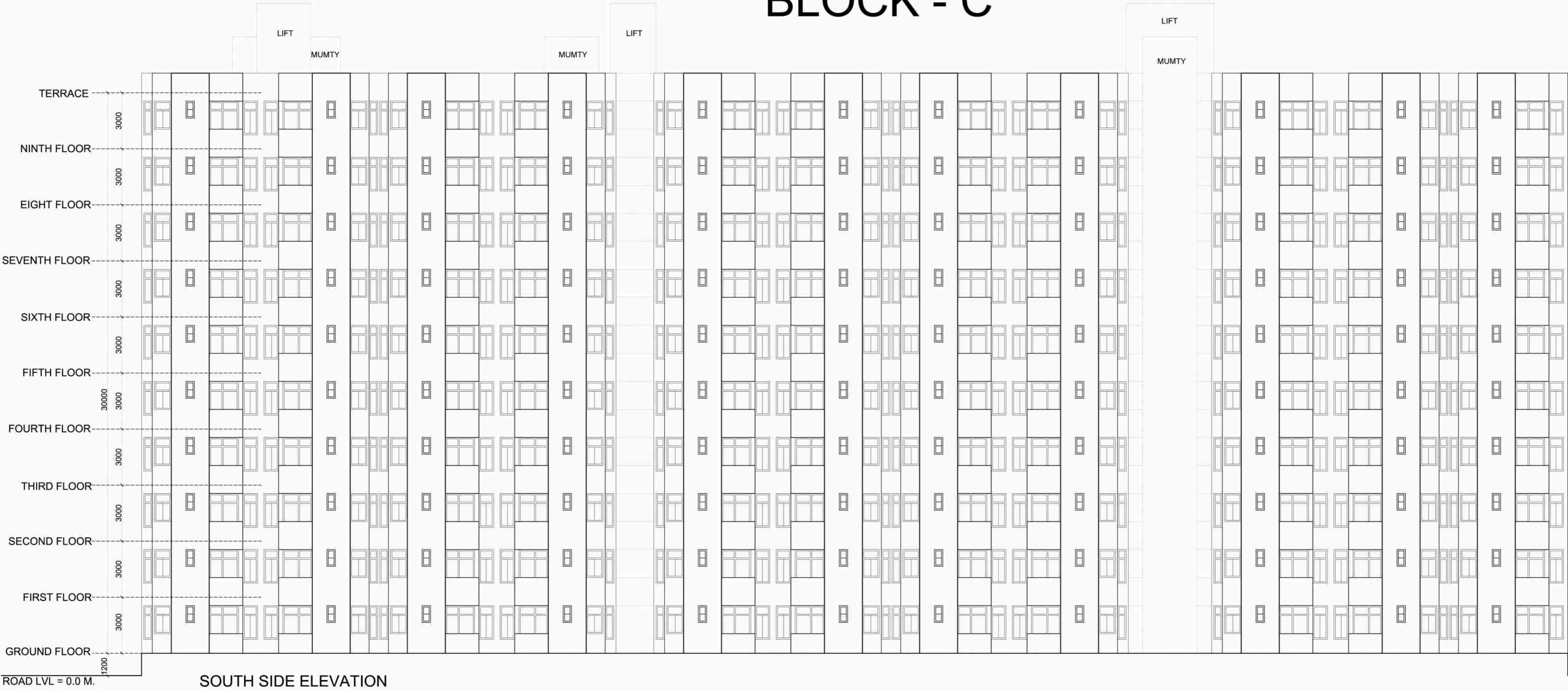


ARCHITECT SIGNATURE :- 	OWNER'S SIGNATURE :- 	PROJECT TITLE :- PROPOSED GROUP HOUSING AT - RHB-GH-15, VILL. :- KHORI KALA, TEHSIL-TIJARA, DIST. - ALWAR	SHEET NO. -08	NORTH :-
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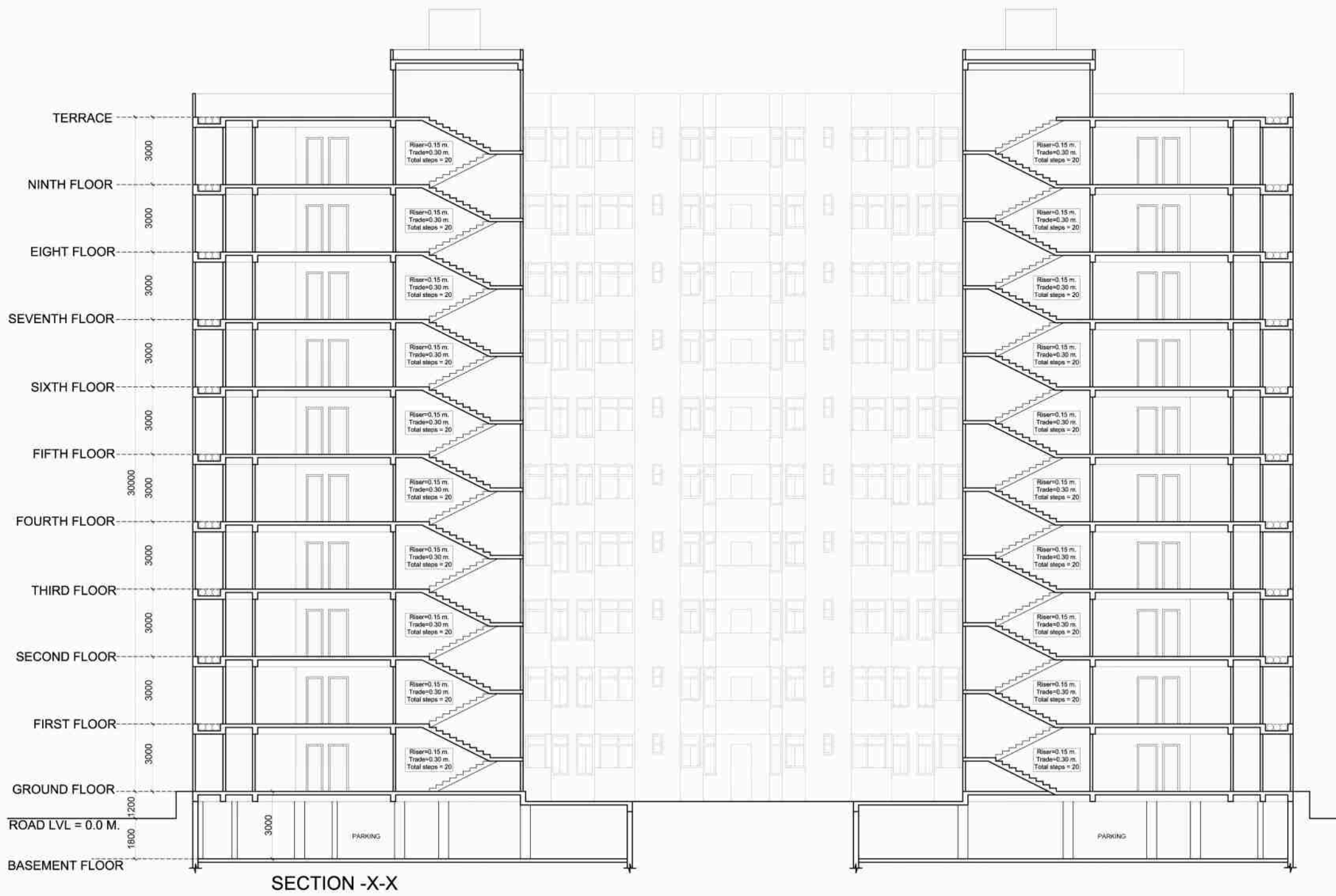
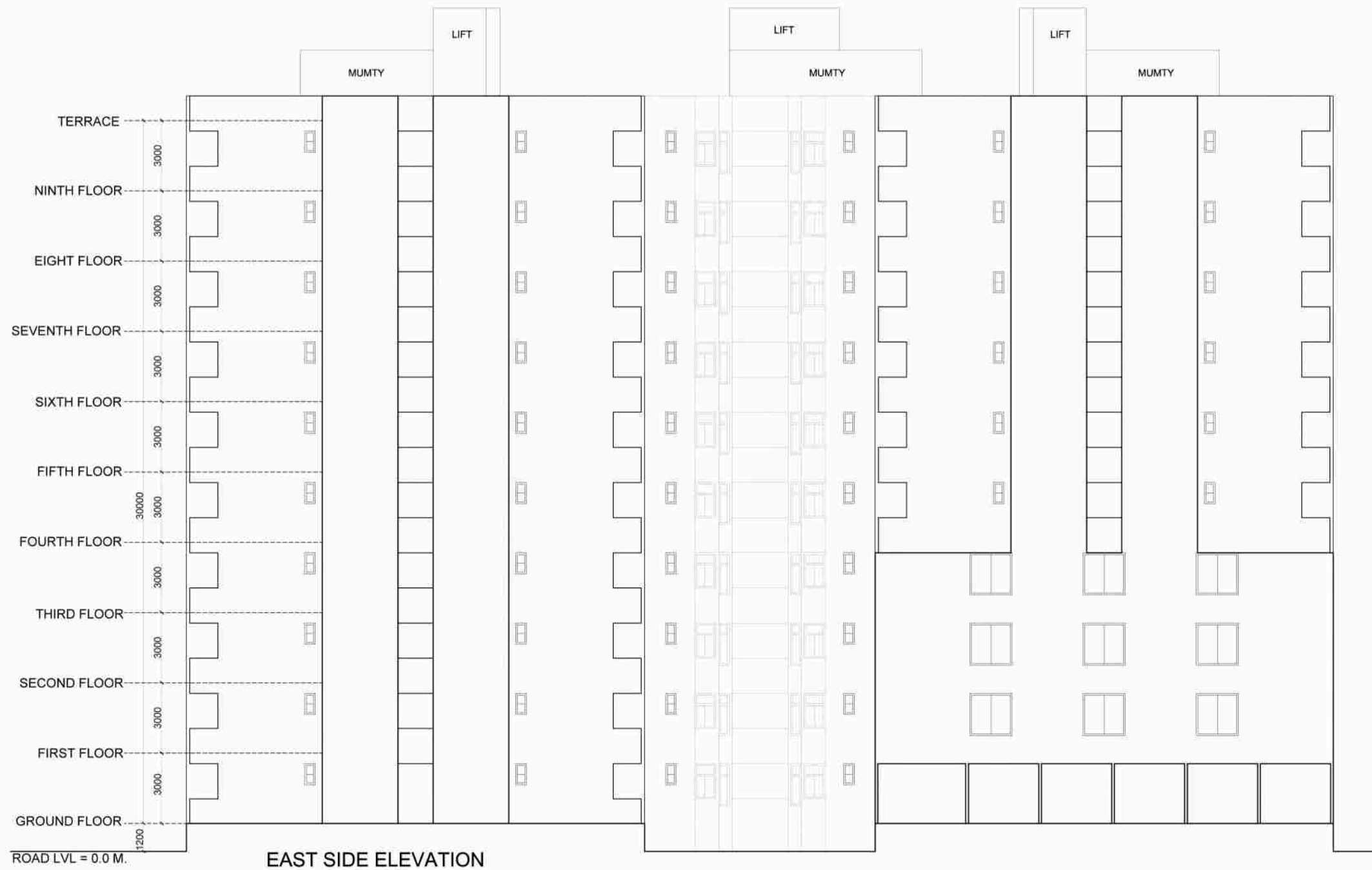
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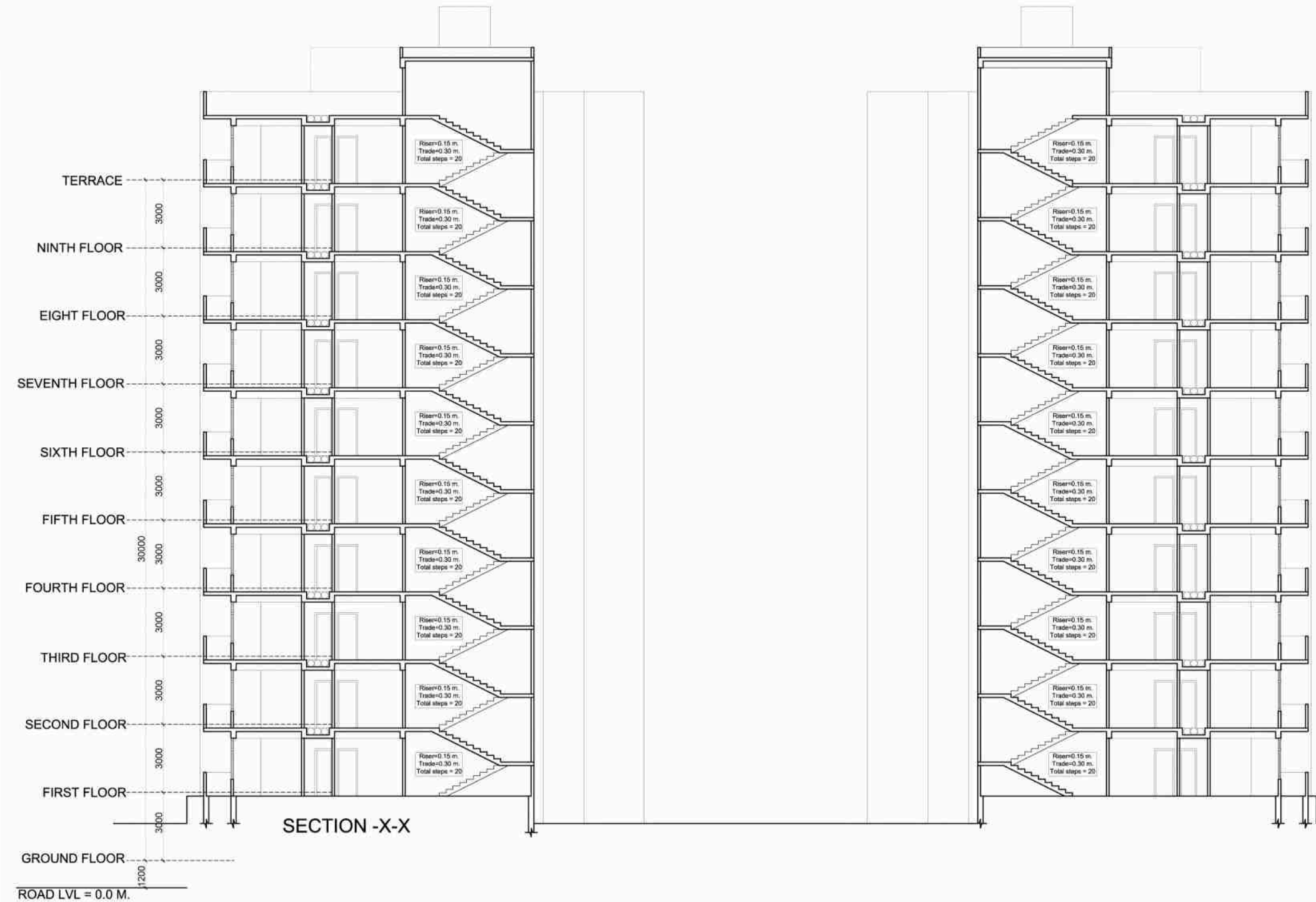
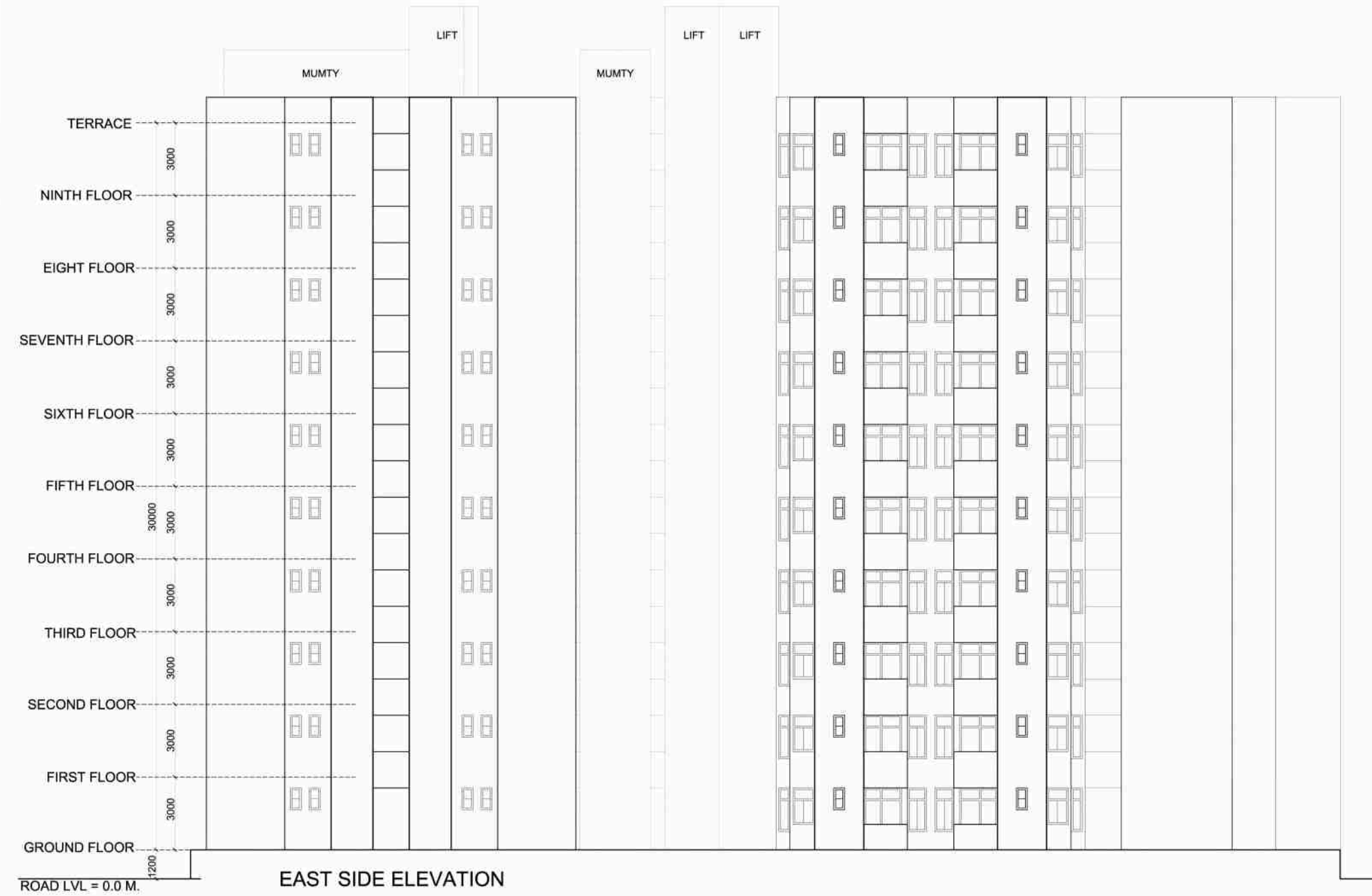
BLOCK - C



BLOCK - C



BLOCK - D



ARCHITECT SIGNATURE :-



OWNER'S SIGNATURE :-



PROJECT TITLE :-

PROPOSED GROUP HOUSING
AT - RHB-GH-15,
VILL - KHORI KALA,
TEHSIL-TIJARA, DIST - ALWAR

DRG. TITLE :-

BLOCK - C&D ELEVATIONS & SECTION

SHEET NO. -11

DATE :-

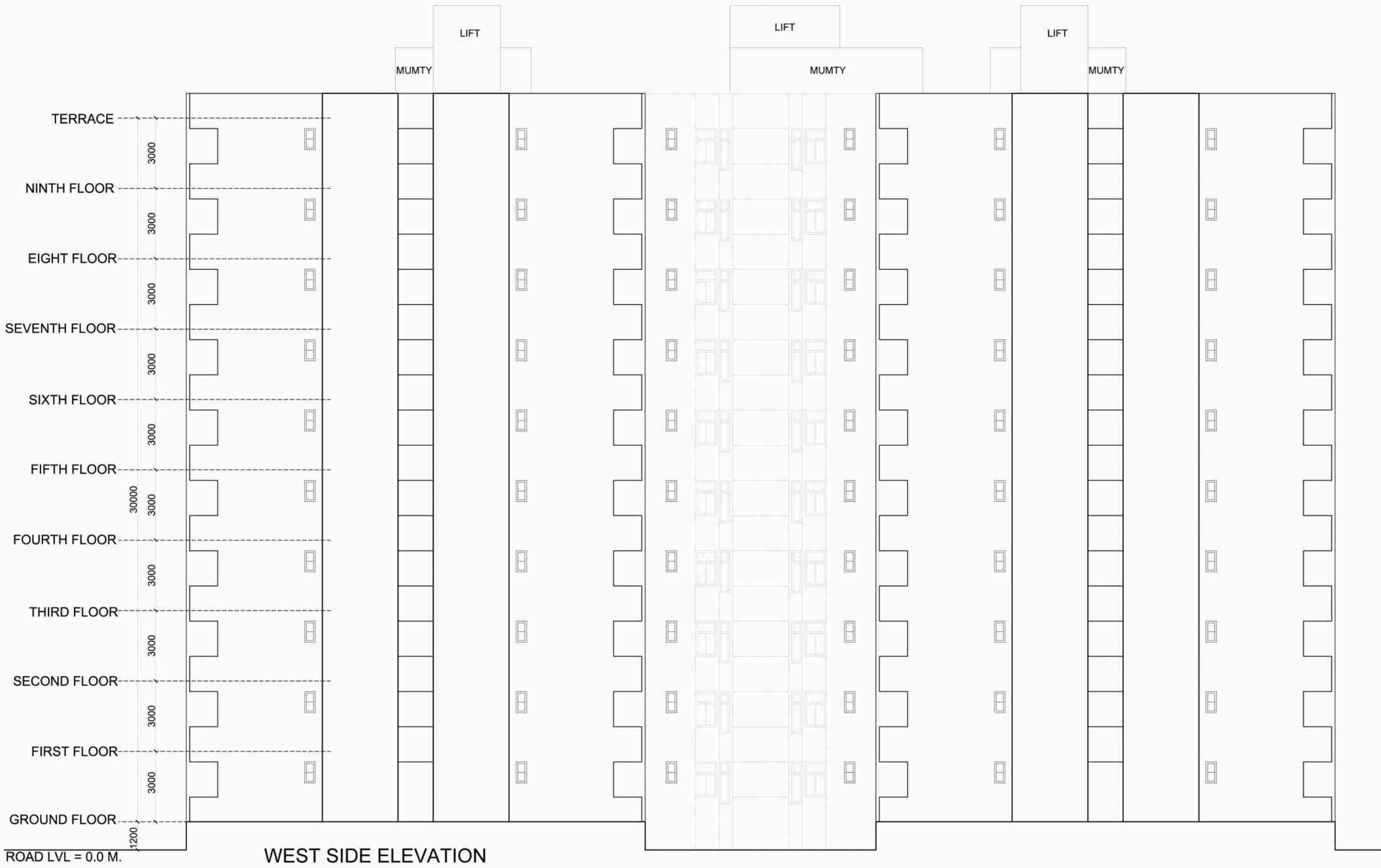
26-06-2018

SCALE :-

1:150

NORTH :-

BLOCK - D



ARCHITECT SIGNATURE :-



OWNER'S SIGNATURE :-

[Handwritten Signature]
Director

PROJECT TITLE :-

PROPOSED GROUP HOUSING
AT - RHB-GH-15,
VILL - KHORI KALA,
TEHSIL-TIJARA, DIST. - ALWAR

DRG. TITLE :-

BLOCK - D ELEVATIONS & SECTION

SHEET NO. -12

DATE :-

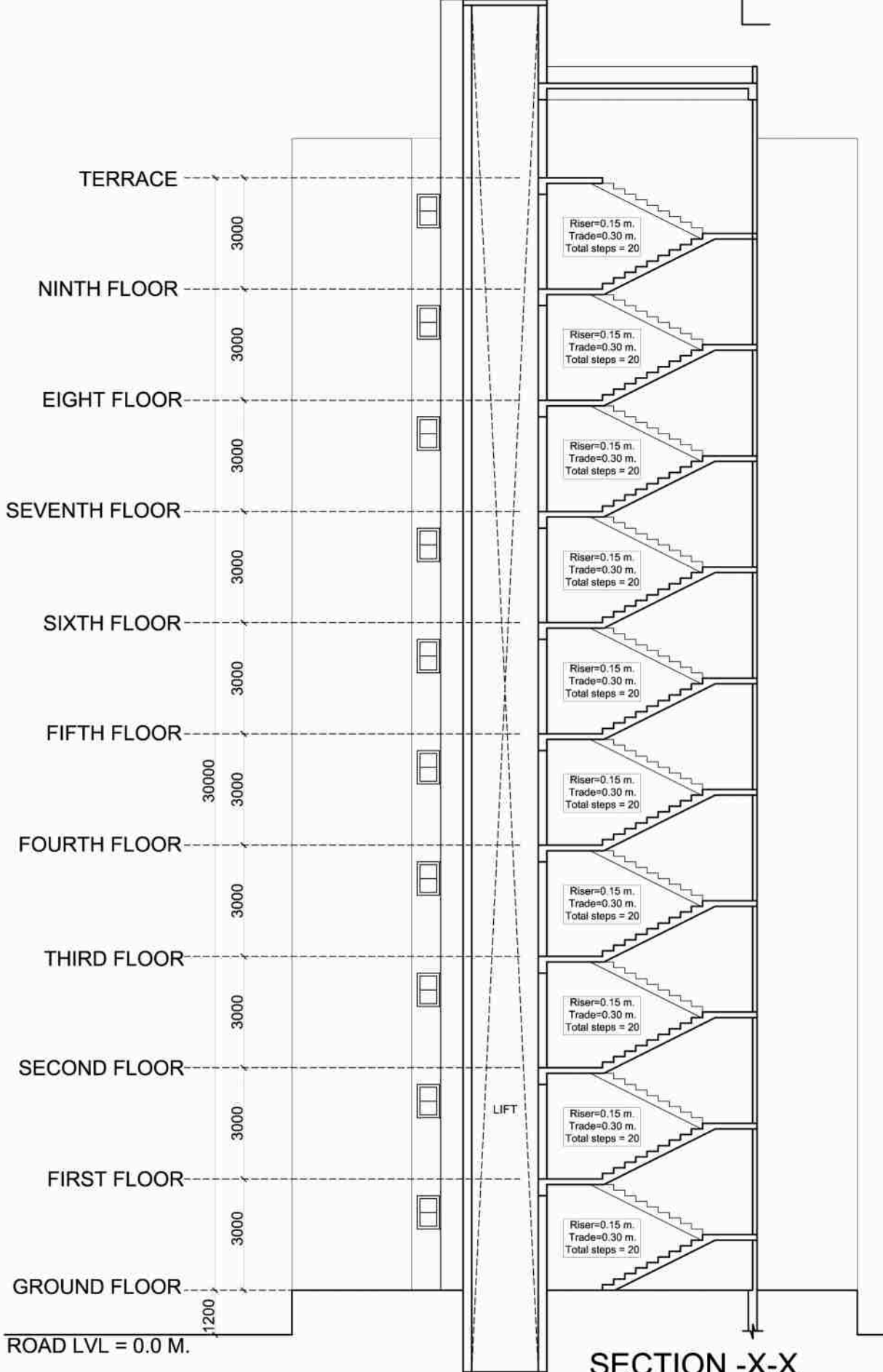
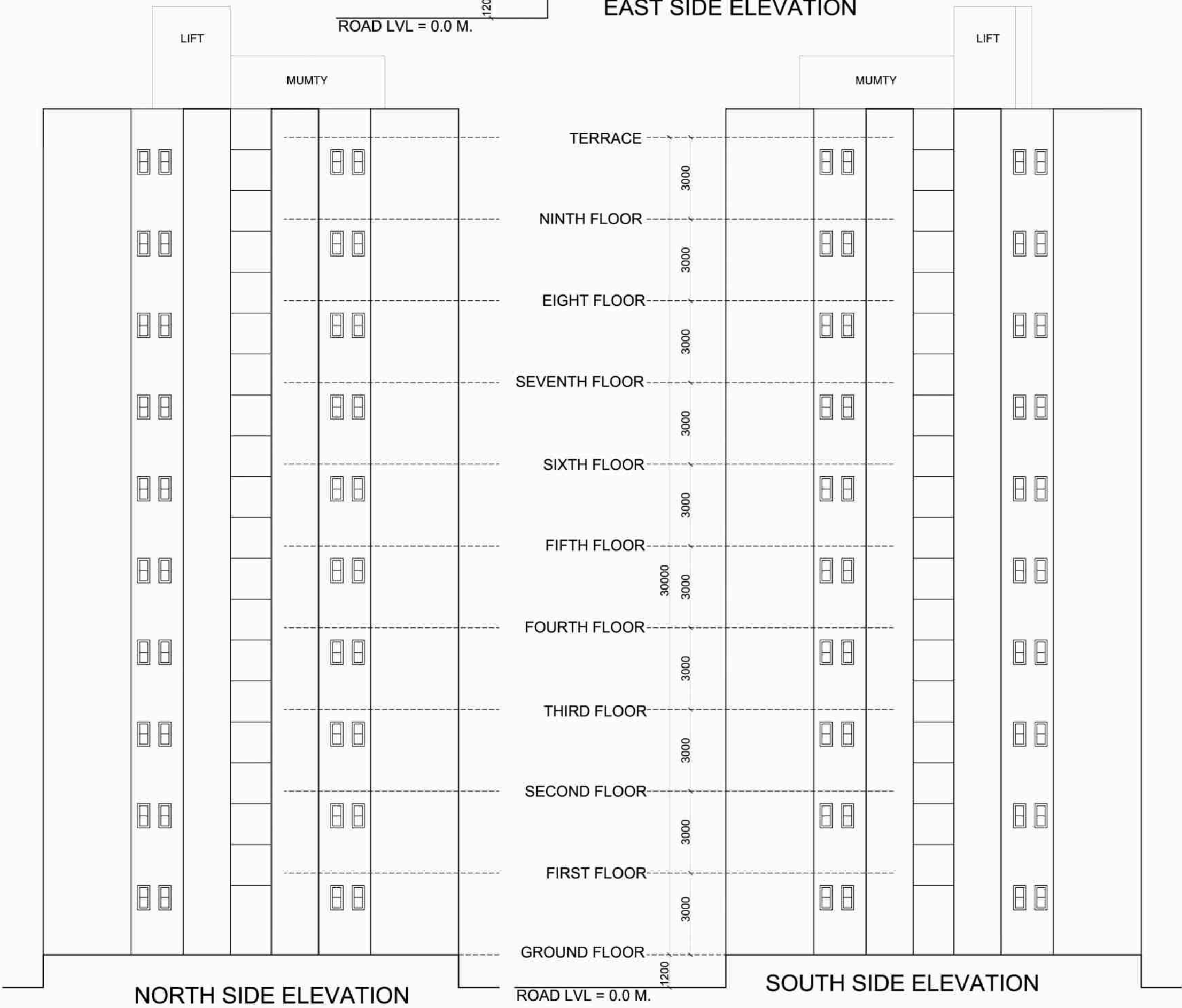
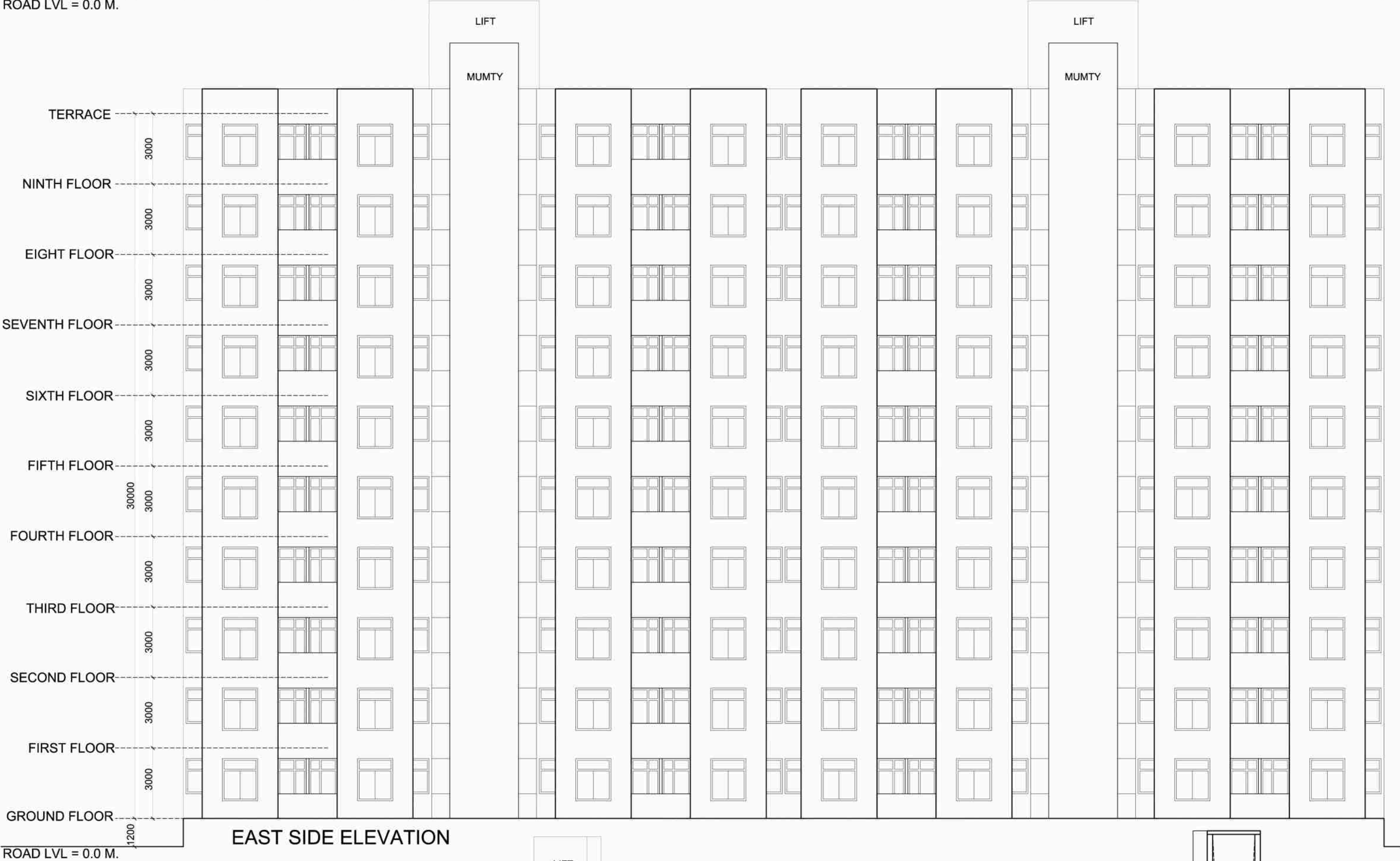
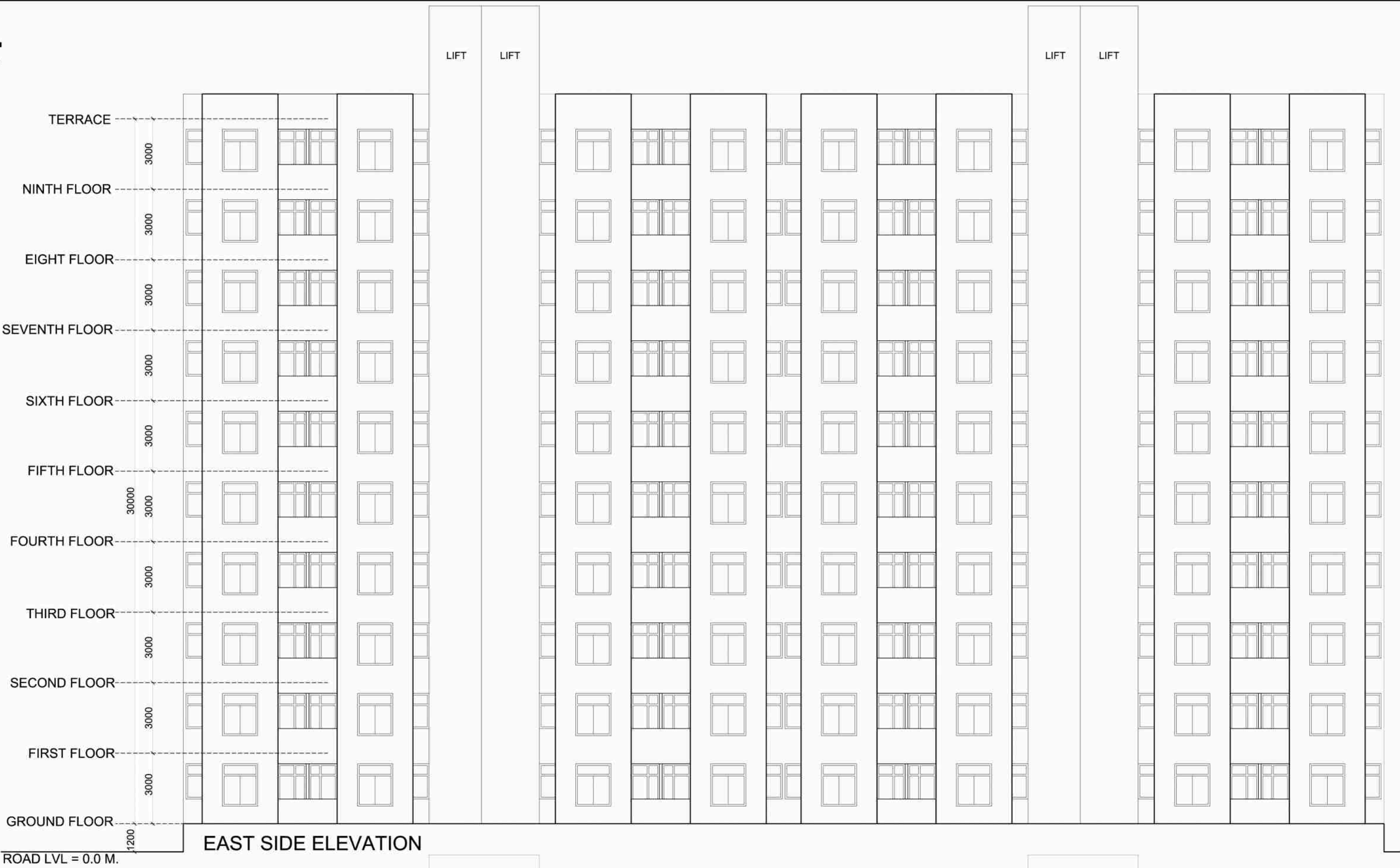
28-06-2018

SCALE :-

1:150

NORTH :-

BLOCK - F



ARCHITECT SIGNATURE :-



OWNER'S SIGNATURE :-

Signature
Director

PROJECT TITLE :-

PROPOSED GROUP HOUSING
AT - RHB-GH-15,
VILL. - KHORI KALA,
TEHSIL-TIJARA, DIST. - ALWAR

DRG. TITLE :-

BLOCK - F ELEVATIONS & SECTION

SHEET NO. -13

DATE :-

26-06-2018

SCALE :-

1:150

NORTH :-