जयपुर विकास प्राधिकरण, जयपुर।

ज.वि.प्रा. / व.न.नि. / बी.पी.सी.(बीपी) / 2022 / डी–466 दिनांकः–29/3/2022

श्री राजेश शर्मा,
अधिकृत प्रतिनिधि,
मैसर्स मंगलम बिल्ड डवलपर्स लि.,
छठवीं मंजिल, अपैक्स मॉल,
लालकोठी, टौंक रोड, जयपुर।

विषयः– **खसरा संख्या 187, 187/78, 188, 188/790, 189 से 191, 191/791, 192 से 206, 209 से 219, 221 से 224, 379 से 383, ग्राम–हाज्यावाला, तहसील–सांगानेर, जयपुर के समूह आवासीय के संशोधित भवन मानचित्र अनुमोदन बाबत्।**

महोदय,

आपके प्रार्थना पत्र दिनांक 17.09.2021 के संदर्भ में खसरा संख्या 187, 187/78, 188, 188/790, 189 से 191, 191/791, 192 से 206, 209 से 219, 221 से 224, 379 से 383, ग्राम–हाज्यावाला, तहसील–सांगानेर, जयपुर में स्थित भूखण्ड़ (1,18,961.70 व.मी.) पर प्रस्तावित समूह आवासीय के 39.80 मी. (टैरेस फ्लोर तक) तथा 42.20 मीटर (ममटी लेवल तक) ऊँचाई के संशोधित भवन मानचित्र अनुमोदन के लिए प्रस्तुत किये गये जिन्हें भवन मानचित्र समिति (बी.पी.) की 254वीं बैठक दिनांक 25.01.2022 के निर्णयानुसार निम्न शर्तो के साथ निर्माण स्वीकृति दी जाती हैः–

1. यह भवन मानचित्र अनुज्ञा अवधि दिनांक 31.03.2024 तक प्रभावी हैं।
2. भवन निर्माण स्वीकृत मानचित्र के अनुसार ही किया जावेगा तथा किसी भी प्रकार का उल्लंघन (डेवियेशन) नहीं किया जायेगा।
3. भूखण्ड के स्वामी एवं मानचित्र तैयार करने वाले तकनीकीविज्ञ का कर्तव्य होगा कि वो यह सुनिश्चित कर ले कि स्वीकृति मानचित्र प्रचलित मास्टर प्लान/जोनल प्लान/भवन विनियमों के अनुरूप है। यदि कोई उल्लंघन प्राधिकरण की जानकारी में आया तो प्राधिकरण को भवन मानचित्रों की दी गयी अनुज्ञा रद्द करने का अधिकार होगा तथा प्राधिकरण से प्रार्थी को किसी भी प्रकार की क्षतिपूर्ति का हक नहीं होगा।
4. आप द्वारा भवन विनियम 2010 की धारा 15.2 के अनुसार भवन निर्माण प्रारम्भ करते समय एक सूचना पट्ट मौके पर लगाया जायेगा। जिसमें संबंधित आयुक्त/उपायुक्त संबंधित जोन व प्रवर्तन अधिकारी के टेलीफोन नम्बर इत्यादि अंकित किये जाने होंगे व अनुमोदित मानचित्र की सूचना व अनुमोदन की शर्ते अंकित की जायेगी। निर्माण के दौरान अनुमोदित मानचित्र की एक प्रति आवश्यक रूप से निर्माणकर्ता द्वारा मौके पर रखी जायेगी।
5. भवन विनियम 2010 की धारा 15.6 के अनुसार भवन विनियम के अपेक्षाओं के अनुरूप भवन निर्माण करने की जिम्मेदारी भवन निर्माण अनुज्ञाधारी की होगी।
6. उक्त स्वीकृति के कारण यदि जयपुर विकास प्राधिकरण को किसी न्यायालय, सक्षम अधिकारी तथा नगर भूमि (अधिकतम सीमा एवं विनियम) अधिनियम के तहत नियुक्त अधिकारी के समक्ष किसी कार्यवाही में कोई भी खर्च, नुकसान, मुआवजा देना पडे या देने योग्य हो तो प्रार्थी उनकी इस क्षति को पूर्ण करने के लिए बाध्य होगा।
7. स्वामी प्रत्येक मंजिल के लिए स्वीकृत आवासीय ईकाई से अधिक का निर्माण नहीं करेगा।
8. ऊपर वर्णित शर्तो एवं अन्य कोई संबंधित शर्त का पालन नहीं होने पर भवन अनुज्ञा रद्द मानी जायेगी।
9. विकासकर्ता द्वारा पार्किंग का प्रावधान पार्किंग प्लान अनुसार सुनिश्चित की जानी होगी।
10. भवन परिसर में ही आगुन्तकों की पार्किंग करवाई जावे तथा आगन्तुकों हेतु निःशुल्क वाहन पार्किंग का बोर्ड लगवाया जावें।
11. भवन विनियम 2010 की धारा 16.4 की अनुपालना में भवन में भूकम्परोधी प्रावधान रखा जाना सुनिश्चित किया जावे।
12. अग्निशमन दृष्टि से सक्षम अधिकारी द्वारा दिये गये अनापत्ति प्रमाण पत्र की शर्तों की पालना सुनिश्चित की जानी आवश्यक होगी तथा भवन की आवश्यकतानुसार अग्निशमन यंत्र (Fire Extinguisher) रखें जावें तथा इनको संचालित करने के लिये प्रशिक्षित व्यक्ति ऐसे भवन में हर समय उपलब्ध रहें।
13. निर्माण स्थल पर स्वीकृति का विवरण अर्थात अनुमोदित मानचित्र, उपलब्ध पार्किंग की सूचना एवं भवन में सुरक्षा एवं निकास प्लान (Escape Plan) का नक्शा भी प्रदर्शित (Display) उपयुक्त स्थान पर प्रदर्शित किया जावें।

14. भवन का उपयोग प्रांरभ होने पर एक केयर टेकर की नियुक्ति की जावें जिसके पास भवन का मानचित्र, सुरक्षा एवं निकास प्लान (Escape Plan) उपलब्ध रहें। इस प्रकार नियुक्त केयर टेकर के मोबाईल नंबर एवं Land Line Number भी लिये जाकर पुलिस आयुक्त जयपुर महानगर व अधोहस्ताक्षरकर्ता को सूचना उपलब्ध करवाई जावें ताकि किसी भी दुर्घटना की स्थिति में बचाव कार्य प्रभावी रूप से किये जा सकें।
15. भवन विनियम 2010 की धारा 17.3 की अनुपालना में "गलत तथ्यों पर प्राप्त की गई अथवा तथ्यों को छुपाकर प्राप्त की गई स्वीकृति स्वत निरस्त मानी जायेगी एवं ऐसी निर्माण स्वीकृति प्राप्त करने के लिए आवेदनकर्ता को दोषी माना जायेगा।"
16. प्रश्नगत प्रकरण किसी भी न्यायालय में यदि लंबित है तो उसकी समस्त जिम्मेदारी आवेदक की ही होगी। यदि मानचित्र जारी होने के पश्चात यह अवगत हुआ कि किसी भी माननीय न्यायालय में प्रकरण लंबित है अथवा विपरीत निहित है तो मानचित्र स्वतः ही निरस्त समझे जावेंगें।
17. अनुमोदित भवन मानचित्रों को भवन निर्माण शुरू किये जाने के समय भवन निर्माता द्वारा एक बोर्ड पर सम्पूर्ण ब्यौरा सहित जो पठनीय हो, को ऐसे स्थल पर (मुख्य सड़क की ओर) लगाया जावे, जिससे सभी लोगों को निर्मित किये जाने वाले भवन के अनुमोदन की पूर्ण जानकारी प्राप्त हो सके।
18. भवन मानचित्र इस शर्त के साथ जारी किये जाते है कि आप द्वारा परियोजना के अधिवास प्रमाण पत्र के आवेदन के साथ पर्यावरण विभाग एवं अग्निशमन विभाग का अनापत्ति प्रमाण पत्र नगरीय निकाय में जमा कराना होगा, उसके पश्चात ही अधिवास प्रमाण पत्र जारी किया जायेगा।
19. भवन निर्माण के समय निर्माण सामग्री से आसपास के भवनों के निवासकर्ताओं को किसी प्रकार की असुविधा न हो, इस हेतु भवन निर्माण के दौरान चारों ओर पर्दे लगवाये जावें।
20. प्रकरण भवन मानचित्रों के अनुमोदन का होने के कारण राजस्थान रियल एस्टेट (डवलपमेन्ट एण्ड रेगूलेशन) रूल्स 2017 (यदि परियोजना रेरा में पंजीकृत हैं तो) से संबंधित नियमों की पालना आपके स्तर पर सुनिश्चित की जावें।
21. आकाशीय बिजली से बचाव हेतु भवन में Thunder stick (तडित चालक) का प्रावधान रखा जाना अनिवार्य होगा।
22. यह भवन निर्माण स्वीकृति स्वामित्व का दस्तावेज नहीं हैं।

संलग्नः– मानचित्रों की प्रति का 1 सेट (18 मानचित्र)

भवदीय,

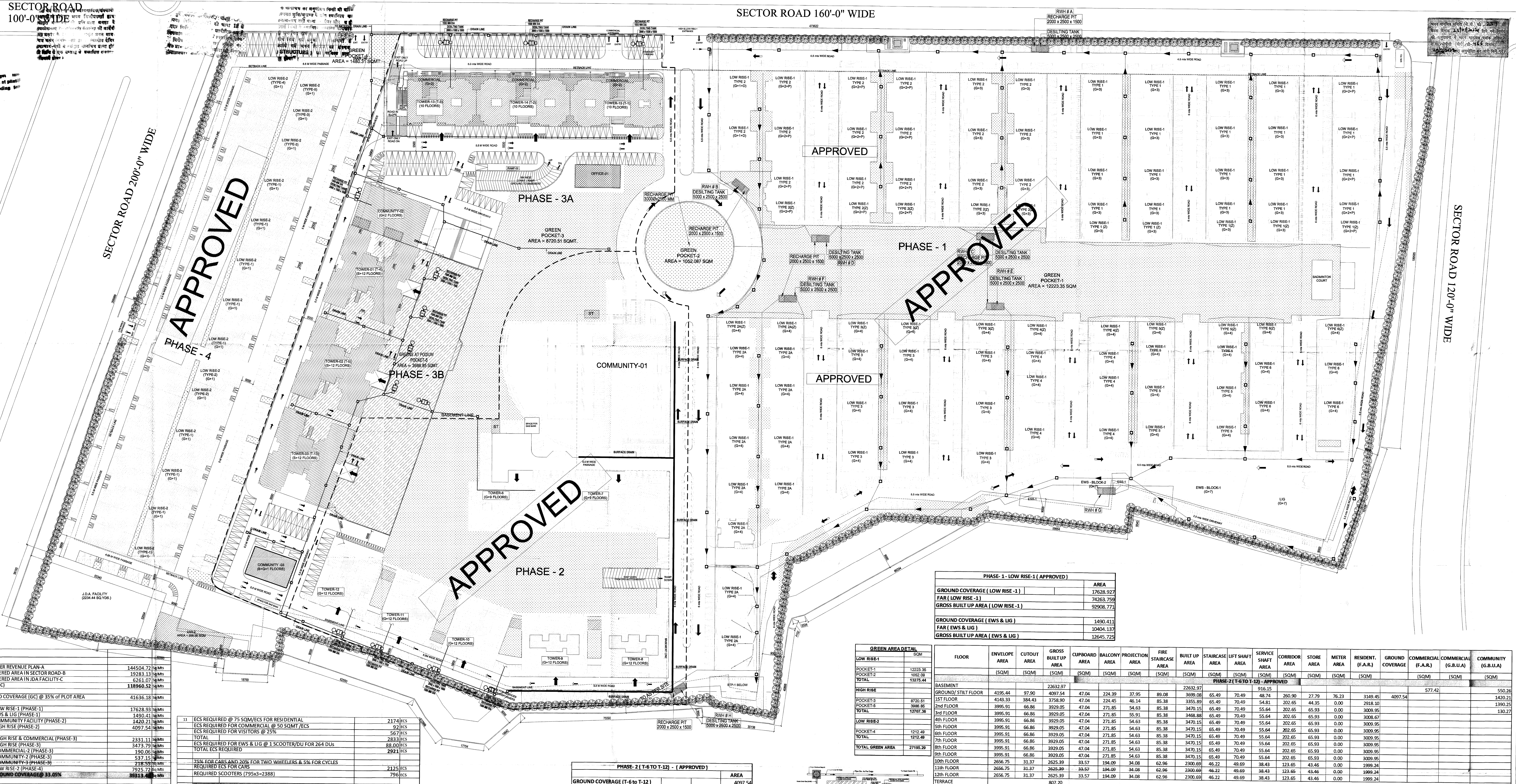
22/03/2022

वरिष्ठ नगर नियोजक,
भवन मानचित्र समिति (बीपी)
जयपुर विकास प्राधिकरण, जयपुर।

प्रतिलिपिः– सूचनार्थ एवं आवश्यक कार्यवाही हेतु।

1. मुख्य नियन्त्रक (प्रर्वतन), जयपुर विकास प्राधिकरण, जयपुर को मानचित्रों की प्रति (18 मानचित्र) संलग्न कर अग्रिम कार्यवाही हेतु प्रेषित है।
2. उपायुक्त, जोन–08, जयपुर विकास प्राधिकरण, जयपुर को मानचित्रों की प्रति (18 मानचित्र) संलग्न कर अग्रिम कार्यवाही हेतु प्रेषित है।
3. रजिस्ट्रार, Rajasthan Real Estate Regulatory Authority, 2nd & 3rd Floor, RSIC Building, Udyog Bhavan, Tilak Marg, C-Scheme, Jaipur-302005 को सूचनार्थ प्रेषित हैं।
4. प्रबंध निदेशक, जयपुर विद्युत वितरण निगम लि0, विद्युत भवन जनपथ, जयपुर को सूचनार्थ प्रेषित है।
5. मुख्य अभियन्ता, मुख्यालय जन स्वाथ्य अभियांत्रिकी विभाग हसनपुरा रोड, रेल्वे हॉस्पीटल के पास, जयपुर को सूचनार्थ प्रेषित है।
6. उपायुक्त राजस्व–प्रथम, नगर निगम, जयपुर को पत्र क्रमांक एफ. 6( )/उपा. रा (प्रथम)/जननि/2019/18 दिनांक 08.03.2019 के क्रम में सूचनार्थ प्रेषित हैं।

वरिष्ठ नगर नियोजक,
भवन मानचित्र समिति (बीपी)
जयपुर विकास प्राधिकरण, जयपुर।



AREA SUMMARY

1	TOTAL SITE AREA AS PER REVENUE PLAN-A	144504.72	Sq Mts
	SURRENDERED AREA IN SECTOR ROAD-B	19283.13	Sq Mts
	SURRENDERED AREA IN JDA FACILITY-C	6261.07	Sq Mts
	NET SITE AREA = A-(B+C)	**118960.52**	Sq Mts
2	PERMISSIBLE GROUND COVERAGE (GC) @ 35% of PLOT AREA	41636.18	Sq Mts
	APPROVED G.C. IN LOW RISE-1 (PHASE-1)	17628.93	Sq Mts
	APPROVED G.C. IN EWS & LIG (PHASE-1)	1490.41	Sq Mts
	APPROVED G.C. IN COMMUNITY FACILITY (PHASE-2)	1420.21	Sq Mts
	APPROVED G.C. IN HIGH RISE (PHASE-2)	4097.54	Sq Mts
	PROPOSED G. C. IN HIGH RISE & COMMERCIAL (PHASE-3)	2331.11	Sq Mts
	PROPOSED G. C. IN HIGH RISE (PHASE-3)	3473.79	Sq Mts
	PROPOSED G. C. IN COMMERCIAL-2 (PHASE-3)	190.06	Sq Mts
	PROPOSED G. C. IN COMMUNITY-2 (PHASE-3)	537.15	Sq Mts
	PROPOSED G. C. IN COMMUNITY-3 (PHASE-3)	218.55	Sq Mts
	PROPOSED G.C. IN LOW RISE-2 (PHASE-4)	7925.72	Sq Mts
	TOTAL PROPOSED GROUND COVERAGE@ 33.05%	**39313.4**	Sq Mts
3	PERMISSIBLE FAR @ 2.25 of PLOT AREA	267661.17	Sq Mts
	APPROVED FAR IN LOW RISE-1 (PHASE-1)	74263.76	Sq Mts
	APPROVED FAR IN COMMERCIAL (IN COMMUNITY) (PHASE-2)	577.42	Sq Mts
	APPROVED FAR IN HIGH RISE (PHASE-2)	36143.56	Sq Mts
	PROPOSED FAR IN HIGH RISE (PHASE-3)	37958.77	Sq Mts
	PROPOSED FAR IN LOW RISE-2 (PHASE-4)	14676.87	Sq Mts
	PROPOSED FAR IN COMMERCIAL- UNDER HIGH RISE (PHASE-3)	3860.30	Sq Mts
	PROPOSED FAR IN COMMERCIAL (OFFICE-01) (PHASE-3)	184.30	Sq Mts
	TOTAL PROPOSED FAR @ 1.41 OF PLOT AREA	**167664.9**	Sq Mts
4	REQUIRED GREEN @ 20% of PLOT AREA	23792.10	Sq Mts
	TOTAL PROPOSED GREEN @ 22.86 % OF PLOT AREA	**27195.2**	Sq Mts
	No OF TREES REQUIRED @ 1TREE/100 SQMT OF PLOT AREA	1189.61	Nos
	TOTAL TREES PROVIDED	**1195.00**	Nos
5	PERMISSIBLE EWS BUILT UP AREA @ 5% OF PROPOSED FAR	8383.25	Sq Mts
	APPROVED BUILT UP AREA	**10404.14**	Sq Mts
6	PERMISSIBLE CORRIDOR AREA @ 15 % of FAR	25149.75	Sq Mts
	PROPOSED CORRIDOR AREA @ 3.93%	**6581.38**	Sq Mts
7	PERMISSIBLE STORE AREA @ 3% OF FAR	5029.95	Sq Mts
	PROPOSED STORE AREA @ 0.86%	**1443.09**	Sq Mts
8	PERMISSIBLE COMMUNITY FACILITY @ 5% of PROPOSED FAR	**8383.25**	Sq Mts
	APPROVED COMMUNITY FACILITY (PHASE-2)	2807.17	Sq Mts
	PROPOSED COMMUNITY FACILITY-02 (PHASE-3)	1576.17	Sq Mts
	PROPOSED COMMUNITY FACILITY-03 (PHASE-3)	554.32	Sq Mts
	TOTAL COMMUNITY FACILITY @ 2.94%	**4937.66**	Sq Mts
9	PERMISSIBLE COMMERCIAL @ 3% of PROPOSED FAR	**5029.95**	Sq Mts
	APPROVED FAR IN COMMERCIAL (IN COMMUNITY) (PHASE-2)	577.42	Sq Mts
	REVISED & PROPOSED COMMERCIAL IN HIGH RISE (PHASE-3)	3860.30	Sq Mts
	PROPOSED COMMERCIAL (OFFICE-01) (PHASE-3)	184.30	Sq Mts
	TOTAL COMMERCIAL AREA @ 2.76%	**4622.02**	Sq Mts
10	PERMISSIBLE SERVICE AREA @ 7% of FAR	11736.55	Sq Mts
	PROPOSED SERVICE AREA @ 1.64%	**2741.92**	Sq Mts

11	ECS REQUIRED @ 75 SQM/ECS FOR RESIDENTIAL	2174	ECS
	ECS REQUIRED FOR COMMERCIAL @ 50 SQMT /ECS	92	ECS
	ECS REQUIRED FOR VISITORS @ 25%	567	ECS
	TOTAL	2833	ECS
	ECS REQUIRED FOR EWS & LIG @ 1 SCOOTER/DU FOR 264 DUs	88.00	ECS
	TOTAL ECS REQUIRED	**2921**	ECS
	75% FOR CARS AND 20% FOR TWO WHEELERS & 5% FOR CYCLES		
	REQUIRED ECS FOR CARS	2125	ECS
	REQUIRED SCOOTERS (795x3=2388)	796	ECS
	PROPOSED ECS FOR CARS	**2125**	ECS
	PROPOSED ECS FOR TWO WHEELERS @ 3 SCOOTERS/ECS = 2389/3	**796**	ECS
	TOTAL ECS PROPOSED = CARS + (3 SCOOTERS/ECS)	**2921**	ECS
a)	LOW RISE-1 PARKING (PHASE-1)		
	PROPOSED CARS	757	
	PROPOSED TWO WHEELERS (464/3= 155 ECS)	464	
	TOTAL PROPOSED ECS = CARS + (3 SCOOTERS/ECS)	**912**	ECS
b)	LOW RISE-2 PARKING (PHASE-4)		
	PROPOSED CARS	261	
	PROPOSED TWO WHEELERS (127/3= 42 ECS)	127	
	TOTAL PROPOSED ECS = CARS + (3 SCOOTERS/ECS)	**303**	ECS
c)	HIGH RISE PARKING (PHASE-2)		
	PROPOSED CARS	547	
	PROPOSED TWO WHEELERS (1094/3= 365 ECS)	1094	
	TOTAL PROPOSED ECS = CARS + (3 SCOOTERS/ECS)	**912**	ECS
d)	HIGH RISE PARKING (PHASE-3)		
	PROPOSED CARS	460	
	PROPOSED TWO WHEELERS (704/3= 235 ECS)	703	
	TOTAL PROPOSED ECS = CARS + (3 SCOOTERS/ECS)	**694**	ECS
e)	COMMERCIAL PARKING		
	PROPOSED CARS	100.00	
	TOTAL PROPOSED ECS = CARS + (3 SCOOTERS/ECS)	**100.00**	ECS
12	GROSS B.U.A. IN LOW RISE-1 (PHASE-1) APPROVED	92908.77	Sq Mts
	GROSS B.U.A. IN HIGH RISE SUPER STRUCTURE (PHASE-2) APPROVED	47972.19	Sq Mts
	GROSS B.U.A. IN HIGH RISE (PHASE-3)	51582.33	Sq Mts
	GROSS B.U.A. IN LOW RISE-2 (PHASE-4)	16579.15	Sq Mts
	GROSS B.U.A. IN EWS & LIG (PHASE-1) APPROVED	12645.73	Sq Mts
	GROSS B.U.A. IN COMMERCIAL (PHASE-3)	6551.42	Sq Mts
	GROSS B.U.A. IN COMMUNITY FACILITY-1 (PHASE-2) APPROVED	3490.98	Sq Mts
	GROSS B.U.A. IN COMMUNITY- 02 & 03 (PHASE-3)	2317.41	Sq Mts
	GROSS B.U.A. IN BASEMENT (PHASE-2)- APPROVED	22632.97	Sq Mts
	GROSS B.U.A. IN BASEMENT (PHASE-3)	776.29	Sq Mts
	TOTAL GROSS BUILTUP AREA	**25 457.23**	Sq Mts

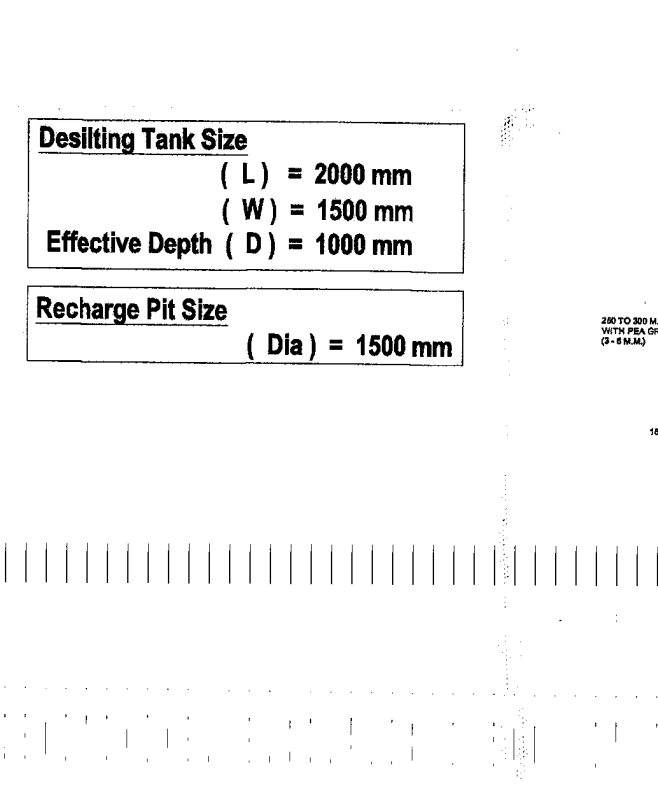
PHASE- 2 (T-6 TO T-12) - (APPROVED)

	AREA
GROUND COVERAGE (T-6 to T-12)	4097.54
FAR (T-6 to T-12)	36143.56
GROSS BUILT UP AREA SUPER STRUCTURE (T-6 to T-12)	47972.19
GROSS BUILT UP AREA BASEMENT (T-6 to T-12)	22632.97
GROUND COVERAGE (COMMUNITY)	1420.212
BUILT-UP (COMMUNITY)	2807.167
BUILT-UP (COMMERCIAL IN COMMUNITY)	577.423
GROSS BUILT UP AREA (COMMUNITY)	3490.980

COMPARISION SHEET (OLD Sanctioned Vs Revised & Proposed)

	SANCTIONED / APPROVED	PROPOSED	Remarks
PHASE-1			
Residential - Low Rise-1	Approved	-	Completion Granted
PHASE-2		-	
Community-01	Approved	-	Completion Granted
Residential Tower 6-7-8-9-10-11-12	Approved	-	Completion Granted
PHASE-3		REVISED & PROPOSED	
Residential - Tower -13-14-15	Approved	-	Same as santioned
Commercial - Tower -13-14-15	Old Sanctioned (FAR = 4916sqm.)	Proposed (FAR = 3860.30 sqm)	Shops revised.
Commercial - Office-01	-	Proposed (FAR = 184.30 sqm)	New Proposed
Community -02 & 03	-	Proposed (Gross Built up = 2317.41 sqm.)	New Proposed
Residential - Tower -1-2-3	Old - 5 no. Towers (T-1,2,3,4,5)	Proposed - 3no. Towers Renamed (4,5 & 13)	Revised
PHASE-4		REVISED & PROPOSED	
Residential - Low Rise-2	Sanctioned		As per sanctioned

	RESIDENTIAL		COMMERCIAL		COMMUNITY
	GROSS BUILT UP	FAR	GROSS BUILT UP	FAR	GROSS BUILT UP
APPROVED (PH-1, PH-2)	140880.96	110407.32		577.42	3490.98
REVISED (PH-3)	18914.02	14415.01	6361.357	3860.30	
PROPOSED (PH-3)	32668.31	23543.77	190.06	184.30	2317.41
PROPOSED (PH-4)	16579.15	14676.87			
TOTAL	209042.44	163042.96	6551.42	4622.02	5808.39
EWS (PH-1) APPROVED	12645.73				
BASEMENT (PH-2, PH-3)	23409.26				



Desilting Tank Size
(L) = 2000 mm
(W) = 1500 mm
Effective Depth (D) = 1000 mm

Recharge Pit Size
(Dia) = 1500 mm

GREEN AREA DETAIL

	SQM
LOW RISE-1	
POCKET-1	12223.35
POCKET-2	1052.09
TOTAL	**13275.44**
HIGH RISE	
POCKET-3	8720.51
POCKET-5	3986.85
TOTAL	**12707.36**
LOW RISE-2	
POCKET-4	1212.49
TOTAL	**1212.49**
TOTAL GREEN AREA	**27195.29**

PHASE- 1 - LOW RISE-1 (APPROVED)

	AREA
GROUND COVERAGE (LOW RISE -1)	17628.927
FAR (LOW RISE -1)	74263.759
GROSS BUILT UP AREA (LOW RISE -1)	92908.771
GROUND COVERAGE (EWS & LIG)	1490.411
FAR (EWS & LIG)	10404.137
GROSS BUILT UP AREA (EWS & LIG)	12645.725

FLOOR	ENVELOPE AREA	CUTOUT AREA	GROSS BUILT UP AREA	CUPBOARD AREA	BALCONY AREA	PROJECTION AREA	FIRE STAIRCASE AREA	BUILT UP AREA	STAIRCASE AREA	LIFT SHAFT AREA	SERVICE SHAFT AREA	CORRIDOR AREA	STORE AREA	METER AREA	RESIDENT. (F.A.R.)	GROUND COVERAGE	COMMERCIAL (F.A.R.)	COMMERCIAL (G.B.U.A)	COMMUNITY (G.B.U.A)
	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)		(SQM)	(SQM)	(SQM)
PHASE-2 (T-6 TO T-12) - APPROVED																			
BASEMENT			22632.97					22632.97			916.15						577.42		550.26
GROUND/ STILT FLOOR	4195.44	97.90	4097.54	47.04	224.39	37.95	89.08	3699.08	65.49	70.49	48.74	260.90	27.79	76.23	3149.45	4097.54			1420.21
1ST FLOOR	4143.33	384.43	3758.90	47.04	224.45	46.14	85.38	3355.89	65.49	70.49	54.81	202.65	44.35	0.00	2918.10				1390.25
2nd FLOOR	3995.91	66.86	3929.05	47.04	271.85	54.63	85.38	3470.15	65.49	70.49	55.64	202.65	65.93	0.00	3009.95				130.27
3rd FLOOR	3995.91	66.86	3929.05	47.04	271.85	55.91	85.38	3468.88	65.49	70.49	55.64	202.65	65.93	0.00	3008.67				
4th FLOOR	3995.91	66.86	3929.05	47.04	271.85	54.63	85.38	3470.15	65.49	70.49	55.64	202.65	65.93	0.00	3009.95				
5th FLOOR	3995.91	66.86	3929.05	47.04	271.85	54.63	85.38	3470.15	65.49	70.49	55.64	202.65	65.93	0.00	3009.95				
6th FLOOR	3995.91	66.86	3929.05	47.04	271.85	54.63	85.38	3470.15	65.49	70.49	55.64	202.65	65.93	0.00	3009.95				
7th FLOOR	3995.91	66.86	3929.05	47.04	271.85	54.63	85.38	3470.15	65.49	70.49	55.64	202.65	65.93	0.00	3009.95				
8th FLOOR	3995.91	66.86	3929.05	47.04	271.85	54.63	85.38	3470.15	65.49	70.49	55.64	202.65	65.93	0.00	3009.95				
9th FLOOR	3995.91	66.86	3929.05	47.04	271.85	54.63	85.38	3470.15	65.49	70.49	55.64	202.65	65.93	0.00	3009.95				
10th FLOOR	2656.75	31.37	2625.39	33.57	194.09	34.08	62.96	2300.69	46.22	49.69	38.43	123.65	43.46	0.00	1999.24				
11th FLOOR	2656.75	31.37	2625.39	33.57	194.09	34.08	62.96	2300.69	46.22	49.69	38.43	123.65	43.46	0.00	1999.24				
12th FLOOR	2656.75	31.37	2625.39	33.57	194.09	34.08	62.96	2300.69	46.22	49.69	38.43	123.65	43.46	0.00	1999.24				
TERRACE			807.20																
TOTAL			**70605.16**					**64349.95**							**36143.56**		**577.42**		**3490.98**
PHASE-3A- (T-13 to T-15) - (REVISED)																			
BASEMENT			776.29					776.29			98.72								
GROUND/ STILT FLOOR	1900.24	0.00	1900.24	0.00	0.00	0.00	46.56	1853.68	57.58	43.92	49.46	320.89	0.00	0.00	179.53	2331.11	1202.302	1900.24	
1ST FLOOR	2309.54	179.53	2130.02	0.00	0.00	265.59	46.56	1817.87	44.08	43.92	28.05	345.13	0.00	0.00	0.00		1356.694	2130.02	
2nd FLOOR	2331.11	0.00	2331.11	0.00	0.00	431.58	46.56	1852.97	44.08	43.92	25.54	438.12	0.00	0.00	0.00		1301.303	2331.11	
3rd FLOOR	1938.36	76.68	1861.68	25.79	132.87	25.63	48.38	1629.00	33.64	29.16	33.90	72.88	35.87	0.00	1423.55				
4th FLOOR	1938.36	76.68	1861.68	25.79	132.87	25.63	48.38	1629.00	33.64	29.16	33.90	72.88	35.87	0.00	1423.55				
5th FLOOR	1938.36	76.68	1861.68	25.79	132.87	25.63	48.38	1629.00	33.64	29.16	33.90	72.88	35.87	0.00	1423.55				
6th FLOOR	1938.36	76.68	1861.68	25.79	132.87	25.63	48.38	1629.00	33.64	29.16	33.90	72.88	35.87	0.00	1423.55				
7th FLOOR	1938.36	76.68	1861.68	25.79	132.87	25.63	48.38	1629.00	33.64	29.16	33.90	72.88	35.87	0.00	1423.55				
8th FLOOR	1938.36	76.68	1861.68	25.79	132.87	25.63	48.38	1629.00	33.64	29.16	33.90	72.88	35.87	0.00	1423.55				
9th FLOOR	1938.36	76.68	1861.68	25.79	132.87	25.63	48.38	1629.00	33.64	29.16	33.90	72.88	35.87	0.00	1423.55				
10th FLOOR	1938.36	76.68	1861.68	25.79	132.87	25.63	48.38	1629.00	33.64	29.16	33.90	72.88	35.87	0.00	1423.55				
11th FLOOR	1938.36	76.68	1861.68	25.79	132.87	25.63	48.38	1629.00	33.64	29.16	33.90	72.88	35.87	0.00	1423.55				
12th FLOOR	1938.36	76.68	1861.68	25.79	132.87	25.63	48.38	1629.00	33.64	29.16	33.90	72.88	35.87	0.00	1423.55				
TERRACE			297.23																
TOTAL			**26051.67**					**22590.79**							**14415.01**		**3860.30**	**6361.36**	**0.00**
PHASE-3B- (T-1,2 &3) & OFFICE-01 & COMMUNITY-02 & 03 BUILDINGS - (REVISED & PROPOSED)																			
BASEMENT																			148.99
GROUND/ STILT FLOOR	2526.09	0.00	2526.09	0.00	0.00	1917.11	68.48	540.50	68.48	29.97	17.48	77.30	18.39	45.66	283.24	3473.79	184.30	190.06	755.70
1ST FLOOR	2574.41	137.27	2437.14	5.15	175.96	99.71	59.43	2096.89	62.45	29.97	40.14	98.98	28.00	0.00	1837.36				788.88
2nd FLOOR	2486.12	0.00	2486.12	5.15	176.98	40.48	59.43	2204.08	59.43	29.97	40.14	98.98	28.00	0.00	1947.56				522.51
3rd FLOOR	2486.12	0.00	2486.12	5.15	176.98	40.48	59.43	2204.08	59.43	29.97	40.14	98.98	28.00	0.00	1947.56				
4th FLOOR	2486.12	0.00	2486.12	5.15	176.98	40.48	59.43	2204.08	59.43	29.97	40.14	98.98	28.00	0.00	1947.56				
5th FLOOR	2486.12	0.00	2486.12	5.15	176.98	40.48	59.43	2204.08	59.43	29.97	40.14	98.98	28.00	0.00	1947.56				
6th FLOOR	2486.12	0.00	2486.12	5.15	176.98	40.48	59.43	2204.08	59.43	29.97	40.14	98.98	28.00	0.00	1947.56				
7th FLOOR	2486.12	0.00	2486.12	5.15	176.98	40.48	59.43	2204.08	59.43	29.97	40.14	98.98	28.00	0.00	1947.56				
8th FLOOR	2486.12	0.00	2486.12	5.15	176.98	40.48	59.43	2204.08	59.43	29.97	40.14	98.98	28.00	0.00	1947.56				
9th FLOOR	2486.12	0.00	2486.12	5.15	176.98	40.48	59.43	2204.08	59.43	29.97	40.14	98.98	28.00	0.00	1947.56				
10th FLOOR	2486.12	0.00	2486.12	5.15	176.98	40.48	59.43	2204.08	59.43	29.97	40.14	98.98	28.00	0.00	1947.56				
11th FLOOR	2486.12	0.00	2486.12	5.15	176.98	40.48	59.43	2204.08	59.43	29.97	40.14	98.98	28.00	0.00	1947.56				
12th FLOOR	2486.12	0.00	2486.12	5.15	176.98	40.48	59.43	2204.08	59.43	29.97	40.14	98.98	28.00	0.00	1947.56				
TERRACE			357.78																101.33
TOTAL			**32668.31**					**26882.26**							**23543.77**		**184.30**	**190.06**	**2317.41**
PHASE-4 (LOW RISE-2)																			
GROUND	7925.72	0.00	7925.72					7925.72	587.28						7338.43	7925.72			
1ST FLOOR	7925.72	0.00	7925.72					7925.72	587.28						7338.43				
LOW RISE (TERRACE)			727.72																
TOTAL			**16579.15**					**15851.43**							**14676.87**				
COMBINED TOTAL																			
TOTAL	**122500.02**	**2194.93**	**145904.29**	**890.77**	**6657.37**	**4040.27**	**2451.51**	**129674.44**	**3234.95**	**1666.93**	**2620.03**	**5553.67**	**1443.09**	**121.89**	**88779.20**	**17828.15**	**4622.02**	**6551.42**	**5808.39**

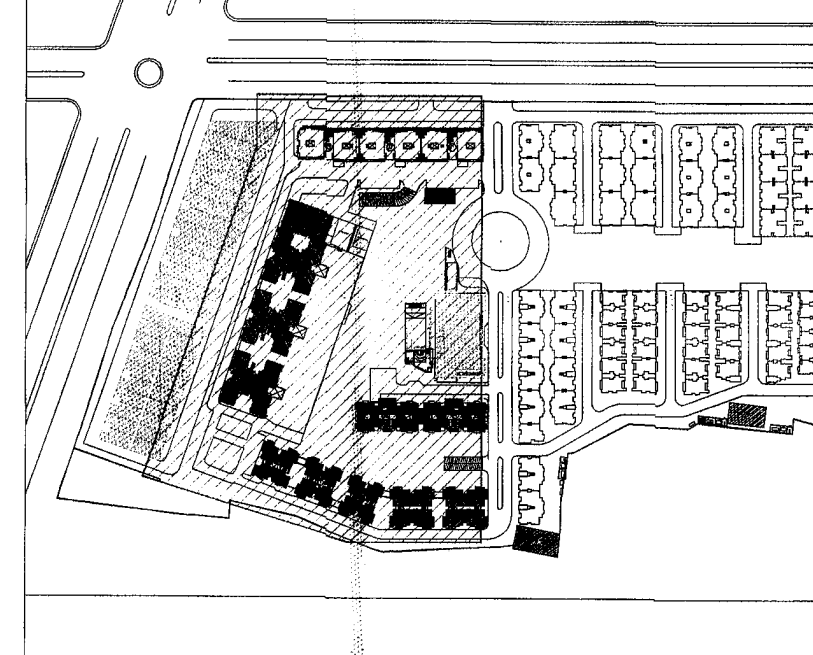
SHEET NO: 1/18

अनुमोदित

KEY PLAN:

उपनगर नियोजन (BP)
जयपुर विकास प्राधिकरण, जयपुर

वरिष्ठ नगर नियोजक
भवन मानचित्र समिति
जयपुर विकास प्राधिकरण जयपुर



NOTE:- ALL DIMENSION & LEVELS ARE IN MM.

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ARCHITECT SIGNATURE :

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ARCHITECT
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CA No. 80/5769

CLIENT :

M/S MANGALAM GROUP
CORP. OFFICE; - 6 TH FLOOR ,APEX MALL
LAL KOTHI,TONK ROAD,JAIPUR

OWNER SIGNATURE :

For Manglam Build Developers Ltd
Authorised Signatory

JOB TITLE :

SUBMISSION DRAWING

PROJECT :

GROUP HOUSING "AANANDA", JAIPUR

DRAWING TITLE :

SITE PLAN &
AREA CALCULATION

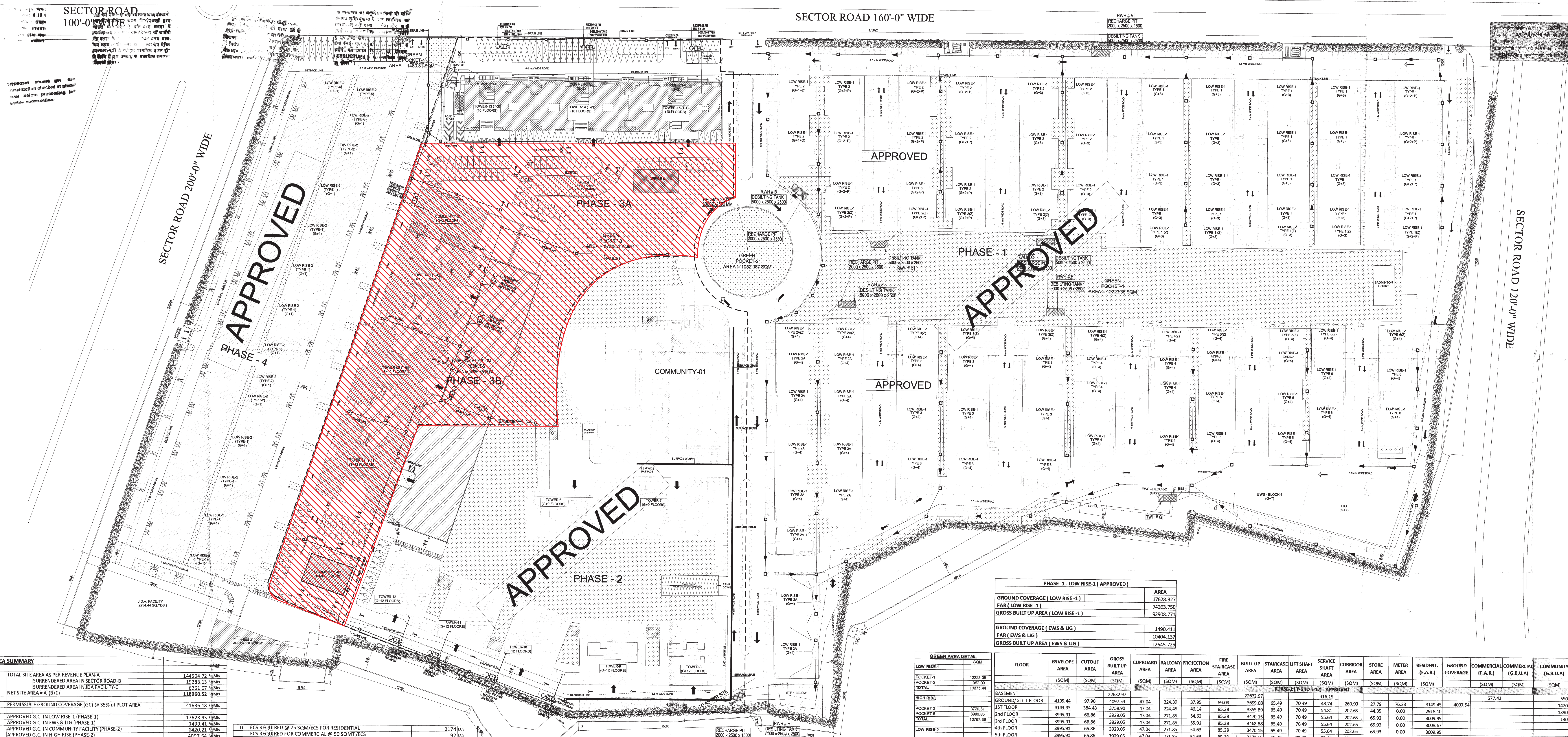
JOB NO. 2003
SCALE :- 1:500
DATE : 10-08-2021

DRAWING NO. MA/ASB/MP/01

DEALT BY: PUSHPKANT
CHECKED BY : HIMANSHU
REVISION NO.

JAIPUR DEVELOPMENT AUTHORITY :-

ASSOCIATE ARCHITECT
ARCHITECT
CHIEF ARCHITECT



AREA SUMMARY

1	TOTAL SITE AREA AS PER REVENUE PLAN-A	144504.72	Sq Mts
	SURRENDERED AREA IN SECTOR ROAD-B	19283.13	Sq Mts
	SURRENDERED AREA IN JDA FACILITY-C	6261.07	Sq Mts
	NET SITE AREA = A-(B+C)	**118960.52**	Sq Mts
2	PERMISSIBLE GROUND COVERAGE (GC) @ 35% of PLOT AREA	41636.18	Sq Mts
	APPROVED G.C. IN LOW RISE-1 (PHASE-1)	17628.93	Sq Mts
	APPROVED G.C. IN EWS & LIG (PHASE-1)	1490.41	Sq Mts
	APPROVED G.C. IN COMMUNITY FACILITY (PHASE-2)	1420.21	Sq Mts
	APPROVED G.C. IN HIGH RISE (PHASE-2)	4097.54	Sq Mts
	PROPOSED G. C. IN HIGH RISE & COMMERCIAL (PHASE-3)	2331.11	Sq Mts
	PROPOSED G. C. IN HIGH RISE (PHASE-3)	3473.79	Sq Mts
	PROPOSED G. C. IN COMMERCIAL-2 (PHASE-3)	190.06	Sq Mts
	PROPOSED G. C. IN COMMUNITY-2 (PHASE-3)	537.15	Sq Mts
	PROPOSED G. C. IN COMMUNITY-3 (PHASE-3)	218.55	Sq Mts
	PROPOSED G.C. IN LOW RISE-2 (PHASE-4)	7925.72	Sq Mts
	TOTAL PROPOSED GROUND COVERAGE@ 33.05%	**39313.48**	Sq Mts
3	PERMISSIBLE FAR @ 2.25 of PLOT AREA	267661.17	Sq Mts
	APPROVED FAR IN LOW RISE-1 (PHASE-1)	74263.76	Sq Mts
	APPROVED FAR IN COMMERCIAL (IN COMMUNITY) (PHASE-2)	577.42	Sq Mts
	APPROVED FAR IN HIGH RISE (PHASE-2)	36143.56	Sq Mts
	PROPOSED FAR IN HIGH RISE (PHASE-3)	37958.77	Sq Mts
	PROPOSED FAR IN LOW RISE-2 (PHASE-4)	14676.87	Sq Mts
	PROPOSED FAR IN COMMERCIAL- UNDER HIGH RISE (PHASE-3)	3860.30	Sq Mts
	PROPOSED FAR IN COMMERCIAL (OFFICE-01) (PHASE-3)	184.30	Sq Mts
	TOTAL PROPOSED FAR @ 1.41 OF PLOT AREA	**167664.98**	Sq Mts
4	REQUIRED GREEN @ 20% of PLOT AREA	23792.10	Sq Mts
	TOTAL PROPOSED GREEN @ 22.86 % OF PLOT AREA	**27195.29**	Sq Mts
	No OF TREES REQUIRED @ 1TREE/100 SQMT OF PLOT AREA	1189.61	Nos
	TOTAL TREES PROVIDED	**1195.00**	Nos
5	PERMISSIBLE EWS BUILT UP AREA @ 5% OF PROPOSED FAR	8383.25	Sq Mts
	APPROVED BUILT UP AREA	**10404.14**	Sq Mts
6	PERMISSIBLE CORRIDOR AREA @ 15 % of FAR	25149.75	Sq Mts
	PROPOSED CORRIDOR AREA @ 3.93%	**6581.38**	Sq Mts
7	PERMISSIBLE STORE AREA @ 3% OF FAR	5029.95	Sq Mts
	PROPOSED STORE AREA @ 0.86%	**1443.09**	Sq Mts
8	PERMISSIBLE COMMUNITY FACILITY @ 5% of PROPOSED FAR	**8383.25**	Sq Mts
	APPROVED COMMUNITY FACILITY (PHASE-2)	2807.17	Sq Mts
	PROPOSED COMMUNITY FACILITY-02 (PHASE-3)	1576.17	Sq Mts
	PROPOSED COMMUNITY FACILITY-03 (PHASE-3)	554.32	Sq Mts
	TOTAL COMMUNITY FACILITY @ 2.94%	**4937.66**	Sq Mts
9	PERMISSIBLE COMMERCIAL @ 3% of PROPOSED FAR	**5029.95**	Sq Mts
	APPROVED FAR IN COMMERCIAL (IN COMMUNITY) (PHASE-2)	577.42	Sq Mts
	REVISED & PROPOSED COMMERCIAL IN HIGH RISE (PHASE-3)	3860.30	Sq Mts
	PROPOSED COMMERCIAL (OFFICE-01) (PHASE-3)	184.30	Sq Mts
	TOTAL COMMERCIAL AREA @ 2.76%	**4622.02**	Sq Mts
10	PERMISSIBLE SERVICE AREA @ 7% of FAR	11736.55	Sq Mts
	PROPOSED SERVICE AREA @ 1.64%	**2741.92**	Sq Mts

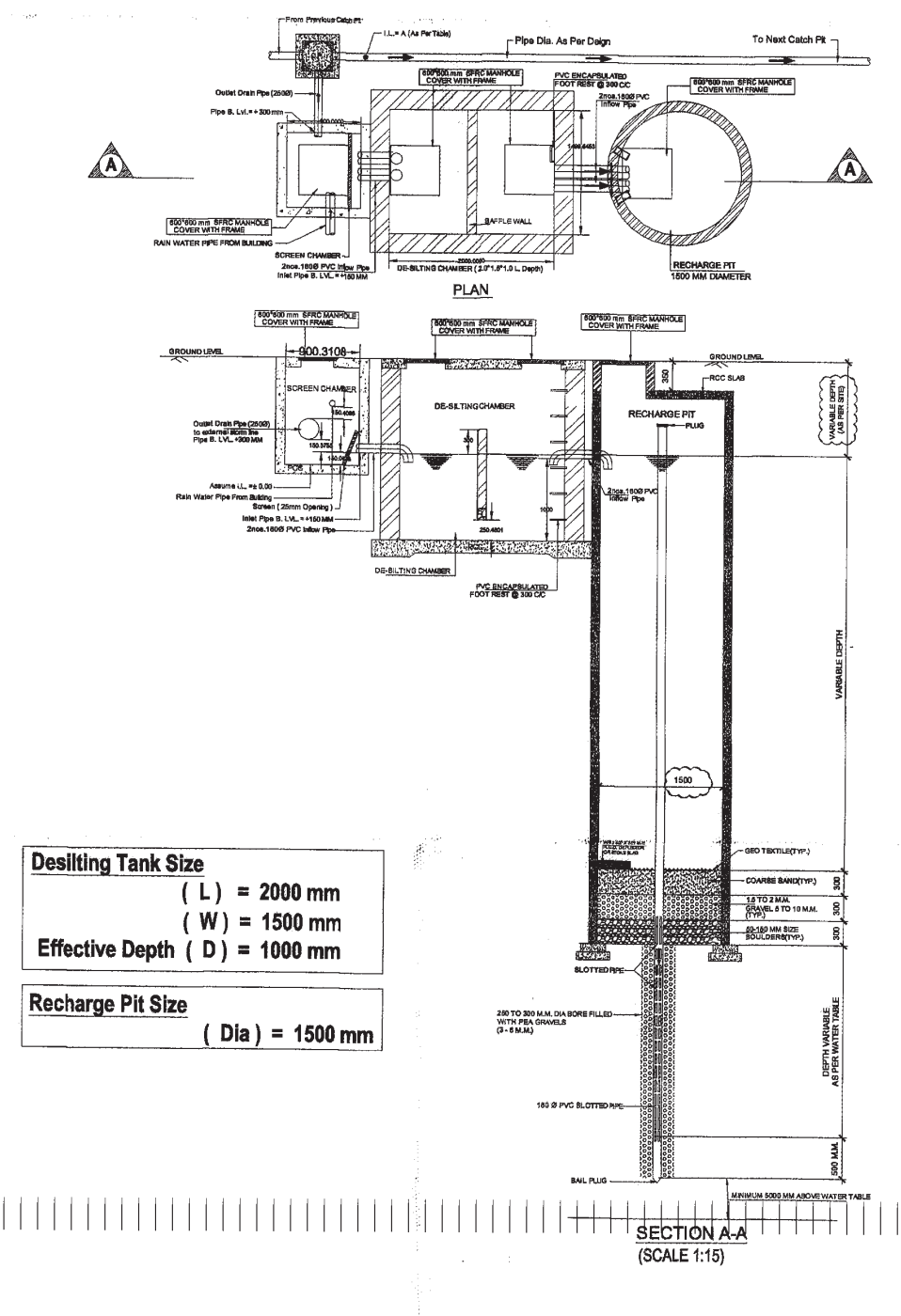
11	ECS REQUIRED @ 75 SQM/ECS FOR RESIDENTIAL	2174	ECS
	ECS REQUIRED FOR COMMERCIAL @ 50 SQMT /ECS	92	ECS
	ECS REQUIRED FOR VISITORS @ 25%	567	ECS
	TOTAL	2833	ECS
	ECS REQUIRED FOR EWS & LIG @ 1 SCOOTER/DU FOR 264 DUs	88.00	ECS
	TOTAL ECS REQUIRED	**2921**	ECS
	75% FOR CARS AND 20% FOR TWO WHEELERS & 5% FOR CYCLES		
	REQUIRED ECS FOR CARS	2125	ECS
	REQUIRED SCOOTERS (795x3=2388)	796	ECS
	PROPOSED ECS FOR CARS	**2125**	ECS
	PROPOSED ECS FOR TWO WHEELERS @ 3 SCOOTERS/ECS = 2389/3	**796**	ECS
	TOTAL ECS PROPOSED = CARS + (3 SCOOTERS/ECS)	**2921**	ECS
a)	LOW RISE-1 PARKING (PHASE-1)		
	PROPOSED CARS	757	
	PROPOSED TWO WHEELERS (464/3= 155 ECS)	464	
	TOTAL PROPOSED ECS = CARS + (3 SCOOTERS/ECS)	**912**	ECS
b)	LOW RISE-2 PARKING (PHASE-4)		
	PROPOSED CARS	261	
	PROPOSED TWO WHEELERS (127/3= 42 ECS)	127	
	TOTAL PROPOSED ECS = CARS + (3 SCOOTERS/ECS)	**303**	ECS
c)	HIGH RISE PARKING (PHASE-2)		
	PROPOSED CARS	547	
	PROPOSED TWO WHEELERS (1094/3= 365 ECS)	1094	
	TOTAL PROPOSED ECS = CARS + (3 SCOOTERS/ECS)	**912**	ECS
d)	HIGH RISE PARKING (PHASE-3)		
	PROPOSED CARS	460	
	PROPOSED TWO WHEELERS (704/3= 235 ECS)	703	
	TOTAL PROPOSED ECS = CARS + (3 SCOOTERS/ECS)	**694**	ECS
e)	COMMERCIAL PARKING		
	PROPOSED CARS	100.00	
	TOTAL PROPOSED ECS = CARS + (3 SCOOTERS/ECS)	**100.00**	ECS
12	GROSS B.U.A. IN LOW RISE-1 (PHASE-1) APPROVED	92908.77	Sq Mts
	GROSS B.U.A. IN HIGH RISE SUPER STRUCTURE (PHASE-2) APPROVED	47972.19	Sq Mts
	GROSS B.U.A. IN HIGH RISE (PHASE-3)	51582.33	Sq Mts
	GROSS B.U.A. IN LOW RISE-2 (PHASE-4)	16579.15	Sq Mts
	GROSS B.U.A. IN EWS & LIG (PHASE-1) APPROVED	12645.73	Sq Mts
	GROSS B.U.A. IN COMMERCIAL (PHASE-3)	6551.42	Sq Mts
	GROSS B.U.A. IN COMMUNITY FACILITY-1 (PHASE-2) APPROVED	3490.98	Sq Mts
	GROSS B.U.A. IN COMMUNITY- 02 & 03 (PHASE-3)	2317.41	Sq Mts
	GROSS B.U.A. IN BASEMENT (PHASE-2)- APPROVED	22632.97	Sq Mts
	GROSS B.U.A. IN BASEMENT (PHASE-3)	776.29	Sq Mts
	TOTAL GROSS BUILTUP AREA	**257457.23**	Sq Mts

PHASE- 2 (T-6 TO T-12) - (APPROVED)	AREA
GROUND COVERAGE (T-6 to T-12)	4097.54
FAR (T-6 to T-12)	36143.56
GROSS BUILT UP AREA SUPER STRUCTURE (T-6 to T-12)	47972.19
GROSS BUILT UP AREA BASEMENT (T-6 to T-12)	22632.97
GROUND COVERAGE (COMMUNITY)	1420.212
BUILT-UP (COMMUNITY)	2807.167
BUILT-UP (COMMERCIAL IN COMMUNITY)	577.423
GROSS BUILT UP AREA (COMMUNITY)	3490.980

COMPARISION SHEET (OLD Sanctioned Vs Revised & Proposed)

	SANCTIONED / APPROVED	PROPOSED	Remarks
PHASE-1			
Residential - Low Rise-1	Approved	-	Completion Granted
PHASE-2		-	
Community-01	Approved	-	Completion Granted
Residential Tower 6-7-8-9-10-11-12	Approved	-	Completion Granted
PHASE-3		REVISED & PROPOSED	
Residential - Tower -13-14-15	Approved	-	Same as santioned
Commercial - Tower -13-14-15	Old Sanctioned (FAR = 4916sqm.)	Proposed (FAR = 3860.30 sqm)	Shops revised.
~~Commercial - Office-01~~	-	~~Proposed (FAR = 184.30 sqm)~~	~~New Proposed~~
Community -02 & 03	-	Proposed (Gross Built up = 2317.41 sqm.)	New Proposed
Residential - Tower -1-2-3	Old - 5 no. Towers (T-1,2,3,4,5)	Proposed - 3no. Towers Renamed (4,5 & 13)	Revised
PHASE-4		REVISED & PROPOSED	
Residential - Low Rise-2	Sanctioned		As per sanctioned

	RESIDENTIAL		COMMERCIAL		COMMUNITY
	GROSS BUILT UP	FAR	GROSS BUILT UP	FAR	GROSS BUILT UP
APPROVED (PH-1, PH-2)	140880.96	110407.32		577.42	3490.98
REVISED (PH-3)	18914.02	14415.01	6361.357	3860.30	
PROPOSED (PH-3)	32668.31	23543.77	190.06	184.30	2317.41
PROPOSED (PH-4)	16579.15	14676.87			
TOTAL	**209042.44**	**163042.96**	**6551.42**	**4622.02**	**5808.39**
EWS (PH-1) APPROVED	12645.73				
BASEMENT (PH-2, PH-3)	23409.26				



GREEN AREA DETAIL	SQM
LOW RISE-1	
POCKET-1	12223.35
POCKET-2	1052.09
TOTAL	**13275.44**
HIGH RISE	
POCKET-3	8720.51
POCKET-5	3986.85
TOTAL	**12707.36**
LOW RISE-2	
POCKET-4	1212.49
TOTAL	**1212.49**
TOTAL GREEN AREA	**27195.29**

PHASE- 1 - LOW RISE-1 (APPROVED)	AREA
GROUND COVERAGE (LOW RISE -1)	17628.927
FAR (LOW RISE -1)	74263.759
GROSS BUILT UP AREA (LOW RISE -1)	92908.771
GROUND COVERAGE (EWS & LIG)	1490.411
FAR (EWS & LIG)	10404.137
GROSS BUILT UP AREA (EWS & LIG)	12645.725

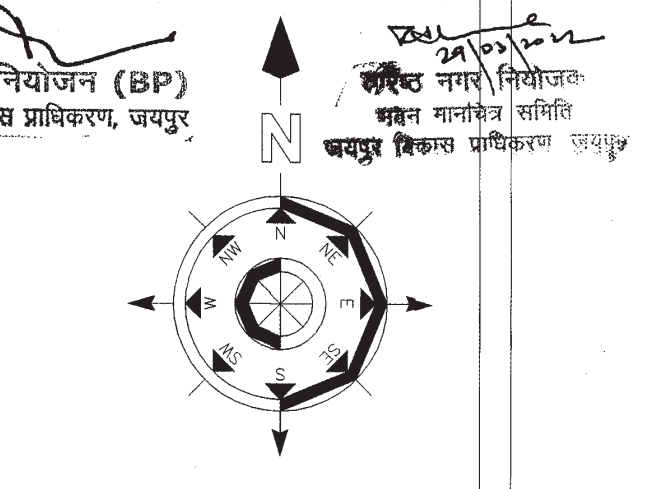
FLOOR	ENVELOPE AREA	CUTOUT AREA	GROSS BUILT UP AREA	CUPBOARD AREA	BALCONY AREA	PROJECTION AREA	FIRE STAIRCASE AREA	BUILT UP AREA	STAIRCASE AREA	LIFT SHAFT AREA	SERVICE SHAFT AREA	CORRIDOR AREA	STORE AREA	METER AREA	RESIDENT. (F.A.R.)	GROUND COVERAGE	COMMERCIAL (F.A.R.)	COMMERCIAL (G.B.U.A)	COMMUNITY (G.B.U.A)
	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)		(SQM)	(SQM)	(SQM)
PHASE-2 (T-6 TO T-12) - APPROVED																			
BASEMENT			22632.97					22632.97			916.15						577.42		550.26
GROUND/ STILT FLOOR	4195.44	97.90	4097.54	47.04	224.39	37.95	89.08	3699.08	65.49	70.49	48.74	260.90	27.79	76.23	3149.45	4097.54			1420.21
1ST FLOOR	4143.33	384.43	3758.90	47.04	224.45	46.14	85.38	3355.89	65.49	70.49	54.81	202.65	44.35	0.00	2918.10				1390.25
2nd FLOOR	3995.91	66.86	3929.05	47.04	271.85	54.63	85.38	3470.15	65.49	70.49	55.64	202.65	65.93	0.00	3009.95				130.27
3rd FLOOR	3995.91	66.86	3929.05	47.04	271.85	55.91	85.38	3468.88	65.49	70.49	55.64	202.65	65.93	0.00	3008.67				
4th FLOOR	3995.91	66.86	3929.05	47.04	271.85	54.63	85.38	3470.15	65.49	70.49	55.64	202.65	65.93	0.00	3009.95				
5th FLOOR	3995.91	66.86	3929.05	47.04	271.85	54.63	85.38	3470.15	65.49	70.49	55.64	202.65	65.93	0.00	3009.95				
6th FLOOR	3995.91	66.86	3929.05	47.04	271.85	54.63	85.38	3470.15	65.49	70.49	55.64	202.65	65.93	0.00	3009.95				
7th FLOOR	3995.91	66.86	3929.05	47.04	271.85	54.63	85.38	3470.15	65.49	70.49	55.64	202.65	65.93	0.00	3009.95				
8th FLOOR	3995.91	66.86	3929.05	47.04	271.85	54.63	85.38	3470.15	65.49	70.49	55.64	202.65	65.93	0.00	3009.95				
9th FLOOR	3995.91	66.86	3929.05	47.04	271.85	54.63	85.38	3470.15	65.49	70.49	55.64	202.65	65.93	0.00	3009.95				
10th FLOOR	2656.75	31.37	2625.39	33.57	194.09	34.08	62.96	2300.69	46.22	49.69	38.43	123.65	43.46	0.00	1999.24				
11th FLOOR	2656.75	31.37	2625.39	33.57	194.09	34.08	62.96	2300.69	46.22	49.69	38.43	123.65	43.46	0.00	1999.24				
12th FLOOR	2656.75	31.37	2625.39	33.57	194.09	34.08	62.96	2300.69	46.22	49.69	38.43	123.65	43.46	0.00	1999.24				
TERRACE			807.20																
TOTAL			**70605.16**					**64349.95**							**36143.56**		**577.42**		**3490.98**
PHASE-3A- (T-13 to T-15) - (REVISED)																			
BASEMENT			776.29					776.29			98.72								
GROUND/ STILT FLOOR	1900.24	0.00	1900.24	0.00	0.00	0.00	46.56	1853.68	57.58	43.92	49.46	320.89	0.00	0.00	179.53	2331.11	1202.302	1900.24	
1ST FLOOR	2309.54	179.53	2130.02	0.00	0.00	265.59	46.56	1817.87	44.08	43.92	28.05	345.13	0.00	0.00	0.00		1356.694	2130.02	
2nd FLOOR	2331.11	0.00	2331.11	0.00	0.00	431.58	46.56	1852.97	44.08	43.92	25.54	438.12	0.00	0.00	0.00		1301.303	2331.11	
3rd FLOOR	1938.36	76.68	1861.68	25.79	132.87	25.63	48.38	1629.00	33.64	29.16	33.90	72.88	35.87	0.00	1423.55				
4th FLOOR	1938.36	76.68	1861.68	25.79	132.87	25.63	48.38	1629.00	33.64	29.16	33.90	72.88	35.87	0.00	1423.55				
5th FLOOR	1938.36	76.68	1861.68	25.79	132.87	25.63	48.38	1629.00	33.64	29.16	33.90	72.88	35.87	0.00	1423.55				
6th FLOOR	1938.36	76.68	1861.68	25.79	132.87	25.63	48.38	1629.00	33.64	29.16	33.90	72.88	35.87	0.00	1423.55				
7th FLOOR	1938.36	76.68	1861.68	25.79	132.87	25.63	48.38	1629.00	33.64	29.16	33.90	72.88	35.87	0.00	1423.55				
8th FLOOR	1938.36	76.68	1861.68	25.79	132.87	25.63	48.38	1629.00	33.64	29.16	33.90	72.88	35.87	0.00	1423.55				
9th FLOOR	1938.36	76.68	1861.68	25.79	132.87	25.63	48.38	1629.00	33.64	29.16	33.90	72.88	35.87	0.00	1423.55				
10th FLOOR	1938.36	76.68	1861.68	25.79	132.87	25.63	48.38	1629.00	33.64	29.16	33.90	72.88	35.87	0.00	1423.55				
11th FLOOR	1938.36	76.68	1861.68	25.79	132.87	25.63	48.38	1629.00	33.64	29.16	33.90	72.88	35.87	0.00	1423.55				
12th FLOOR	1938.36	76.68	1861.68	25.79	132.87	25.63	48.38	1629.00	33.64	29.16	33.90	72.88	35.87	0.00	1423.55				
TERRACE			297.23																
TOTAL			**26051.67**					**22590.79**							**14415.01**		**3860.30**	**6361.36**	**0.00**
PHASE-3B- (T-1,2 &3) & OFFICE-01 & COMMUNITY-02 & 03 BUILDINGS - (REVISED & PROPOSED)																			
BASEMENT																			148.99
GROUND/ STILT FLOOR	2526.09	0.00	2526.09	0.00	0.00	1917.11	68.48	540.50	68.48	29.97	17.48	77.30	18.39	45.66	283.24	3473.79	184.30	190.06	755.70
1ST FLOOR	2574.41	137.27	2437.14	5.15	175.96	99.71	59.43	2096.89	62.45	29.97	40.14	98.98	28.00	0.00	1837.36				788.88
2nd FLOOR	2486.12	0.00	2486.12	5.15	176.98	40.48	59.43	2204.08	59.43	29.97	40.14	98.98	28.00	0.00	1947.56				522.51
3rd FLOOR	2486.12	0.00	2486.12	5.15	176.98	40.48	59.43	2204.08	59.43	29.97	40.14	98.98	28.00	0.00	1947.56				
4th FLOOR	2486.12	0.00	2486.12	5.15	176.98	40.48	59.43	2204.08	59.43	29.97	40.14	98.98	28.00	0.00	1947.56				
5th FLOOR	2486.12	0.00	2486.12	5.15	176.98	40.48	59.43	2204.08	59.43	29.97	40.14	98.98	28.00	0.00	1947.56				
6th FLOOR	2486.12	0.00	2486.12	5.15	176.98	40.48	59.43	2204.08	59.43	29.97	40.14	98.98	28.00	0.00	1947.56				
7th FLOOR	2486.12	0.00	2486.12	5.15	176.98	40.48	59.43	2204.08	59.43	29.97	40.14	98.98	28.00	0.00	1947.56				
8th FLOOR	2486.12	0.00	2486.12	5.15	176.98	40.48	59.43	2204.08	59.43	29.97	40.14	98.98	28.00	0.00	1947.56				
9th FLOOR	2486.12	0.00	2486.12	5.15	176.98	40.48	59.43	2204.08	59.43	29.97	40.14	98.98	28.00	0.00	1947.56				
10th FLOOR	2486.12	0.00	2486.12	5.15	176.98	40.48	59.43	2204.08	59.43	29.97	40.14	98.98	28.00	0.00	1947.56				
11th FLOOR	2486.12	0.00	2486.12	5.15	176.98	40.48	59.43	2204.08	59.43	29.97	40.14	98.98	28.00	0.00	1947.56				
12th FLOOR	2486.12	0.00	2486.12	5.15	176.98	40.48	59.43	2204.08	59.43	29.97	40.14	98.98	28.00	0.00	1947.56				
TERRACE			357.78																101.33
TOTAL			**32668.31**					**26882.26**							**23543.77**		**184.30**	**190.06**	**2317.41**
PHASE-4 (LOW RISE-2)																			
GROUND	7925.72	0.00	7925.72					7925.72	587.28						7338.43	7925.72			
1ST FLOOR	7925.72	0.00	7925.72					7925.72	587.28						7338.43				
LOW RISE (TERRACE)			727.72																
TOTAL			**16579.15**					**15851.43**							**14676.87**				
COMBINED TOTAL																			
TOTAL	**122500.02**	**2194.93**	**145904.29**	**890.77**	**6657.37**	**4040.27**	**2451.51**	**129674.44**	**3234.95**	**1666.93**	**2620.03**	**5553.67**	**1443.09**	**121.89**	**88779.20**	**17828.15**	**4622.02**	**6551.42**	**5808.39**

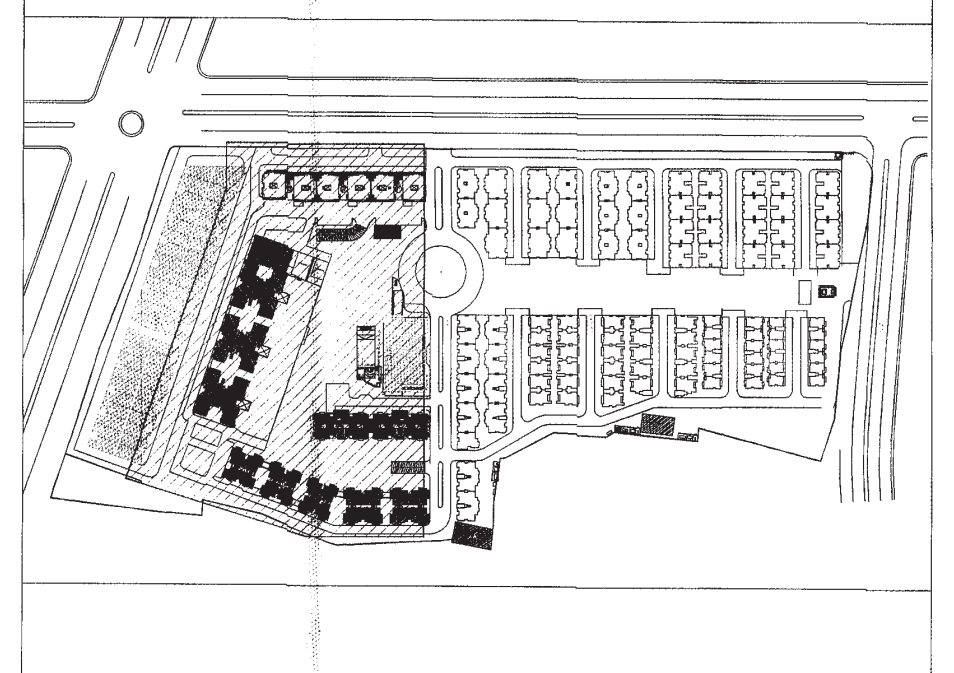
SHEET NO: 1/18 अनुमोदित

KEY PLAN:

उपनगर नियोजन (BP)
जयपुर विकास प्राधिकरण, जयपुर

भवन मानचित्र समिति
जयपुर विकास प्राधिकरण, जयपुर





NOTE:- ALL DIMENSION & LEVELS ARE IN MM.

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ARCHITECT
B. Arch.,M.C.A.,A.I.I.A
CA No. 80/5769

CLIENT :

M/S MANGALAM GROUP
CORP. OFFICE; - 6 TH FLOOR ,APEX MALL
LAL KOTHI,TONK ROAD,JAIPUR

OWNER SIGNATURE :

For Manglam Build Developers Ltd
Authorised Signatory

JOB TITLE :
SUBMISSION DRAWING

PROJECT :
GROUP HOUSING "AANANDA", JAIPUR

DRAWING TITLE :
SITE PLAN &
AREA CALCULATION

JOB NO. 2003
SCALE :- 1:500
DATE : 10-08-2021
DRAWING NO. MA/ASB/MP/01
DEALT BY: PUSHPKANT
CHECKED BY : HIMANSHU
REVISION NO.

JAIPUR DEVELOPMENT AUTHORITY :-

ASSOCIATE ARCHITECT | ARCHITECT | CHIEF ARCHITECT

MANGLAM AANANDA PHASE- III (B) AREA = 15301.64 SQ.MT. ▨

[illegible] वर्ष 2000 की धारा 15 [illegible]

[illegible] (STRUCTURES) का [illegible]

[illegible] निर्माणकर्ता [illegible] एक [illegible]

[illegible] 8.15 [illegible]

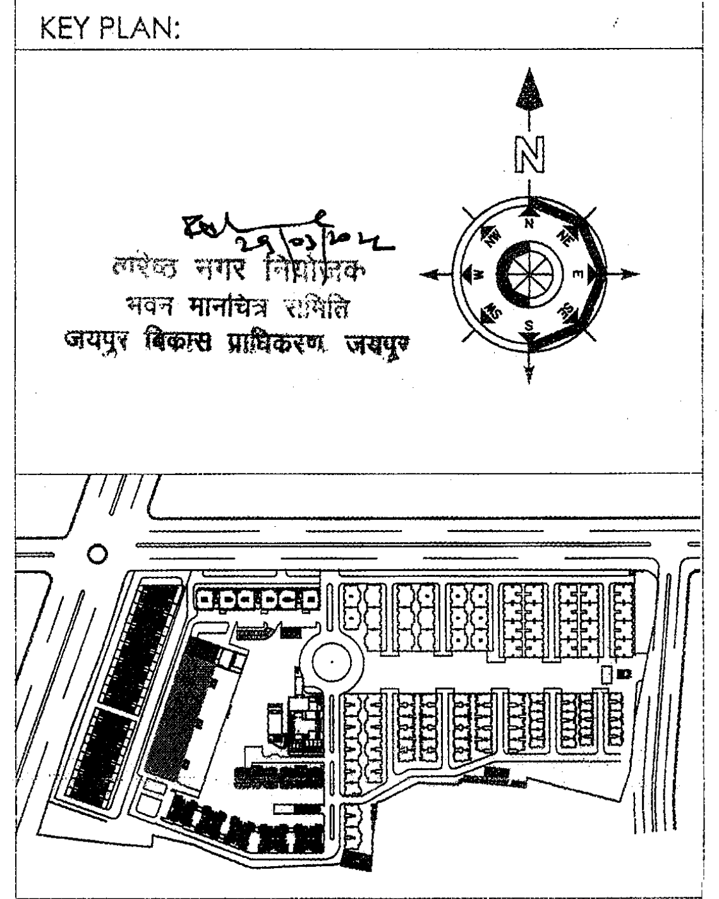
[illegible] construction checked at plinth level before proceeding to further construction

भवन मानचित्र समिति (बी.पी.) की ...254....वीं बैठक दिनांक 25/1/2022 में लिये गये निर्णय की अनुपालना में भवन मानचित्र पत्रांक जविप्रा/स.स./बीपीसी (बीपी)/डी-...466... दिनांक 29/3/2022 द्वारा अनुमोदित कर जारी किये गये।

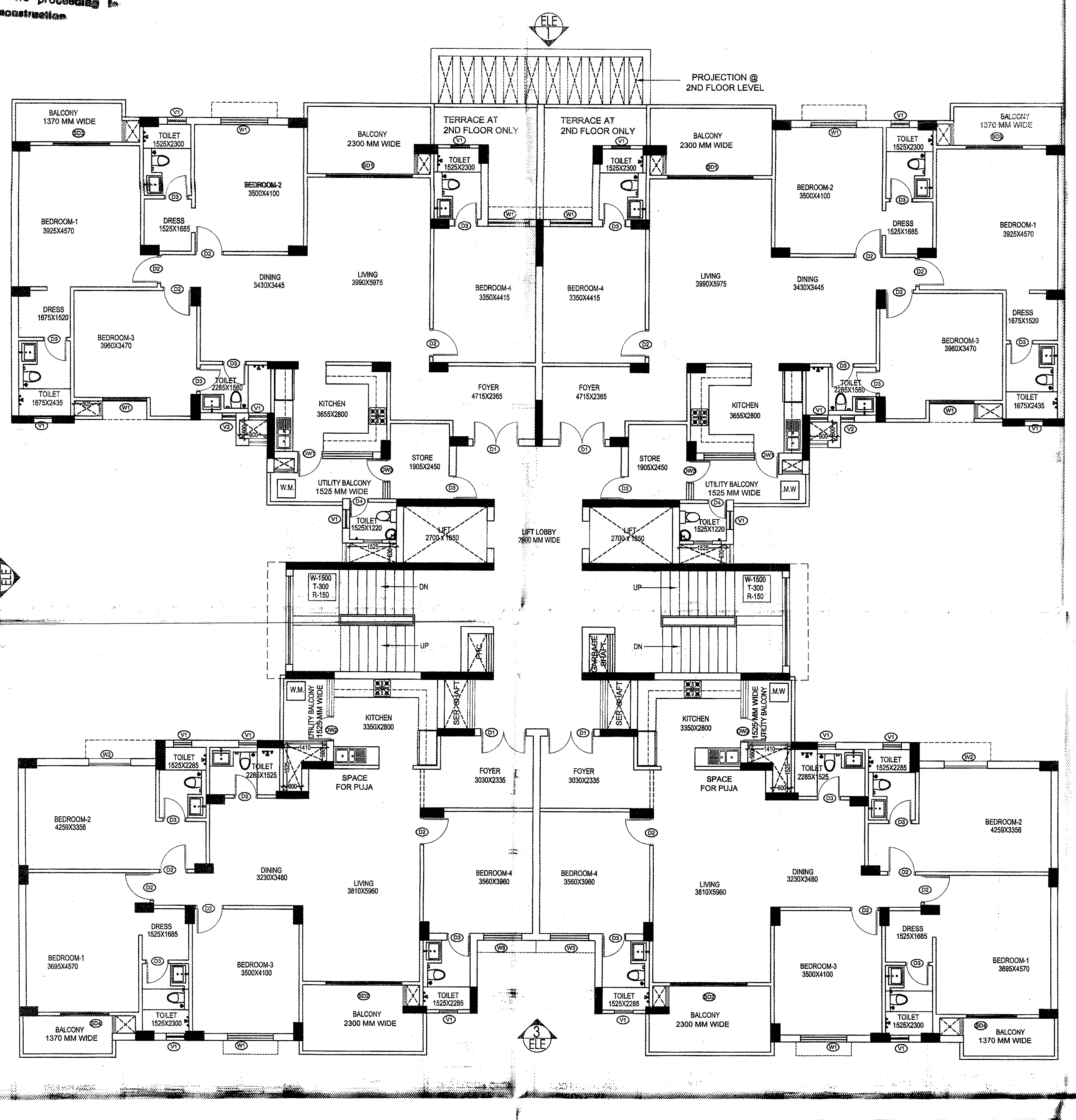
उपनगर नियोजन (BP)
जयपुर विकास प्राधिकरण, जयपुर

SHEET NO.: 10/18 अनुमोदित

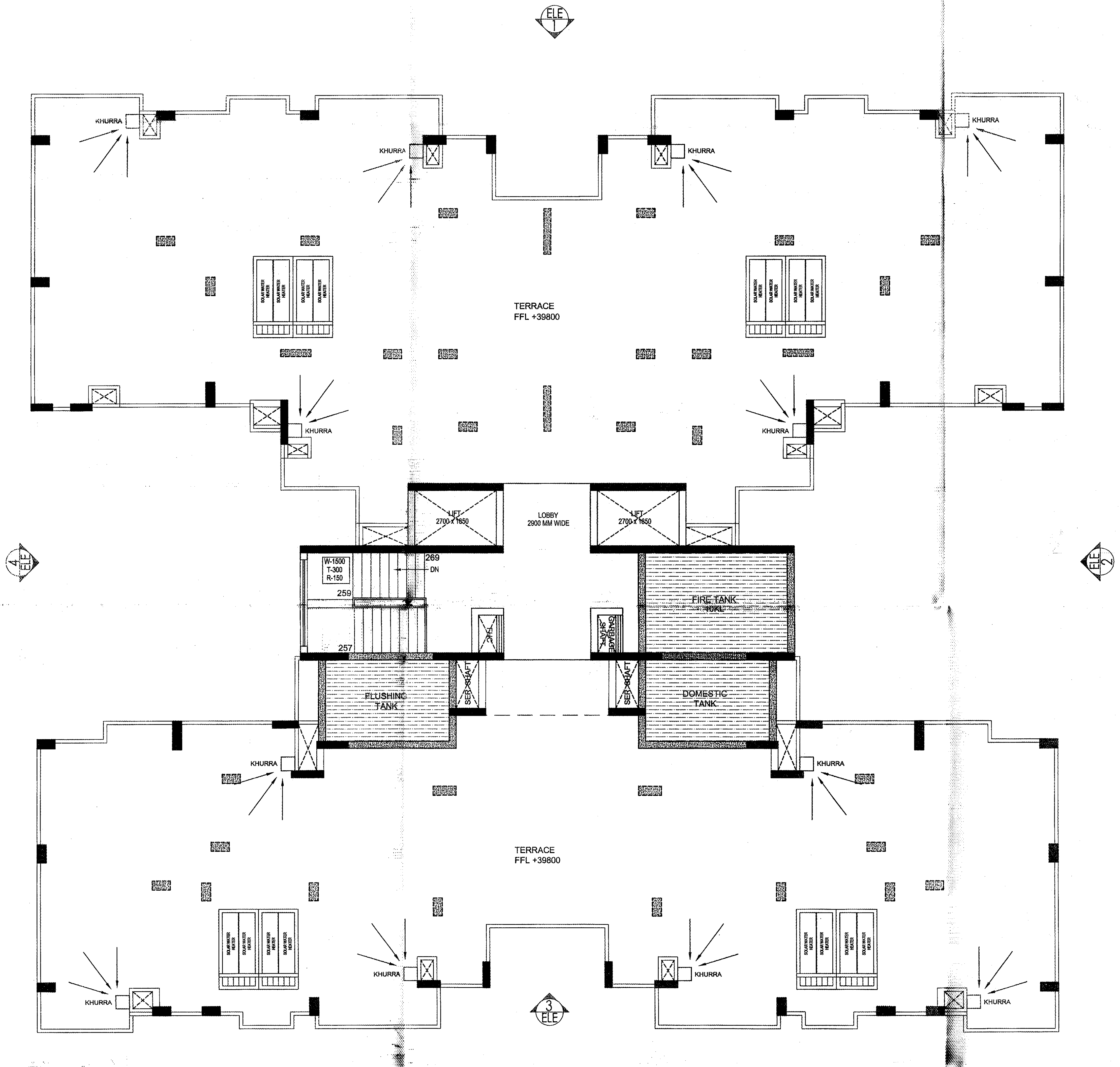
KEY PLAN:



29/03/2022
वरिष्ठ नगर नियोजक
भवन मानचित्र समिति
जयपुर विकास प्राधिकरण, जयपुर



TYPICAL FLOOR PLAN (2ND TO 12TH FLOOR)



TERRACE FLOOR PLAN

NOTE:- ALL DIMENSION & LEVELS ARE IN MM.

DOOR WINDOW SCHEDULE						
Sr. No.	LEGEND	WIDTH (MM)		CILL (MM)	LINTEL (MM)	HEIGHT (MM)
	INTERNAL DOORS	For DOOR	For Window			
1	D1	1500	-	-	2100	2100
2	D2	900	-	-	2100	2100
3	D3	750	-	-	2100	2100
4	D4	600	-	-	2100	2100
5	D5	1050	-	-	2100	2100
	EXTERNAL DOORS & WINDOWS					
1	SD1	2800	-	-	2100	2100
2	SD2	2475	-	-	2100	2100
3	SD3	1850	-	-	2100	2100
4	SD4	1600	-	-	2100	2100
5	MD	1500	-	-	2400	2400
6	DW1	800	1650	1050	2100	1050
7	DW2	800	1210	1050	2100	1050
~~8~~	~~DW3~~	~~750~~	~~550~~	~~1050~~	~~2100~~	~~1050~~
9	W1	-	1500	900	2100	1200
10	W2	-	1350	900	2100	1200
11	W3	-	1250	900	2100	1200
12	V1	-	600	900	2100	1200
13	V2	-	500	900	2100	1200
14	GL1	As per Plan		-	Double Height	

ARCHITECTS:

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ARCHITECT SIGNATURE :

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A., A.I.I.
CA No. 80/57

CLIENT :

M/S MANGALAM GROUP
CORP. OFFICE: - 6 TH FLOOR ,APEX MALL
LAL KOTHI,TONK ROAD,JAIPUR

OWNER SIGNATURE :

For Manglam Bu
Authorised Sig

JOB TITLE :

SUBMISSION DRAWING

PROJECT :

GROUP HOUSING "AANANDA", JAIPUR

DRAWING TITLE :

Tower - 1 (T4), 2(T5) & 3 (T13)
TYPICAL & TERRACE FLOOR PLAN

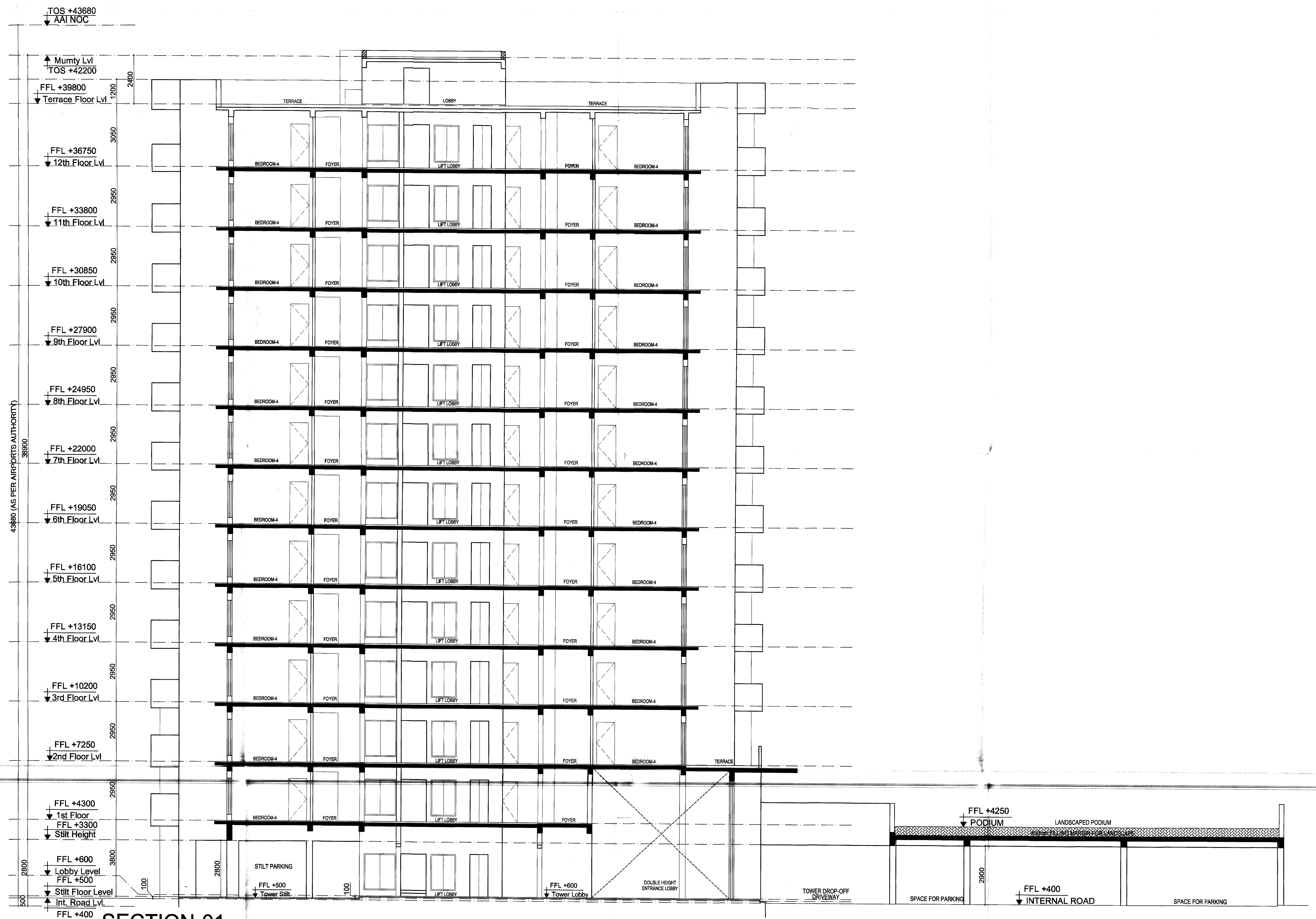
JOB NO. 2003
SCALE :- 1:100
DATE : 10-08-2021

DRAWING NO.
MA/ASB/T-1-2-3/02

DEALT BY: BHARAT
CHECKED BY : HIMANSHU
REVISION NO.

JAIPUR DEVELOPMENT AUTHORITY :-

ASSOCIATE ARCHITECT
ARCHITECT
CHIEF ARCHITECT



SECTION-01

भवन मानचित्र समिति (बी.पी.) की ..254...वीं बैठक दिनांक 25/1/2022 में लिये गये निर्णय की अनुपालना में भवन मानचित्र पत्रांक जविप्रा/स.स./बीपीसी (बीपी)/डी-.566.दिनांक.....29/3/2022 द्वारा अनुमोदित कर जारी किये गये।

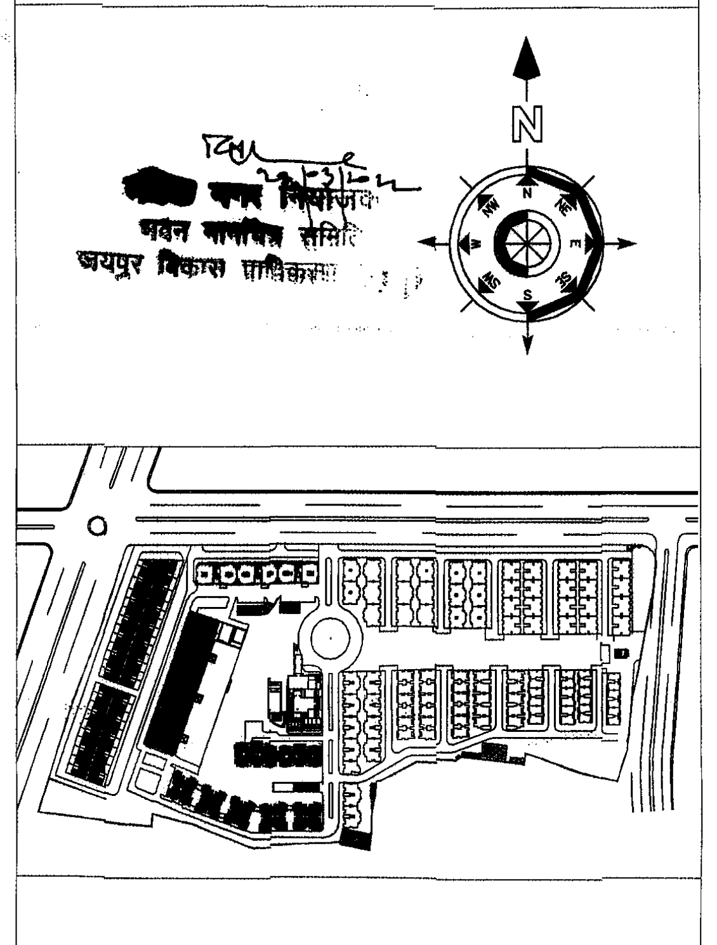
उपनगर नियोजन (BP)
जयपुर विकास प्राधिकरण, जयपुर

अनुमोदित

भवन मानचित्र समिति
जयपुर विकास प्राधिकरण

SHEET NO. : 11/18

KEY PLAN:



NOTE:- ALL DIMENSION & LEVELS ARE IN MM.

DOOR WINDOW SCHEDULE

Sr. No.	LEGEND	WIDTH (MM)		CILL (MM)	LINTEL (MM)	HEIGHT (MM)
	INTERNAL DOORS	For DOOR	For Window			
1	D1	1500	-	-	2100	2100
2	D2	900	-	-	2100	2100
3	D3	750	-	-	2100	2100
4	D4	600	-	-	2100	2100
5	D5	1050	-	-	2100	2100
	EXTERNAL DOORS & WINDOWS					
1	SD1	2800	-	-	2100	2100
2	SD2	2475	-	-	2100	2100
3	SD3	1850	-	-	2100	2100
4	SD4	1600	-	-	2100	2100
5	MD	1500	-	-	2400	2400
6	DW1	800	1650	1050	2100	1050
7	DW2	800	1210	1050	2100	1050
8	DW3	750	550	1050	2100	1050
9	W1	-	1500	900	2100	1200
10	W2	-	1350	900	2100	1200
11	W3	-	1250	900	2100	1200
12	V1	-	600	900	2100	1200
13	V2	-	500	900	2100	1200
14	GL1	As per Plan		-	Double Height	

ARCHITECTS:

gpm ARCHITECTS & PLANNERS
GIAN P. MATHUR AND ASSOCIATES (P) LTD.
C - 55, East Of Kailash, New Delhi-110065
T : 46599599 I F 46599512
E : info@gpmindia.com I W : www.gpmindia.com

ARCHITECT SIGNATURE :

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A.,A.I.I.A
CA No. 80/5769

CLIENT:

M/S MANGALAM GROUP
CORP. OFFICE: - 6 TH FLOOR ,APEX MALL
LAL KOTHI,TONK ROAD,JAIPUR

OWNER SIGNATURE :

For Manglam Build Developers Ltd
Authorised Signatory

JOB TITLE :
SUBMISSION DRAWING

PROJECT :
GROUP HOUSING "AANANDA", JAIPUR

DRAWING TITLE :
Tower - 1 (T4), 2(T5) & 3 (T13)
SECTION-01

JOB NO. 2003
SCALE :- 1:100
DATE : 10-08-2021
DRAWING NO. MA/ASB/T-1-2-3/05
DEALT BY: BHARAT
CHECKED BY : HIMANSHU
REVISION NO.

JAIPUR DEVELOPMENT AUTHORITY :-

ASSOCIATE ARCHITECT
ARCHITECT
CHIEF ARCHITECT

[illegible] विनियम [illegible] 8.15 [illegible] निर्देशों [illegible] प्रस्तावित [illegible] जावे [illegible] विरोध के विरुद्ध [illegible] कार्यवाही की जावेगी।

[illegible] चाहर से उसे [illegible] में [illegible] [illegible] मानचित्र [illegible] प्रकार [illegible] भवन [illegible] आधार-पत्रों [illegible] मानचित्र [illegible] तिथि से एक सप्ताह के [illegible] होगा।

[illegible] विनियम 2000 [illegible] धारा 18 [illegible] निर्देशों के [illegible] [illegible] विरोध [illegible] भवन निर्माता के विरुद्ध [illegible] कार्यवाही की जावेगी।

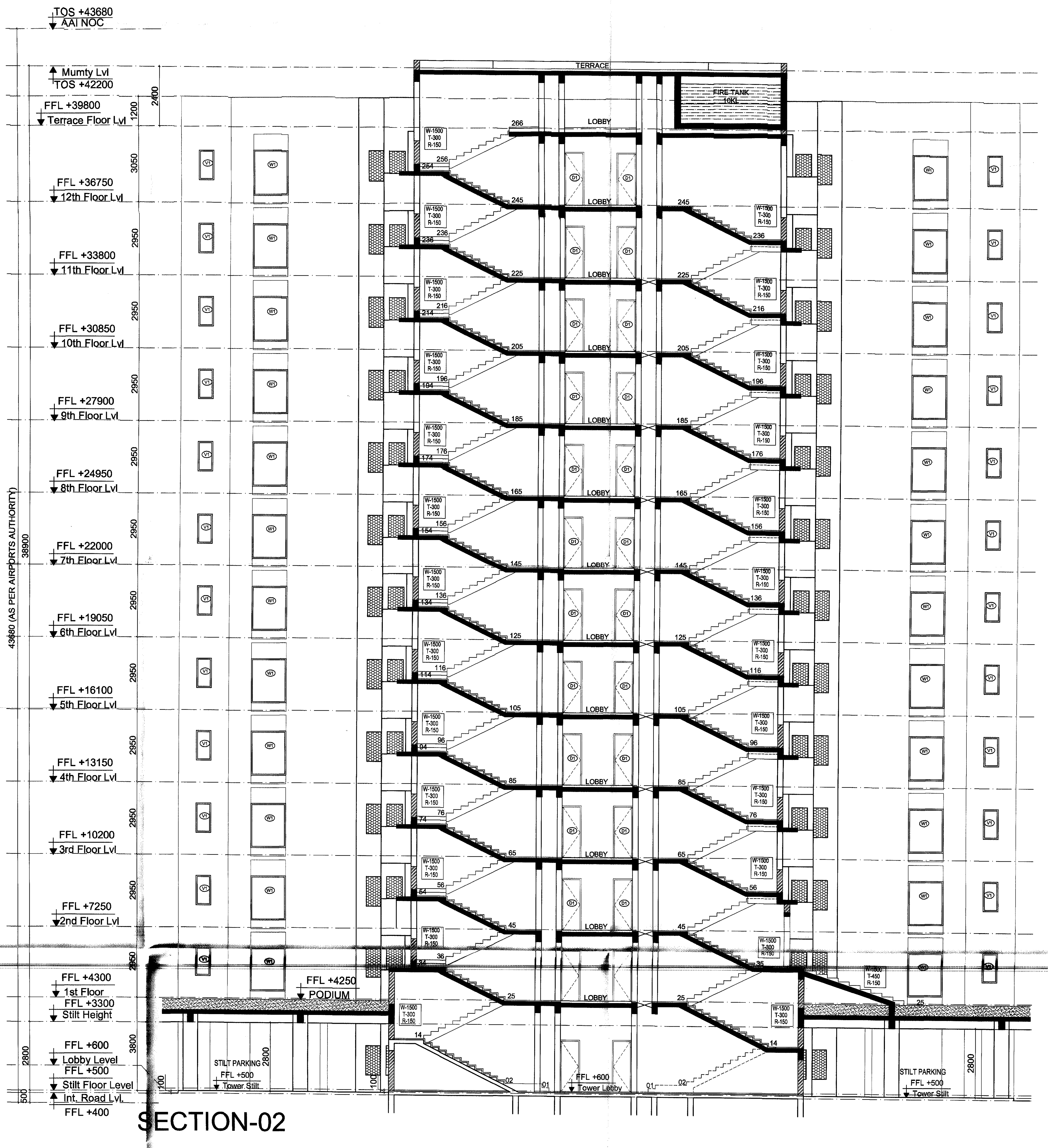
[illegible] मानचित्र का [illegible] भूमि/भूखण्ड [illegible] [illegible] प्रमाणित [illegible] किये [illegible] मानचित्र [illegible] भवन निर्माण का [illegible] (STRUCTURE) का दायित्व [illegible] होगा"।

[illegible] construction checked at plinth level before proceeding for further construction

भवन मानचित्र समिति (बी.पी.) की 254 वीं बैठक दिनांक 25/01/2022 में लिये गये निर्णय की अनुपालना में भवन मानचित्र पत्रांक जविप्रा/स.स./बीपीसी (बीपी)/डी-566 दिनांक 20/3/2022 द्वारा अनुमोदित कर जारी किये गये।

उपनगर नियोजक (BP)
जयपुर विकास प्राधिकरण, जयपुर

अनुमोदित



SECTION-02

भवन मानचित्र समिति
जयपुर विकास प्राधिकरण

SHEET NO: 12/18

KEY PLAN:

NOTE:- ALL DIMENSION & LEVELS ARE IN MM.

ARCHITECTS:
gpm ARCHITECTS & PLANNERS
GIAN P. MATHUR AND ASSOCIATES (P) LTD.
C - 55, East Of Kailash, New Delhi-110065
T : 46599599 I F 46599512
E : info@gpmindia.com I W : www.gpmindia.com

ARCHITECT SIGNATURE :

GIAN P. MATHUR
ARCHITECT
B. Arch. M.C.A. A.I.I.A
CA No. 80/5769

CLIENT :
M/S MANGALAM GROUP
CORP. OFFICE: - 6 TH FLOOR ,APEX MALL
LAL KOTHI,TONK ROAD,JAIPUR

OWNER SIGNATURE :

For Manglam Build Developers Ltd
Authorised Signatory

JOB TITLE :
SUBMISSION DRAWING

PROJECT :
GROUP HOUSING "AANANDA", JAIPUR

DRAWING TITLE :
Tower - 1 (T4), 2(T5) & 3 (T13)
SECTION-02

JOB NO. 2003		DRAWING NO.
SCALE :- 1:100		MA/ASB/T-1-2-3/06
DATE : 10-08-2021		
DEALT BY: BHARAT	CHECKED BY : HIMANSHU	REVISION NO.

JAIPUR DEVELOPMENT AUTHORITY :-

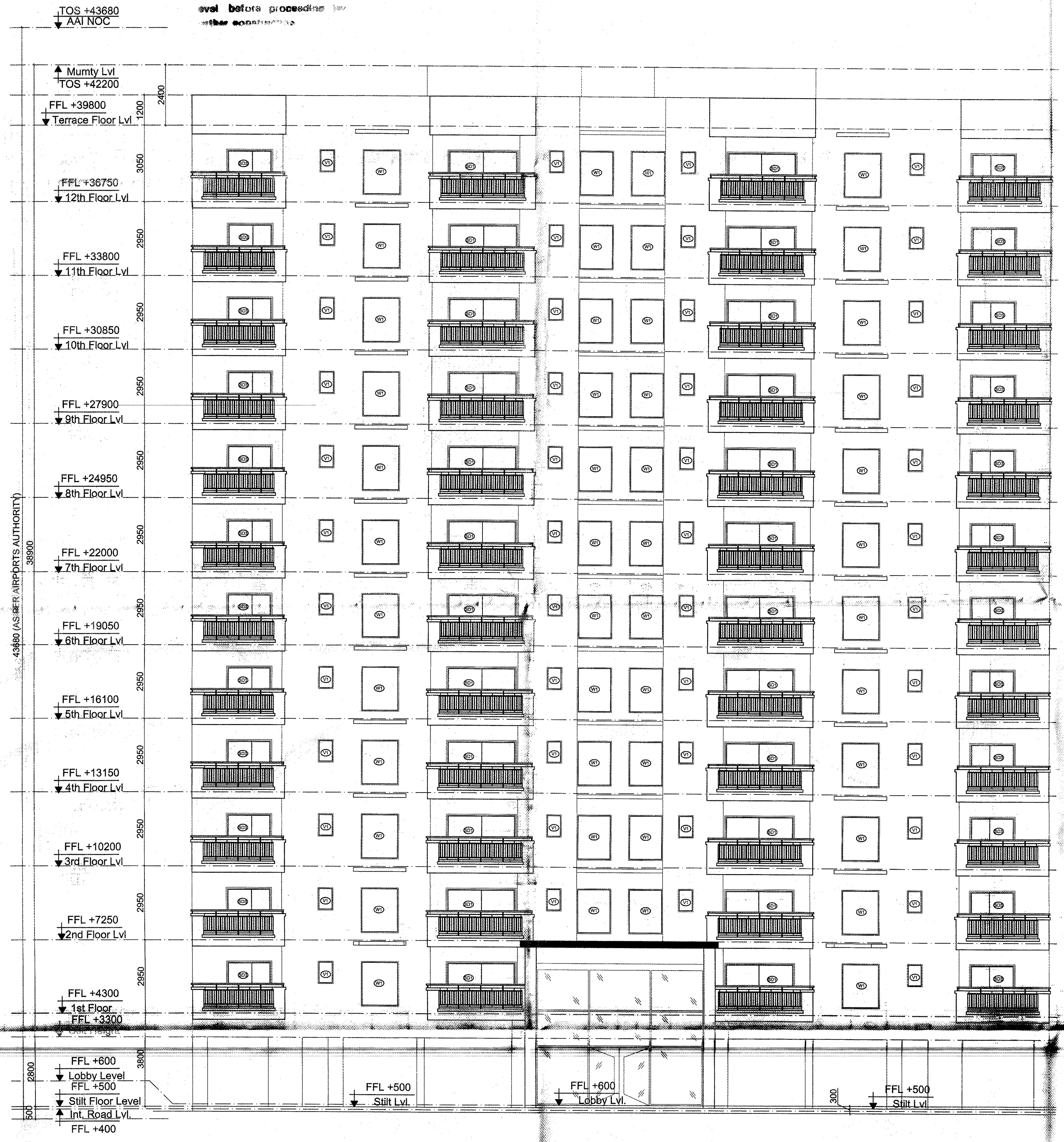
ASSOCIATE ARCHITECT	ARCHITECT	CHIEF ARCHITECT

construction checked at plinth level before proceeding

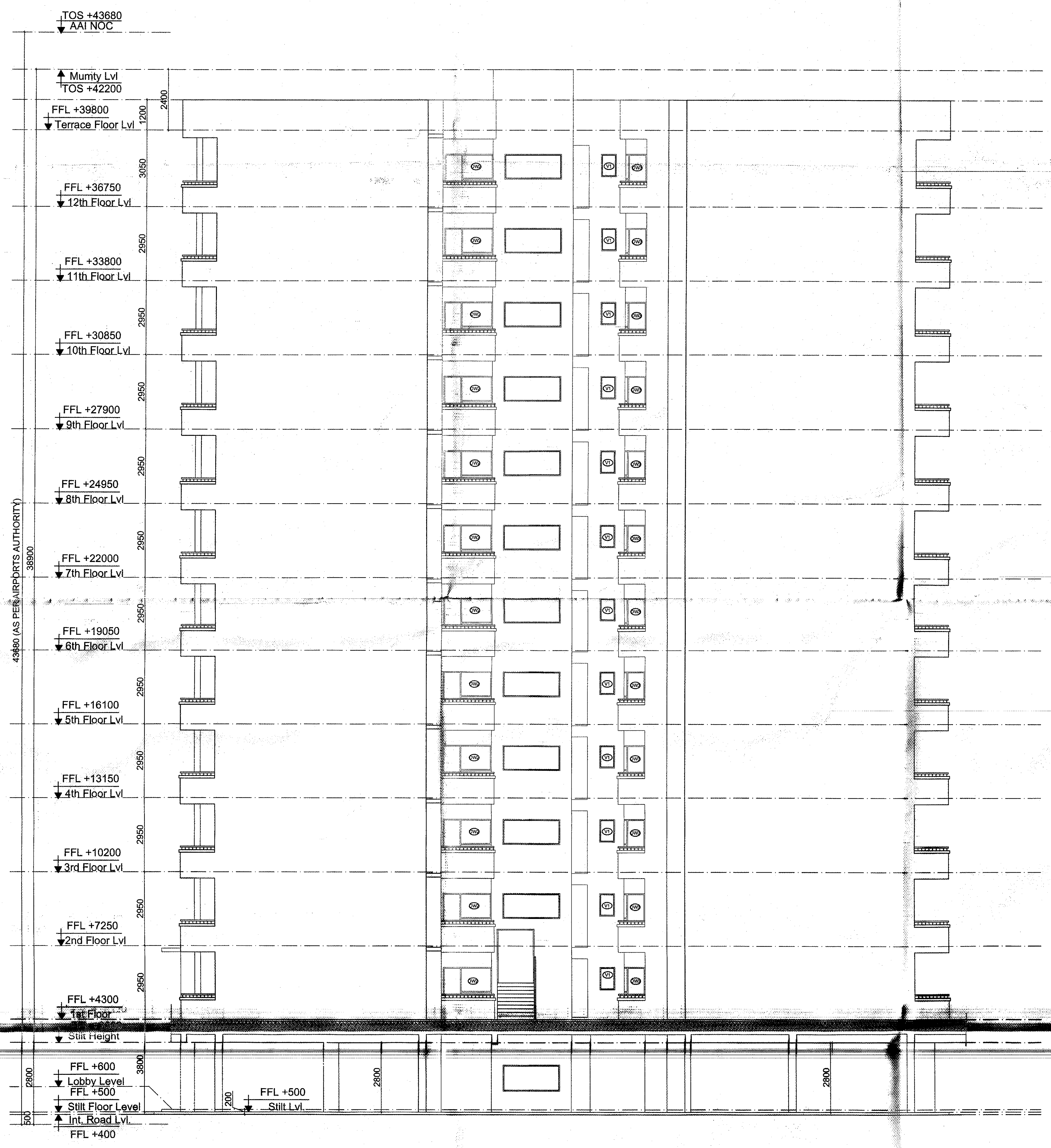
भवन मानचित्र समिति (बी.पी.) की 254 वी बैठक दिनांक 25/01/2022 में लिये गये निर्णय की अनुपालना में भवन मानचित्र पत्रांक जविप्रा/स.स./बीपीसी (जी)/डी-566 दिनांक 20/3/22 द्वारा अनुमोदित कर जारी किये गये।

उपनगर नियोजन (BP)
जयपुर विकास प्राधिकरण, जयपुर

अनुमोदित



ELEVATION-01

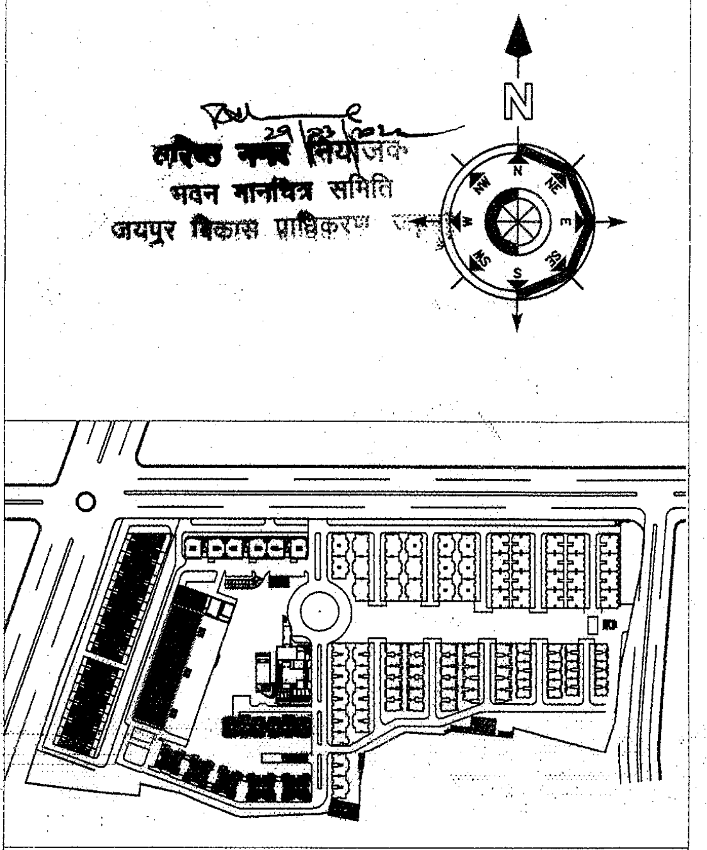


ELEVATION-02

SHEEY NO.: 13/18

KEY PLAN:

वरिष्ठ नगर नियोजक
भवन मानचित्र समिति
जयपुर विकास प्राधिकरण



NOTE:- ALL DIMENSION & LEVELS ARE IN MM.

ARCHITECTS:

GIAN P. MATHUR AND ASSOCIATES (P) LTD.
C - 55, East Of Kailash, New Delhi-110065
T : 46599599 I F 46599512
E : info@gpmindia.com I W : www.gpmindia.com

gpm ARCHITECTS & PLANNERS

ARCHITECT SIGNATURE :

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A., A.I.I.A
CA No. 80/5769

CLIENT :

M/S MANGALAM GROUP
CORP. OFFICE: - 6 TH FLOOR ,APEX MALL
LAL KOTHI,TONK ROAD,JAIPUR

OWNER SIGNATURE :

For Manglam Build Developers Ltd
Authorised Signatory

JOB TITLE :

SUBMISSION DRAWING

PROJECT :

GROUP HOUSING "AANANDA", JAIPUR

DRAWING TITLE :

(Tower - 1(T4), 2(T5) & 3(T13)
ELEVATION-01 & 02

JOB NO. 2003	DRAWING NO. MA/ASB/T-1,2 &3/03
SCALE :- 1:100	
DATE : 10-08-2021	

DEALT BY: BHARAT	CHECKED BY : HIMANSHU	REVISION NO.

JAIPUR DEVELOPMENT AUTHORITY :-

ASSOCIATE ARCHITECT	ARCHITECT	CHIEF ARCHITECT

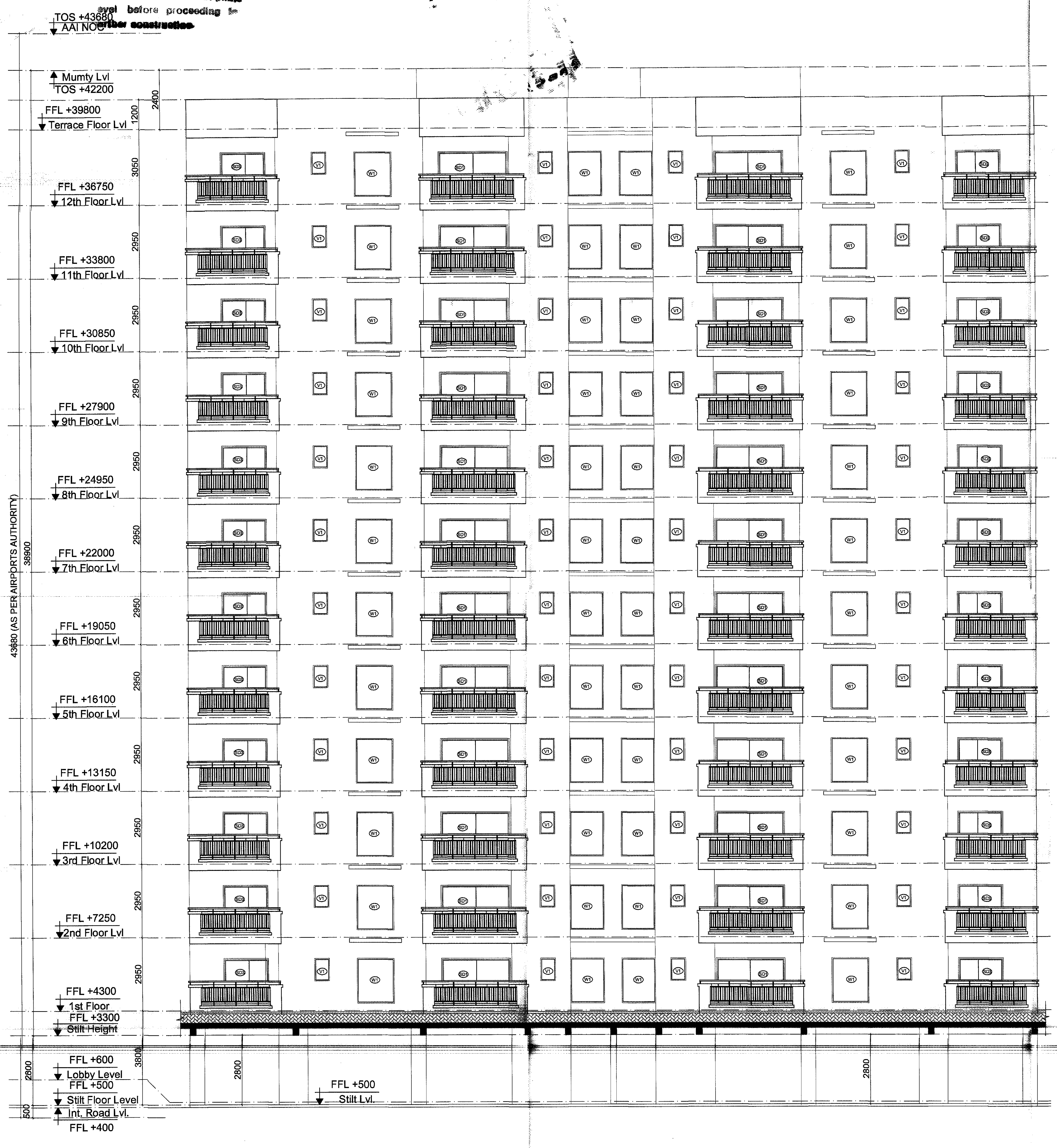
[illegible]

construction checked at plinth level before proceeding further construction.

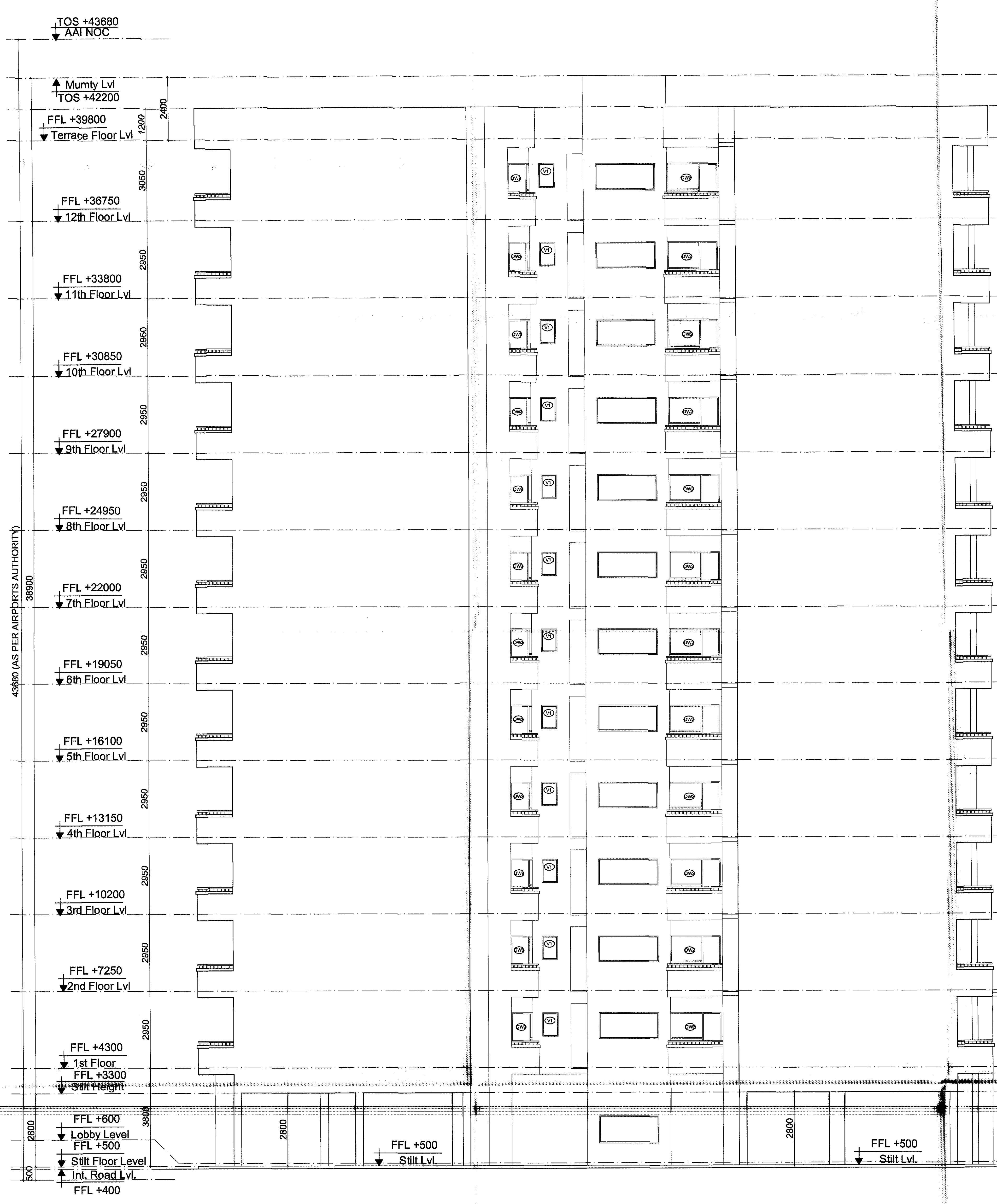
अनुमोदित

भवन मानचित्र समिति (बी.पी.) की ...254... वीं बैठक दिनांक 25/01/2022 में लिये गये निर्णय की अनुपालना में भवन मानचित्र पत्रांक जविप्रा/स.स./बीपीसी (बी.पी.)/डी-...566...दिनांक...[illegible] द्वारा अनुमोदित कर जारी किये गये।

उपनगर नियोजक (BP)
जयपुर विकास प्राधिकरण, जयपुर



ELEVATION-03

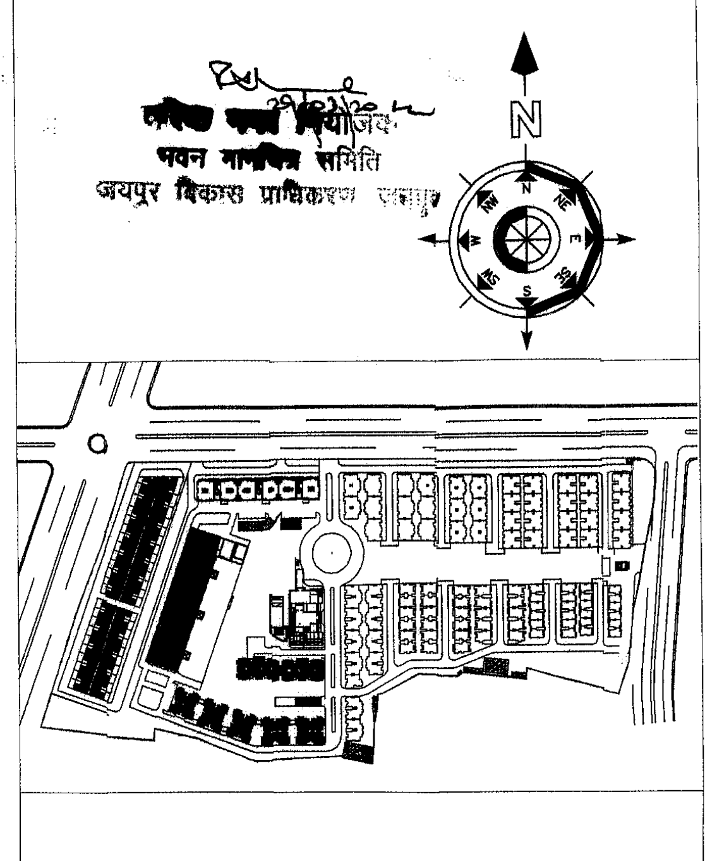


ELEVATION- 04

SHEET NO. : 14/18

KEY PLAN:

नियोजक
भवन मानचित्र समिति
जयपुर विकास प्राधिकरण, जयपुर



NOTE:- ALL DIMENSION & LEVELS ARE IN MM.

ARCHITECTS:

GIAN P. MATHUR AND ASSOCIATES (P) LTD.
C - 55, East Of Kailash, New Delhi-110065
T : 46599599 I F 46599512
E : info@gpmindia.com I W : www.gpmindia.com
ARCHITECTS & PLANNERS

ARCHITECT SIGNATURE :

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A., A.I.I.A
CA No. 80/5769

CLIENT :

M/S MANGALAM GROUP
CORP. OFFICE: - 6 TH FLOOR ,APEX MALL
LAL KOTHI,TONK ROAD,JAIPUR

OWNER SIGNATURE :

For Manglam Build Developers Ltd
Authorised Signatory

JOB TITLE :
SUBMISSION DRAWING

PROJECT :
GROUP HOUSING "AANANDA", JAIPUR

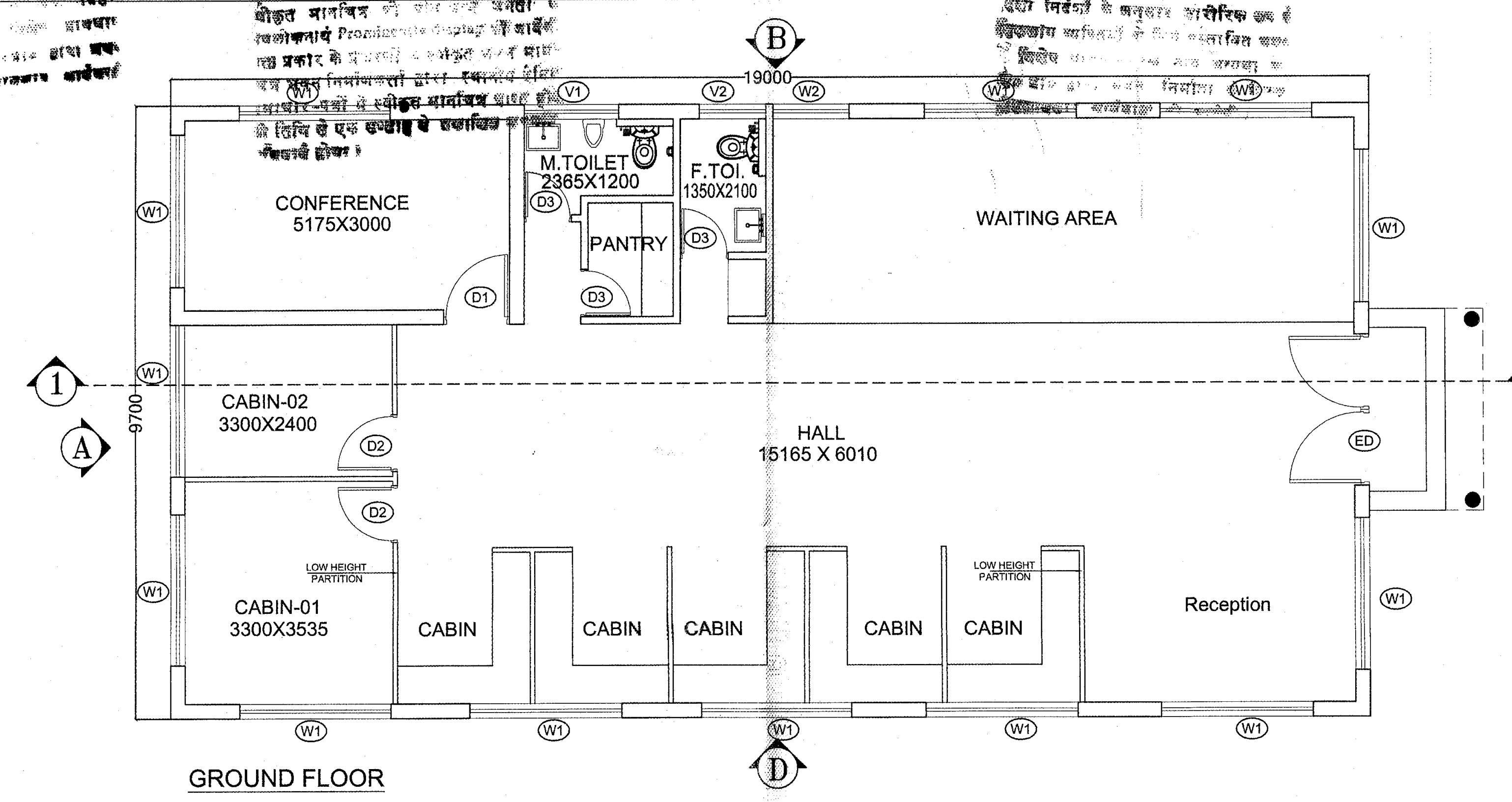
DRAWING TITLE :
(Tower - 1(T4), 2(T5) & 3(T13)
ELEVATION-03 & 04

JOB NO. 2003	DRAWING NO. MA/ASB/T-1,2 &3/04
SCALE :- 1:100	
DATE : 10-08-2021	

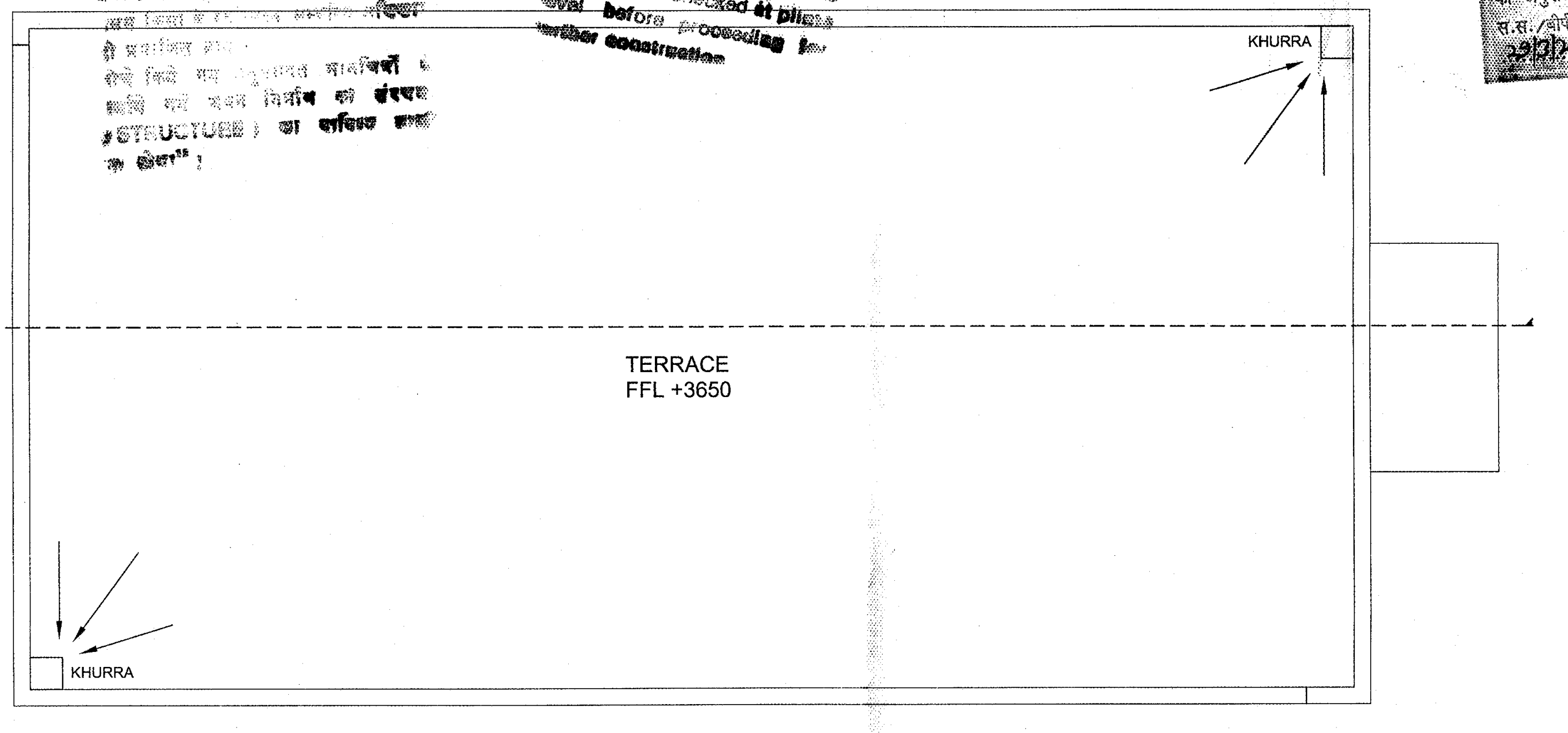
DEALT BY: BHARAT	CHECKED BY : HIMANSHU	REVISION NO.

JAIPUR DEVELOPMENT AUTHORITY :-

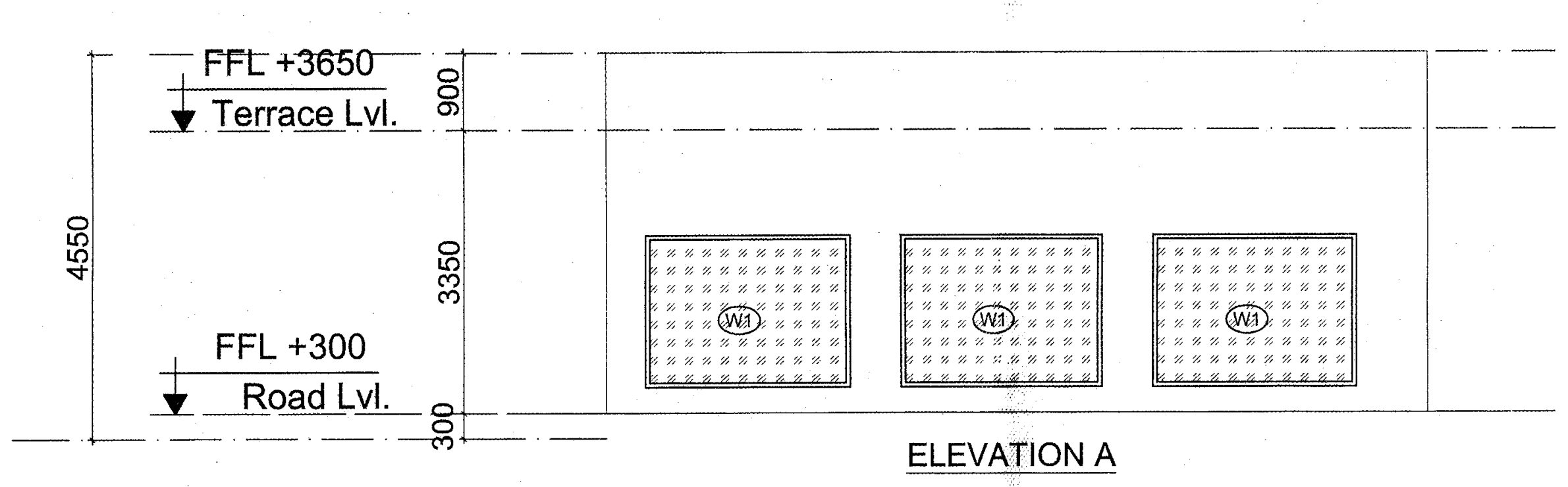
ASSOCIATE ARCHITECT	ARCHITECT	CHIEF ARCHITECT



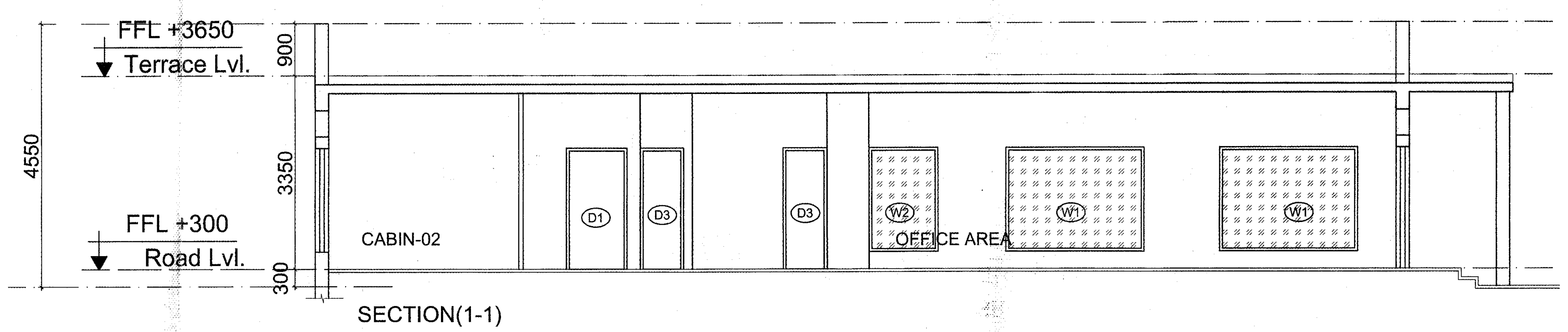
GROUND FLOOR



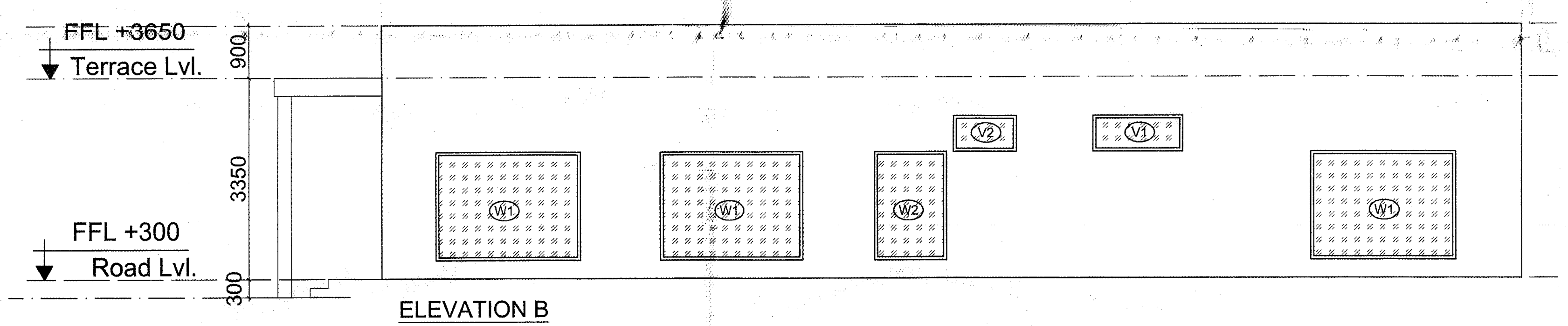
TERRACE PLAN



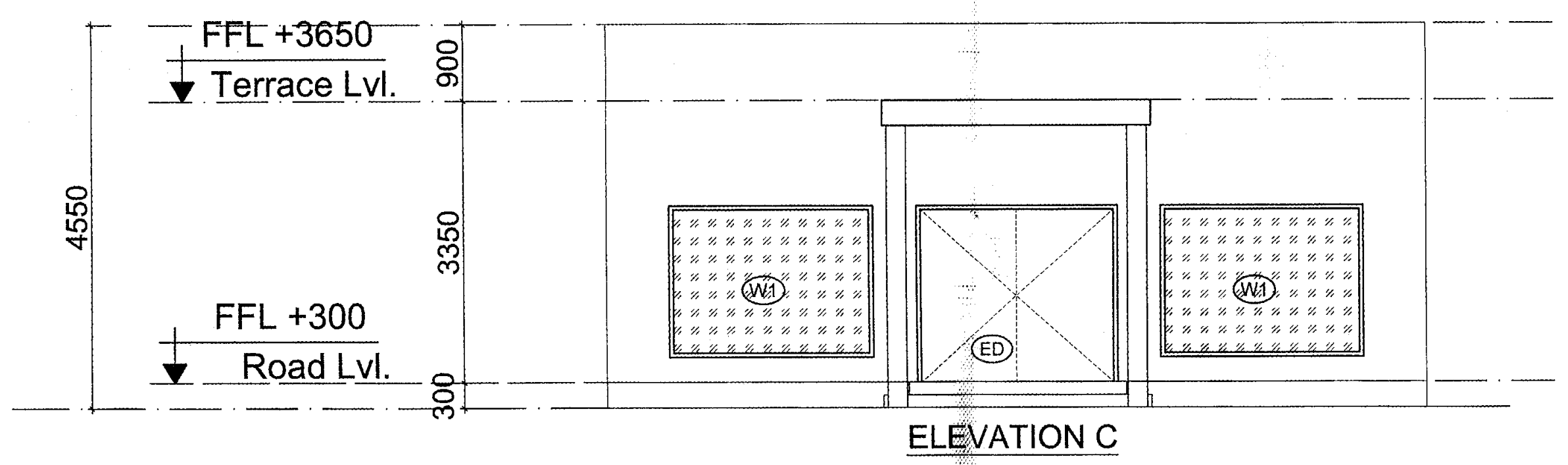
ELEVATION A



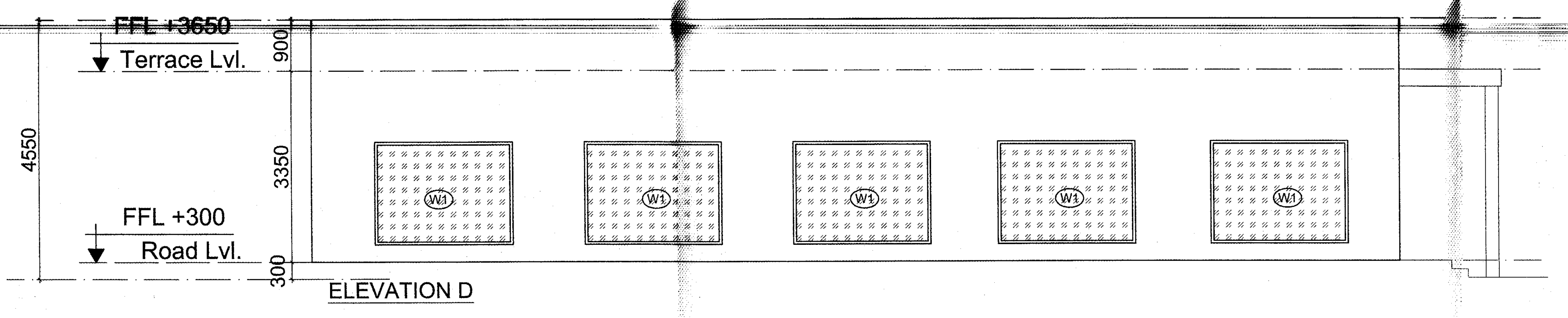
SECTION(1-1)



ELEVATION B



ELEVATION C



ELEVATION D

AREA CALCULATION - OFFICE (PH-03)

FLOORS	ENVELOPE AREA (SQM)	CUTOUT AREA (SQM)	GROSS BUILTUP AREA (SQM)	PROJECTION (SQM)	BUILTUP AREA (SQM)
GROUND FLOOR	190.060		**190.060**	5.760	**184.300**
TOTAL	190.060	0.000	**190.060**	5.760	**184.300**
GROSS BUILTUP AREA			**190.060**		
BUILTUP AREA					**184.300**
TOTAL FAR					**184.300**
GROUND COVERAGE			**190.060**		

applicant should get the construction checked at plinth level before proceeding for further construction

भवन मानचित्र समिति (बी.पी.) की 251 बैठक दिनांक 25|01|2022 में लिये गये निर्णय की अनुपालना में भवन मानचित्र पत्रांक जविप्रा/स.स./बीपीसी (बीपी)/डी-466 दिनांक 29|3|2022 द्वारा अनुमोदित कर जारी किये गये।

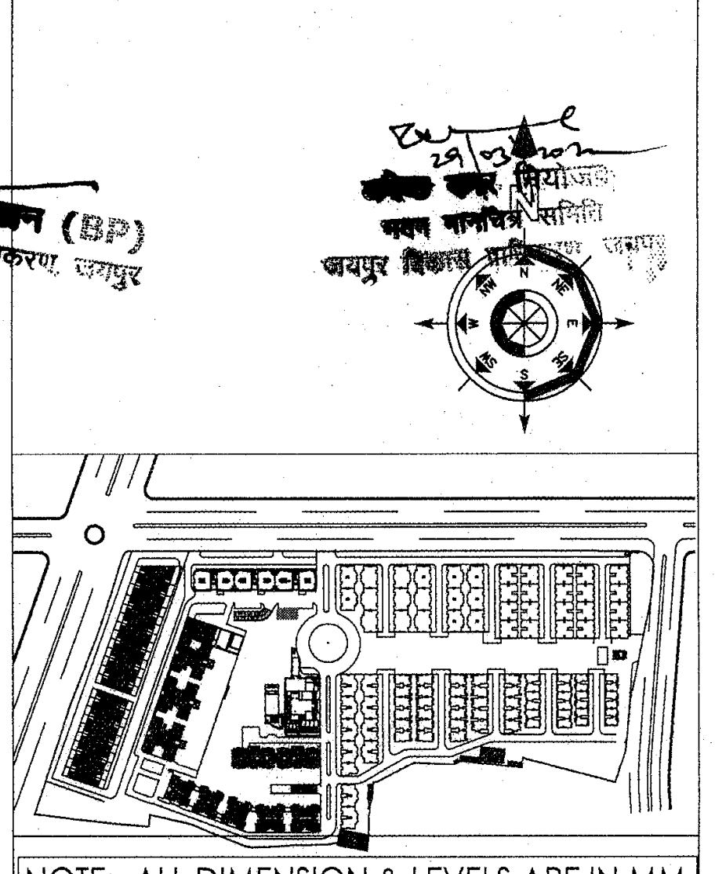
उपनगर नियोजक (BP)
जयपुर विकास प्राधिकरण, जयपुर

अनुमोदित

29/03/2022
भवन मानचित्र समिति
जयपुर विकास प्राधिकरण, जयपुर

SHEET NO.: 15/18

KEY PLAN:



NOTE:- ALL DIMENSION & LEVELS ARE IN MM.

DOOR WINDOW SCHEDULE

Sr. No.	LEGEND	WIDTH (MM)		CILL (MM)	LINTEL (MM)	HEIGHT (MM)
		For DOOR	For Window			
1	ED	2400	-	-	2100	2100
2	D1	1050	-	-	2100	2100
3	D2	900	-	-	2100	2100
4	D3	750	-	-	2100	2100
5	D4	750	-	-	2100	2100
6	W1	-	2400	300	2100	1800
7	W2	-	1200	300	2100	1800
8	V1	-	1500	2100	2700	600
9	V2	-	1050	2100	2700	600

ARCHITECTS:

ARCHITECTS & PLANNERS
GIAN P. MATHUR AND ASSOCIATES (P) LTD.
C - 55, East Of Kailash, New Delhi-110065
T : 46599599 I F 46599512
E : info@gpmindia.com I W : www.gpmindia.com

ARCHITECT SIGNATURE :

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A., A.I.I.A
CA No. 80/5769

CLIENT :

M/S MANGALAM GROUP
CORP. OFFICE: - 6 TH FLOOR ,APEX MALL
LAL KOTHI,TONK ROAD,JAIPUR

OWNER SIGNATURE :

For Manglam Build Developers Ltd
Authorised Signatory

JOB TITLE :
SUBMISSION DRAWING

PROJECT :
GROUP HOUSING "AANANDA", JAIPUR

DRAWING TITLE :
OFFICE BLOCK
PHASE-3
Plan,Elevations & Sections

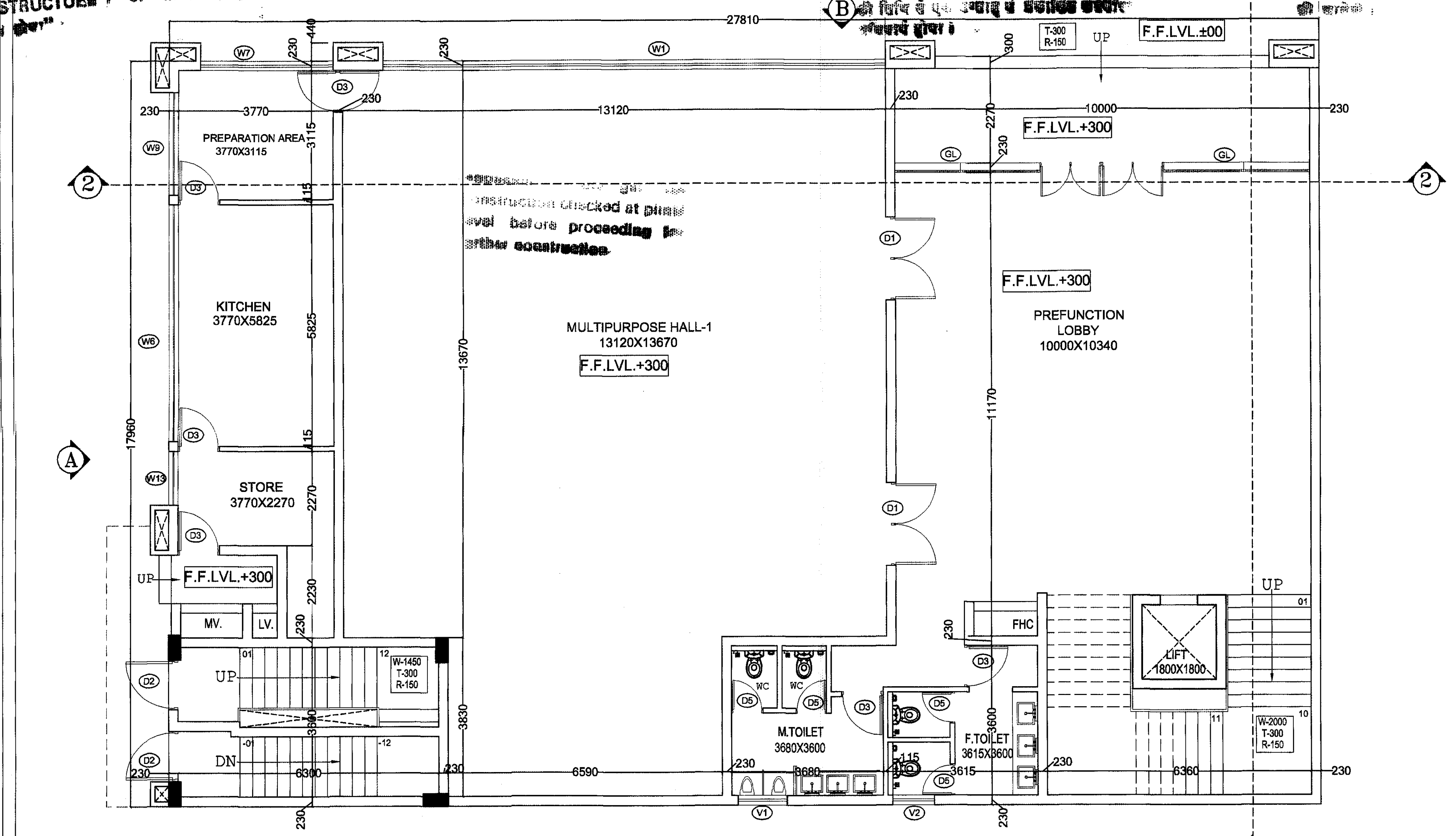
JOB NO. 2003
SCALE :- 1:100
DATE : 10-08-2021
DRAWING NO. MA/ASB/OF/01
DEALT BY: SATISH
CHECKED BY : HIMANSHU
REVISION NO.

JAIPUR DEVELOPMENT AUTHORITY :-

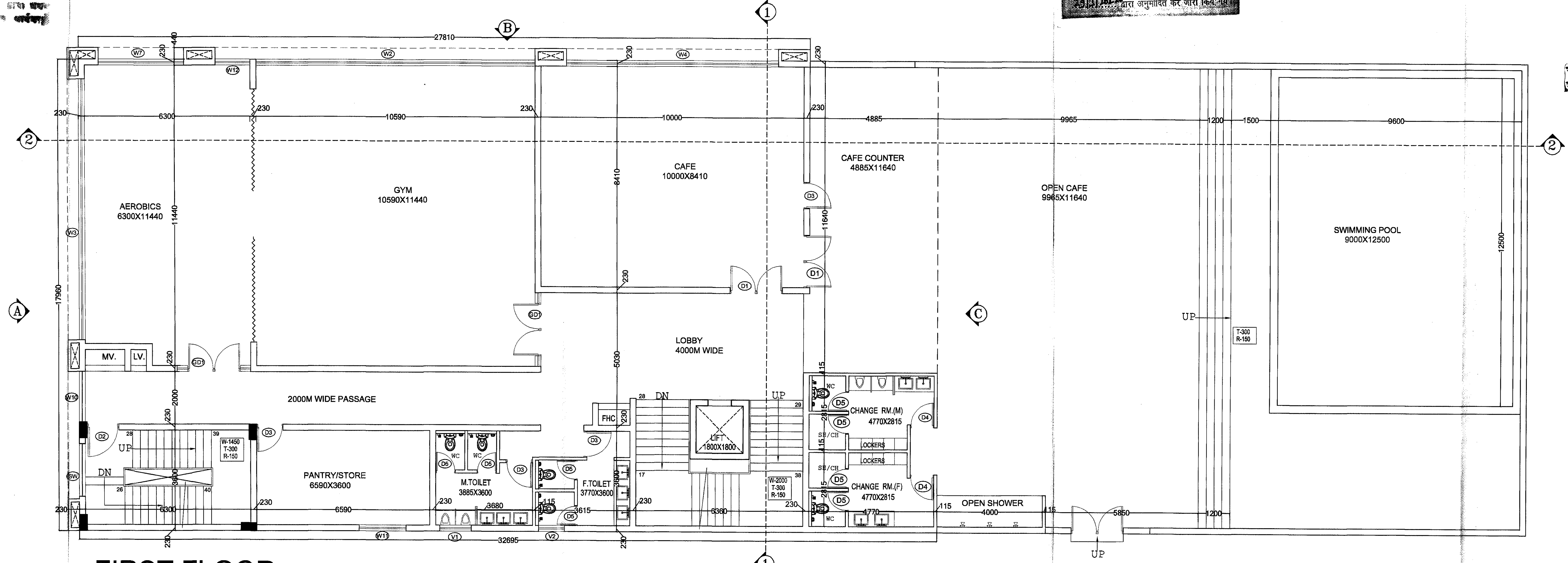
ASSOCIATE ARCHITECT	ARCHITECT	CHIEF ARCHITECT

भवन मानचित्र समिति (बी.पी.) की ..251.....वीं बैठक दिनांक 25/01/2022 में लिये गये निर्णय की अनुपालना में भवन मानचित्र पत्रांक जविप्रा/स.स./बीपीसी (बीपी)/डी-.166..दिनांक 29/3/2022 द्वारा अनुमोदित कर जारी किये गये।

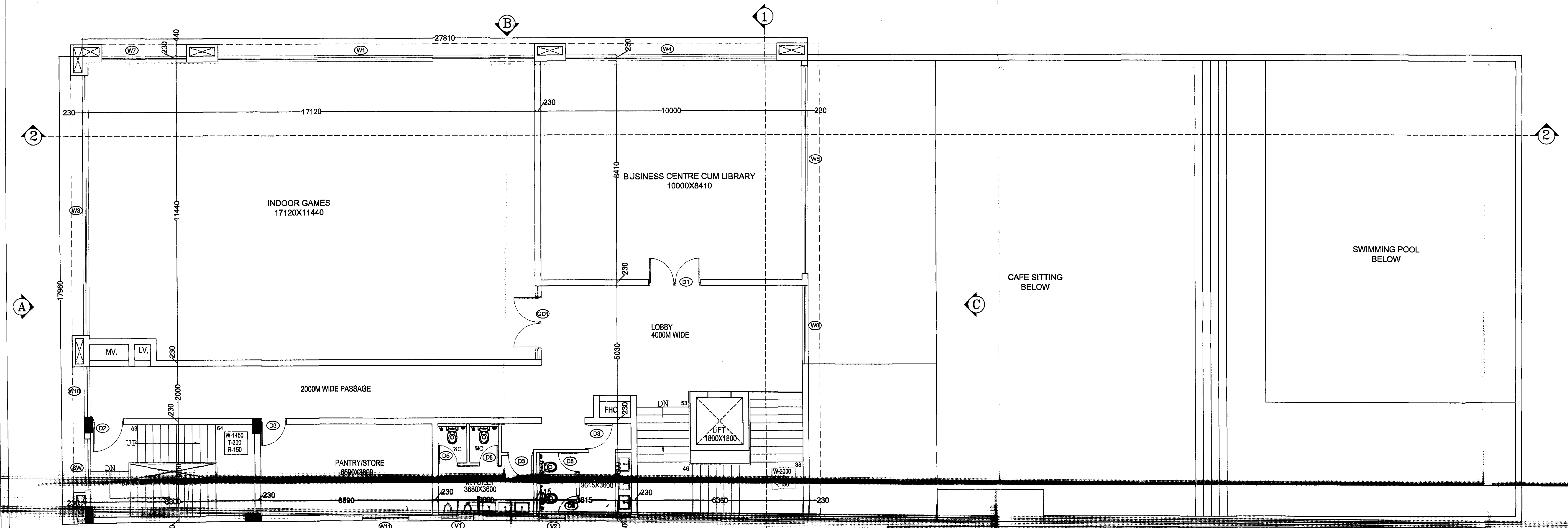
Construction checked at plinth level before proceeding for further construction



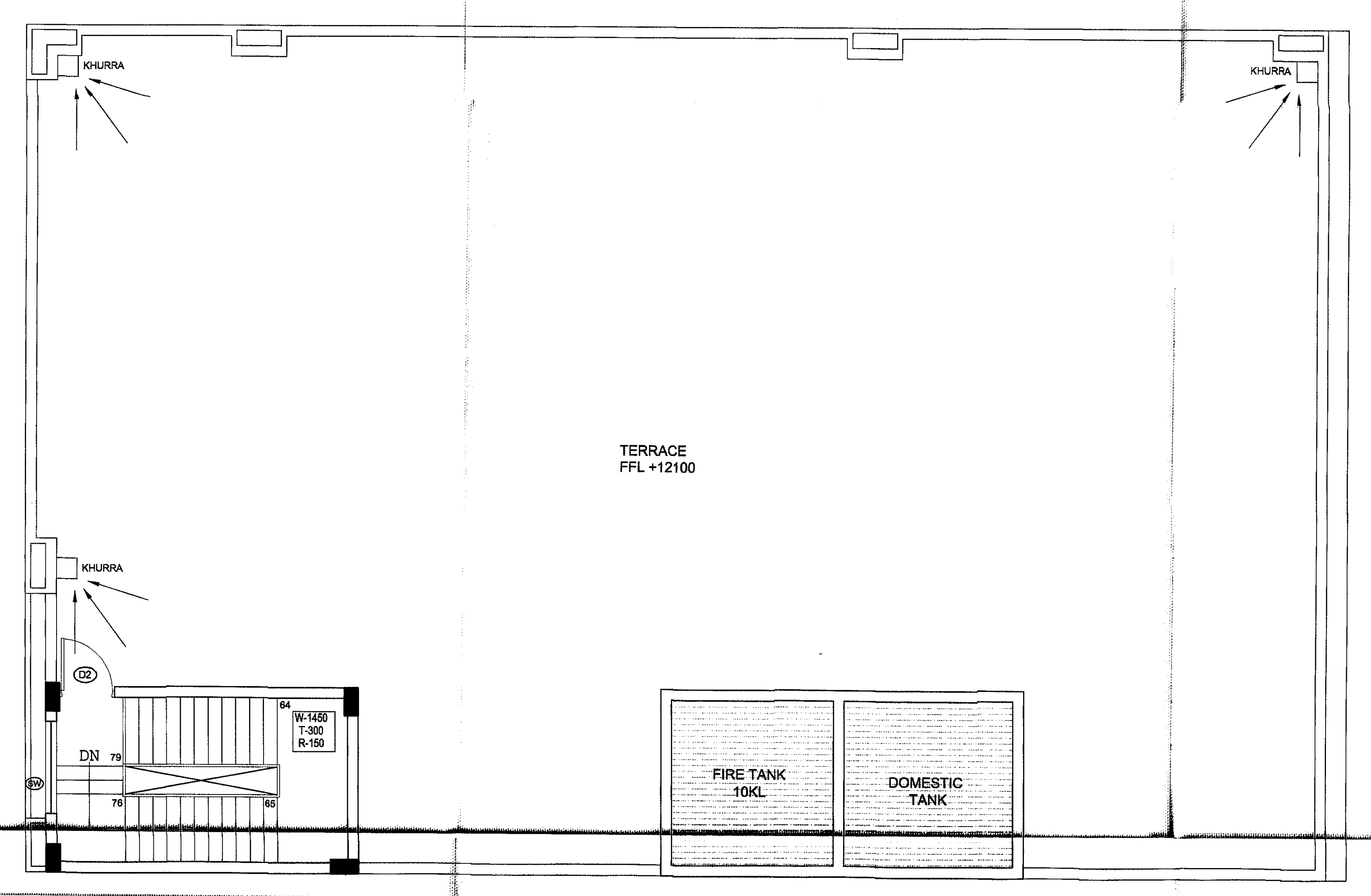
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TERRACE PLAN

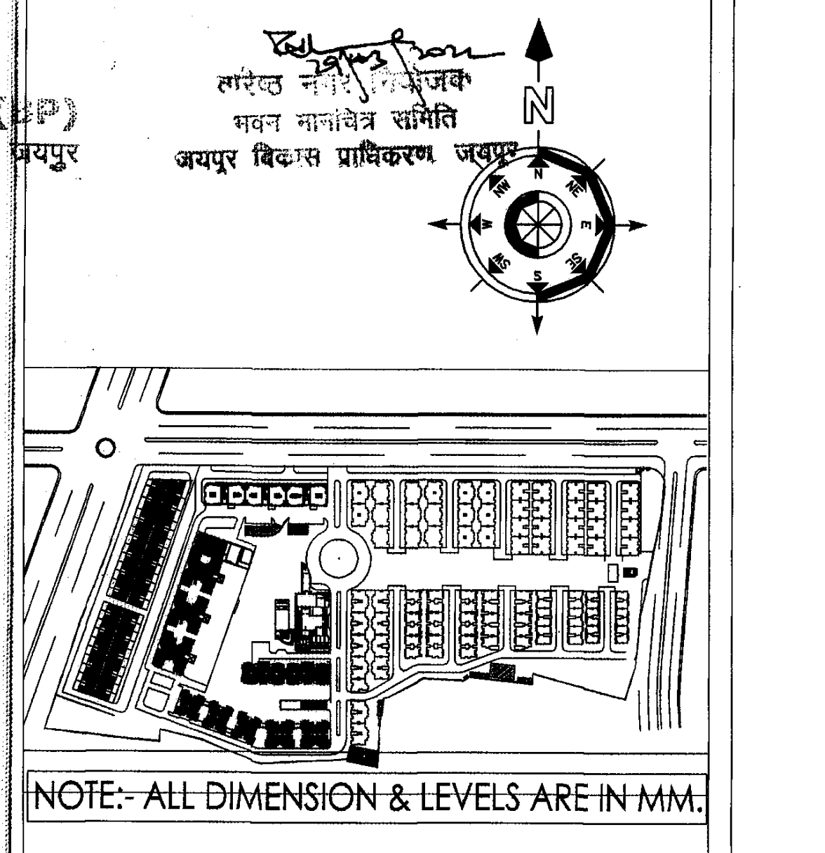
AREA CALCULATION (COMMUNITY-02) - (PROPOSED- PH-3)					
FLOORS	ENVELOPE AREA (SQM)	CUTOUT AREA (SQM)	GROSS BUILTUP AREA (SQM)	PROJECTION AREA (SQM)	BUILTUP AREA (SQM)
GROUND FLOOR	537.154		**537.154**	37.681	**499.473**
1ST FLOOR	571.173	5.418	**565.755**	42.513	**523.242**
2nd FLOOR	527.926	5.418	**522.508**	28.452	**494.056**
TERRACE	59.397		**59.397**		**59.397**
TOTAL	1695.650	10.836	**1684.814**	108.646	**1576.168**

GROSS BUILT UP AREA (WITHOUT TERRACE AREA)	=	**1625.417**	**SQM**
GROSS BUILT UP AREA (INCLUDING TERRACE AREA)	=	**1684.814**	**SQM**
TOTAL BUILT UP AREA (COMMUNITY-02)	=	**1576.168**	**SQM**
GROUND COVERAGE AREA	=	**537.154**	**SQM**

अनुमोदित

SHEET NO.: 16/18

KEY PLAN:



उपनगर नियोजक (EP)
जयपुर विकास प्राधिकरण, जयपुर

वरिष्ठ नगर नियोजक
भवन मानचित्र समिति
जयपुर विकास प्राधिकरण जयपुर

~~NOTE:- ALL DIMENSION & LEVELS ARE IN MM.~~

DOOR WINDOW SCHEDULE

Sr. No.	LEGEND	WIDTH (MM)		CILL (MM)	LINTEL (MM)	HEIGHT (MM)
	INTERNAL DOORS	For DOOR	For Window			
1	D1	2000	-	-	2400	2400
2	D2	1200	-	-	2400	2400
3	D3	1000	-	-	2400	2400
4	D4	900	-	-	2400	2400
5	D5	750	-	-	2100	2100
6	GD1	2800	-	-	2400	2400
	EXTERNAL DOORS & WINDOWS					
1	W1	-	12150	300	2700	2400
2	W2	-	10590	300	2700	2400
3	W3	-	9940	300	2700	2400
4	W4	-	8060	300	2700	2400
5	W5	-	7970	300	2700	2400
6	W6	-	5710	300	2700	2400
7	W7	-	3240	300	2700	2400
8	W8	-	3000	300	2700	2400
9	W9	-	2470	300	2700	2400
10	W10	-	1930	300	2700	2400
11	W11	-	1800	300	2700	2400
12	W12	-	1330	300	2700	2400
13	W13	-	1300	300	2700	2400
14	SW	-	2000	300	2700	2400
15	V1	-	1200	2100	2700	600
16	V2	-	1000	2100	2700	600
17	GL	AS/ELEVATION			AS/ELEVATION	

ARCHITECTS:

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ARCHITECTS & PLANNERS

ARCHITECT SIGNATURE :

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A., A.I.I.A
CA No. 80/5769

CLIENT :

M/S MANGALAM GROUP
CORP. OFFICE: - 6 TH FLOOR ,APEX MALL
LAL KOTHI,TONK ROAD,JAIPUR

OWNER SIGNATURE :

For Manglam Build Developers Ltd
Authorised Signatory

JOB TITLE :
SUBMISSION DRAWING

PROJECT :
GROUP HOUSING "AANANDA", JAIPUR

DRAWING TITLE :
COMMUNITY FACILITY - 02
PHASE-3
FLOOR PLANS

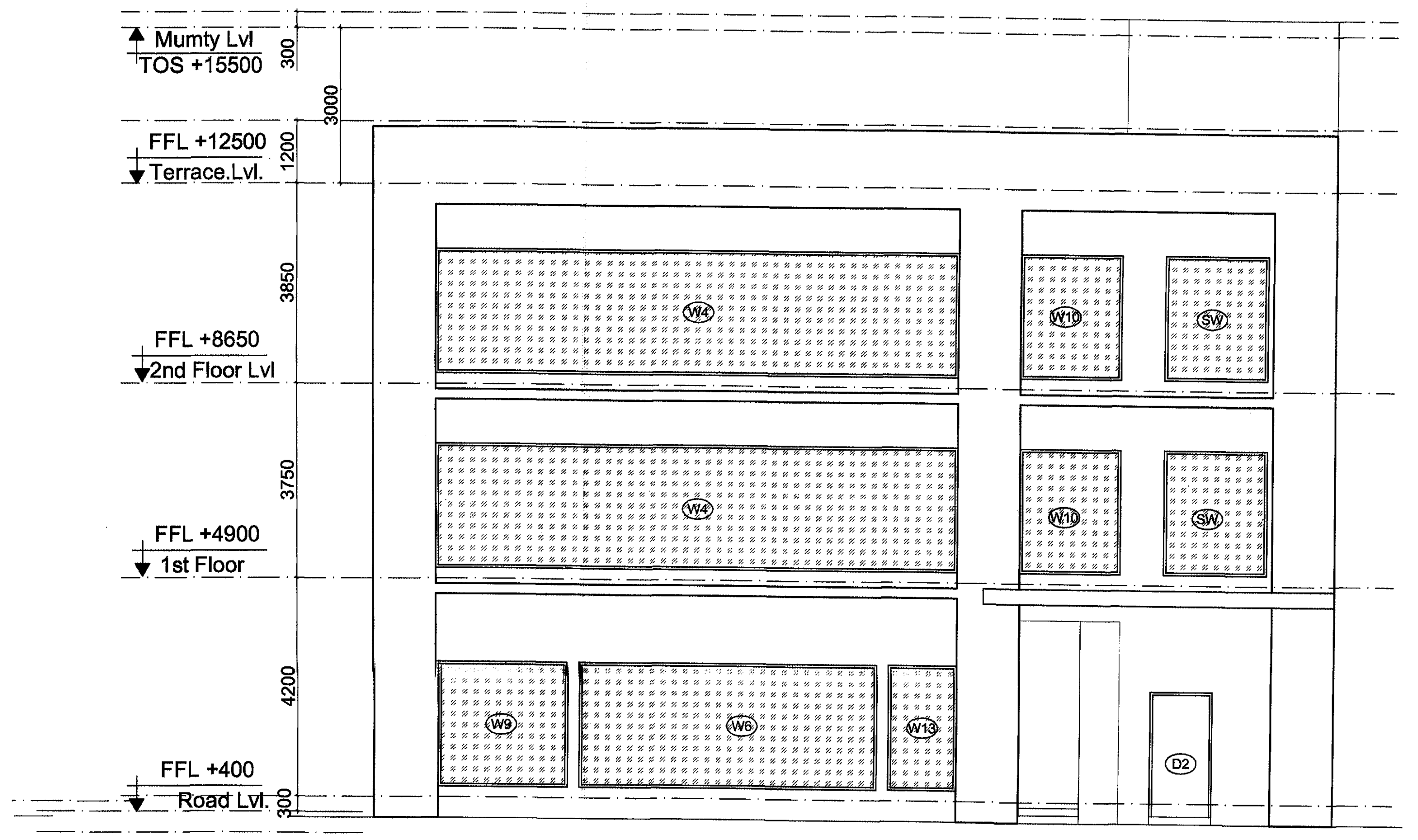
JOB NO. 2003	DRAWING NO. MA/ASB/CLB/01
SCALE :- 1:100	
DATE : 10-08-2021	
DEALT BY: SATISH	CHECKED BY : HIMANSHU
REVISION NO.	

JAIPUR DEVELOPMENT AUTHORITY :-

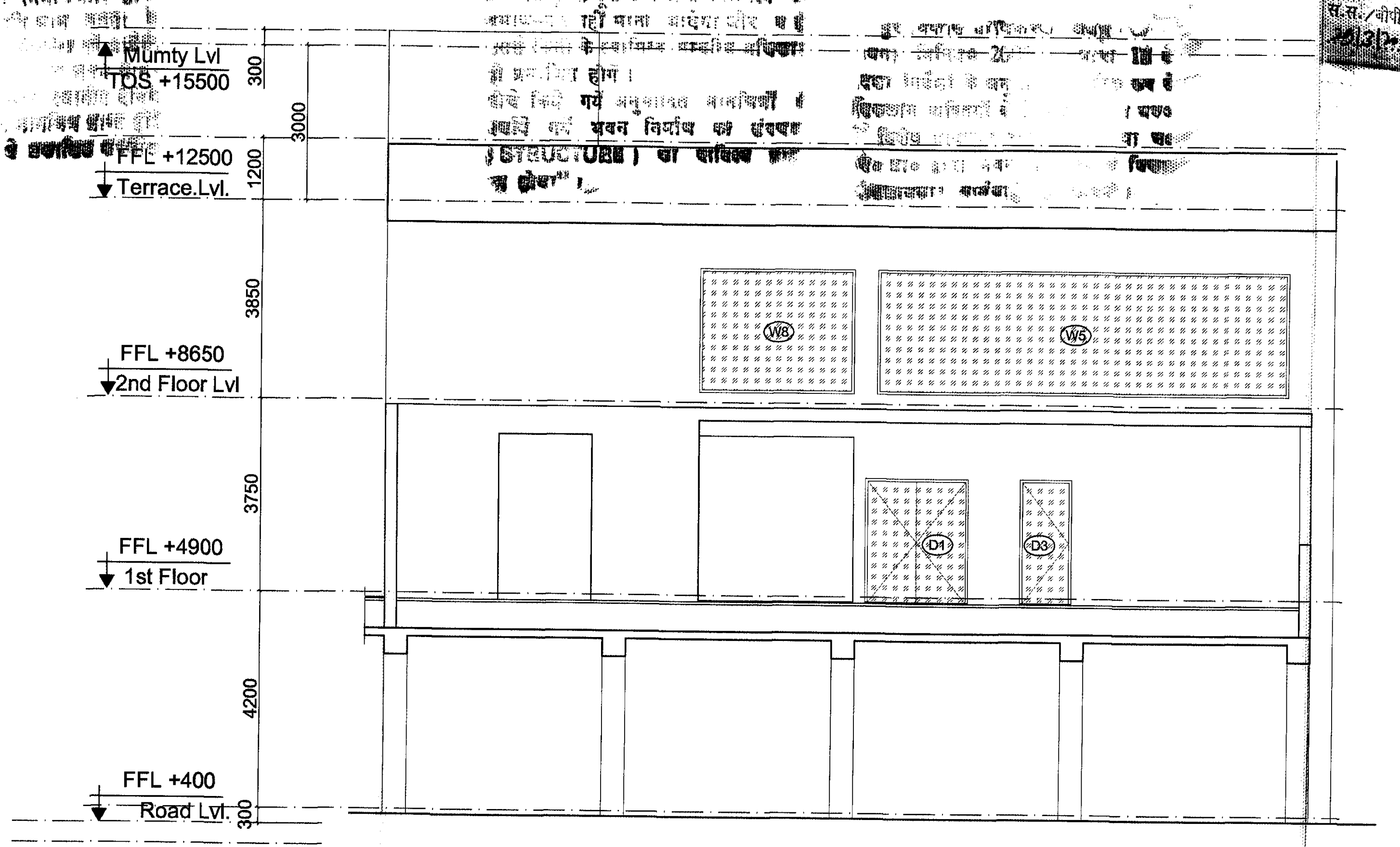
ASSOCIATE ARCHITECT | ARCHITECT | CHIEF ARCHITECT [illegible] construction checked at plinth level before proceeding for further construction

[illegible]

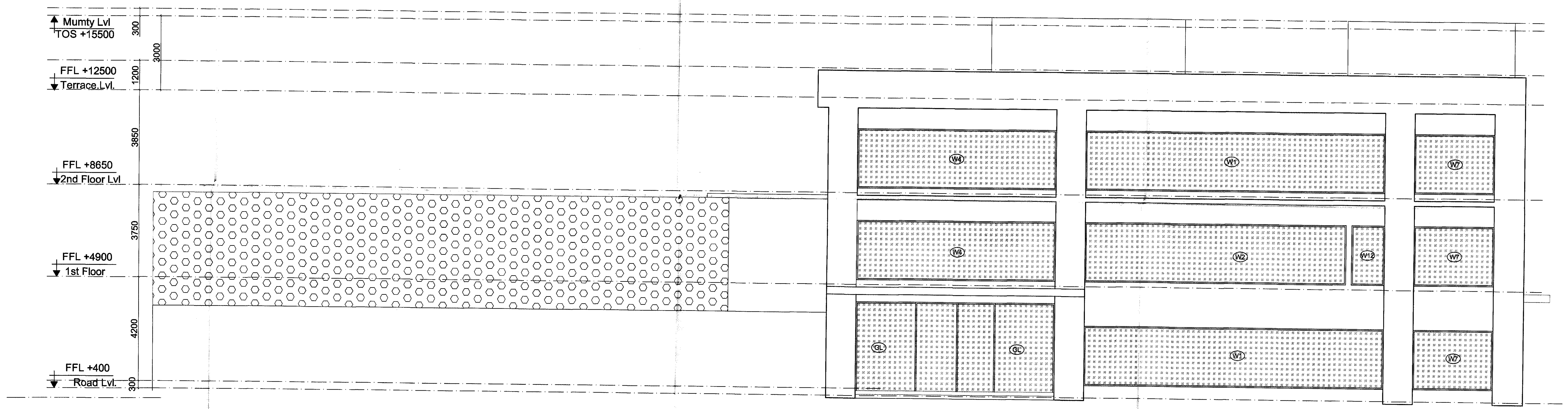
भवन मानचित्र समिति (बी.पी.) की 254 वीं बैठक दिनांक 25-01-2022 लिये गये निर्णय की अनुपालना में भवन मानचित्र पत्रांक जविप्रा/स.स./बीपीसी (बीपी)/डी-466 दिनांक 28/3/2022 द्वारा अनुमोदित कर जारी किये गये।



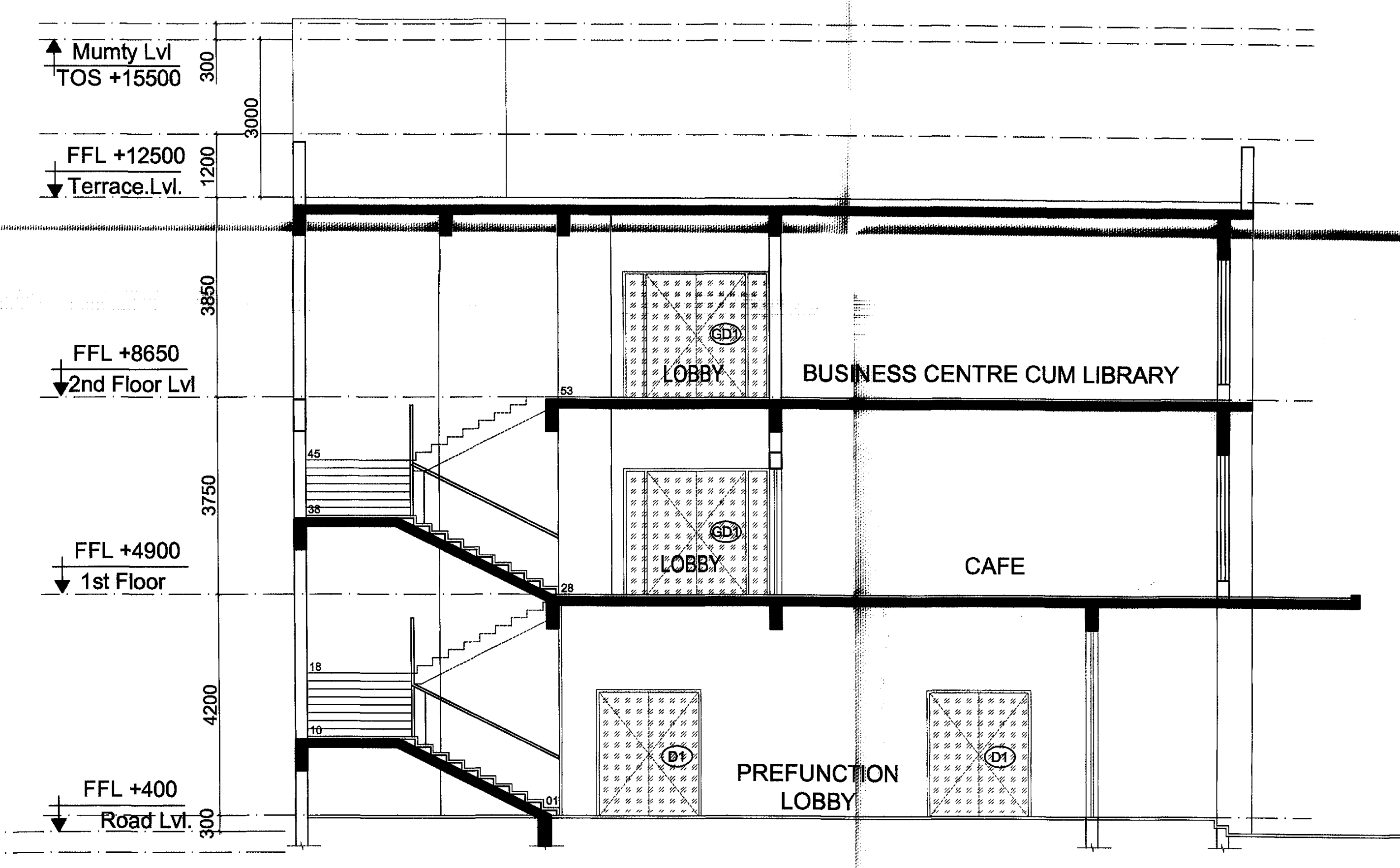
ELEVATION-A



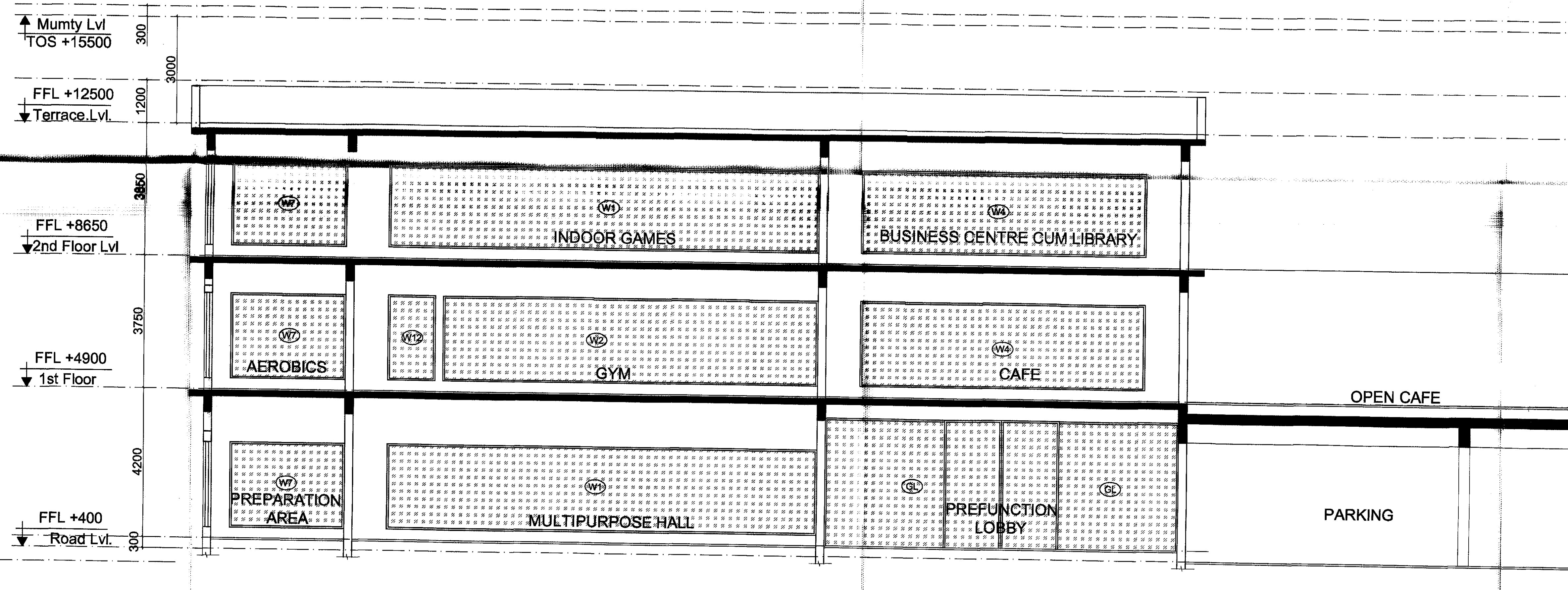
ELEVATION-C



ELEVATION-B



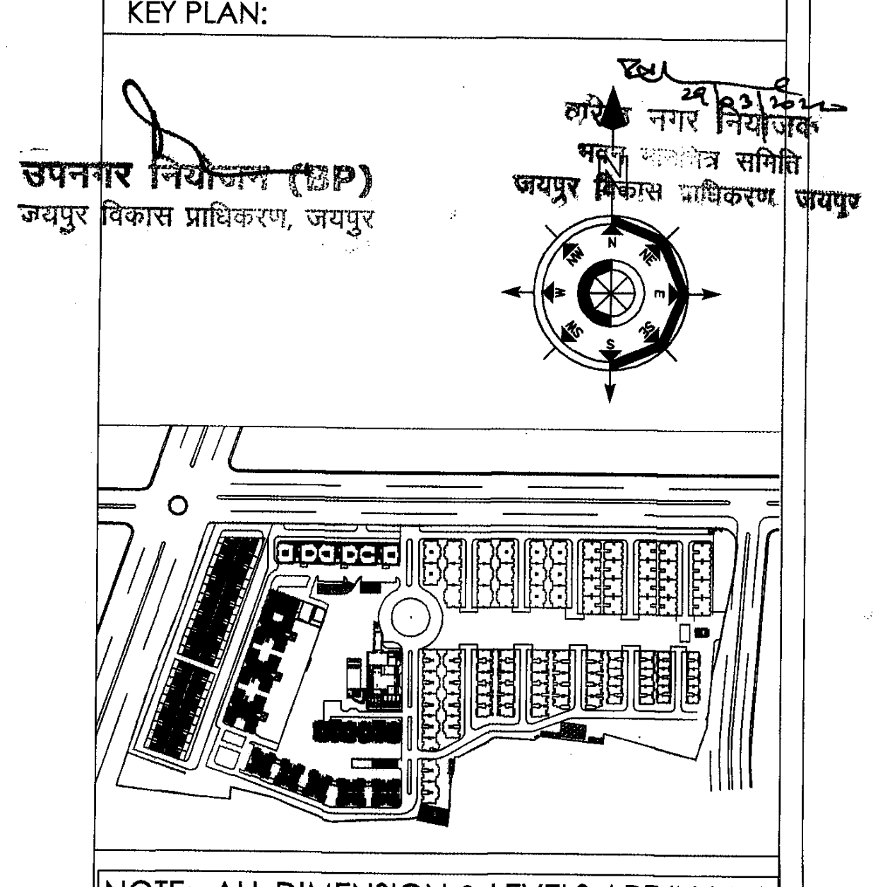
SECTION(1-1)



SECTION(2-2)

SHEET NO.: 17/18 अनुमोदित

KEY PLAN:



उपनगर नियोजक (BP)
जयपुर विकास प्राधिकरण, जयपुर

29/03/2022
वरिष्ठ नगर नियोजक
भवन मानचित्र समिति
जयपुर विकास प्राधिकरण, जयपुर

NOTE:- ALL DIMENSION & LEVELS ARE IN MM.

ARCHITECTS:

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gpm ARCHITECTS & PLANNERS

ARCHITECT SIGNATURE :

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CA No. 80/5769

CLIENT :

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CORP. OFFICE:- 6 TH FLOOR ,APEX MALL
LAL KOTHI,TONK ROAD,JAIPUR

OWNER SIGNATURE :

For Manglam Build Developers Ltd
Authorised Signatory

JOB TITLE :

SUBMISSION DRAWING

PROJECT :

GROUP HOUSING "AANANDA", JAIPUR

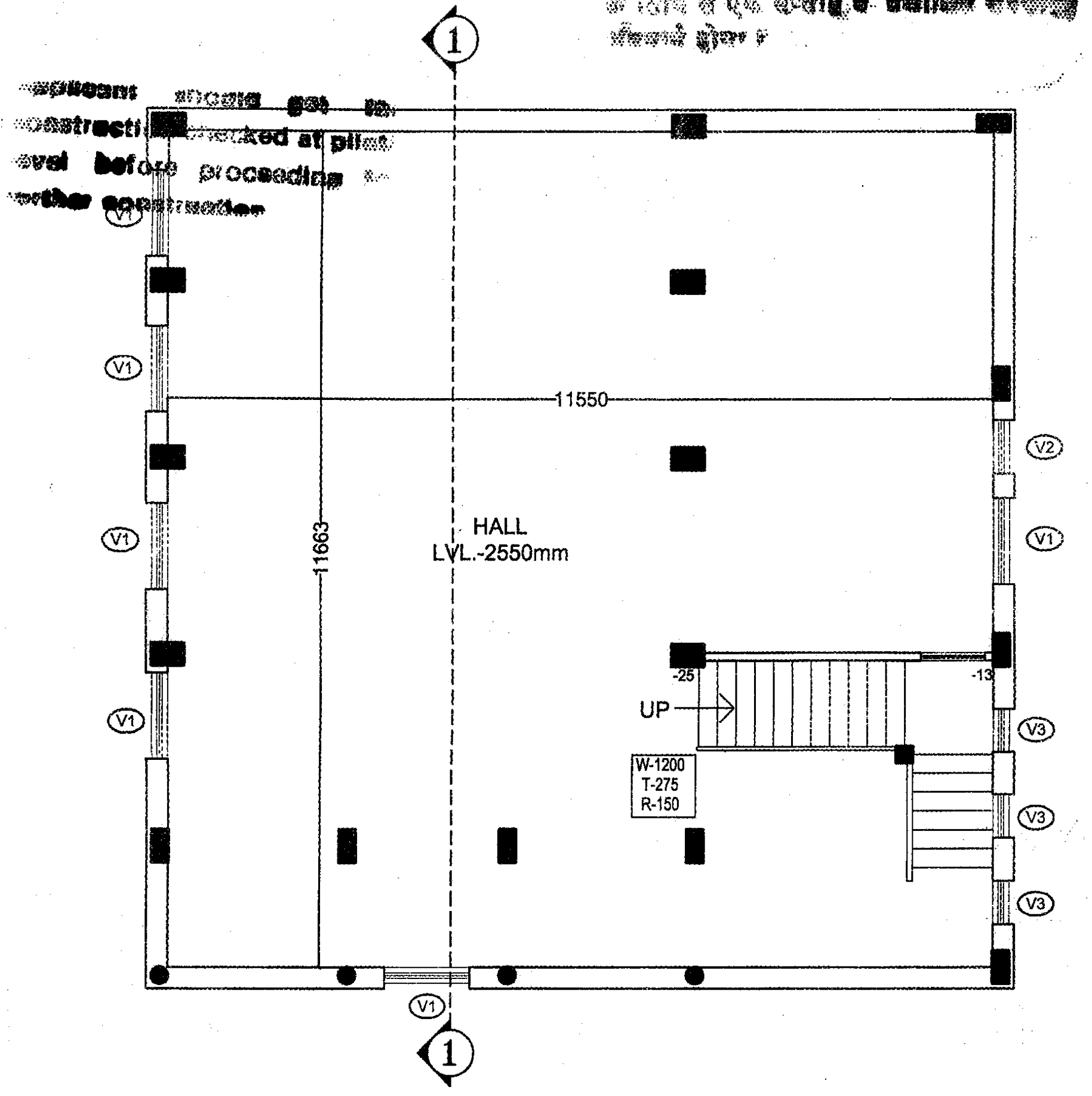
DRAWING TITLE :

COMMUNITY FACILITY-02
PHASE-3
Elevations & Sections

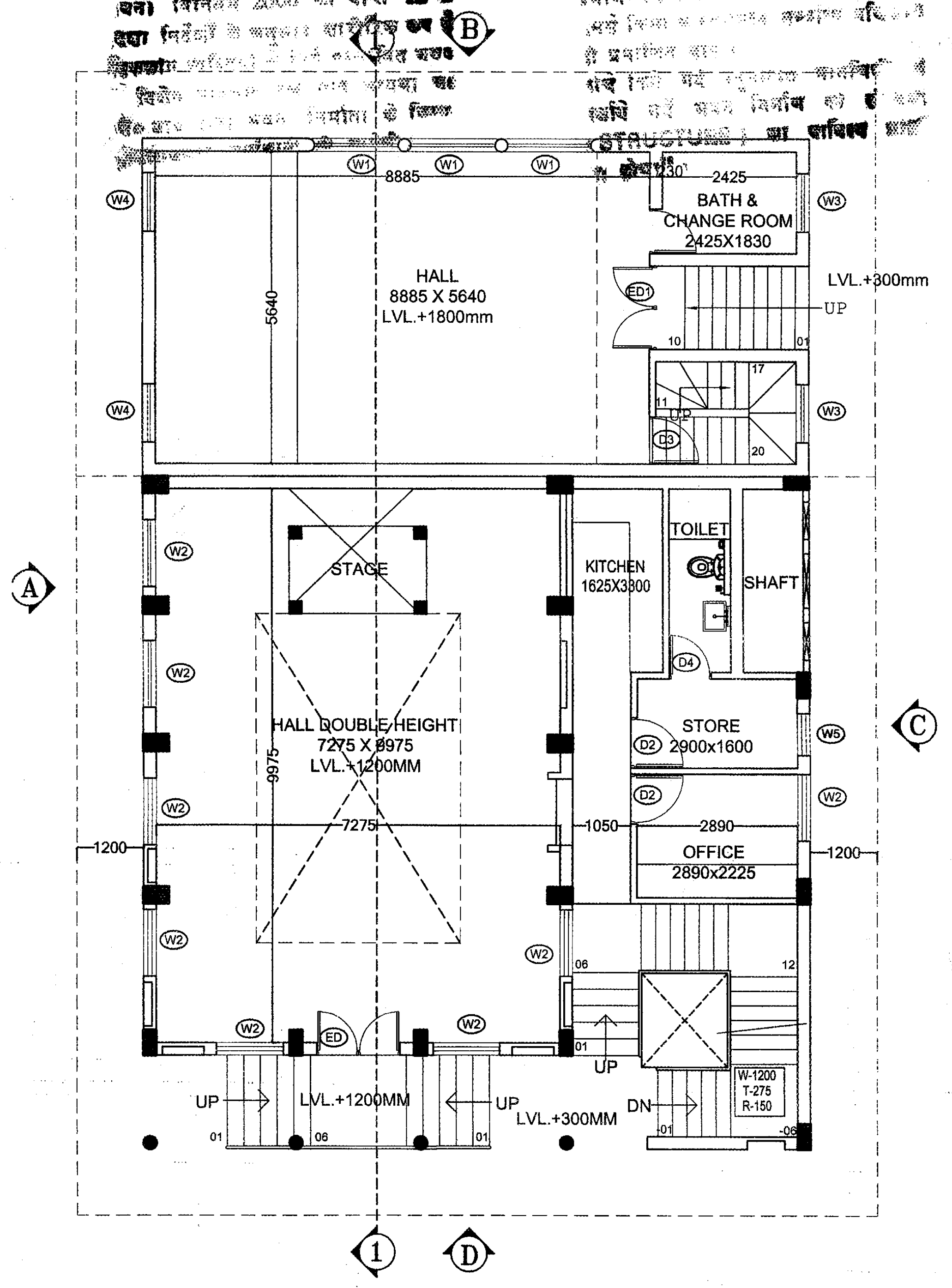
JOB NO. 2003		DRAWING NO. MA/ASB/CLB/02
SCALE :- 1:100		
DATE : 10-08-2021		
DEALT BY: SATISH	CHECKED BY : HIMANSHU	REVISION NO.

JAIPUR DEVELOPMENT AUTHORITY :-

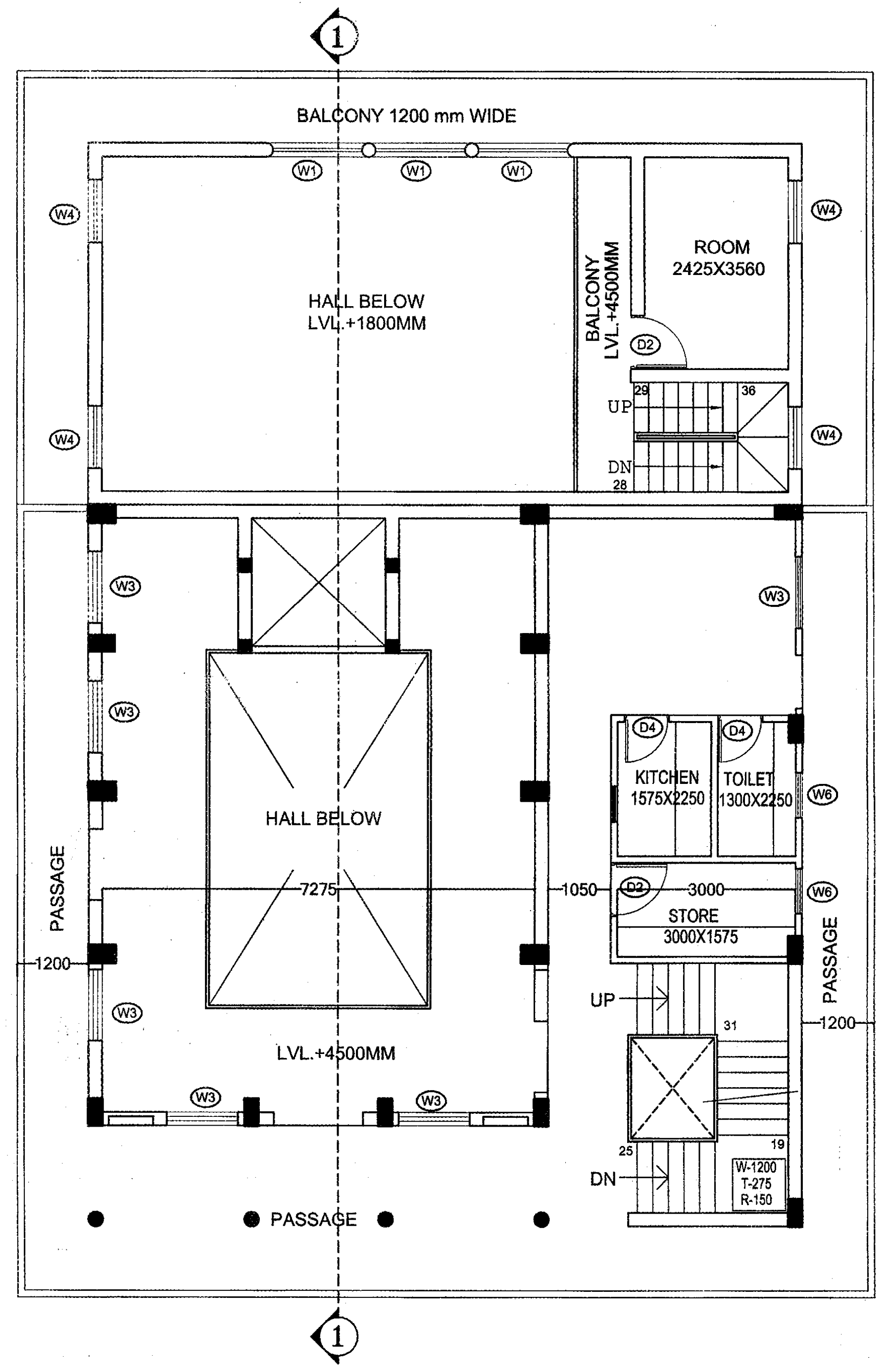
ASSOCIATE ARCHITECT	ARCHITECT	CHIEF ARCHITECT



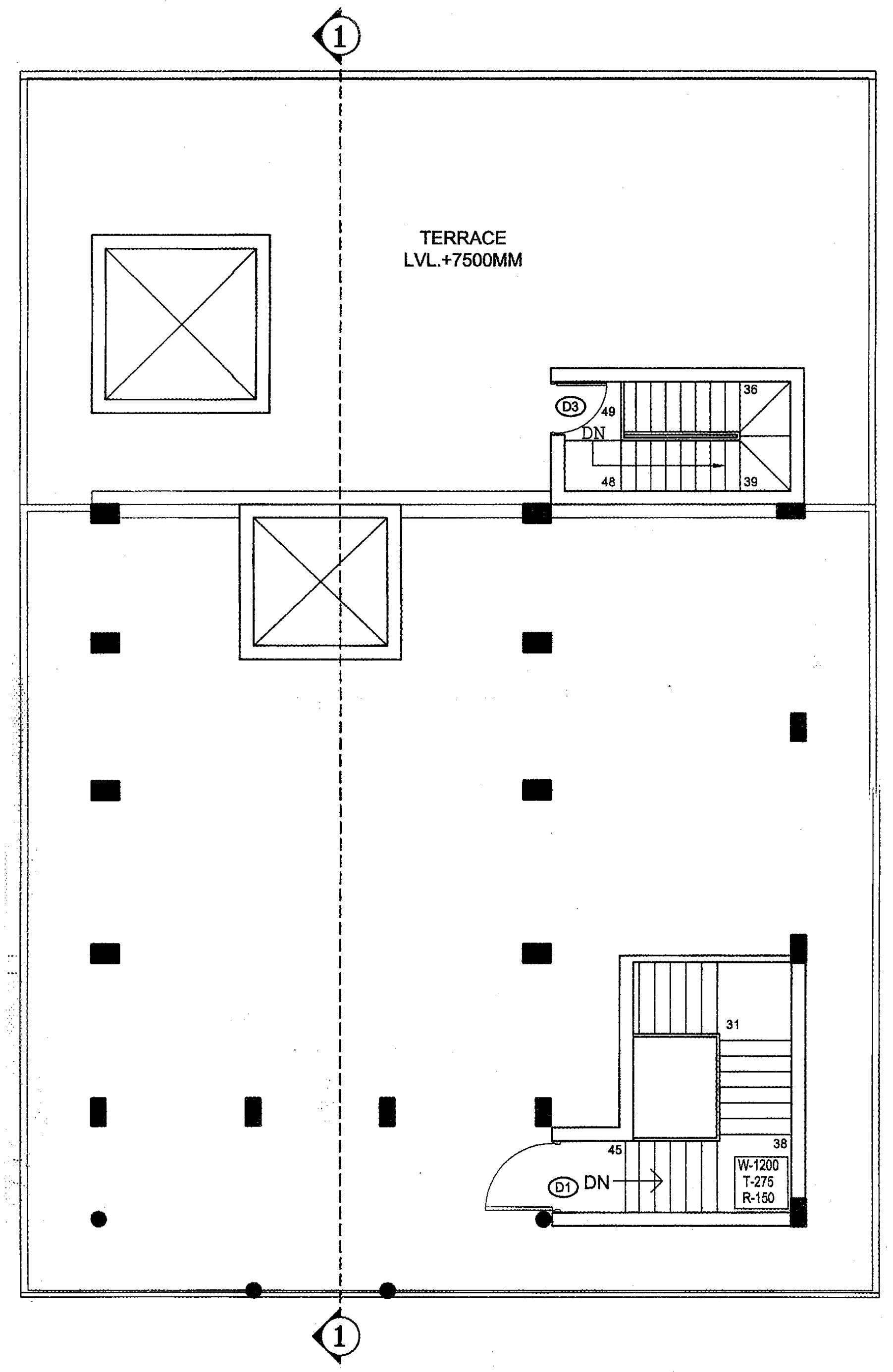
BASEMENT FLOOR



GROUND FLOOR

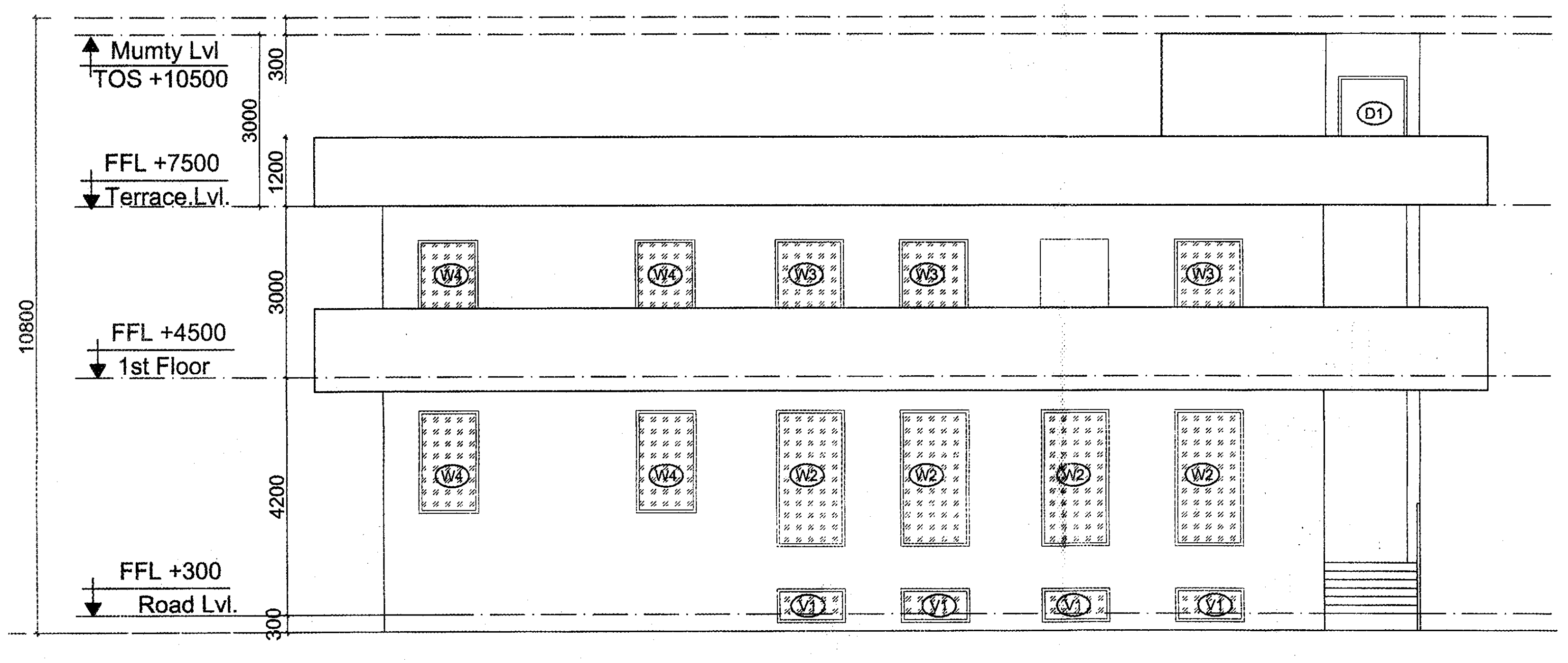


FIRST FLOOR

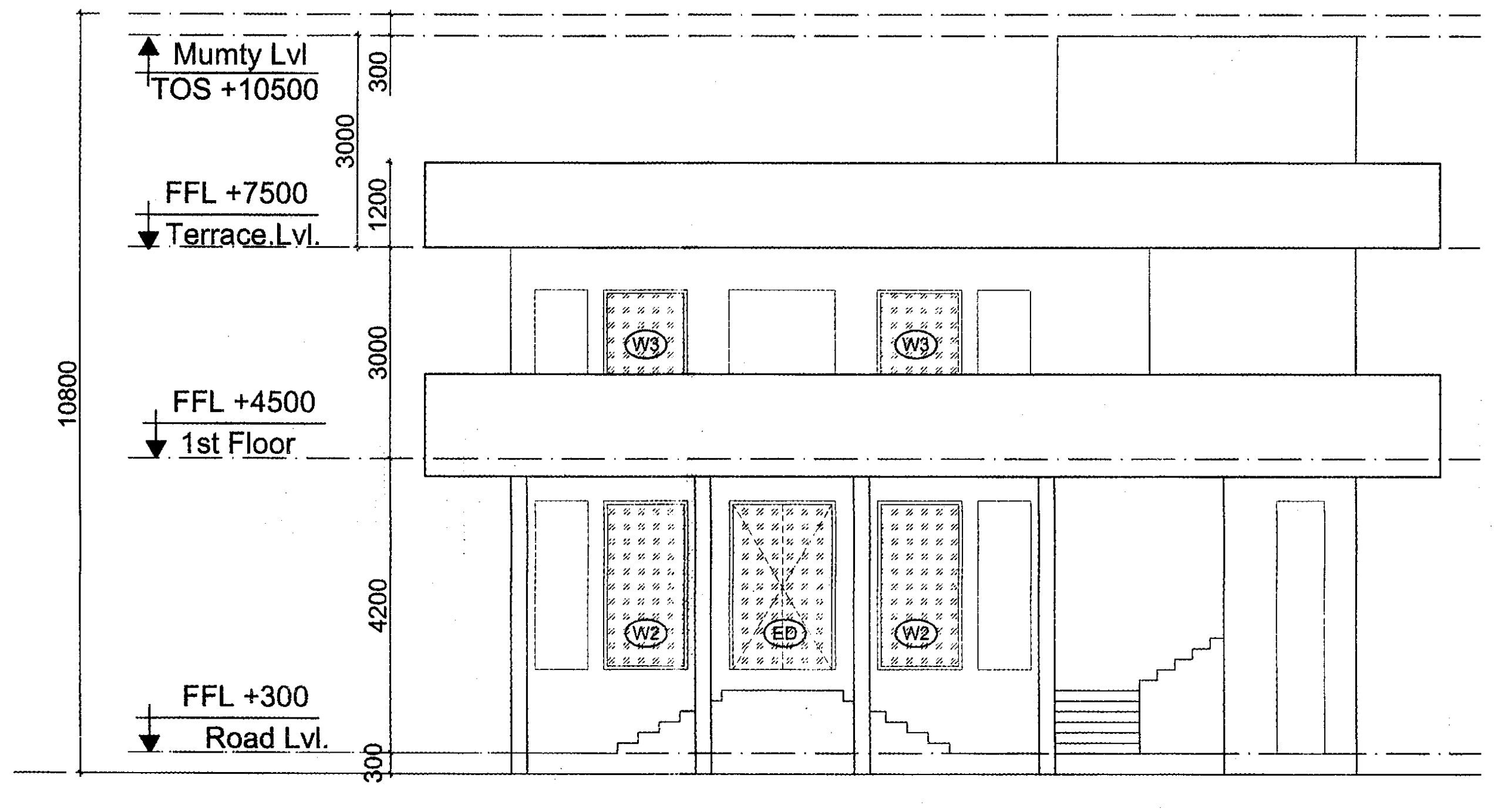


TERRACE FLOOR

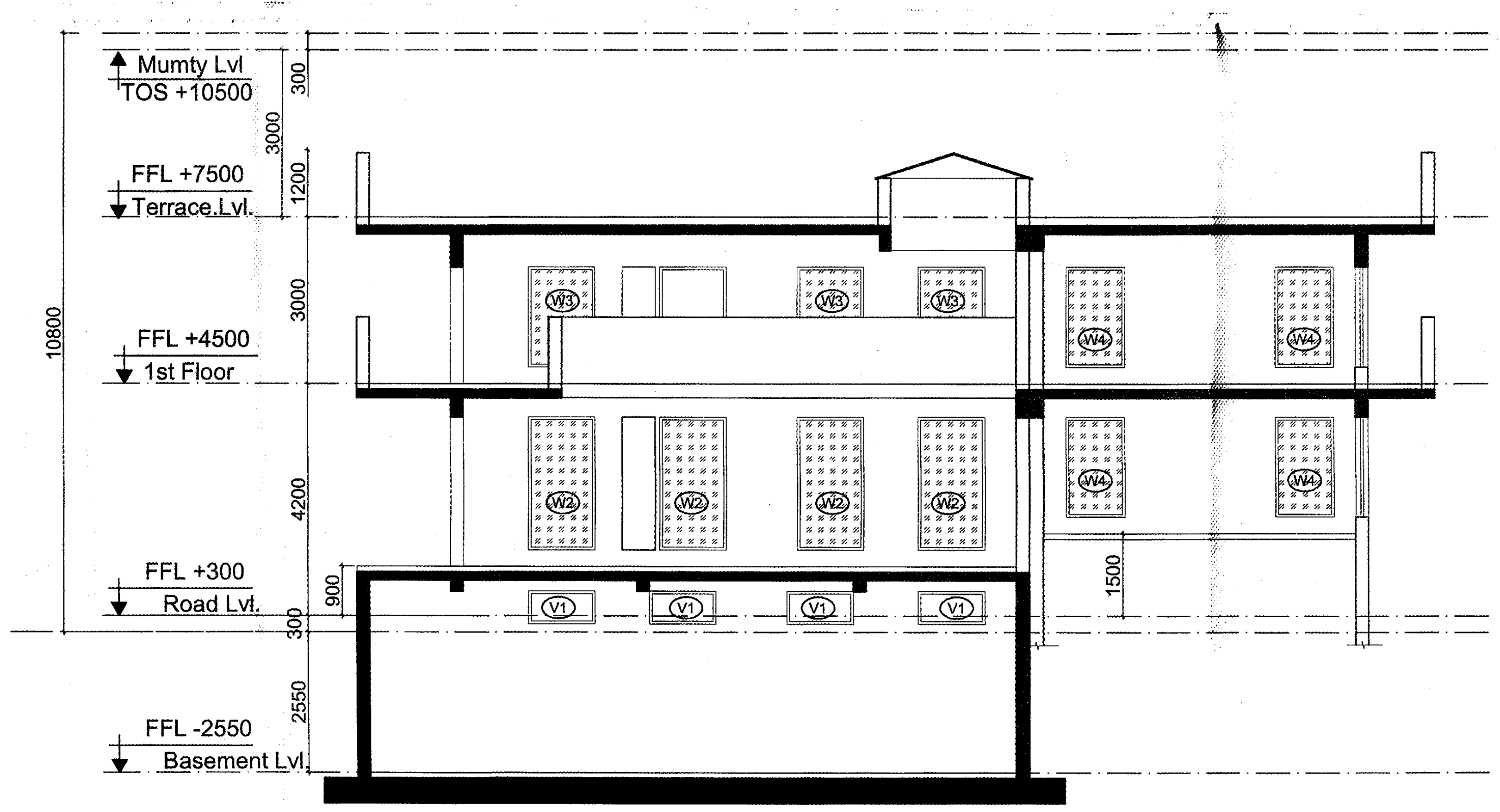
उपनगर नियोजक (BP)
जयपुर विकास प्राधिकरण, जयपुर



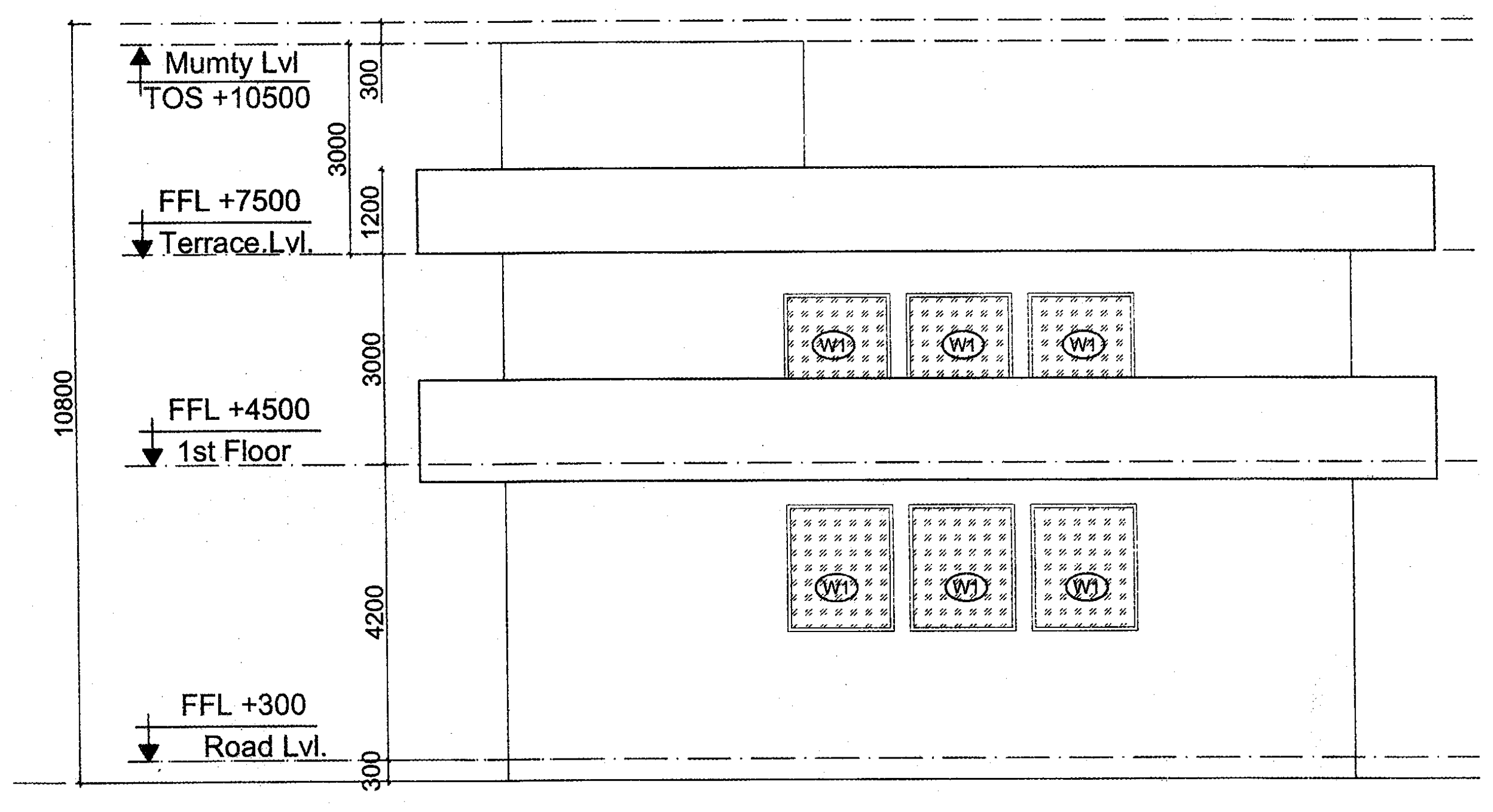
ELEVATION-A



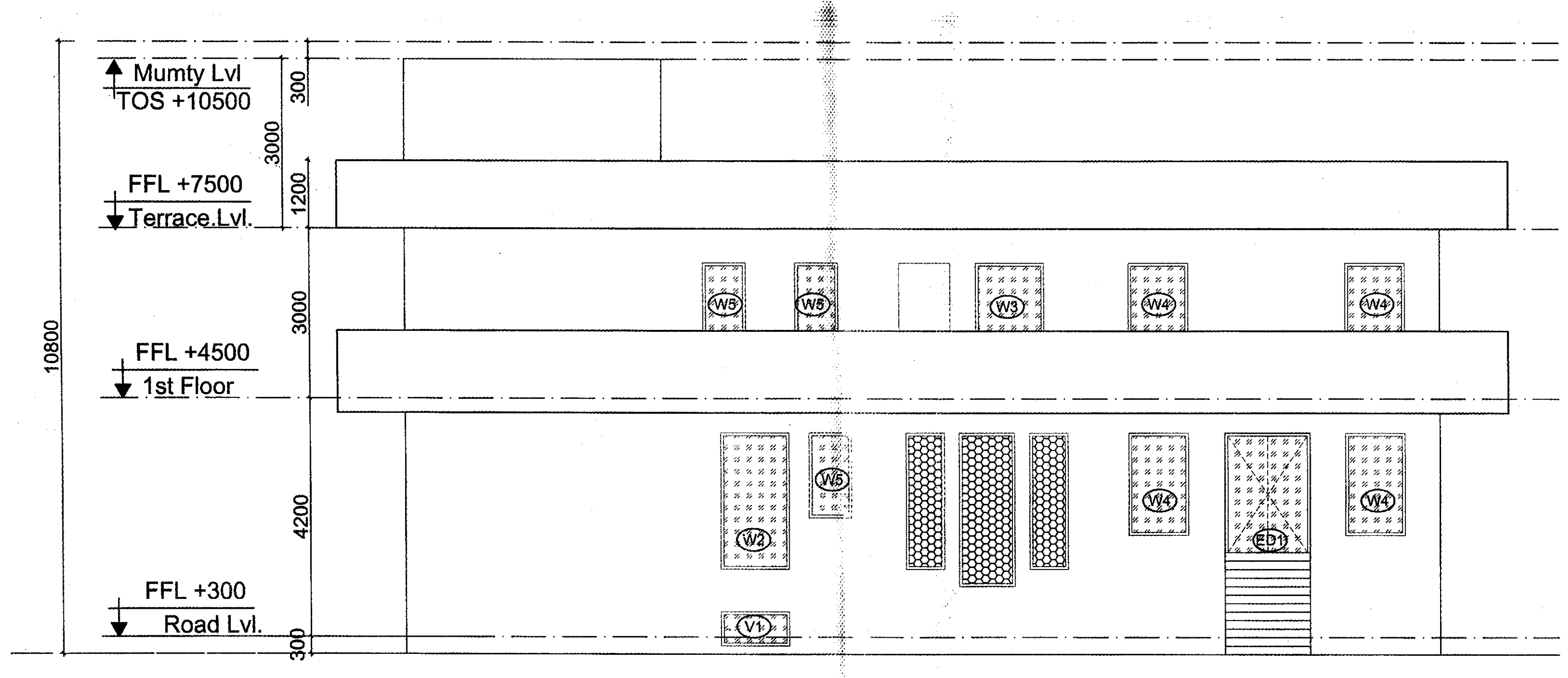
ELEVATION-D



SECTION(1-1)



ELEVATION-B



ELEVATION-C

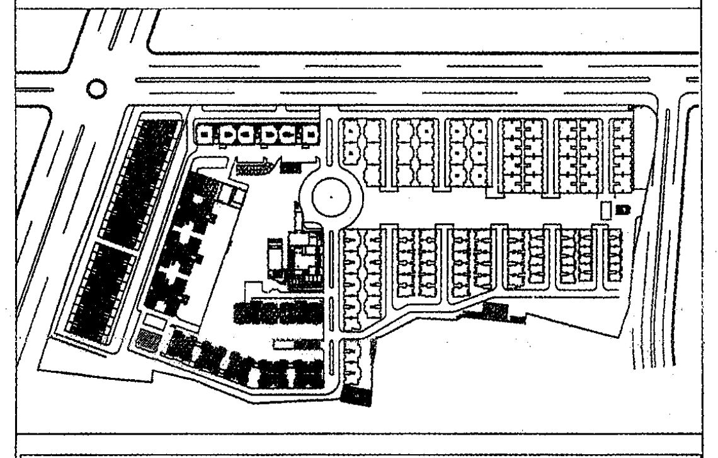
AREA CALCULATION (COMMUNITY-03) - (PROPOSED- PH-3)					
FLOORS	ENVELOPE AREA	CUTOUT AREA	GROSS BUILTUP AREA	PROJECTION AREA	BUILT-UP AREA
	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)
BASEMENT	148.989		**148.989**		**148.989**
GROUND FLOOR	218.550		**218.550**		**218.550**
1ST FLOOR	296.820	73.700	**223.120**	78.269	**144.851**
TERRACE	41.932		**41.932**		**41.932**
TOTAL			**632.591**		**554.322**

GROSS BUILT UP AREA (WITHOUT TERRACE AREA)	=	**590.659**	**SQM**
GROSS BUILT UP AREA (INCLUDING TERRACE AREA)	=	**632.591**	**SQM**
TOTAL BUILT UP AREA (COMMUNITY-03)	=	**554.322**	**SQM**
GROUND COVERAGE AREA	=	**218.550**	**SQM**

अनुमोदित
भवन मानचित्र समिति (बी.पी.) की 251 वीं बैठक दिनांक 25.01.2022 में लिये गये निर्णय की अनुपालना में भवन मानचित्र पत्रांक जविप्रा/स.स./बीपीसी (बीपी)/डी-566 दिनांक 29/3/2022 द्वारा अनुमोदित कर जारी किये गये

SHEET NO.: 18/18

KEY PLAN:



जयपुर विकास प्राधिकरण
भवन मानचित्र समिति
29/03/22

NOTE:- ALL DIMENSION & LEVELS ARE IN MM.

DOOR WINDOW SCHEDULE						
Sr. No.	LEGEND	WIDTH (MM)		CILL (MM)	LINTEL (MM)	HEIGHT (MM)
		For DOOR	For Window			
1	ED	1500	-	-	2700	2700
2	ED1	1500	-	-	2100	2100
3	D1	1200	-	-	2100	2100
4	D2	900	-	-	2100	2100
5	D3	850	-	-	2100	2100
6	D4	750	-	-	2100	2100
7	W1	-	1500	300	2100	1800
8	W2	-	1200	300	2700	2400
9	W3	-	1200	300	2100	1800
10	W4	-	1050	300	2100	1800
11	W5	-	750	1200	2700	1500
12	W6	-	750	1200	2100	900
13	V1	-	750	AS/ELEVATION		600
14	V2	-	750	AS/ELEVATION		600
15	V3	-	600	AS/ELEVATION		600

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OWNER SIGNATURE :

For Manglam Build Developers Ltd
Authorised Signatory

JOB TITLE :
SUBMISSION DRAWING

PROJECT :
GROUP HOUSING "AANANDA", JAIPUR

DRAWING TITLE :
COMMUNITY -03
PHASE-3
Plan,Elevations & Sections

JOB NO. 2003	DRAWING NO. MA/ASB/CB/01
SCALE :- 1:100	
DATE : 10-08-2021	
DEALT BY: SATISH	CHECKED BY : HIMANSHU

REVISION NO.

JAIPUR DEVELOPMENT AUTHORITY :-

ASSOCIATE ARCHITECT	ARCHITECT	CHIEF ARCHITECT