

जयपुर विकास प्राधिकरण, जयपुर

क्रमांक:- जविप्रा / उपा. / जोन-11 / 2017 / डी- 858

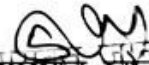
दिनांक 09/10/17

मैसर्स एम.एस.ए. इन्फ्रारियलटी एल.एल.पी.
जरिये अधिकृत हस्ताक्षरकर्ता संदीप कुमार श्रीवास्तव,
बिल्डिंग नं. 1, कवीस रोड, नियर विजय द्वार,
वैशाली नगर, जयपुर

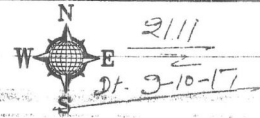
विषय:- ग्राम बगरूखुर्द में मुख्यमंत्री जन आवास योजना प्रोविजन 3बी
का अनुमोदित मानचित्र जारी करने बाबत।

उपरोक्त विषयान्तर्गत लेख है कि आप द्वारा प्रस्तुत मुख्यमंत्री जन
आवास योजना प्रोविजन 3बी का योजना मानचित्र का अनुमोदन श्रीमान आयुक्त
महोदय द्वारा दिनांक 29.8.17 को किया जा चुका है। अनुमोदित मानचित्र की छाया
प्रति इस पत्र के साथ संलग्न कर भिजवायी जा रही है।

संलग्न:- अनुमोदित मानचित्र की प्रति।


उपायुक्त जोन-11
जयपुर विकास प्राधिकरण,
जयपुर।

KHA. NO. 459, AT VILL- BAGRU KHURD, TEH.- SANGANER, JAIPUR



अनुसूचित सूचना का क्षेत्रफल विवरण निम्न है:-

S. N.O.	P. NO.	AREA	EWS	S. N.O.	P. NO.	AREA	EWS
1	31	41.97	EWS	1	1	69.50	UG
2	32	42.75	EWS	2	2	67.80	UG
3	33	42.75	EWS	3	3	67.50	UG
4	34	42.75	EWS	4	4	67.50	UG
5	35	42.75	EWS	5	5	67.50	UG
6	36	42.75	EWS	6	6	67.50	UG
7	37	42.75	EWS	7	7	67.50	UG
8	38	42.75	EWS	8	8	67.50	UG
9	39	42.75	EWS	9	9	67.50	UG
10	40	49.28	EWS	10	10	67.50	UG
11	76	39.78	EWS	11	11	67.50	UG
12	77	37.43	EWS	12	12	67.50	UG
13	78	38.92	EWS	13	13	67.50	UG
14	79	40.40	EWS	14	15	72.01	UG
15	80	41.86	EWS	15	16	69.38	UG
16	81	43.36	EWS	16	18	67.50	UG
17	82	44.84	EWS				
18	83	46.32	EWS				

S.No.	P.No.	Area	25%
1	14	86.06	25%
2	17	76.70	25%
3	45	86.66	25%
4	58	84.00	25%
5	60	90.89	25%
6	85	92.30	25%



JDA APPROVED
OMAXE CITY

PLOTS			80	75	69.55	LIG	
1.	LIG PLOTS	68	79.07%	81	84	60.54	LIG
2.	FWS PLOTS	18	20.93%	62	86	72.80	LIG
	TOTAL	86	100.00%	63	87	72.80	LIG
3.	25% PLOTS	\$		64	88	72.80	LIG
	G. TOTAL	92		65	95	72.80	LIG
				66	90	72.80	LIG
				67	93	72.80	LIG
				68	92	72.80	LIG

AREA FOR PROPOSED PROJECT

AREA AS PER JAMABANDI : 11000.00 SQMTR.
LAND LOSS AREA : 557.46 SQMTR.
NET SCHEME AREA : 10442.54 SQMTR.

S.NO.	LAND USE	AREA	%
1.	AFFORDABLE HOUSING AREA	5921.42 SQMTR.	56.7%
2.	COMMERCIAL (RETAIL)	318.61 SQMTR.	3.6%
3.	PARK	522.10 SQMTR.	5.0%
4.	FACILITY	522.05 SQMTR.	5.0%
5.	ROAD	3154.08 SQMTR.	30.5%
	NET SCHEME AREA	10442.54 SQMTR.	100.0%

NAME OF SCHEME : CHIEF MINISTER'S JAN AWAS YOJAM

DRG. NO.

D.T.P.

CADMAX Design Services

C-49, B-3, VIDHYA APPARTMENTS, PARAS MARG, BAPUNAGAR, JPUR
PH-0141-3260150 email - info@cadmaxida.com

१. योजना का अनुमोदन बी.पी.सी.(एल.पी.) की 247वीं बैठक दिनांक 29.8.17 को किया गया है।
२. योजना में शामिलित सभी खसरां की 90वीं व 90ए का निर्णय दिनांक 10.11.05 व 30.8.2015 को किया जा चुका है।
३. भारत विकास योजना 2025 के अनुसार आवंटित भूमि का पु-उपयोग (आवसीय) है जिसमें मुख्यमंत्री जन आवास योजना के तहत आवंटित प्लॉट नं.योजना (3डी) के प्रवाहन अनुसूच है।
४. मुख्यमंत्री जन आवास योजना 2015 के प्रवाहनों के अन्तर्गत कार्यवाही की जायेगी।
५. भारत के गृहमंत्रालय में नियमनानुसार कार्य किया जायेगा।

क्र.सं.	नू-उपयोग	क्षेत्रफल वर्गमी. में	प्रतिशत %
1.	अफ्रीकनस हाउसिंग परियोजना	5921.42 वर्गमी.	56.73
2.	बुद्ध दुकानें (10 शॉप)	318.81 वर्गमी.	3.06
3.	पार्क	522.10 वर्गमी.	5.00
4.	सुविधा क्षेत्र	522.06 वर्गमी.	5.00
5.	रोड	3154.08 वर्गमी.	30.21
	योजना का कुल क्षेत्रफल	10438.26 वर्गमी.	100.00

सहायक ज्येष्ठ नियोजक
जाने-11

तहसीलदार
जोन-11

(विप्रेन्द्र कुमार जैन)
समाप्त जोड-११

वरिष्ठ नगर नियोजक
बी.पी.सी. (एल.पी.)

अतिरिक्त मुख्य नगरीयोजक,
बी.पी.सी. (एल.पी.)



For MSA INFRAREALITY LLP

Auth. Signatory/Director

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

Applicant Name: MSA INFRAREALITY LLP

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

Address (Proposed Building) Khasra No./Plot/No 459.

Village:-Bagrukhard,Th.Sanganer,
Jaipur

Width of approach Road 18M Wide

Area (Sq.Mt.) 10438.26 Sqm

A) Portion of scheme area Proposed for 5404.81 Sqm

EWS/LIG

B) Proposed for Developer: 516.61 SQM

C) Balance Portion of scheme area: 4516.84 SQM

S.No.	Details		Comments	
1.	Size of Plot (EWS/LIG Portion)			
2.	Saleable area			
		As per CMJAY/ Township Policy	As per proposal	
	Residential(%)		5921.42(56.73%)	
	Commercial(%)		318.61(3.06%)	
3.	Facility Area		As per Bylaws/ CMJAY Policy	As per proposal
	(i) Park(%)			522.10(5%)
	(ii) Facilities(%)			522.05(5%)
	(iii) Road(%)			3124.08(30.21%)
4.	Setback	As per Bylaws/ CMJAY Policy	As per proposal	
	Front		1.5 M	
	Side I			
	Side II			
	Rear			
5	Saleable area under EWS/LIG (Total plot area)		As per Bylaws/ CMJAY Policy	As per proposal
	(i) EWS (Plot area)			758.15
	(ii) LIG(Plot area)			4646.66

For MSA INFRAREALITY LLP
Auth. Signatory/Director



6	Road width (For roads proposed in the scheme)	As per Bylaws/ CMJAY Policy	As per proposal
		9 M	9M
7	Parking	As per Bylaws/ CMJAY Policy	As per proposal
			157 Scooter , 2Car
8	Any other observation		25% plot for developer as per CMJAY-15

based on above facts the proposal submitted by _____(by applicant)
is as per the provision of Chief Minister Jan Awas Yojana - 2015, Township policy and
building byelaws. The applicant has deposited the charges for layout plan approval

Rs. _____ at _____(development
authority/UIT) Hence the layout plan of plotted development is issued to :

applicant name : MSA INFRAREALITY LLP

proposed site : Khasra No/Plot No. 459
Village : Bagrukhurd,
Th.Sanganer, Jaipur

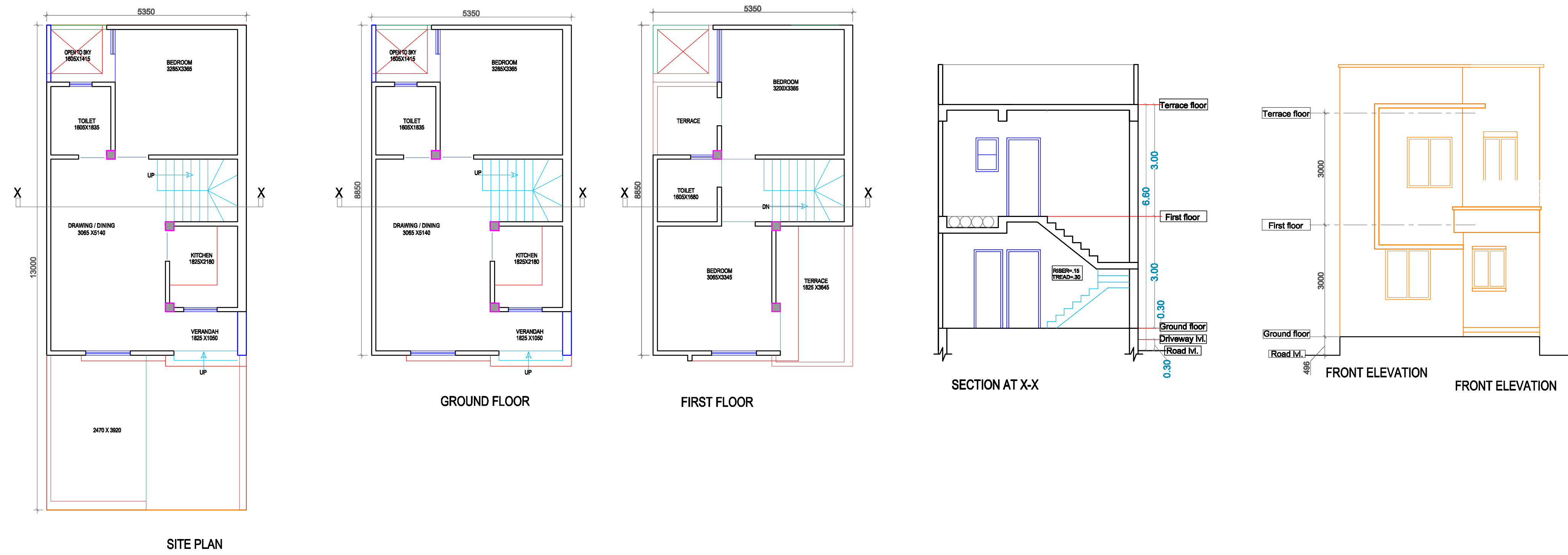
Area (Sq Mt) : 10438.26Sq meter

Architect:- Ankit Sharma

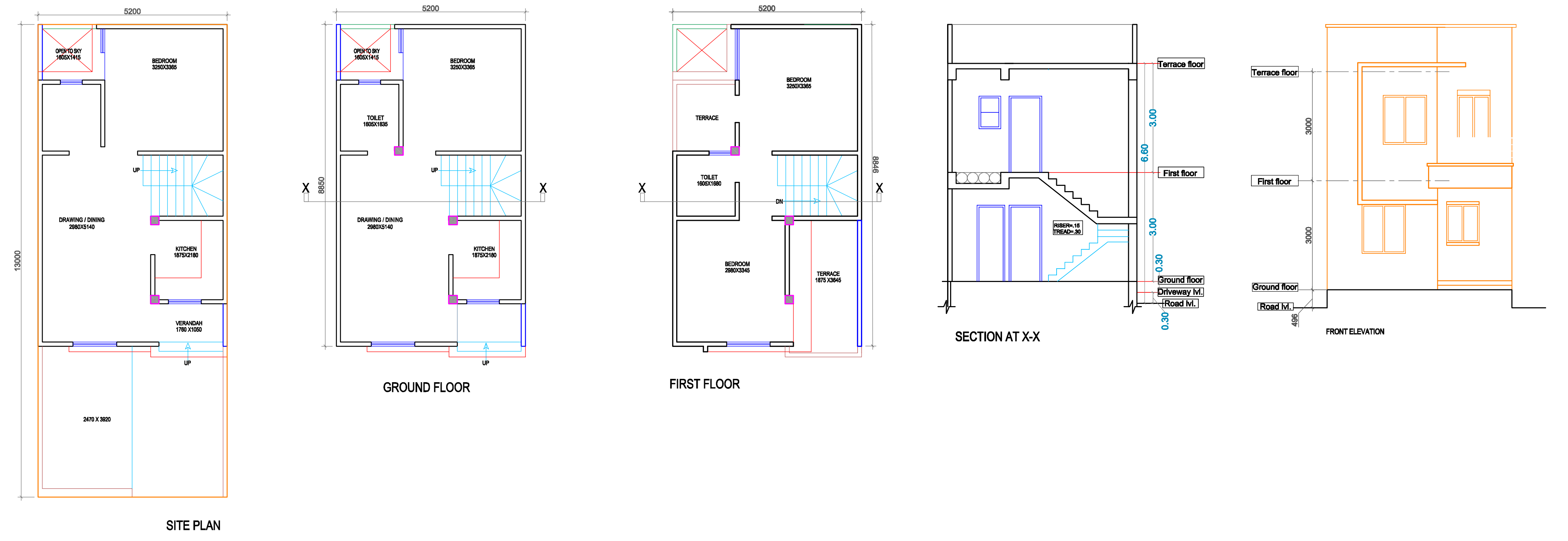
Registration no:- CA/07/40652



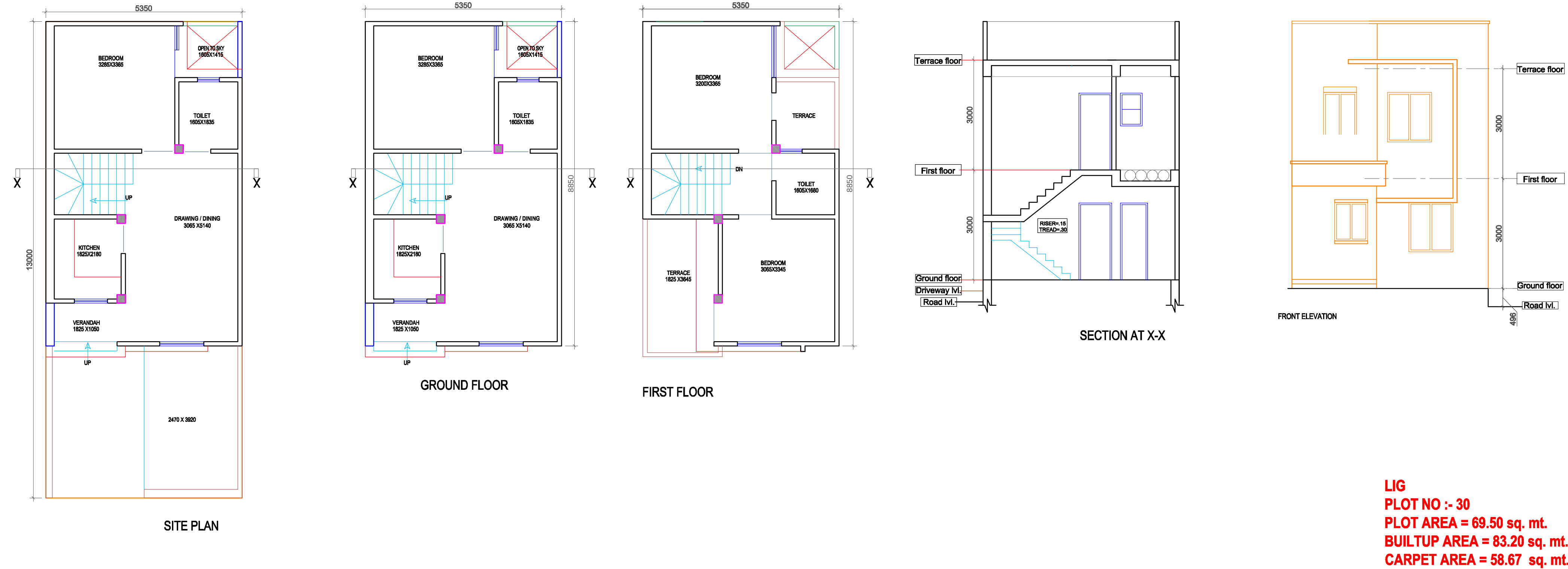
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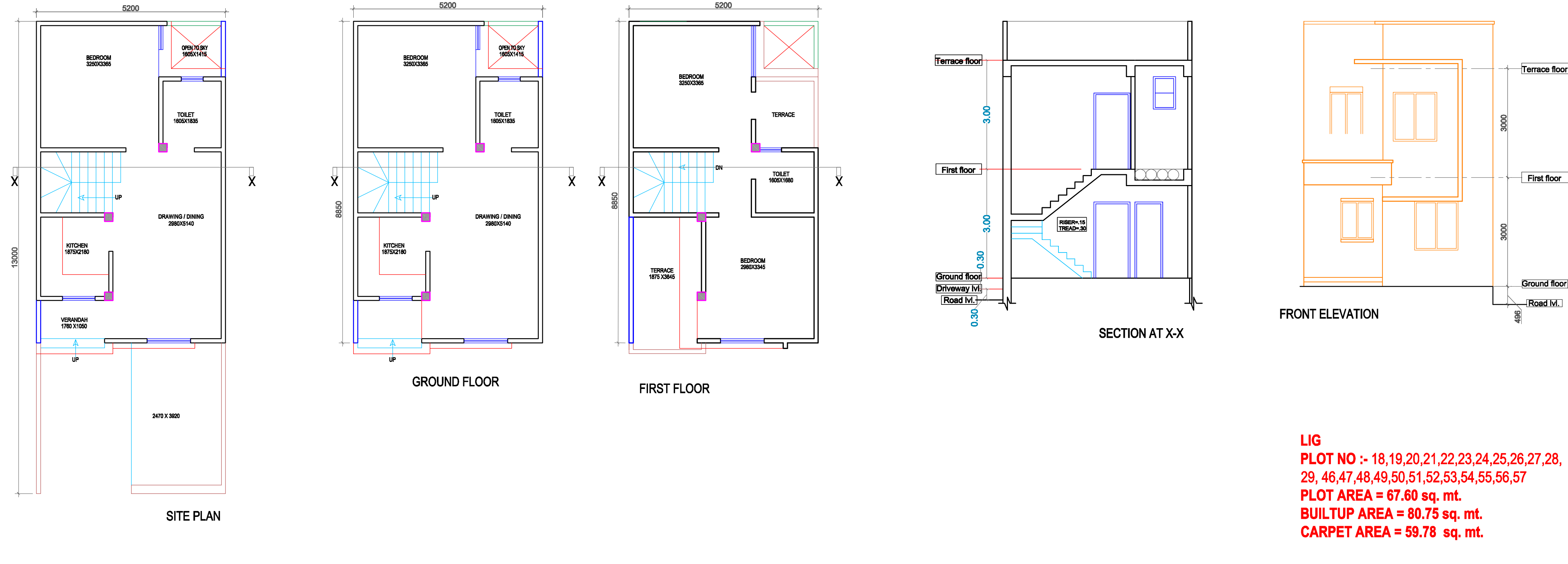
LIG
PLOT NO :- 01
PLOT AREA = 69.50 sq. mt.
BUILTUP AREA = 83.20 sq. mt.
CARPET AREA = 58.67 sq. mt.



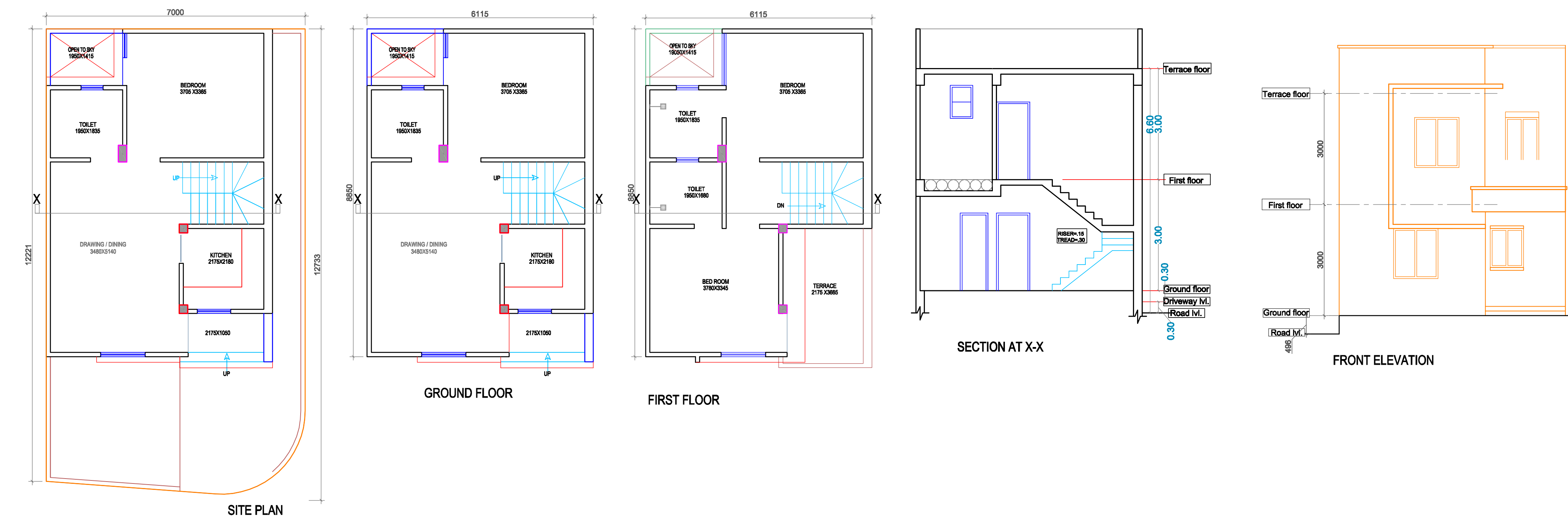
LIG
PLOT NO :- 2,3,4,5,6,7,8,9,10,11,12,13,61,
62,63,64,65,66,67,68,69,70,71,72,73,74
PLOT AREA = 67.60 sq. mt.
BUILTUP AREA = 80.75 sq. mt.
CARPET AREA = 59.78 sq. mt.



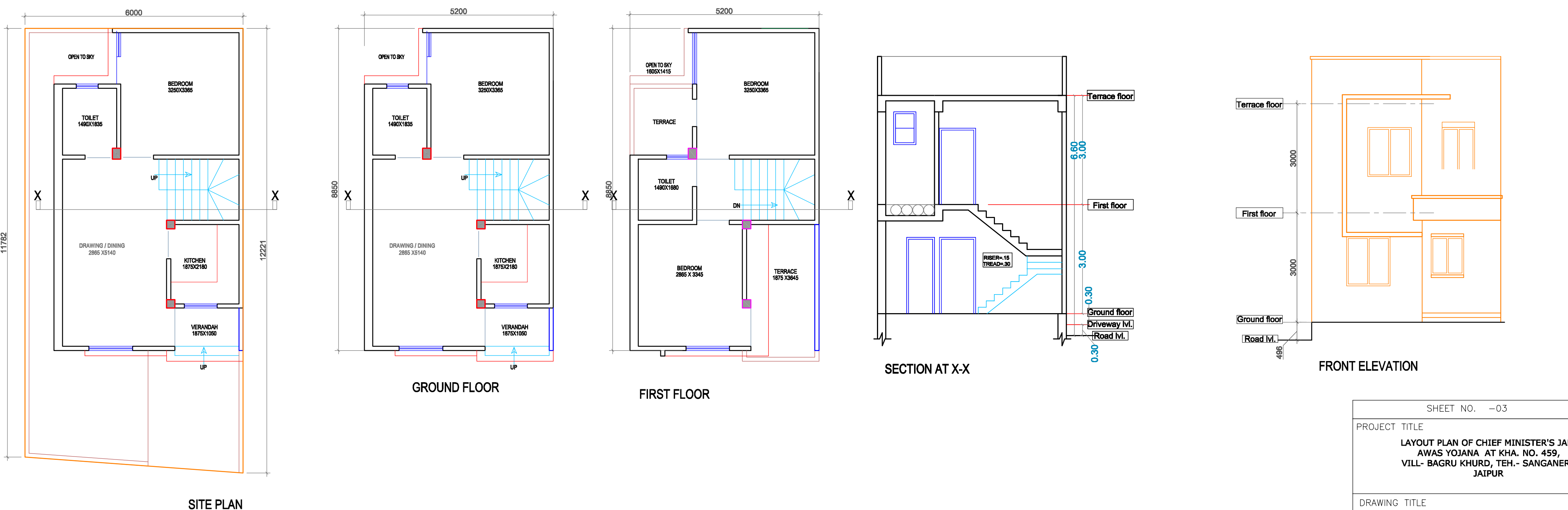
LIG
PLOT NO :- 30
PLOT AREA = 69.50 sq. mt.
BUILTUP AREA = 83.20 sq. mt.
CARPET AREA = 58.67 sq. mt.



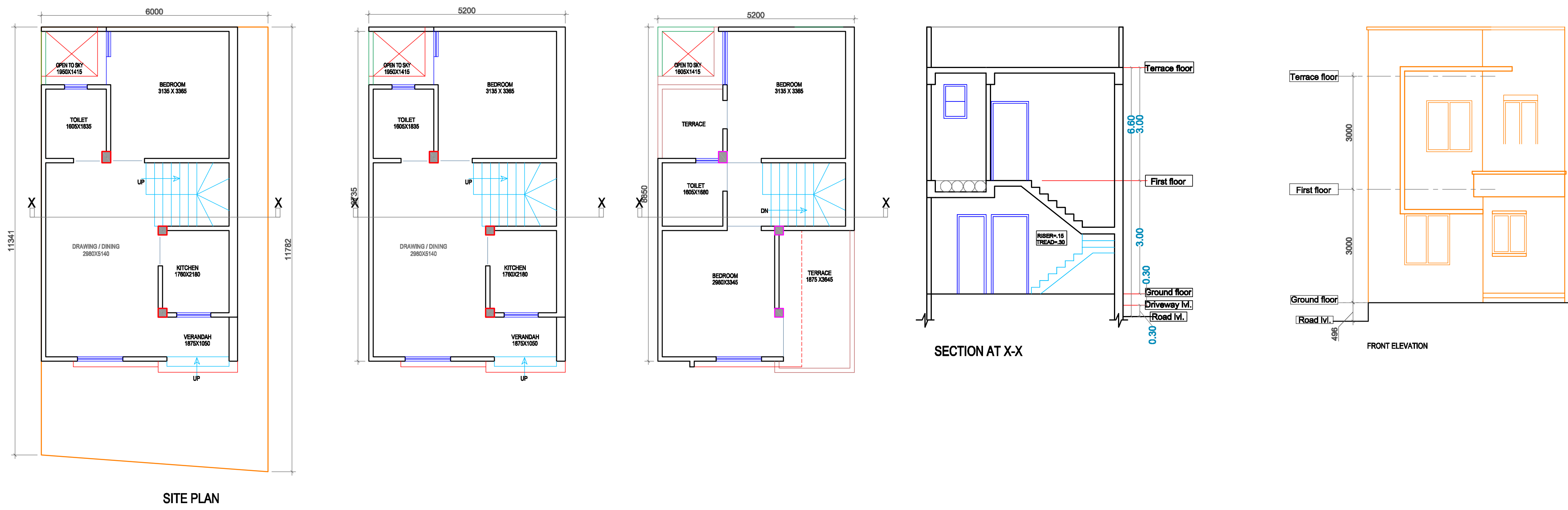
LIG
PLOT NO :- 18,19,20,21,22,23,24,25,26,27,28,
29, 46,47,48,49,50,51,52,53,54,55,56,57
PLOT AREA = 67.60 sq. mt.
BUILTUP AREA = 80.75 sq. mt.
CARPET AREA = 59.78 sq. mt.



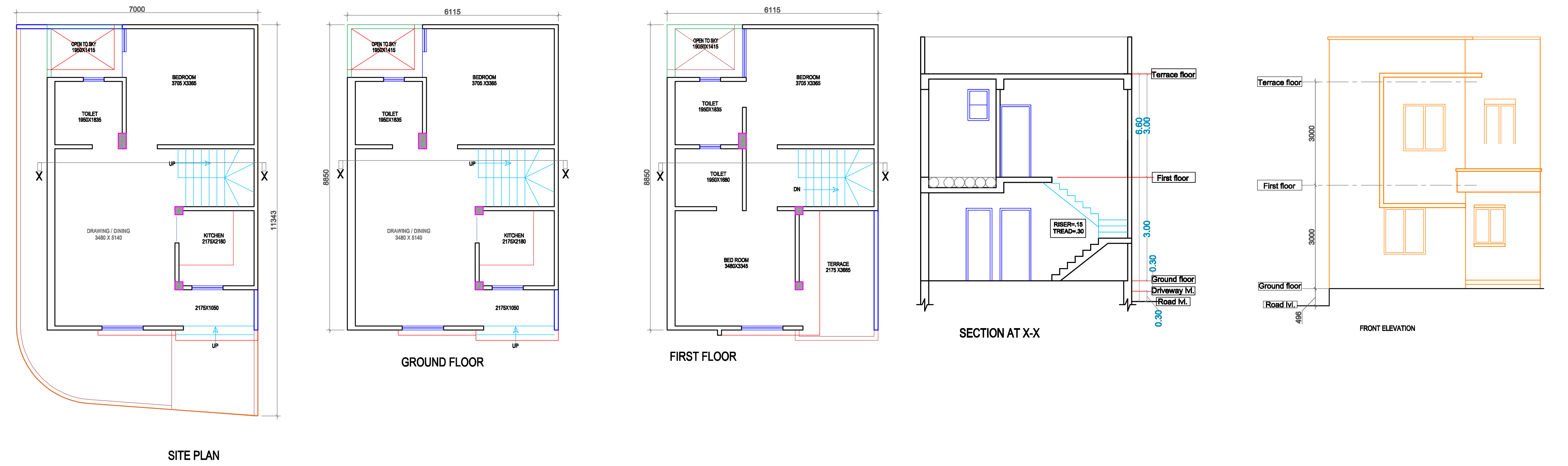
LIG
PLOT NO :- 14
PLOT AREA = 86.06 sq. mt.
BUILTUP AREA = 97.99 sq. mt.
CARPET AREA = 73.85 sq. mt.



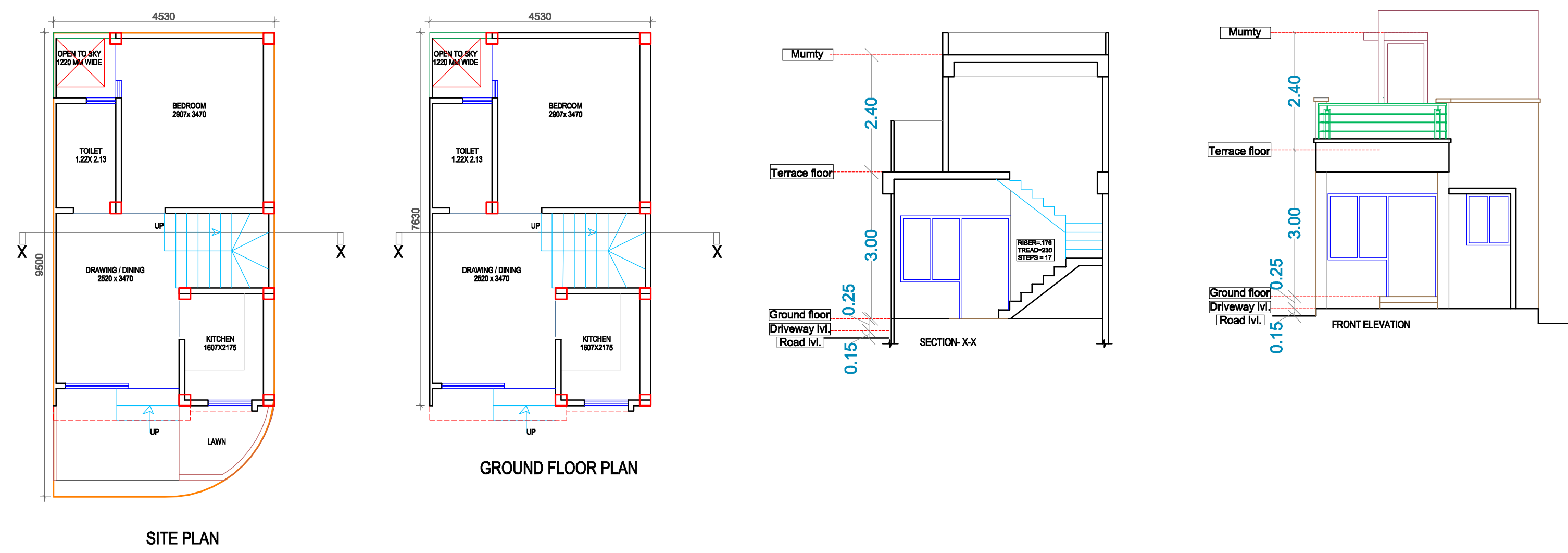
LIG
PLOT NO :- 15
PLOT AREA = 72.01 sq. mt.
BUILTUP AREA = 80.75 sq. mt.
CARPET AREA = 59.21 sq. mt.



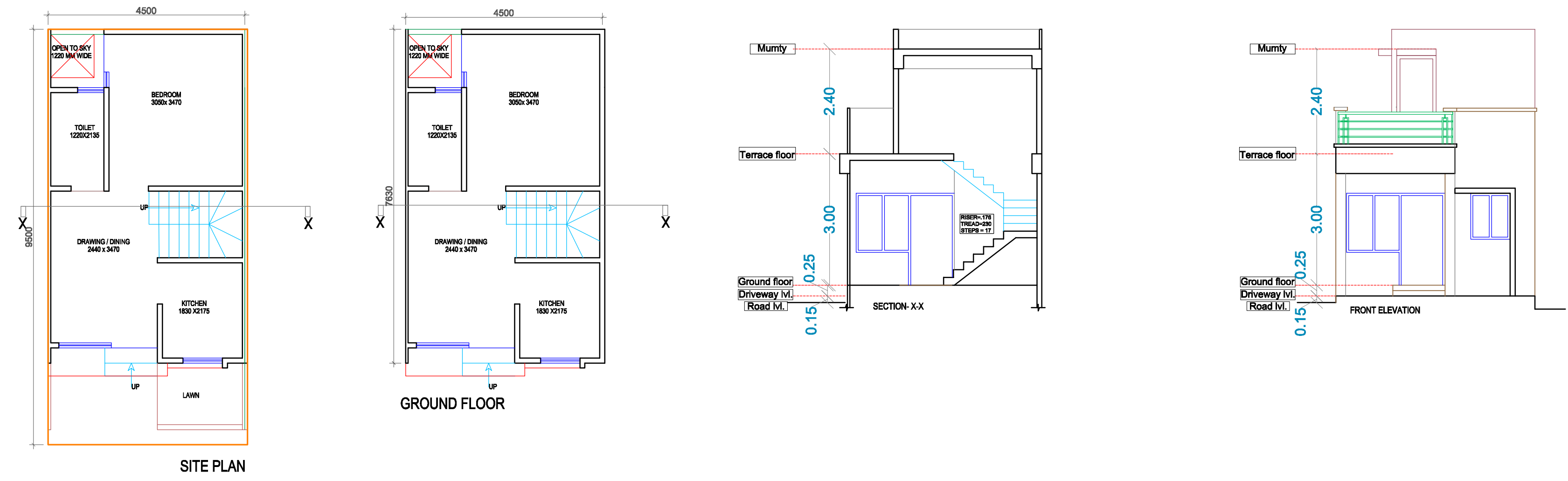
LIG
PLOT NO :- 16
PLOT AREA = 69.38 sq. mt.
BUILTUP AREA = 80.75 sq. mt.
CARPET AREA = 58.45 sq. mt.



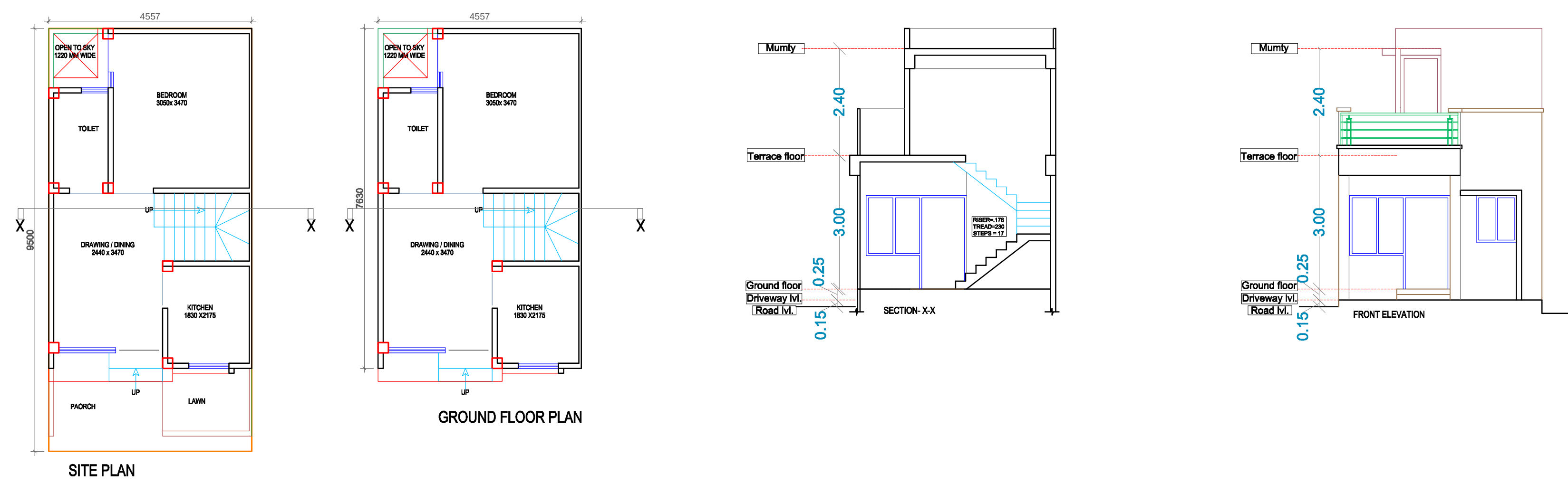
LIG
PLOT NO :- 17
PLOT AREA = 76.70 sq. mt.
BUILTUP AREA = 98.02 sq. mt.
CARPET AREA = 73.85 sq. mt.



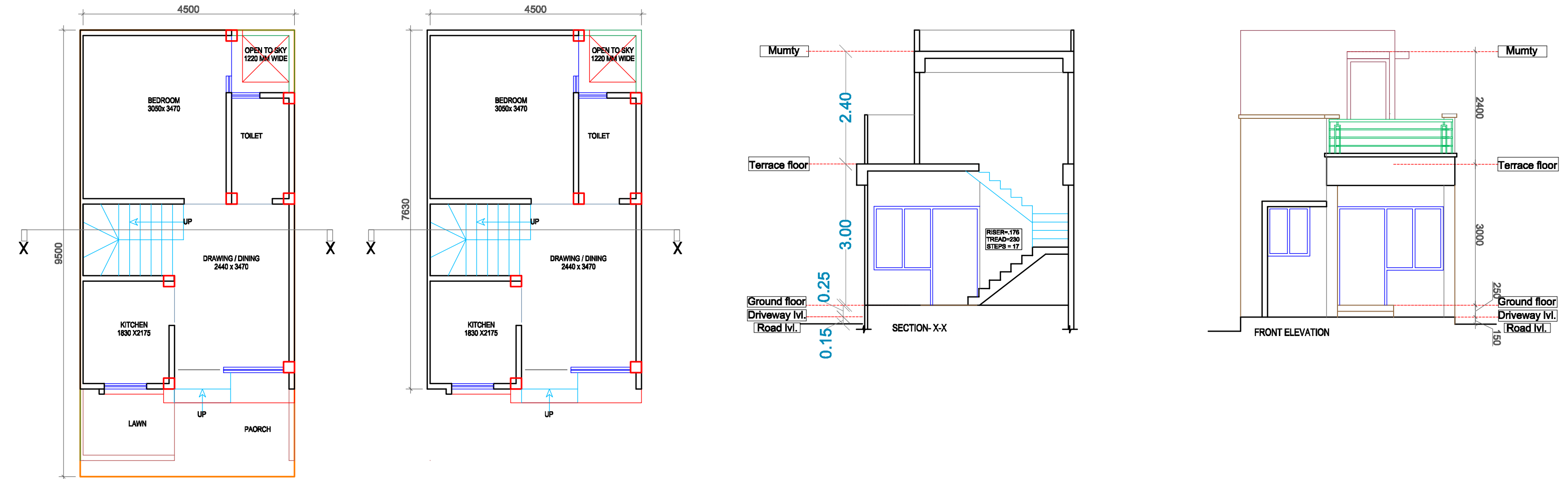
EWS
PLOT NO :- 31
PLOT AREA = 41.97 sq. mt.
BUILTUP AREA = 33.77 sq. mt.
CARPET AREA = 24.55 sq. mt.



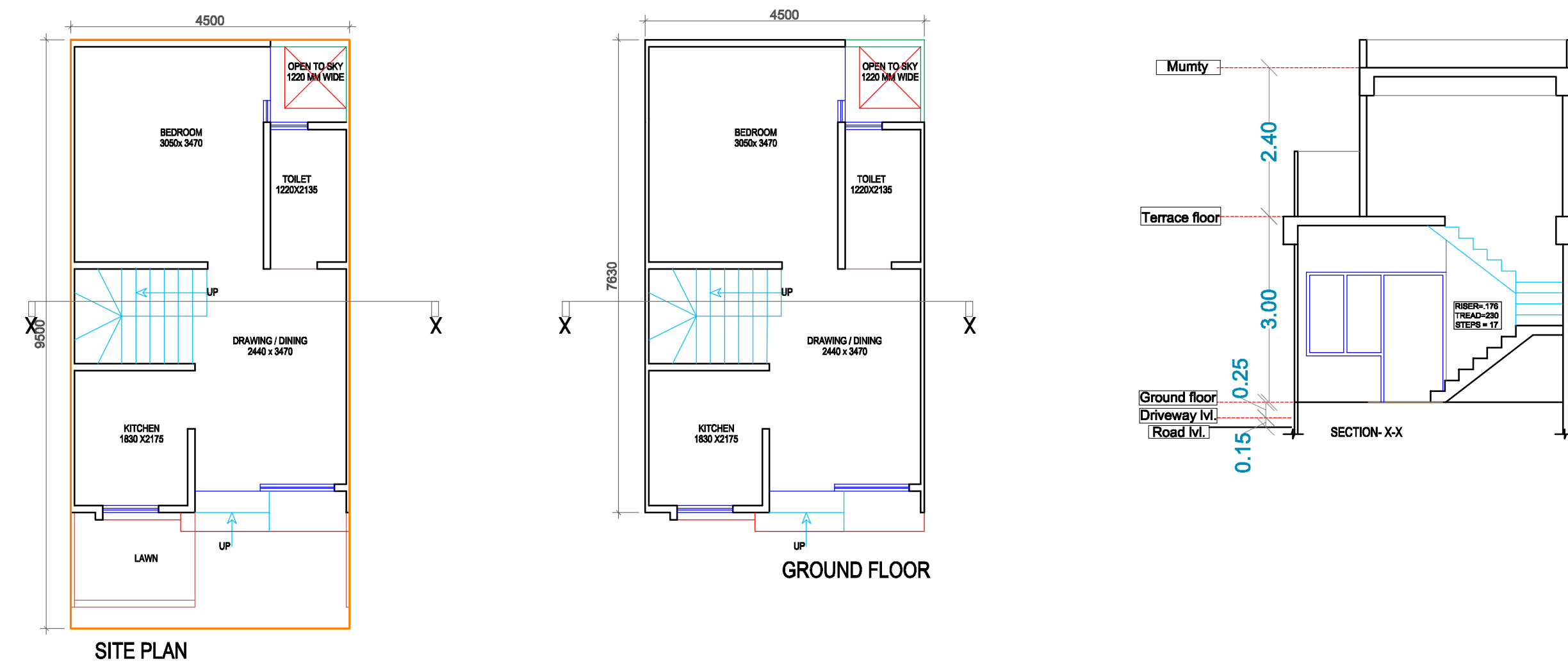
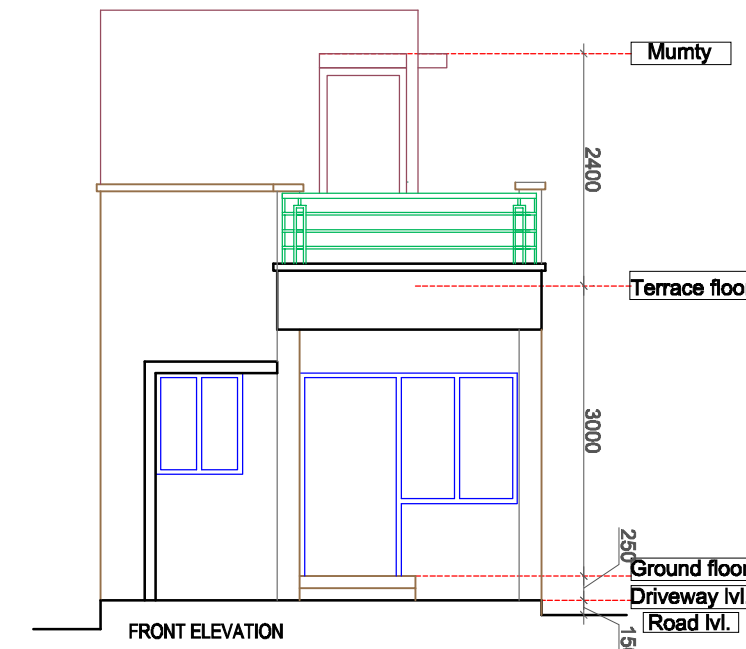
EWS
PLOT NO :- 32.33.34
PLOT AREA = 42.75 sq. mt.
BUILTUP AREA = 34.59 sq. mt.
CARPET AREA = 25.97 sq. mt.



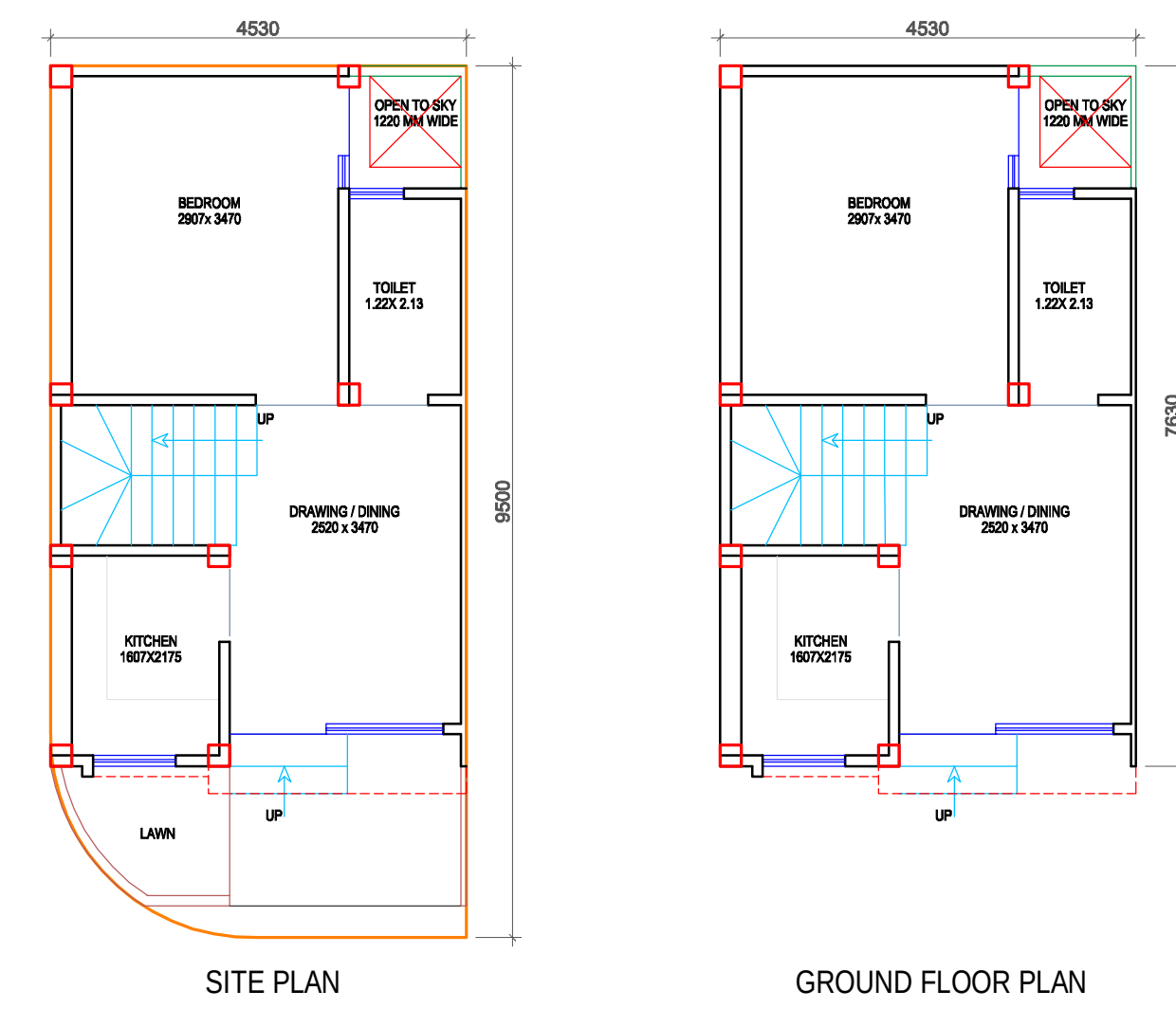
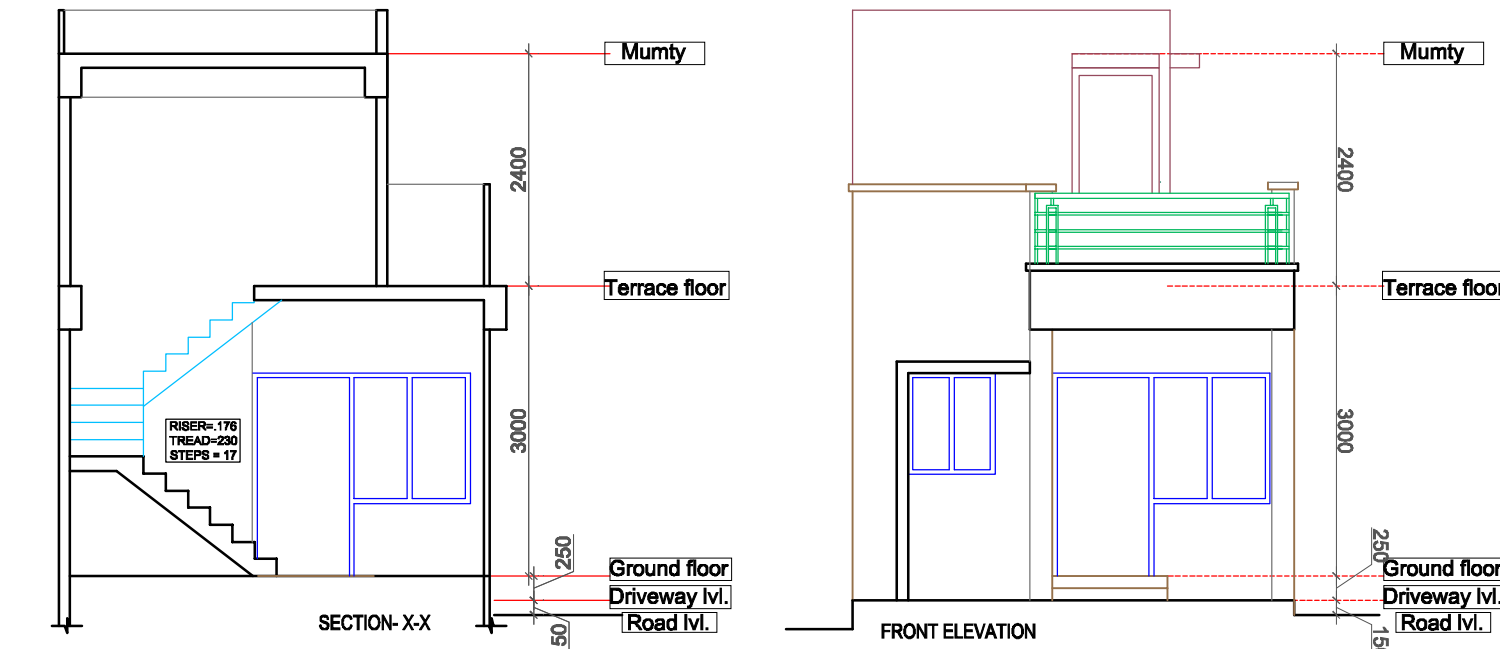
EWS
PLOT NO :- 35
PLOT AREA = 42.75 sq. mt.
BUILTUP AREA = 34.55 sq. mt.
CARPET AREA = 25.93 sq. mt.



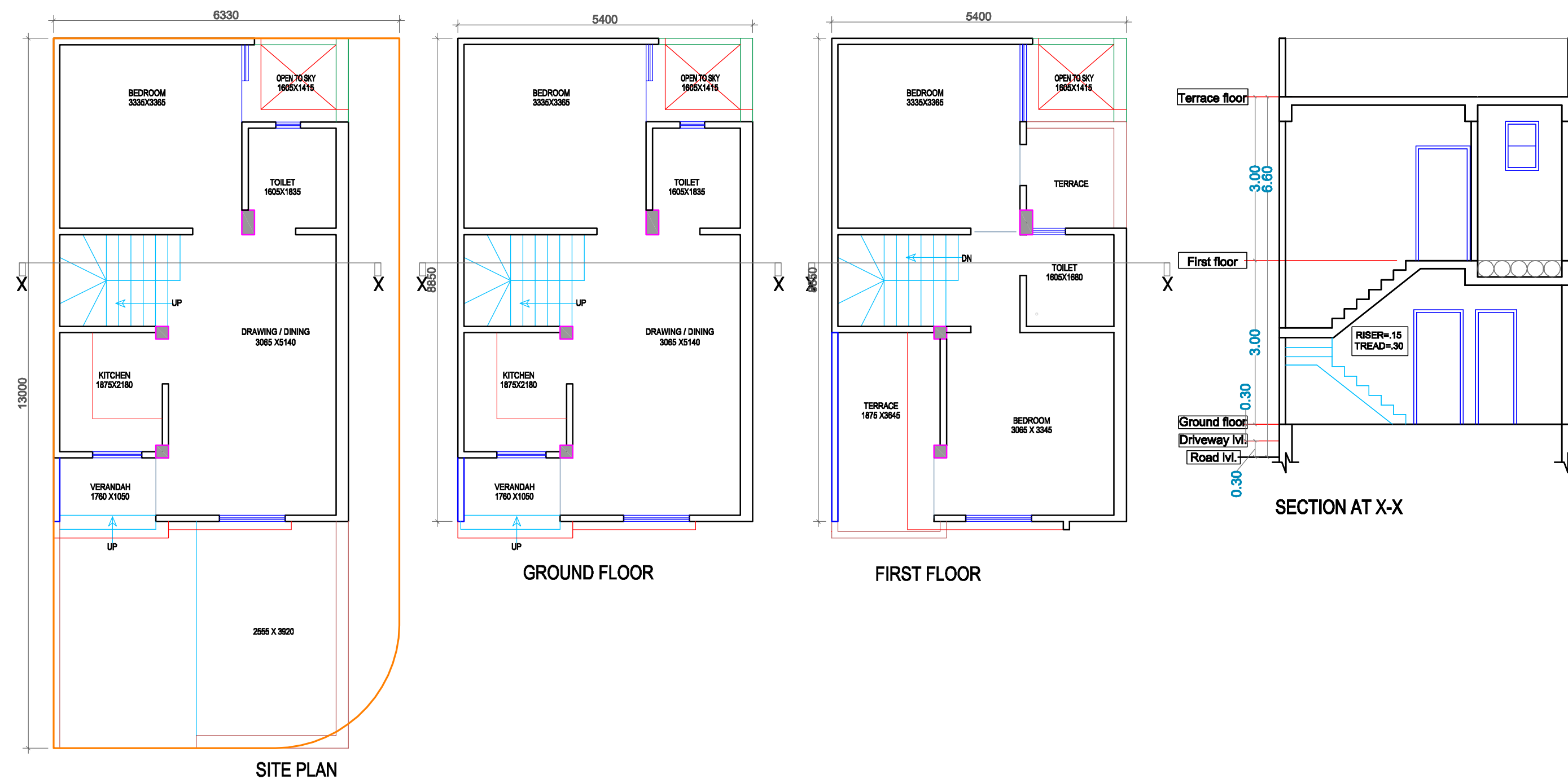
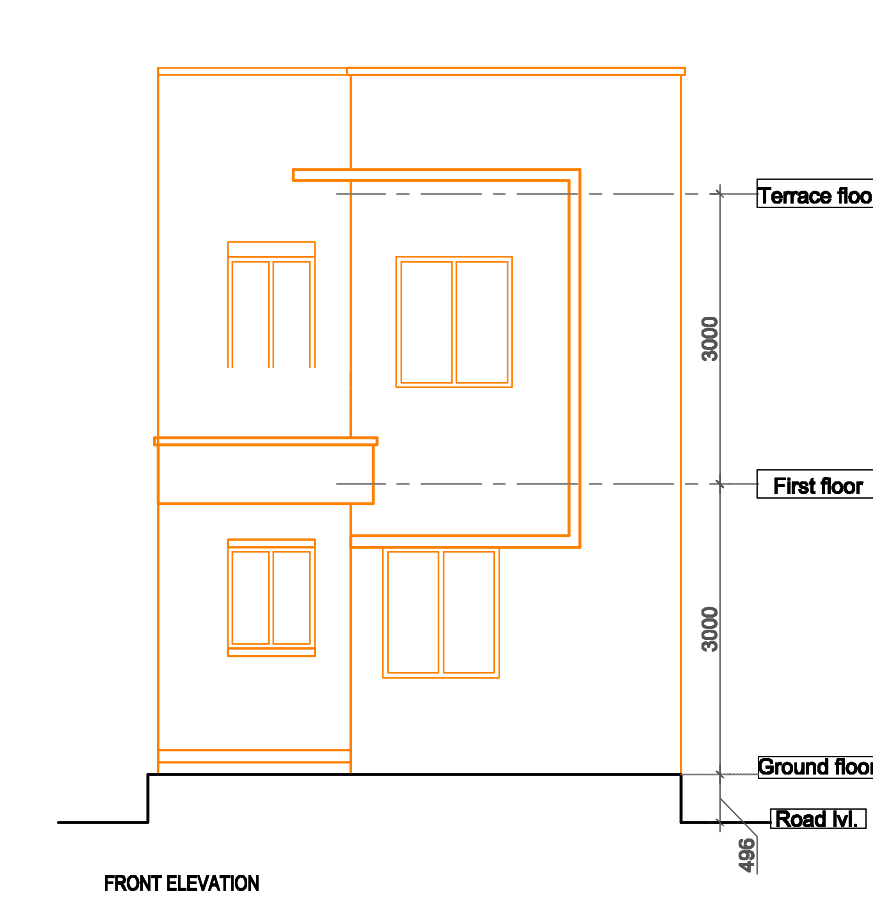
EWS
PLOT NO :- 36
PLOT AREA = 42.75 sq. mt.
BUILTUP AREA = 34.55 sq. mt.
CARPET AREA = 25.93 sq. mt.



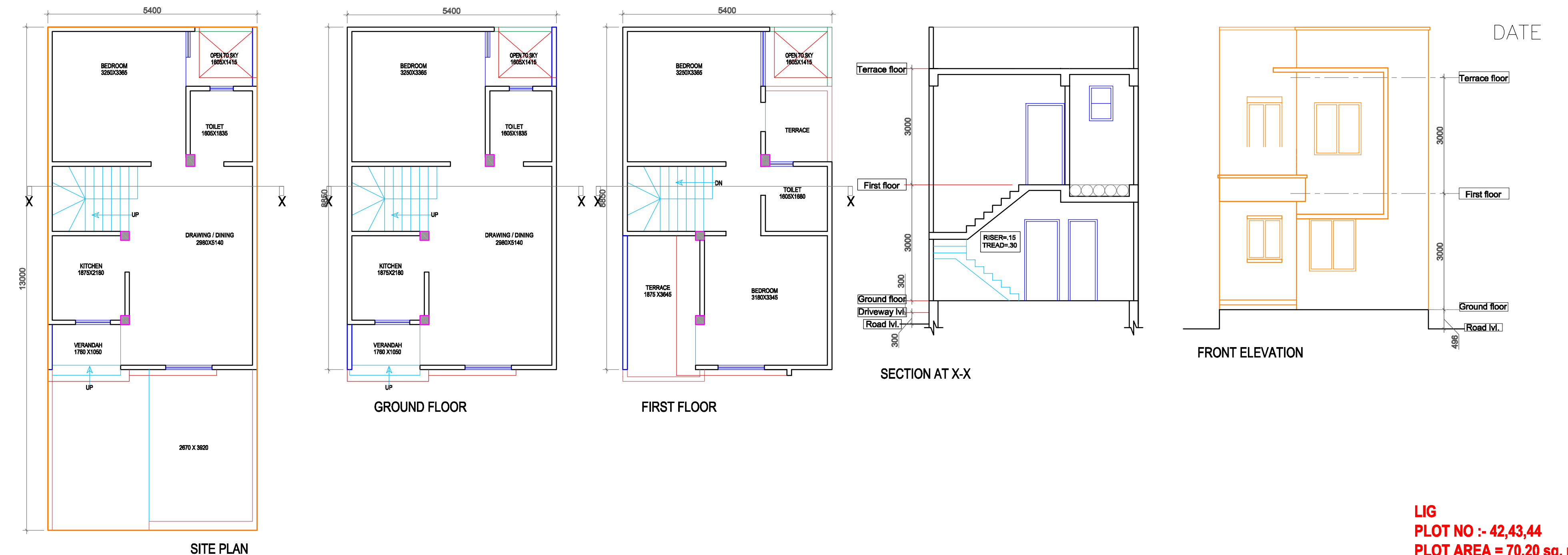
EWS
PLOT NO :- 37,38,39
PLOT AREA = 42.75 sq. mt.
BUILTUP AREA = 34.59 sq. mt.
CARPET AREA = 26.04 sq. mt.



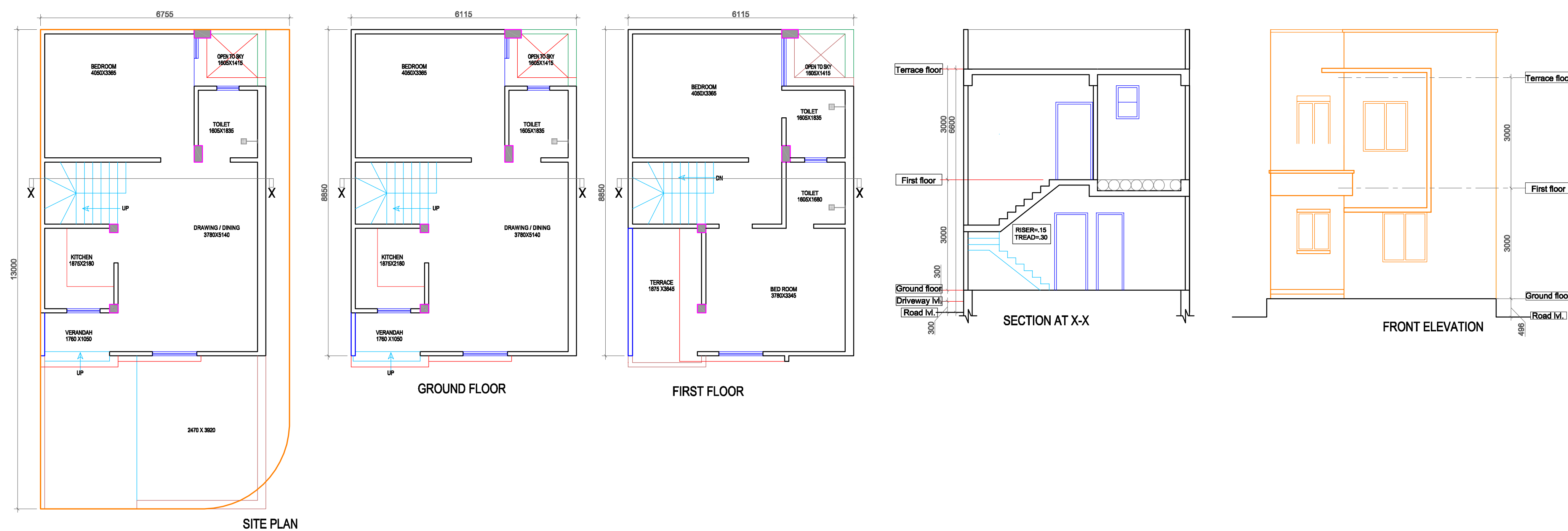
EWS
PLOT NO :- 40
PLOT AREA = 41.97 sq. mt.
BUILTUP AREA = 33.77 sq. mt.
CARPET AREA = 24.55 sq. mt.



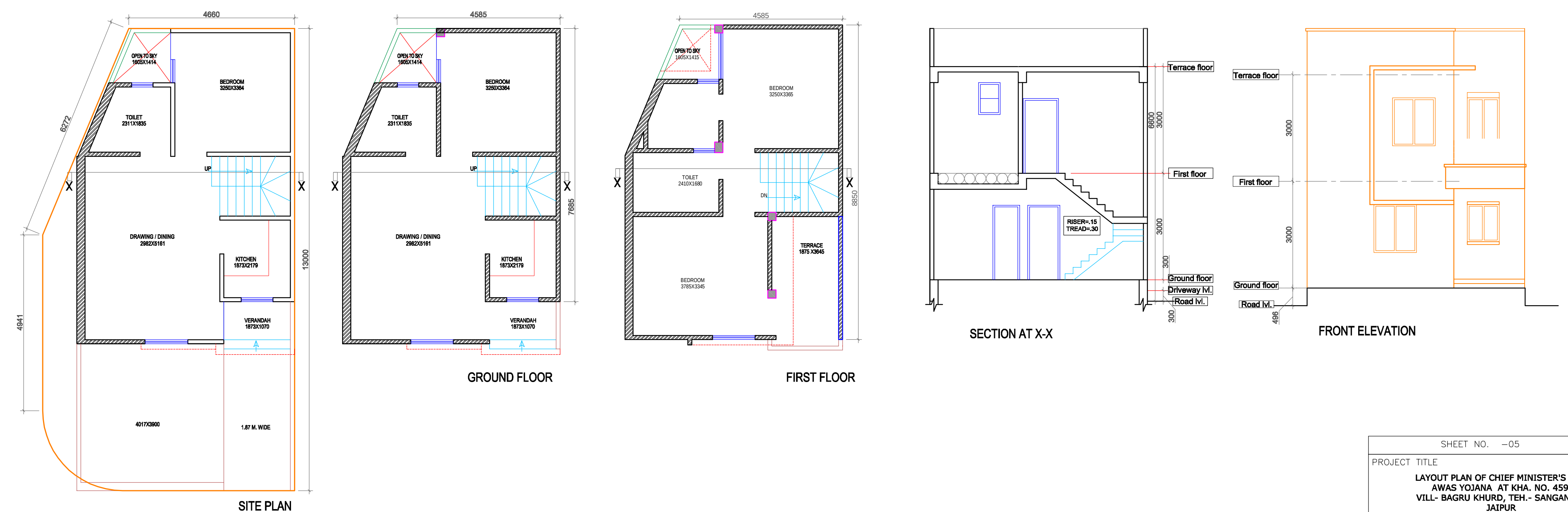
LIG
PLOT NO :- 41
PLOT AREA = 81.23 sq. mt.
BUILTUP AREA = 83.76 sq. mt.
CARPET AREA = 58.69 sq. mt.



LIG
PLOT NO :- 42,43,44
PLOT AREA = 70.20 sq. mt.
BUILTUP AREA = 84.30 sq. mt.
CARPET AREA = 59.87 sq. mt.

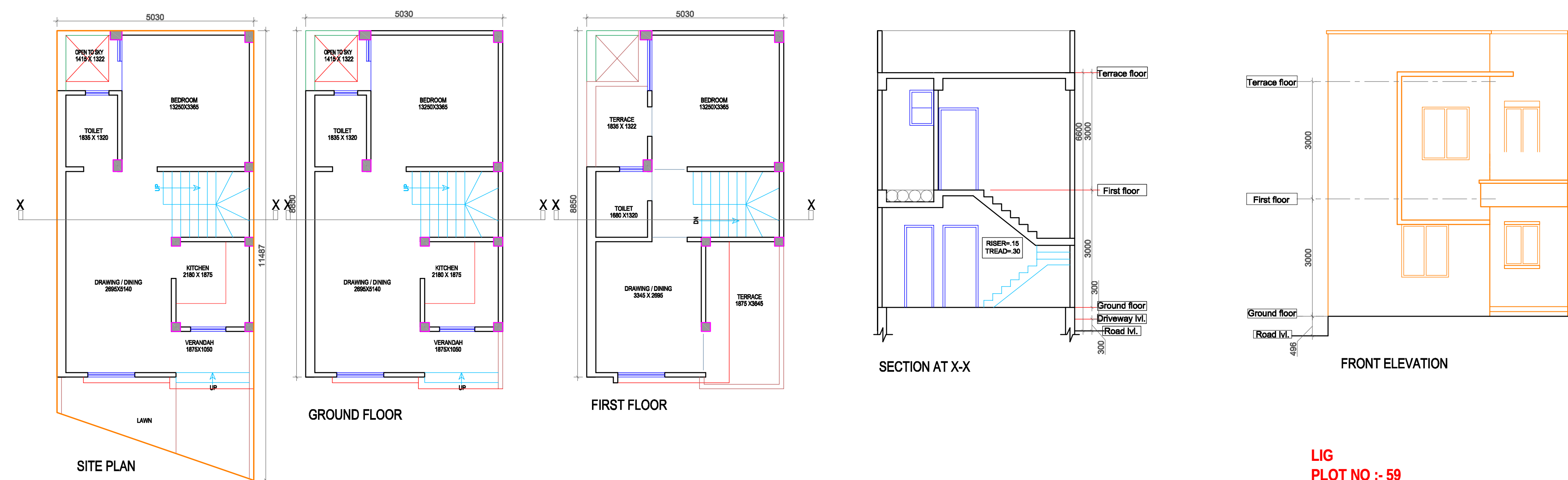


LIG
PLOT NO :- 45
PLOT AREA = 86.66 sq. mt.
BUILTUP AREA = 87.34 sq. mt.
CARPET AREA = 73.84 sq. mt.

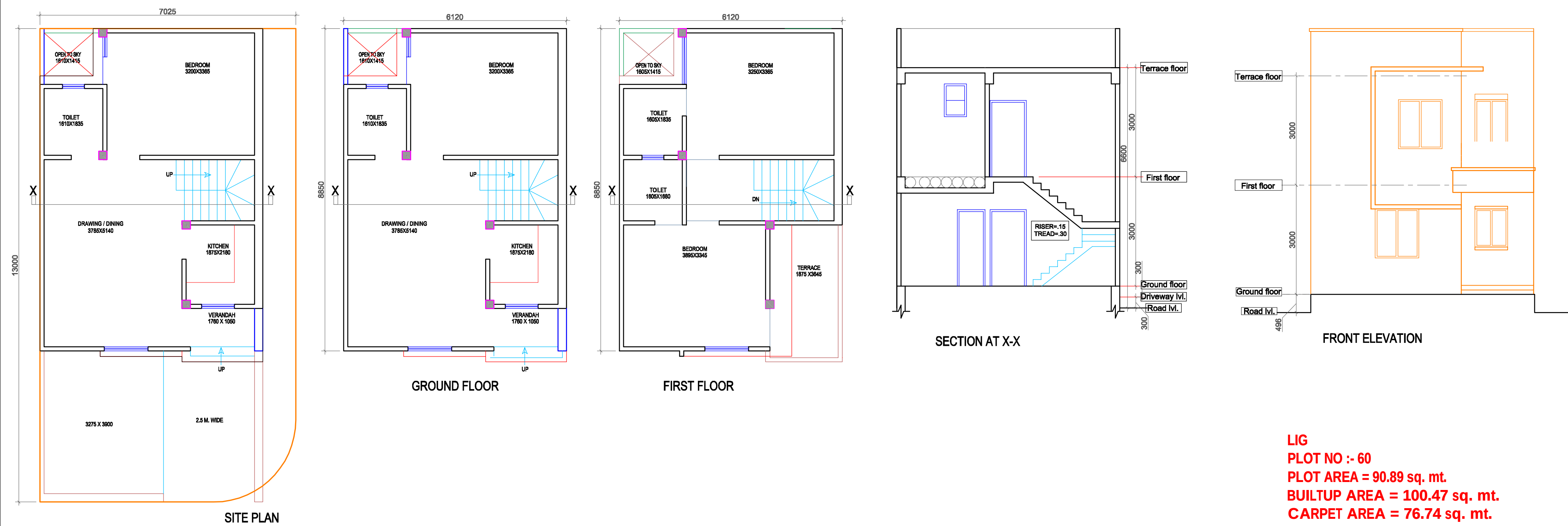


LIG
PLOT NO :- 46
PLOT AREA = 84.00 sq. mt.
BUILTUP AREA = 95.65 sq. mt.
CARPET AREA = 72.03 sq. mt.

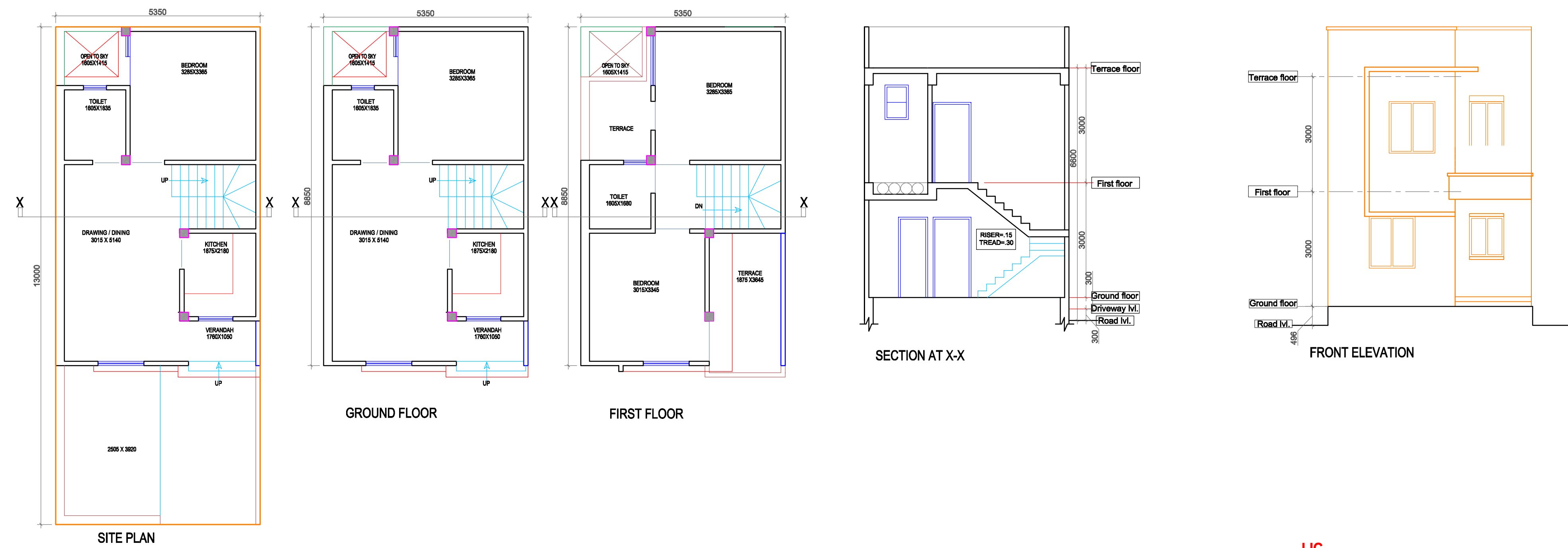
SHEET NO. -05	
PROJECT TITLE	
LAYOUT PLAN OF CHIEF MINISTER'S JAN AWAS Yojana AT KHA. NO. 459, VIL. - BAGRU KHIND, TEH. - SANGANEER, JAIPUR	
DRAWING TITLE	
PLAN, ELEVATION & SECTION	
SCALE	NORTH
1:100	
ARCHITECT'S SIGNATURE	OWNER'S SIGNATURE



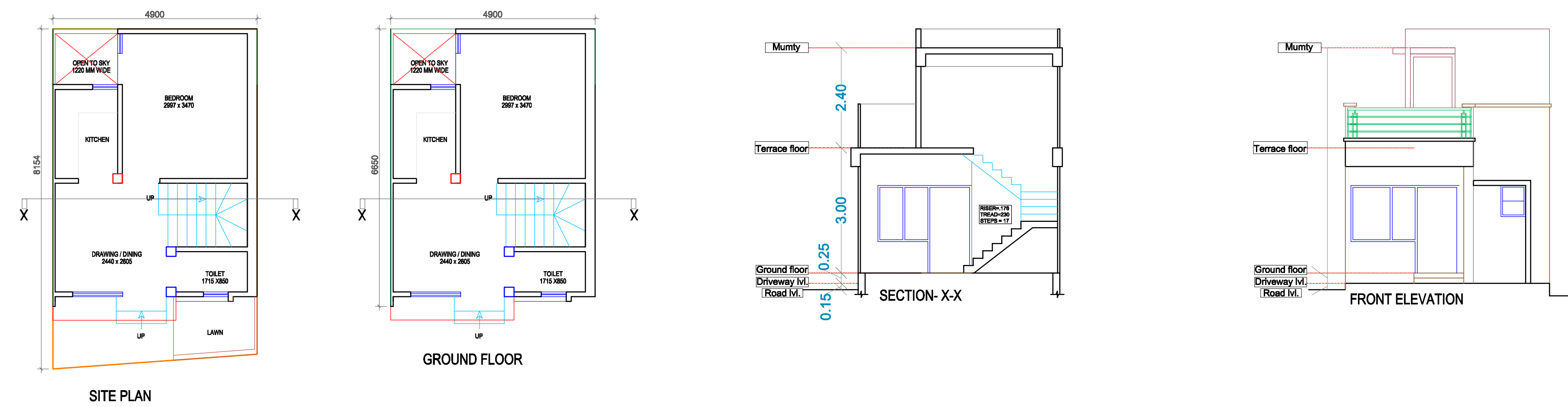
LIG
PLOT NO :- 59
PLOT AREA = 54.75 sq. mt.
BUILTUP AREA = 78.60 sq. mt.
CARPET AREA = 56.05 sq. mt.



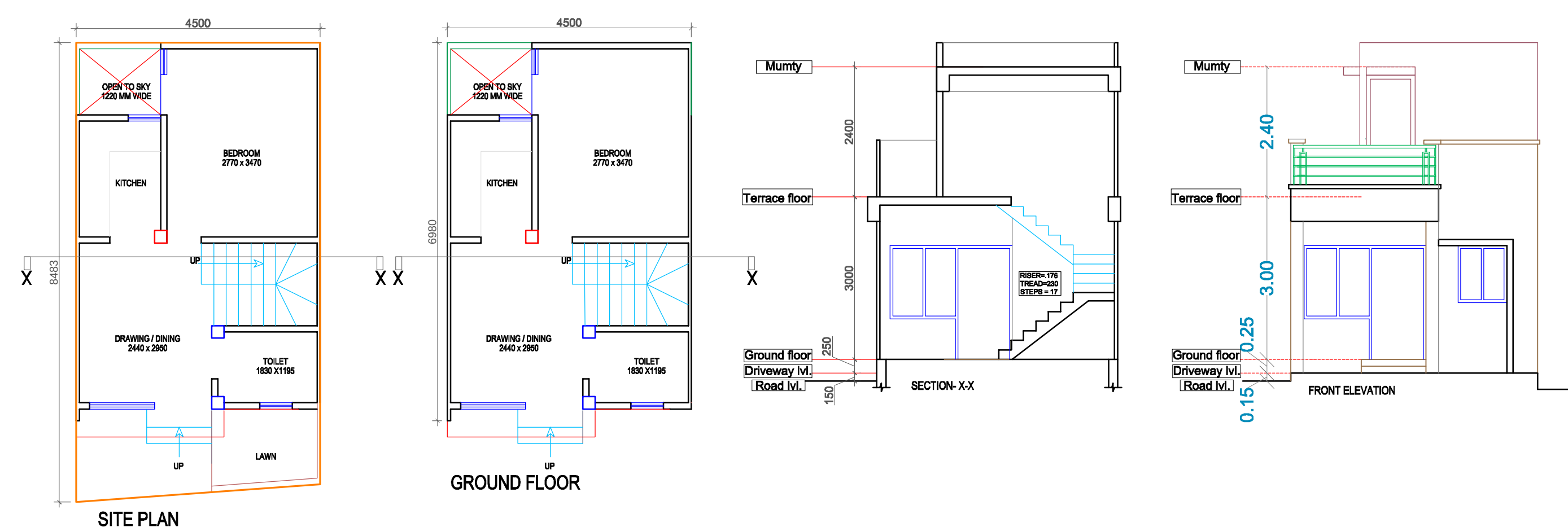
LIG
PLOT NO :- 60
PLOT AREA = 90.89 sq. mt.
BUILTUP AREA = 100.47 sq. mt.
CARPET AREA = 76.74 sq. mt.



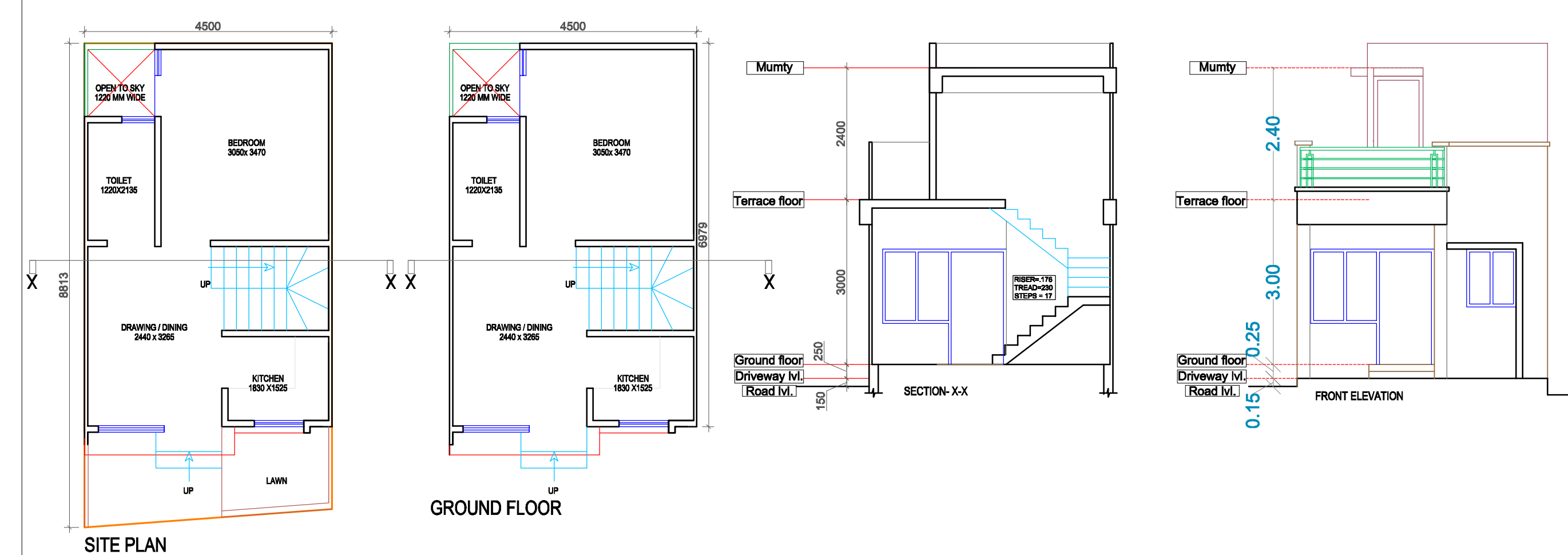
LIG
PLOT NO :- 75
PLOT AREA = 69.55 sq. mt.
BUILTUP AREA = 82.33 sq. mt.
CARPET AREA = 58.25 sq. mt.



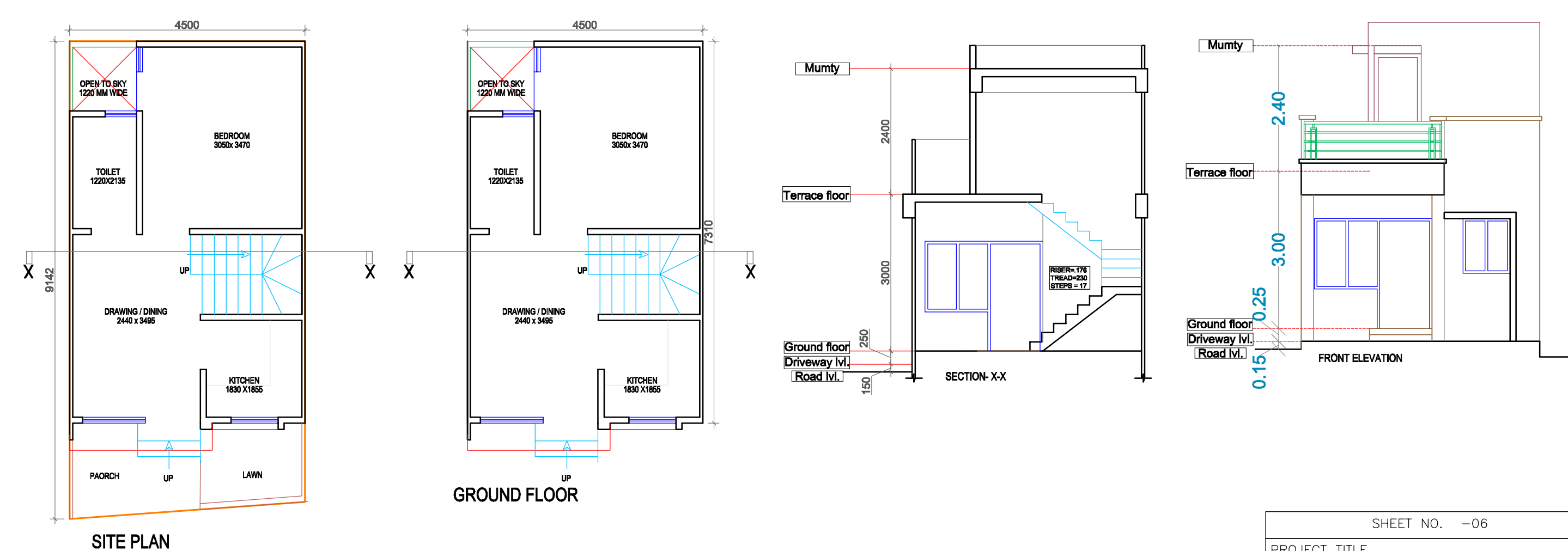
EWS
PLOT NO :- 76
PLOT AREA = 39.08 sq. mt.
BUILTUP AREA = 31.96 sq. mt.
CARPET AREA = 22.65 sq. mt.



EWS
PLOT NO :- 77
PLOT AREA = 37.43 sq. mt.
BUILTUP AREA = 30.17 sq. mt.
CARPET AREA = 22.63 sq. mt.



EWS
PLOT NO :- 78
PLOT AREA = 38.92 sq. mt.
BUILTUP AREA = 31.63 sq. mt.
CARPET AREA = 24.34 sq. mt.



EWS
PLOT NO :- 79
PLOT AREA = 40.40 sq. mt.
BUILTUP AREA = 33.12 sq. mt.
CARPET AREA = 25.50 sq. mt.

