राजस्थान आवासन मण्डल, जयपुर

परियोजना समिति की 165 वीं बैठक का कार्यवाही विवरण

परियोजना समिति की 165 वीं बैठक प्रमुख शासन सचिव, नगरीय विकास विभाग, राजस्थान सरकार की अध्यक्षता में दिनांक 13.07.2021 को प्रातः 10.30 बजे बोर्ड कक्ष, राजस्थान आवासन मण्डल, जयपुर में आयोजित की गयी। बैठक में निम्नलिखित अधिकारी उपस्थित थेः–

1.	श्री कुंजी लाल मीणा प्रमुख शासन सचिव, नगरीय विकास विभाग, राजस्थान सरकार, जयपुर।	अध्यक्ष
2.	श्री पवन अरोड़ा, आवासन आयुक्त, राजस्थान आवासन मण्डल, जयपुर।	सदस्य
3.	श्री आर.के.विजयवर्गीय मुख्य नगर नियोजक नगर नियोजन विभाग, राजस्थान सरकार, जयपुर।	सदस्य
4.	श्री के. सी. मीना, मुख्य अभियन्ता–प्रथम एवं मुख्यालय राजस्थान आवासन मण्डल, जयपुर।	सदस्य
5.	श्री जी.एस. बाघेला, मुख्य अभियन्ता–द्वितीय राजस्थान आवासन मण्डल, जयपुर।	सदस्य
6.	श्री नत्थू राम अतिरिक्त मुख्य अभियन्ता–प्रथम राजस्थान आवासन मण्डल, जयपुर।	सदस्य
7.	श्री के. एस. चौधरी अतिरिक्त मुख्य अभियन्ता–द्वितीय राजस्थान आवासन मण्डल, जयपुर।	सदस्य
8.	श्री संजय पूनिया अतिरिक्त मुख्य अभियन्ता– तृतीय राजस्थान आवासन मण्डल, जयपुर।	सदस्य
9.	श्री सन्त सरन, वरिष्ठ नगर नियोजक, राजस्थान आवासन मण्डल, जयपुर।	–
10.	श्री अनिल माथुर, अतिरिक्त मुख्य नगर नियोजक राजस्थान आवासन मण्डल, जयपुर।	सदस्य–सचिव

सदस्य सचिव द्वारा अध्यक्ष महोदय की अनुमति से बैठक की कार्यवाही सभी उपस्थित सदस्यों व अन्य अधिकारियों का स्वागत करते हुये प्रारम्भ की गयी। समिति द्वारा प्रस्तुत प्रस्तावों पर चर्चा उपरांत सर्वसम्मति से निम्नानुसार बिन्दुवार निर्णय लिये गयेः–

एजेण्डा नं 1.	परियोजना समिति की 164वीं बैठक दिनांक 18.06.2021 के कार्यवाही विवरण की पुष्टि के संबंध में।
निर्णय	**समिति द्वारा परियोजना समिति की 164वीं बैठक दिनांक 18.06.2021 के कार्यवाही विवरण की पुष्टि की गई।**
एजेण्डा नं 2.	परियोजना समिति की 164वीं बैठक दिनांक 18.06.2021 में लिये गये निर्णयों की क्रियान्विति रिपोर्ट।
निर्णय	**समिति द्वारा परियोजना समिति की 164वीं बैठक दिनांक 18.06.2021 में लिये गये निर्णयों की क्रियान्विति का अवलोकन किया गया।**
एजेण्डा नं 3	सेक्टर–26, प्रताप नगर, सांगानेर, जयपुर में मुख्यमत्री जन आवास योजना के अन्तर्गत E.W.S. एवं L.I.G. के बहुमंजिले आवास योजना के तहत् बाह्य स्त्रोतन से नियोजित मानचित्र के अनुमोदन बाबत्।
निर्णय	**समिति द्वारा विचार–विमर्श पश्चात् प्रस्तावानुसार मानचित्र का अनुमोदन किया गया।**
एजेण्डा नं 4	सेक्टर–16, प्रताप नगर, सांगानेर, जयपुर में विशिष्ट पंजीकरण योजना के अन्तर्गत 3BHK एवं 2BHK बहुमंजिले आवास योजना के तहत् बाह्य स्त्रोतन से नियोजित मानचित्र के अनुमोदन बाबत्।
निर्णय	**समिति द्वारा विचार–विमर्श पश्चात् प्रस्तावानुसार मानचित्र का अनुमोदन किया गया।**

अन्त में बैठक सधन्यवाद समाप्त हुई।

15/07/21
(अनिल माथुर)
अतिरिक्त मुख्य नगर नियोजक
सदस्य–सचिव,

क्रमांकः– अति.मु.न.नि./रा.आ.म./जयपुर/2021–22/124 दिनांक : 15.07.2021

प्रतिलिपिः– सूचनार्थ।
1. निजी सचिव–अध्यक्ष, राजस्थान आवासन मण्डल, जयपुर।
2. निजी सचिव–प्रमुख शासन सचिव, नगरीय विकास विभाग, राजस्थान सरकार, जयपुर।
3. निजी सचिव–आवासन आयुक्त, राजस्थान आवासन मण्डल, जयपुर।
4. निजी सचिव–मुख्य नगर नियोजक, राजस्थान, जयपुर।
5 मुख्य अभियन्ता–प्रथम/द्वितीय/मुख्यालय, राजस्थान आवासन मण्डल, जयपुर।
6. अतिरिक्त मुख्य अभियन्ता–प्रथम/द्वितीय/तृतीय, राजस्थान आवासन मण्डल, जयपुर।
7. निदेशक विधि, राजस्थान आवासन मण्डल, जयपुर।
8. रक्षित पत्रावली।

15/07/21.
(अनिल माथुर)
अतिरिक्त मुख्य नगर नियोजक

Parking Calculations				
Floors	Unit Type	No.of Block	No. Of unit	Parking Req
Ground Floor	EWS	5	6x1=6	6x1=6
	LIG	4	4x11=44	44x2=88
First Floor to 12th Floor (12 typical floors)	EWS	5	12x12x5=720	720x1=720
	LIG	4	12x12x4=576	576x2=1152
	EWS		6+720 = 726	726x1 = 726
	LIG		44+576 = 620	620x2 = 1240
	Total		1346	1966
Commercial Parking Calculations				
Commercial	= 628.02 / 75 = 8.37 x1.25 =10.46			
	=10.46x3=31.38=32			
Total Scooter Parking	=32+1966=1998			
Parking Calculations				
	Required		Provided	
	1998		1998	

Plot Area = 18853.30 sq.m.		
Setbacks	Required	Proposed
Front -I	12.00	14.73 M
Front -II	9.00	12.73 M
Front -III	9.00	12.87 M
Front -IV	9.00	9.0 M
Rear	9.00	37.83 M
Ground Coverage	Allowed	Proposed
(4696.39 x100)/18853.30	40%	24.91 %
Maximum Height	Allowed	Proposed
	104 M	39.45 m
B.A.R. (58571.11/ 18853.30)	2.00	3.10
Green Area	15%	15.56%
Over All Green (2933.94/18853.30) 100 = 15.56%		

Floors	Gross Built Up Area	Nett Built Up Area	Deductions	B.A.R.
Ground Floor	EWS Block Ground =1420.17+926.12=2346.29 LIG Block Ground =621.29x 4= 2485.16 Guard Rooms =9.25 Guard Rooms =12.04 Total = 4852.74	Deduction of Fire Escape EWS Block Ground =2346.29-(16.87x5)=2261.94 LIG Block Ground =2485.16-(18x4)=2413.16 Guard Rooms =9.25 Guard Rooms =12.04 Net BUA = 4696.39	nil	Commercial = 628.02 Community = 1293.27 Total = 4696.39
First Floor to 12th Floor (12 typical floors) (Refuse Area on 9th floor)	Block Area Block EWS =432.15 x 5x12=25929 Block LIG =621.29x 4x12 = 29821.92 Refuse Area EWS= 16.63 x 5 = 83.15 Refuse Area LIG= 15.28 x 4 = 61.12 Total = 55895.19	Deduction of Fire Escape Block EWS= 25929-(16.87X12X5) = 24916.8 Block LIG= 29821.92-(18X12X4)= 28957.92 Net BUA =53874.72	Nil	53874.72
Block Terrace Floor	Mumty Block EWS =24.50 x 5x12=1470 Block LIG =25.20x 4x12 =1209.6 Lift Machine room Block EWS =12.17 x 5x12=730.2 Block LIG =12.36x 4x12 =593.28 OHWT Block EWS =12.32 x 5x12=739.2 Block LIG =12.84x 4x12 =616.32 Total=5358.6	Nil	Nil	Nil
Total	Total=66106.53	58571.11	Nil	58571.11
Residential B.A.R. (57943.09 + Commercial B.A.R. (628.02) = Nett B.A.R. (58571.11)				

Unit Areas		
EWS		
S.No	Item	Area
A	Carpet Area	= 19.30 sqmt
B	Balcony Area	=1.60 Sqmt
C	Bulit up (without balcony)	=25.74Sqmt
D	½Balcony Area	=0.80 Sqmt
E	Common Area=(103.56/12)	= 8.63 Sqmt
Saleable Area of a EWS Unit (C+ D+E)		25.74+0.80+8.63 =35.17 Sqm
LIG		
S.No	Item	Area
A	Carpet Area	= 34.69 sqmt
B	Balcony Area	=1.48 Sqmt
C	Bulit up (without balcony)	=40.69 Sqmt
D	½Balcony Area	=0.74 Sqmt
E	Common Area=(114.12/12)	=9.51 Sqmt
Saleable Area of a LIG Unit= C+ D+E=		40.69+0.74+8.8 =50.94 Sqm

DRAWING APPROVED IN PC NO.-165 th, DATED 13-07-2021, AGENDA ITEM NO.- 3

(ANIL MATHUR)
ADD. CHIEF TOWN PLANNER

(SANT SARAN)
SENIOR TOWN PLANNER

(SANJAY RAJORIA)
TOWN PLANNING ASSISTANT

ARCHITECT :- SPACE WIZARD ARCHITECTS PVT.LTD.
610, Delhi Tower, Vidhyadhar Nagar, Near Hotel Radisson, Durgapura, Tonk Road, Jaipur - 302018

ARCHITECT :- RAMESH KUMAR KASERA CA/2002/30417

OWNER :-

Drawing No. AR MU 01

PROJECT :- CMJAY, Sector 26 Pratap Nagar, Jaipur

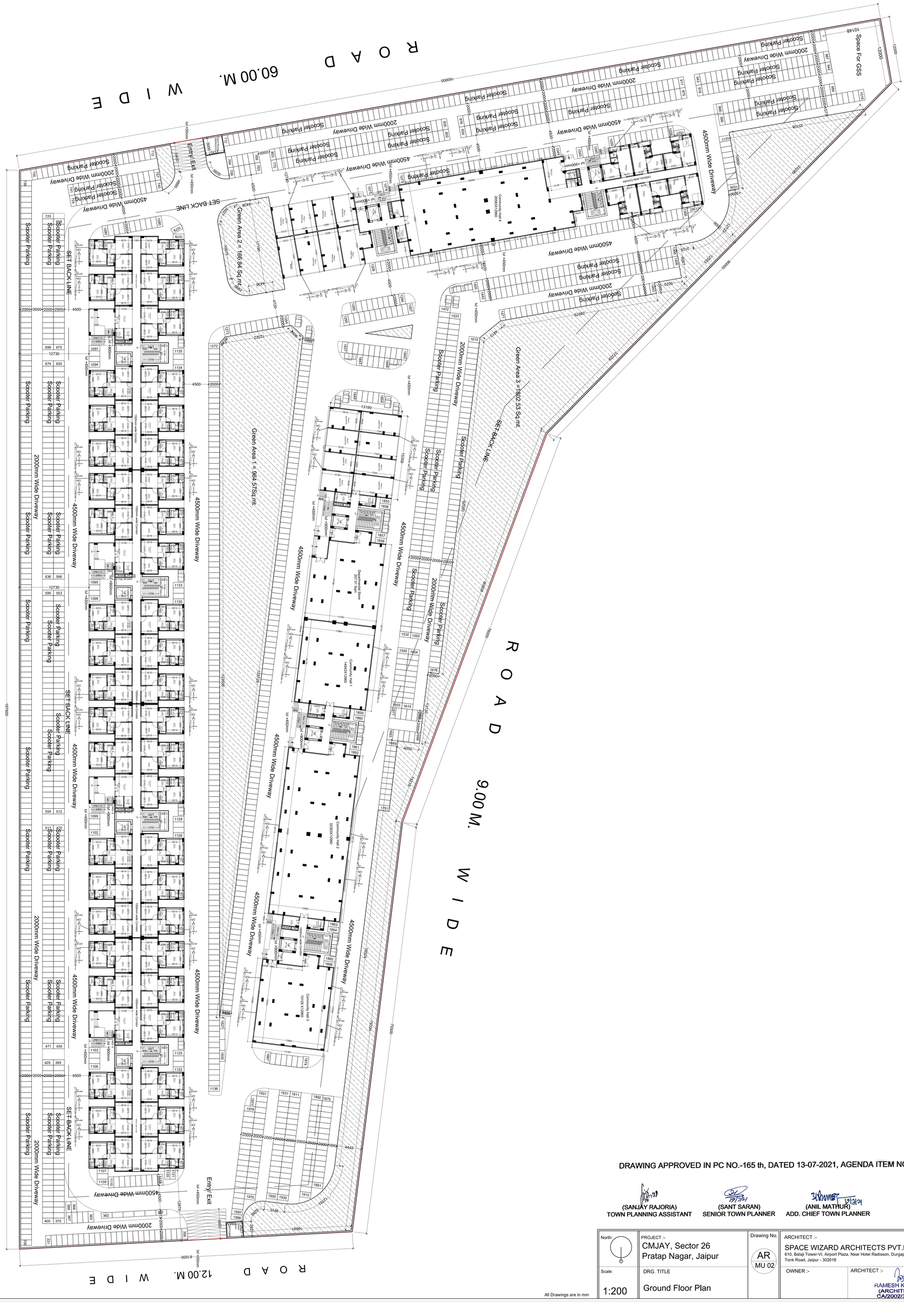
DRG. TITLE Site Plan

North:

Scale: 1:200

All Drawings are in mm

Space For GSS
EWS Block A1
EWS Block A2
EWS Block A3
EWS Block A4
EWS Block A5
LIG Block B1
LIG Block B2
LIG Block B3
LIG Block B4
Green Area 2 = 132.35Sq.mt.
Green Area 3 =1828.44Sq.mt.
Green Area1 = 964.57Sq.mt.
Entry/ Exit
SET BACK LINE
4500mm Wide Driveway
2000mm Wide Driveway
Scooter Parking
ROAD 9.00 M. WIDE
ROAD 60.00 M. WIDE
ROAD 12.00 M. WIDE
ROAD 18.00 M. WIDE

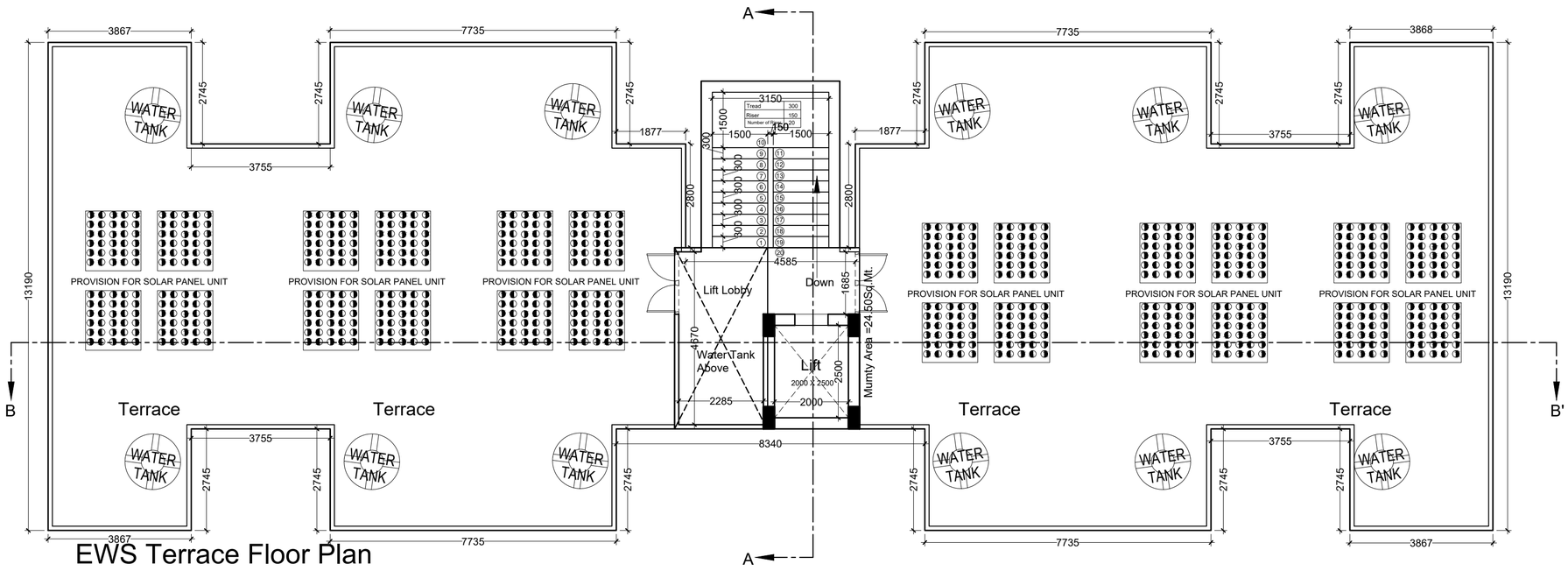


DRAWING APPROVED IN PC NO.-165 th, DATED 13-07-2021, AGENDA ITEM NO.- 3

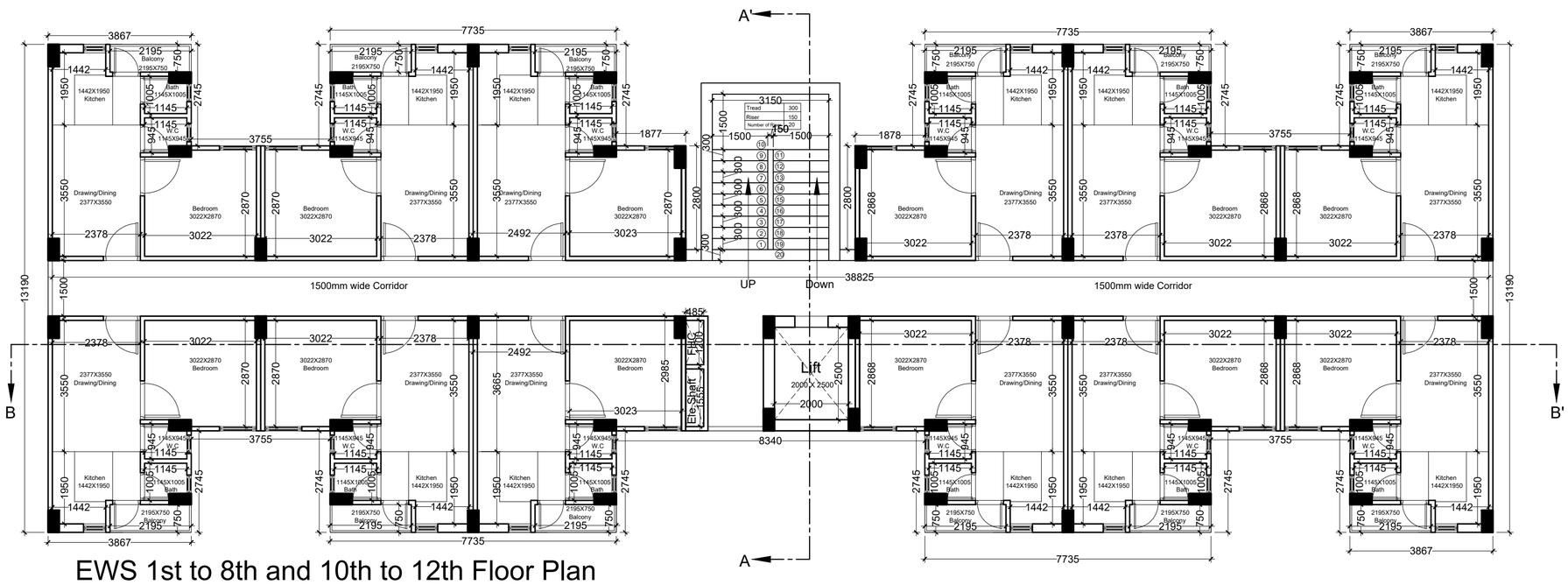
(SANJAY RAJORIA)	(SANT SARAN)	(ANIL MATHUR)
TOWN PLANNING ASSISTANT	SENIOR TOWN PLANNER	ADD. CHIEF TOWN PLANNER

North:	PROJECT :- CMJAY, Sector 26 Pratap Nagar, Jaipur	Drawing No. AR MU 02	ARCHITECT :- SPACE WIZARD ARCHITECTS PVT.LTD. 610, Balaji Tower-VI, Airport Plaza, Near Hotel Radisson, Durgapura, Tonk Road, Jaipur - 302018
Scale: 1:200	DRG. TITLE Ground Floor Plan		OWNER :- / ARCHITECT :- RAMESH KUMAR (ARCHITECT) CA/2002/30417

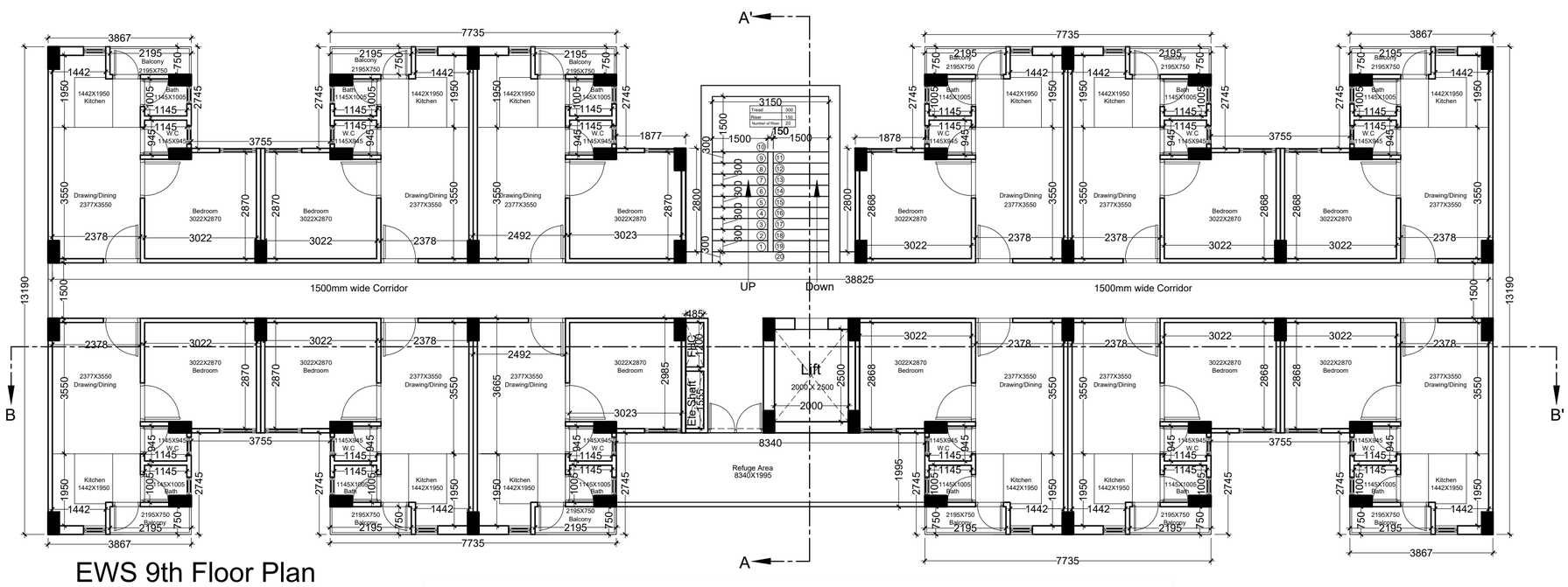
All Drawings are in mm



EWS Terrace Floor Plan



EWS 1st to 8th and 10th to 12th Floor Plan



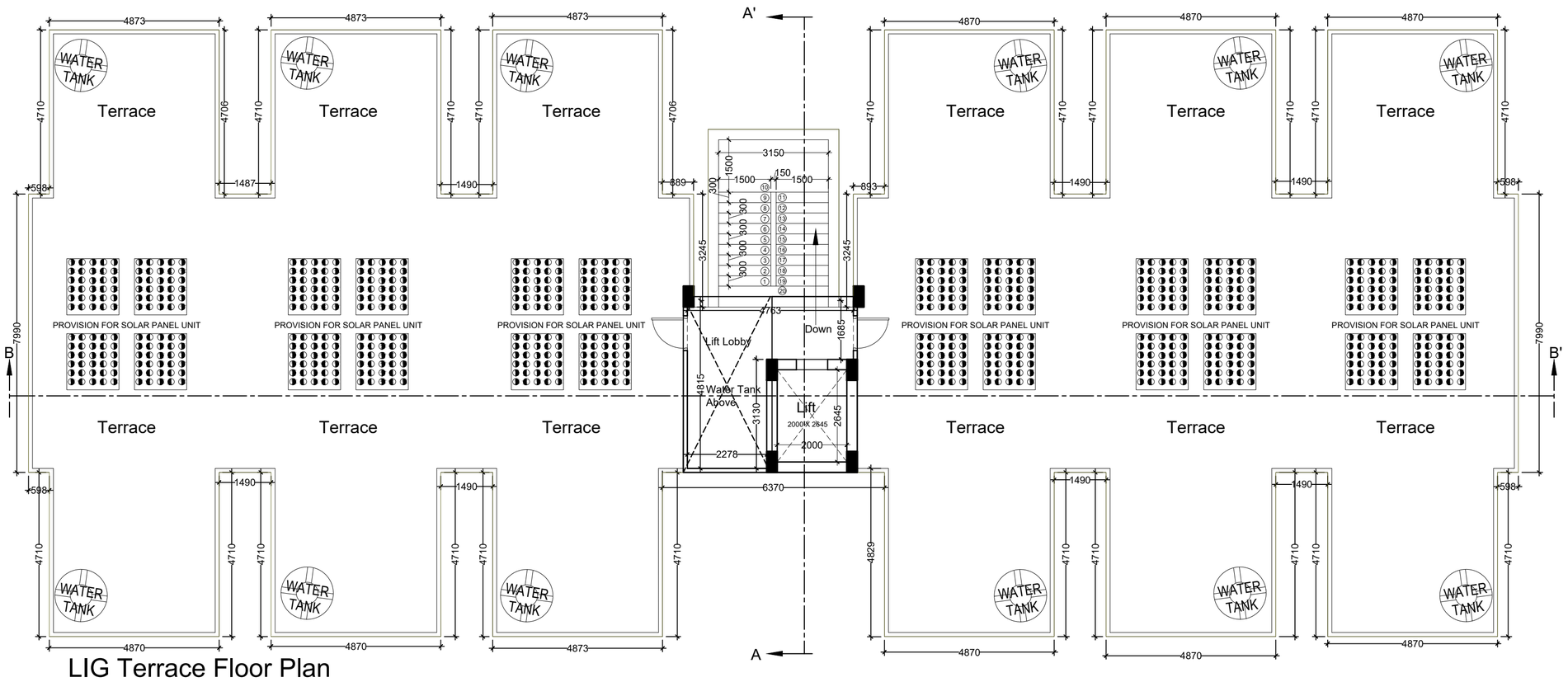
EWS 9th Floor Plan

All Drawings are in mm

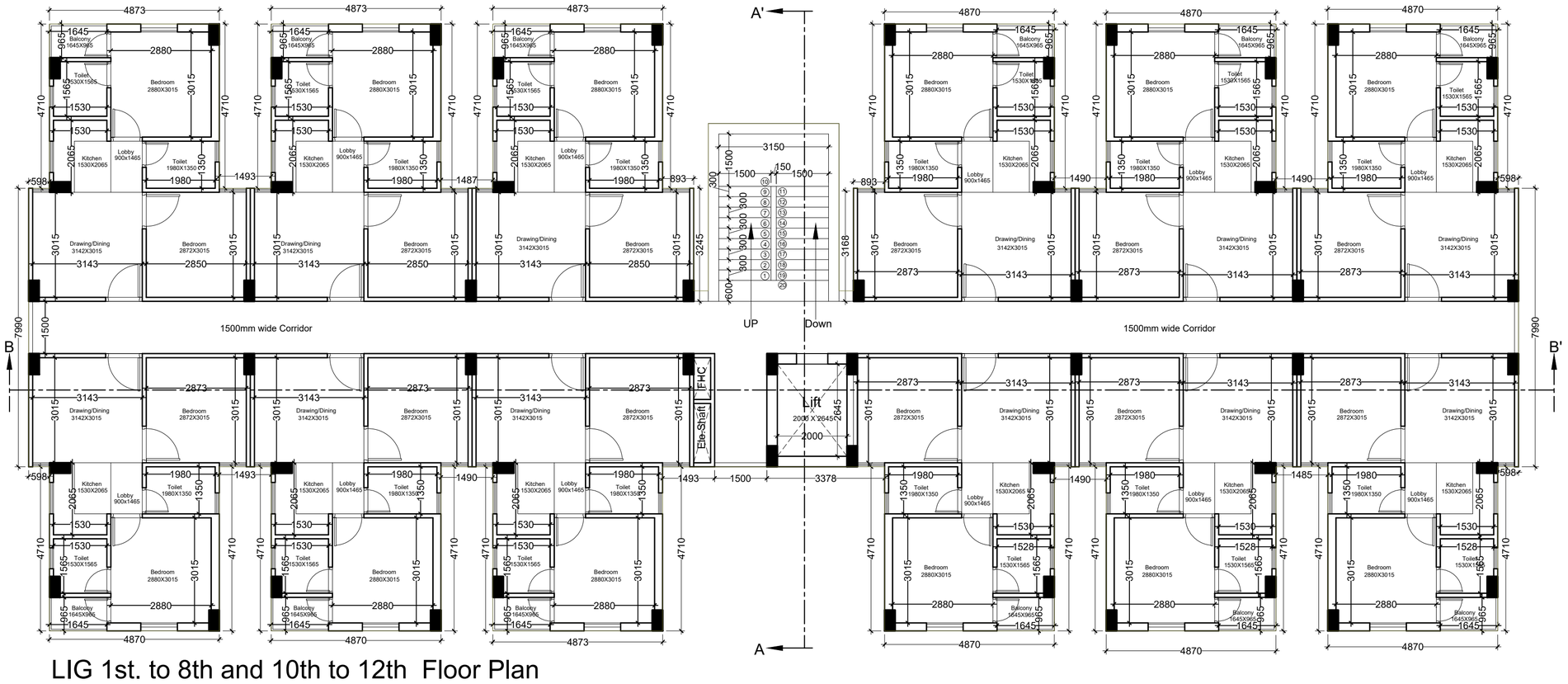
DRAWING APPROVED IN PC NO.-165 th, DATED 13-07-2021, AGENDA ITEM NO.- 3

(SANJAY RAJORIA)	(SANT SARAN)	(ANIL MATHUR)
TOWN PLANNING ASSISTANT	SENIOR TOWN PLANNER	ADD. CHIEF TOWN PLANNER

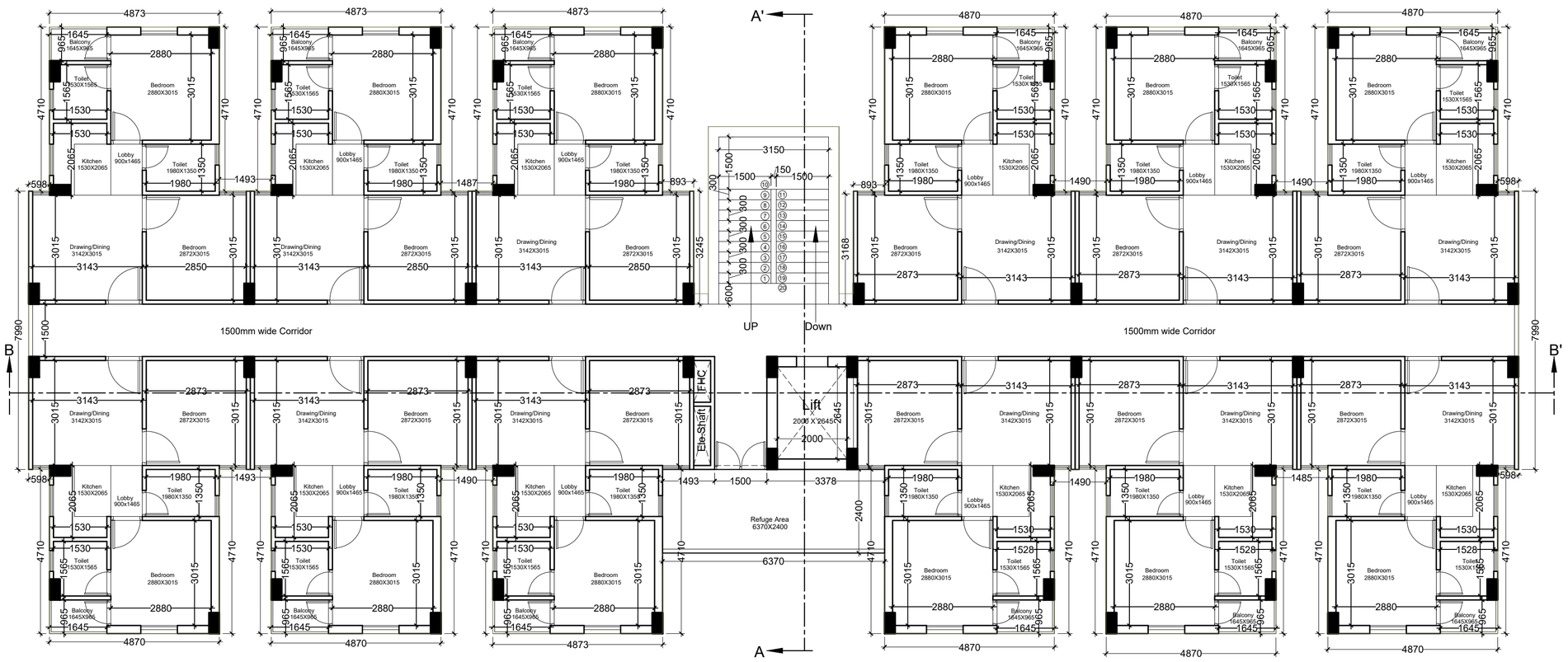
North:	PROJECT :- CMJAY, Sector 26 Pratap Nagar, Jaipur	Drawing No. AR MU 03	ARCHITECT :- SPACE WIZARD ARCHITECTS PVT.LTD. 610, Balaji Tower-VI, Airport Plaza, Near Hotel Radisson, Durgapura, Tonk Road, Jaipur - 302018
Scale: 1:100	DRG. TITLE EWS Floor Plan		OWNER :- / ARCHITECT :- RAMESH KUMAR (ARCHITECT) CA/2002/30417



LIG Terrace Floor Plan



LIG 1st. to 8th and 10th to 12th Floor Plan



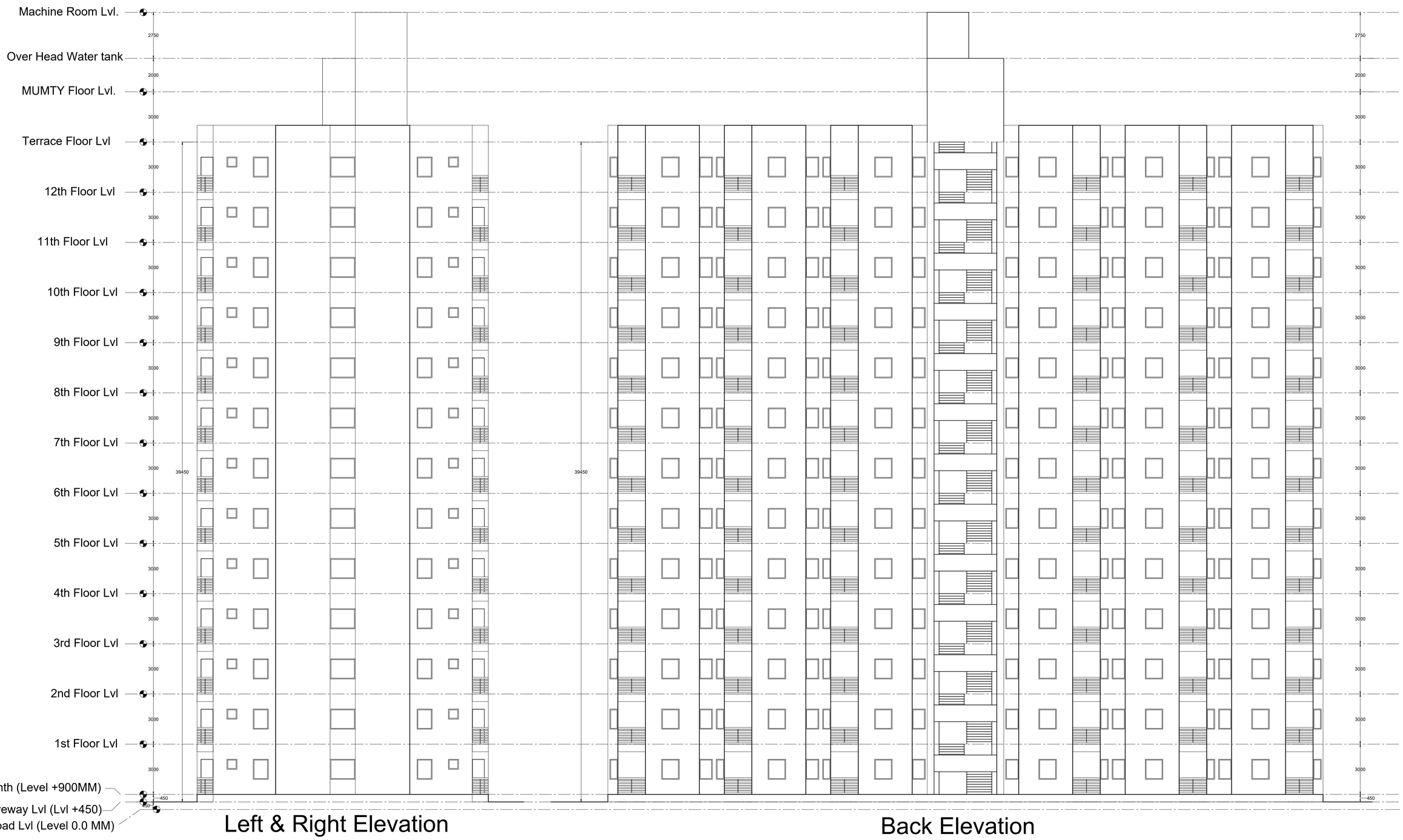
LIG 9th Floor Plan

All Drawings are in mm

DRAWING APPROVED IN PC NO.-165 th, DATED 13-07-2021, AGENDA ITEM NO.- 3

(SANJAY RAJORIA)	(SANT SARAN)	(ANIL MATHUR)
TOWN PLANNING ASSISTANT	SENIOR TOWN PLANNER	ADD. CHIEF TOWN PLANNER

North:	PROJECT :- CMJAY, Sector 26 Pratap Nagar, Jaipur	Drawing No. AR MU 04	ARCHITECT :- SPACE WIZARD ARCHITECTS PVT.LTD. 610, Balaji Tower-VI, Airport Plaza, Near Hotel Radisson, Durgapura, Tonk Road, Jaipur - 302018
Scale: 1:100	DRG. TITLE LIG Floor Plans		OWNER :- / ARCHITECT :- RAMESH KUMAR (ARCHITECT) CA/2002/30417



Left & Right Elevation

Back Elevation

All Drawings are in mm

DRAWING APPROVED IN PC NO.-165 th, DATED 13-07-2021, AGENDA ITEM NO.- 3

(ANIL MATHUR) ADD. CHIEF TOWN PLANNER

(SANT SARAN) SENIOR TOWN PLANNER

(SANJAY RAJORIA) TOWN PLANNING ASSISTANT

ARCHITECT :-
SPACE WIZARD ARCHITECTS PVT.LTD.
Plot No. 1, Sector-A, Jagatpura Road, Near Hotel Kalasagar, Durgapura, Tonk Road, Jaipur - 302018

OWNER :-

ARCHITECT :-
RAMESH KUMAR (ARCHITECT) CA/2007/25417

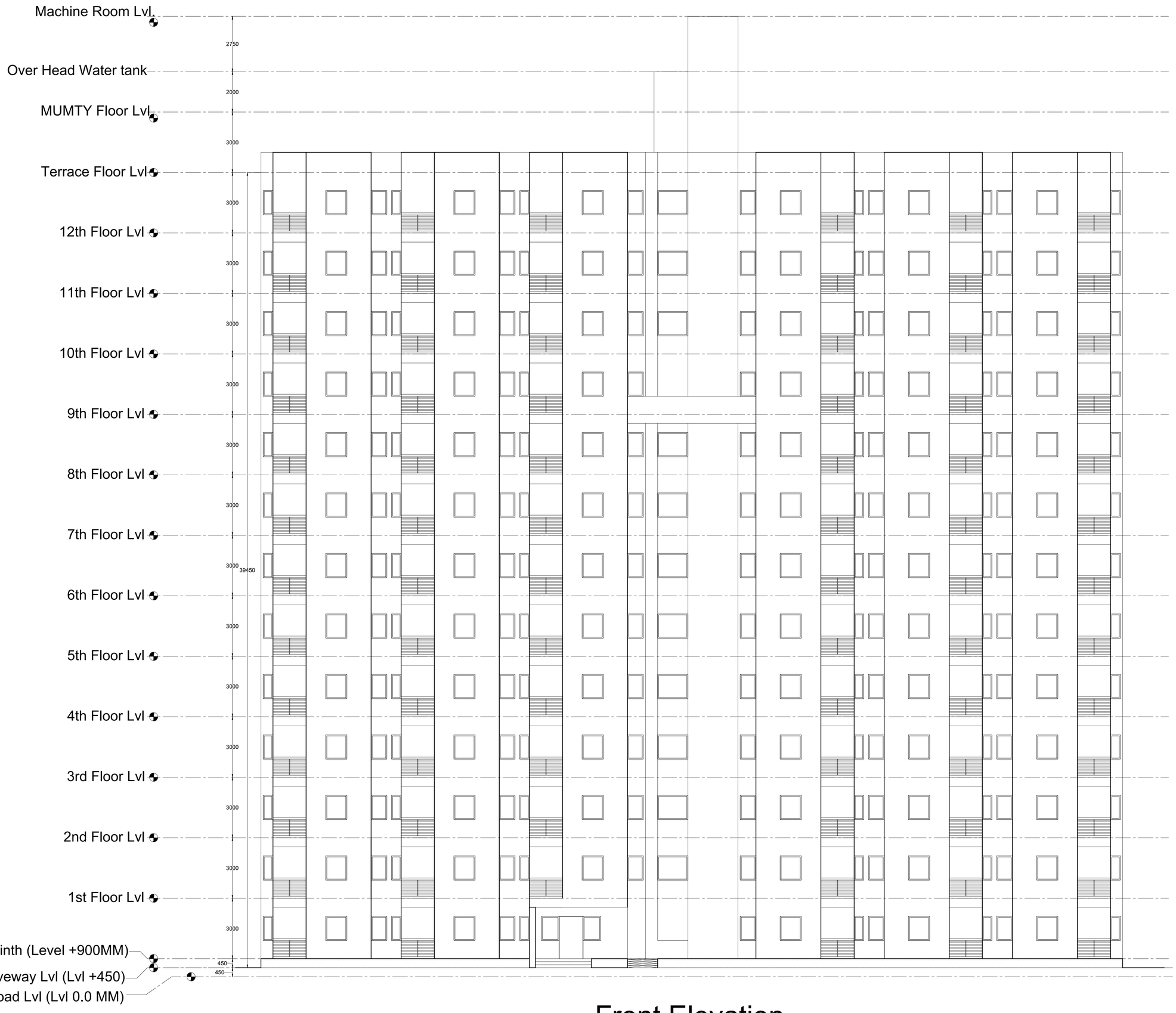
Drawing No. AR MU 05

North:

Scale: 1:100

PROJECT :-
CMJAY , Sector 26
Pratap Nagar, Jaipur

DRG. TITLE
Elevation (LIG Unit)



Front Elevation

All Drawings are in mm

ARCHITECT :-
SPACE WIZARD ARCHITECTS PVT.LTD.
610, Balaji Tower-VI, Airport Plaza, Near Hotel Radisson, Durgapura,
Tonk Road, Jaipur - 302018

OWNER :-

ARCHITECT :-
RAMESH KUMAR
(ARCHITECT)
CA/2012/30417

Drawing No.
AR
MU 06

PROJECT :-
CMJAY, Sector 26
Pratap Nagar, Jaipur

DRG. TITLE
Elevation (LIG Unit)

North:

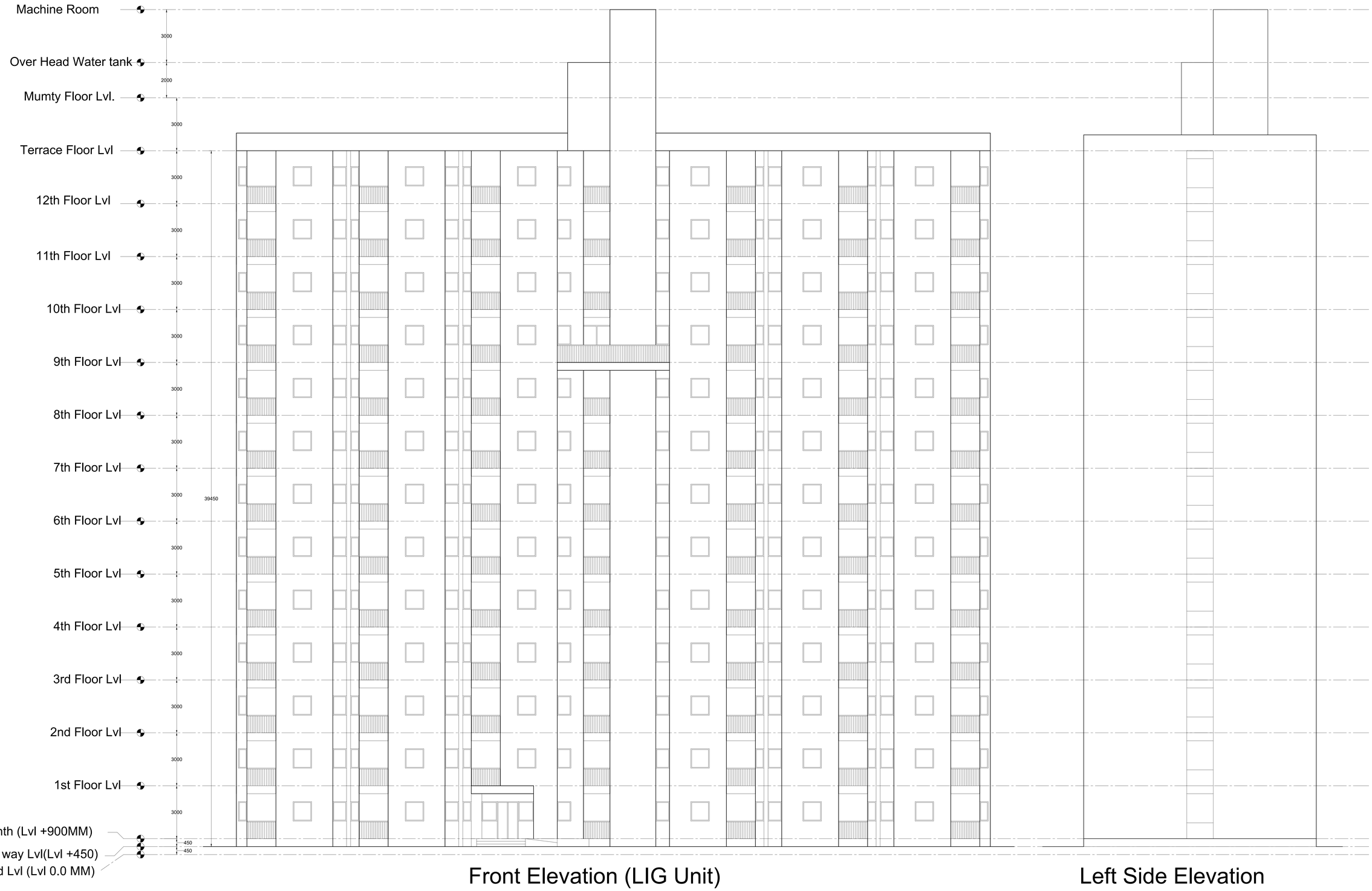
Scale:
1:100

DRAWING APPROVED IN PC NO.-165 th, DATED 13-07-2021, AGENDA ITEM NO.- 3

(SANJAY RAJORIA)
TOWN PLANNING ASSISTANT

(SANT SARAN)
SENIOR TOWN PLANNER

(ANIL MATHUR)
ADD. CHIEF TOWN PLANNER



Front Elevation (LIG Unit)

Left Side Elevation

All Drawings are in mm

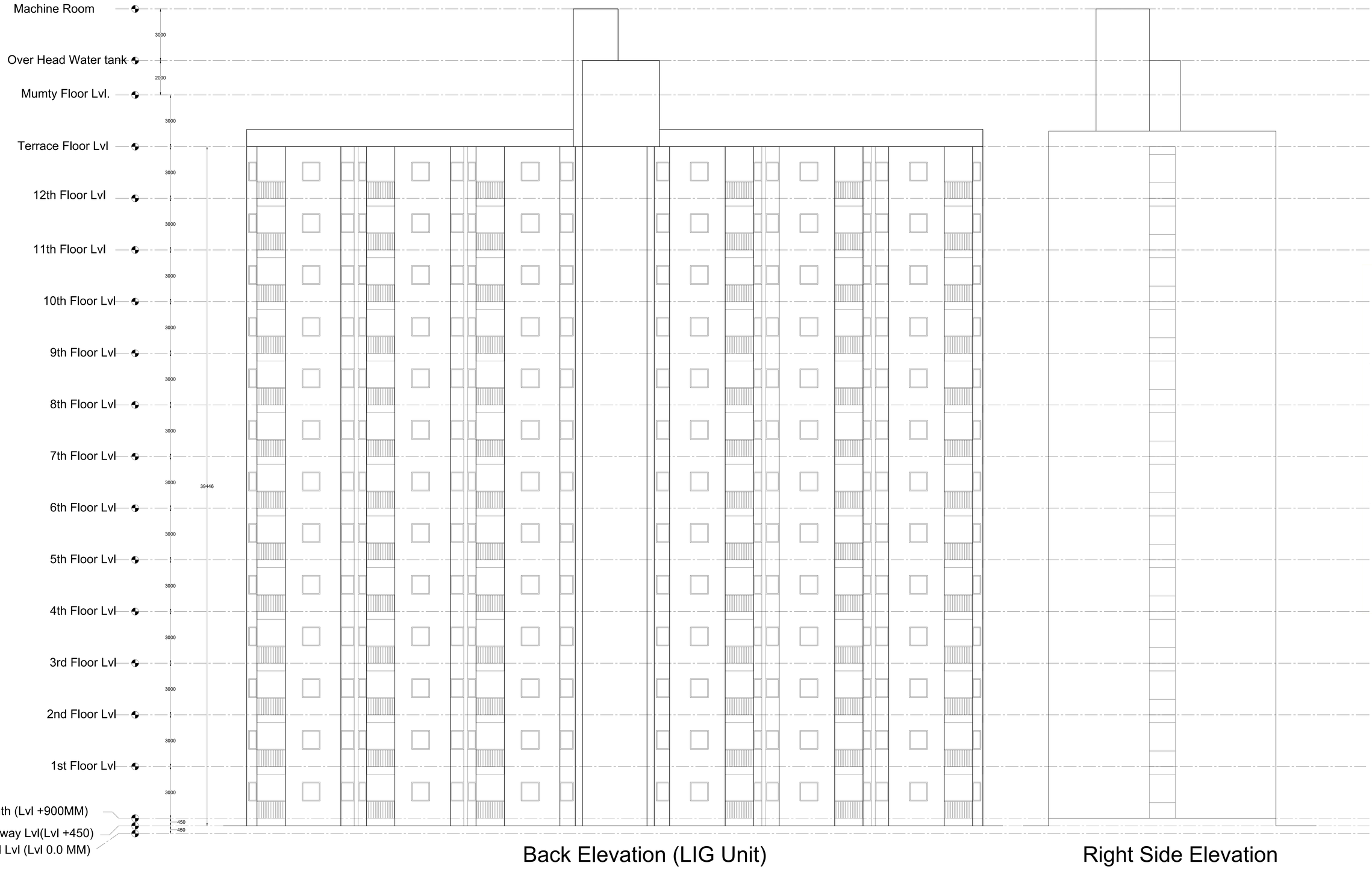
ARCHITECT :-	SPACE WIZARD ARCHITECTS PVT.LTD. 610, Balaji Tower-VI, Airport Plaza, Near Hotel Radisson, Durgapura, Tonk Road, Jaipur - 302018
OWNER :-	ARCHITECT :- RAMESH KUMAR (ARCHITECT) CA/2002/25417
Drawing No.	AR MU 07
PROJECT :-	CMJAY, Sector 26 Pratap Nagar, Jaipur
DRG. TITLE	Front Elevation (LIG Unit)
North:	
Scale:	1:100

DRAWING APPROVED IN PC NO.-165 th, DATED 13-07-2021, AGENDA ITEM NO.- 3

(ANIL MATHUR) ADD. CHIEF TOWN PLANNER

(SANT SARAN) SENIOR TOWN PLANNER

(SANJAY RAJORIA) TOWN PLANNING ASSISTANT



Back Elevation (LIG Unit)

Right Side Elevation

All Drawings are in mm

DRAWING APPROVED IN PC NO.-165 th, DATED 13-07-2021, AGENDA ITEM NO.- 3

(SANJAY RAJORIA)
TOWN PLANNING ASSISTANT

(SANT SARAN)
SENIOR TOWN PLANNER

(ANIL MATHUR)
ADD. CHIEF TOWN PLANNER

ARCHITECT :-
SPACE WIZARD ARCHITECTS PVT.LTD.
810, Balaji Tower-VI, Airport Plaza, Near Hotel Radisson, Durgapura,
Tonk Road, Jaipur - 302018

OWNER :-

ARCHITECT :-
RAMESH KUMAR
(ARCHITECT)
CA/2009/35041

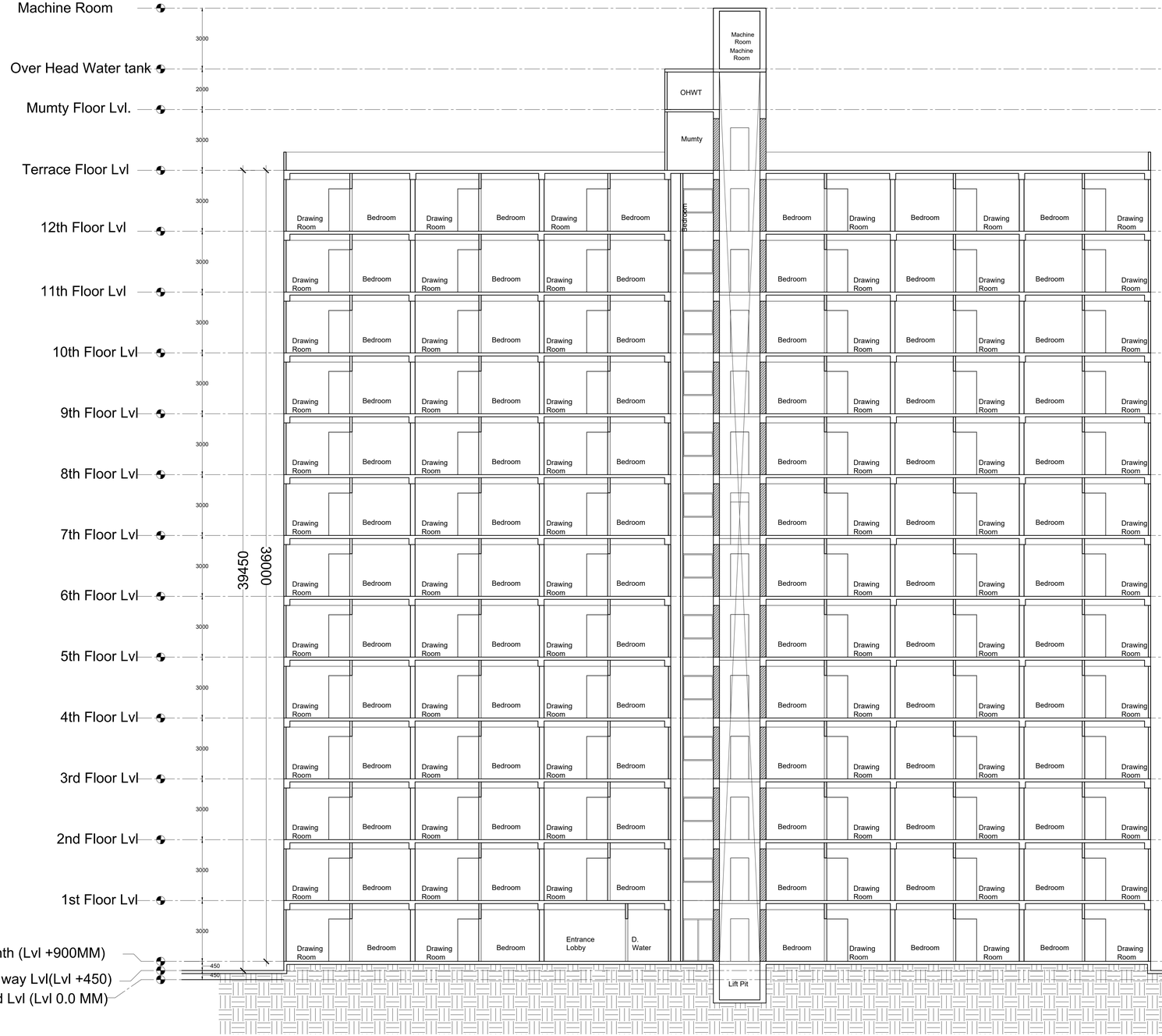
Drawing No.
AR
MU 08

PROJECT :-
CMJAY, Sector 26
Pratap Nagar, Jaipur

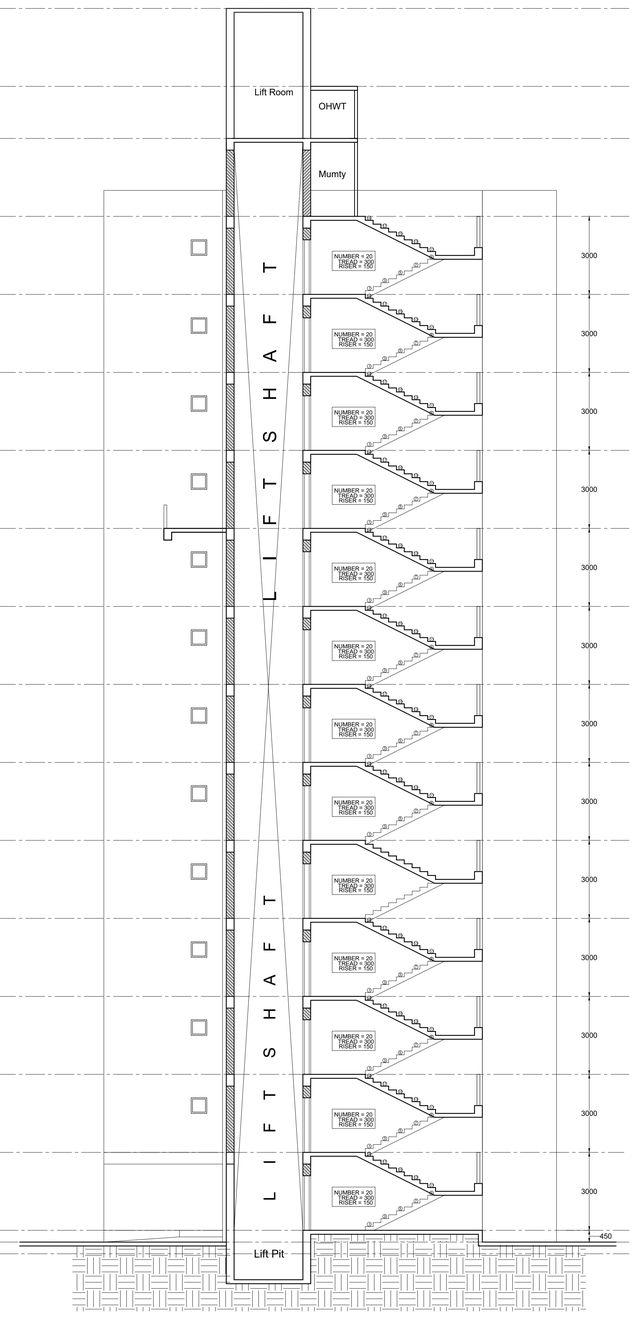
DRG. TITLE
Back Elevation (LIG Unit)

North:

Scale:
1:100



Section B-B'



Section A-A'

All Drawings are in mm

ARCHITECT :-
SPACE WIZARD ARCHITECTS PVT.LTD.
910, Balaji Tower-VI, Airport Plaza, Near Hotel Radisson, Durgapura, Jaipur-302018

OWNER :-

ARCHITECT :-
RAMESH KUMAR
(ARCHITECT)
CA/2005/25417

Drawing No.
AR
MU 09

PROJECT :-
CMJAY, Sector 26
Pratap Nagar, Jaipur

DRG. TITLE
Section (LIG Unit)

North:

Scale:
1:100

DRAWING APPROVED IN PC NO.-165 th, DATED 13-07-2021, AGENDA ITEM NO.- 3

(ANIL MATHUR)
ADD. CHIEF TOWN PLANNER

(SANT SARAN)
SENIOR TOWN PLANNER

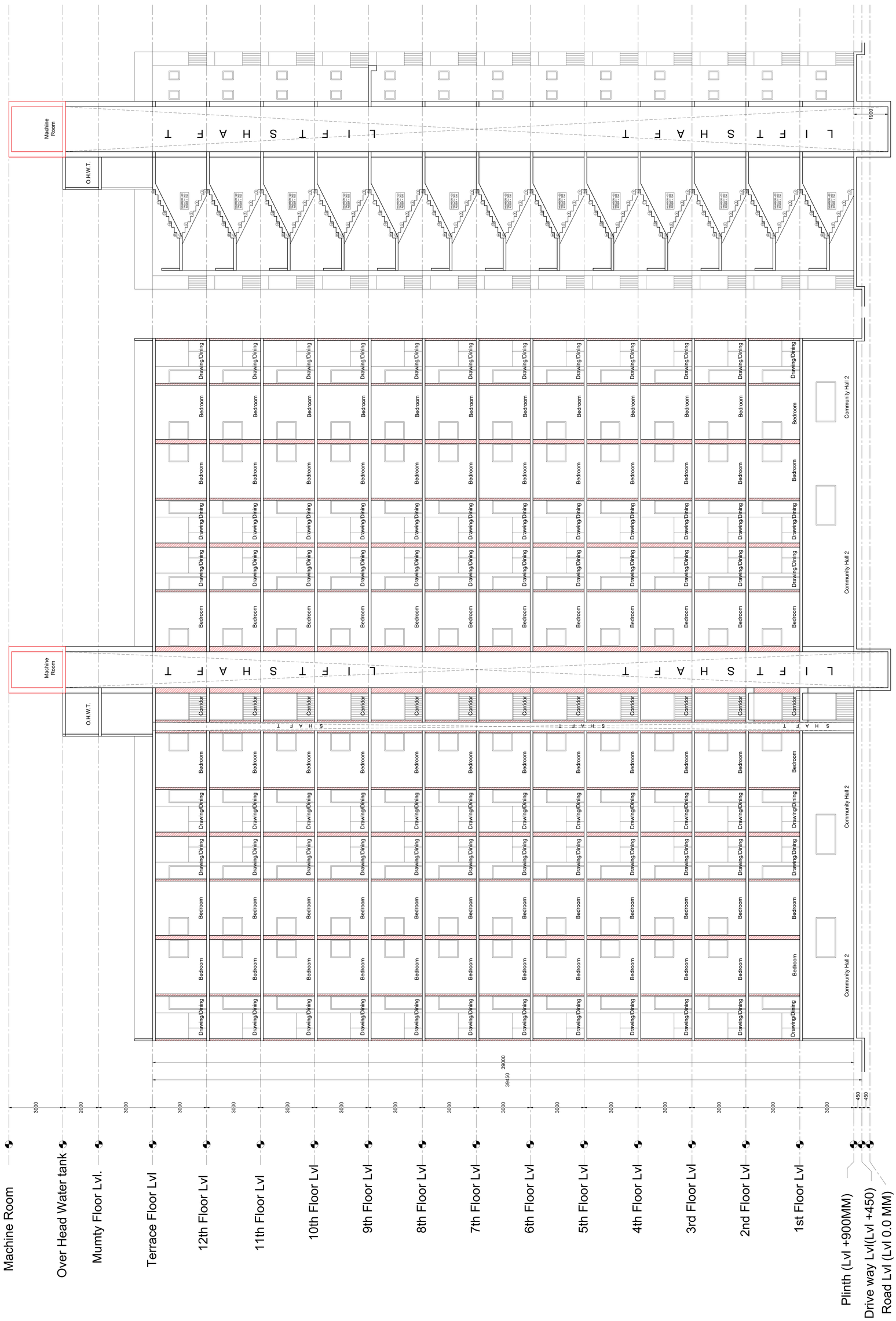
(SANJAY RAJORIA)
TOWN PLANNING ASSISTANT

All Drawings are in mm

DRAWING APPROVED IN PC NO.-165 th, DATED 13-07-2021, AGENDA ITEM NO.- 3

TOWN PLANNING ASSISTANT (SANJAY RAJORIA)

SENIOR TOWN PLANNER (SANT SARAN)

ADD. CHIEF TOWN PLANNER (ANIL MATHUR)

North:	PROJECT :- CMJAY, Sector 26 Pratap Nagar, Jaipur	Drawing No. AR MU 10	ARCHITECT :- SPACE WIZARD ARCHITECTS PVT.LTD. 610, Balaji Tower-VI, Airport Plaza, Near Hotel Radisson, Durgapura, Tonk Road, Jaipur - 302018
Scale: 1:100	DRG. TITLE Section (EWS Unit)		OWNER :- ARCHITECT :- RAMESH KUMAR (ARCHITECT) CA/2002/30417