

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

Applicant Name: UNNATI GRIH NIRMAN COMPANY

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

Address (Proposed Building) Khasra No. 550/1 , 550/3
Village:-Machda, Th.Amer, Jaipur

Width of Proposed Road 12 M Wide

Area (Sq.Mt.) total land area = 9600 sq.mt.
Road 18 m wide area =525.47 sq.mt.
Road 12 m wide area =135.67 sq.mt.
Net plot area = 8938.86 Sqm

A) Portion of scheme area Proposed for 8938.86 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)	8938.86 Sqm.	
2.	Setbacks		
		As per Bylaws/ CMJAY Policy	As per proposal
	Front	9 M	9 M
	Side I	3 M	3 M
	Side II	6 M	6 M
	Rear	3 M	3 M
3.	Ground Coverage	As per Bylaws/ CMJAY Policy	As per proposal
		50%	48.24%
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.

For Unnati Grah Nirman Co.

(Signature)

		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
			15 M	15 M (terrace top)
6.	F.A.R.		As per Bylaws/ CMJAY Policy	As per proposal
			2.25(8938.86X2.25) 20112.43+{525.47+135. 67(road area)}=20773.57	17510.58 (1.95)
7.	Carpet Area		As per Bylaws/ CMJAY Policy	As per proposal
	(i)	E.W.S. TYPE -A	30Sqm(CARPET AREA)	28.65 Sqm(C.A.)
	(ii)	E.W.S. TYPE -B	30Sqm(CARPET AREA)	23.88 Sqm(C.A.)
	(iii)	L.I.G.	60Sqm(CARPET AREA)	46.10 Sqm (C.A.)
8.	Parking		As per Bylaws/ CMJAY Policy	As per proposal
			Scooters- 673 Cars- 1	TWO WHEELER-673 CARS-5
9.	Cut-out/ Open to Sky/ Duct		As per Bylaws	As per proposal
			Provided as per norms	Provided as per norms
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)		Not Required	Not Required
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		Provided as per norms	Provided as per norms
21.	Provision of Physically Challenged Persons		Provided as per norms	Provided as per norms
22.	Any Other Observation			

For Unnati Grah Nirman Co.

[Signature]
Partner

based on above facts application submitted by UNNATI GRIH NIRMAN COMPANY is as per the provision of 3B Chief Minister Jan Awas Yojana - 2015, Township policy and building byelaws. The applicant has deposited the charges of layout plan approval

Rs. _____ at _____ (development authority/UIT) Hence the building plan on Khasra No. 550/1, 550/3 Village:-Machda, Th.Amer, Jaipur of development is issued to :

applicant name : UNNATI GRIH NIRMAN COMPANY

proposed site: Khasra No. 550/1, 550/3
Village:-Machda, Th.- Amer, Jaipur

Area (Sq Mt) : total land area = 9600 sq.mt.

Road 18 m wide area = 525.47 sq.mt.

Road 12 m wide area = 135.67 sq.mt.

Net plot area = 8938.86 Sqm

Architect:- Ankit Sharma

Registration no:- CA/07/40652

For Unnati Grah Nirman Co.

Partner

BLOCK A :- GROUND FLOOR :-
 10 EWS UNIT
 10 EWS UNIT
 10 EWS UNIT
 10 EWS UNIT
 10 EWS UNIT

BLOCK B :- GROUND FLOOR :-
 31 LIG UNIT
 31 LIG UNIT
 31 LIG UNIT
 31 LIG UNIT
 31 LIG UNIT

BLOCK C :- GROUND FLOOR :-
 25 LIG UNIT
 29 LIG UNIT
 29 LIG UNIT
 29 LIG UNIT
 29 LIG UNIT

TOTAL
 LIG UNIT :- 296 UNIT
 EWS UNIT :- 80 UNIT

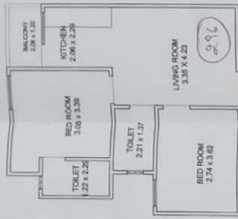
AREA STATEMENT

PLOT AREA	8938.86 SQ.M.	
ACHIEVED HEIGHT = 15 M. (G+4)		
COMMERCIAL F.A.R. AREA (SQ.M.) =	47.93	
RESIDENTIAL F.A.R. AREA (SQ.M.) =	17462.65	
TOTAL F.A.R. AREA (1.95) =	17510.58	
PERMISSIBLE GROUND COVERAGE (50% OF PLOT AREA) = 4469.430 SQ.M.		
PROPOSED GROUND COVERAGE (48.24) (SQ.M.) = 4312		
PERMISSIBLE GREEN AREA (10% OF PLOT AREA) = 893.885 SQ.M.		
PROPOSED GREEN AREA = 972.13 SQ.M.		
PERMISSIBLE CLUB AREA (1% OF TOTAL BUILT UP AREA) =	210.4856	
PROPOSED CLUB / FACILITY AREA (SQ.M.) =	212.11	

REQUIRED PARKING CALCULATION	
TOTAL LIG UNIT = 296	
REQ. TWO WHEELER PARKING FOR LIG UNIT = 296 X 2 = 592	
TOTAL E.W.S. UNIT = 80	
REQ. TWO WHEELER PARKING FOR EWS UNIT = 80 X 1 = 80	
TOTAL REQUIRED TWO WHEELER PARKING = 672	
COMMERCIAL AREA = 47.93 SQ.M.	
COMMERCIAL PARKING = 47.93 / 50 = 0.95 E.C.U.	
ADD 25% EXTRA FOR VISITORS = 1.19 E.C.U.	
REQUIRED CAR PARKING (75%) = 0.891 E.C.U. SAY 1 CAR	
REQUIRED TWO WHEELER PARKING = 0.92 E.C.U. / SAY 1 SCOOTER	
TOTAL REQUIRED CAR PARKING = 1 E.C.U.	
PROPOSED PARKING	
PROPOSED CAR PARKING = 5 E.C.U.	
PROPOSED SCOOTER = 673 SCOOTER	

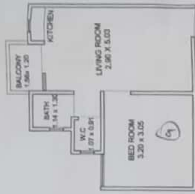
Sr.no	Name of unit	BLOCK AREA SQ.M. (A)	Staircase + lift area (Sq.m.) (B)	Corridor area Sq.m. (C)	BALCONY AREA Sq.m. (D)	CUT-OUT AREA Sq.m. (E)	SERVICE AREA Sq.m. (F)	CLUB AREA Sq.m. (F)	COMMERCIAL AREA Sq.m. (G)	BUILT-UP AREA (H = A-D/2-E)	FAR AREA (Sq.m.) (I = A-B+C+D+E+H+G)	GROSS BUILT-UP AREA (J = A-E)	GROUND COVERED AREA (K = J)
BLOCK-A													
	GROUND FLOOR	382.29	15.910	53.280	13.7	14.32				361.120	285.08	367.97	367.97
	FIRST FLOOR	386.38	15.910	53.290	19.41	14.32				362.355	283.45	372.06	372.06
	SECOND FLOOR	386.38	15.910	53.290	19.41	14.32				362.355	283.45	372.06	372.06
	THIRD FLOOR	386.38	15.910	53.290	19.41	14.32				362.355	283.45	372.06	372.06
	FOURTH FLOOR	386.38	15.910	53.290	19.41	14.32				362.355	283.45	372.06	372.06
	TERRACE	29.77	15.910	9.750						29.770	4.11	29.77	
BLOCK-B													
	GROUND FLOOR	2143.79	50.150	233.940	91.55					2098.015	1768.15	2143.79	2143.79
	FIRST FLOOR	2143.22	43.370	233.670	91.55					2097.445	1774.63	2143.22	2143.22
	SECOND FLOOR	2143.22	43.370	233.670	91.55					2097.445	1774.63	2143.22	2143.22
	THIRD FLOOR	2143.22	43.370	233.670	91.55					2097.445	1774.63	2143.22	2143.22
	FOURTH FLOOR	2143.22	43.370	233.670	91.55					2097.445	1774.63	2143.22	2143.22
	TERRACE	77.99	48.690	17.740						77.990	11.56	77.99	
BLOCK-C													
	GROUND FLOOR	1800.24	37.780	144.040	64.93			17.87	212.11	47.93	1767.775	1800.24	1800.24
	FIRST FLOOR	1742.68	37.780	160.140	75.25						1705.055	1742.68	1742.68
	SECOND FLOOR	1742.68	37.780	160.140	75.25						1705.055	1742.68	1742.68
	THIRD FLOOR	1742.68	37.780	160.140	75.25						1705.055	1742.68	1742.68
	FOURTH FLOOR	1742.68	37.780	160.140	75.25						1705.055	1742.68	1742.68
	TERRACE	54.47	46.660								54.470	54.47	
	TOTAL		603.34	2247.15	915.02	71.6		37.87	212.11	47.93	17462.65	21506.07	4312.00

Name of unit	BLOCK AREA SQ.M. (A)	Staircase + lift area (Sq.m.) (B)	Corridor area (Sq.m.) (C)	BALCONY AREA Sq.m. (D)	CUT OUT AREA Sq.m. (E)	SERVICE AREA Sq.m. (F)	CLUB AREA Sq.m. (F)	COMMERCIAL AREA (Sq.m.) (G)	BUILT-UP AREA (H = A-D/2-E)	FAR AREA (Sq.m.) (I = A-B+C+D+E+H+G)	GROSS BUILT-UP AREA	GROUND COVERED AREA
BLOCK-(A+B+C)												
GROUND FLOOR	4326.32	103.840	431.260	170.18	14.32		17.87		4226.910	3128.81	4312.00	4312.00
FIRST FLOOR	4272.28	97.060	447.100	186.21	14.32				4164.855	3527.59	4257.96	
SECOND FLOOR	4272.28	97.060	447.100	186.21	14.32				4164.855	3527.59	4257.96	
THIRD FLOOR	4272.28	97.060	447.100	186.21	14.32				4164.855	3527.59	4257.96	
FOURTH FLOOR	4272.28	97.060	447.100	186.21	14.32				4164.855	3527.59	4257.96	
TERRACE	162.23	111.260	27.490						162.230	23.48	162.23	



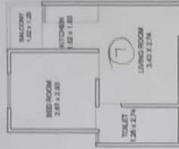
LUG UNIT

LUG UNIT	
AREA	24.4
BALCONY AREA	2.24
CONSTRUCTION	78
BUILT UP AREA	4.12
BUILT UP AREA	4.12
CARPET AREA	41.52



ENS UNIT TYPE A

LUG UNIT	
AREA	24.4
BALCONY AREA	2.24
CONSTRUCTION	78
BUILT UP AREA	4.12
BUILT UP AREA	4.12
CARPET AREA	41.52



ENS UNIT TYPE B

LUG UNIT	
AREA	24.4
BALCONY AREA	2.24
CONSTRUCTION	78
BUILT UP AREA	4.12
BUILT UP AREA	4.12
CARPET AREA	41.52



ROAD 12 M WIDE

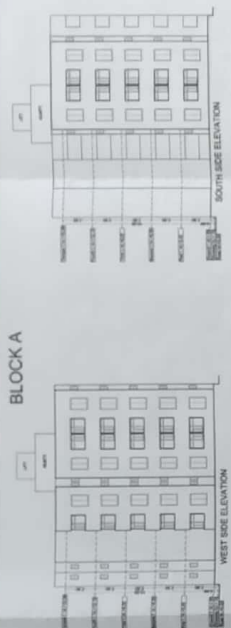
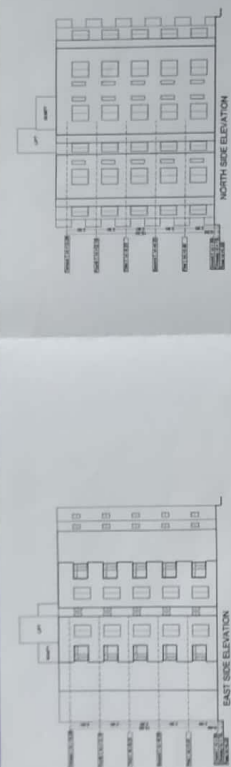
ROAD 12 M WIDE

ROAD 18 M WIDE

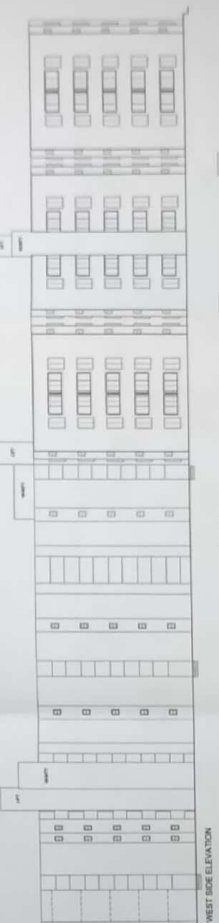
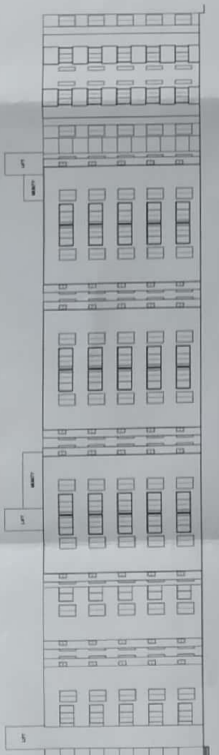
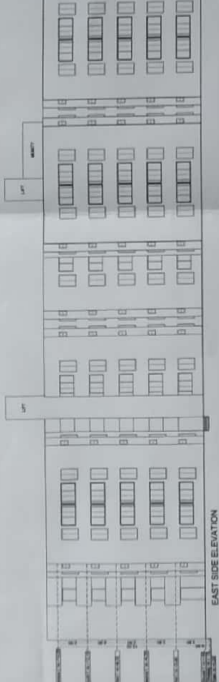
ROAD 9 M WIDE

PROJECT NO. 22
PROJECT TITLE
SHEET NO.
DATE
SCALE
DRAWN BY
CHECKED BY
APPROVED BY
SEAL

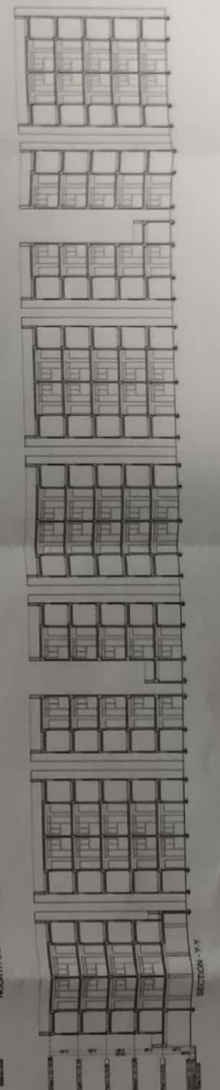
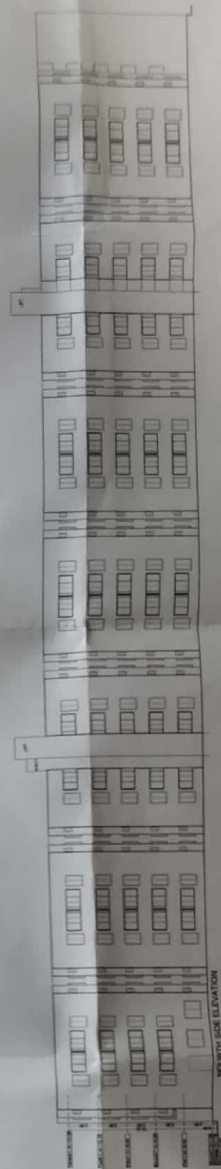
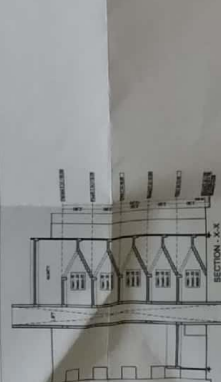
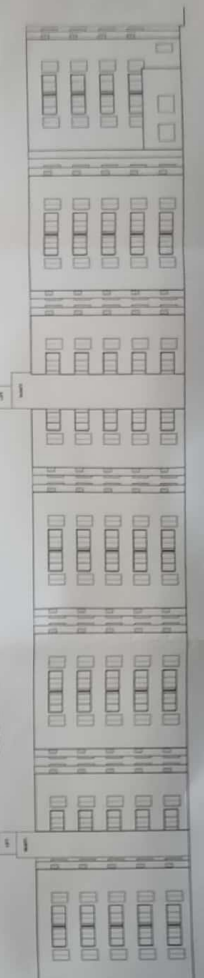
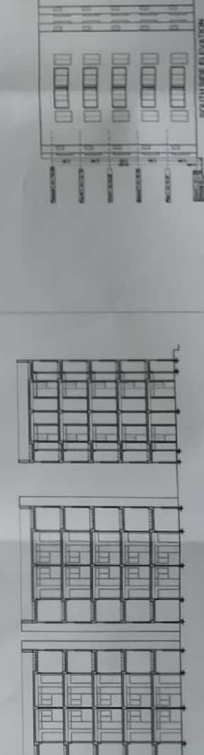
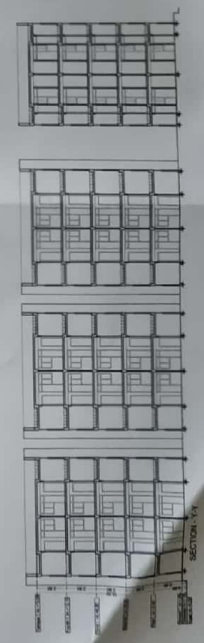
BLOCK A



BLOCK B



BLOCK C

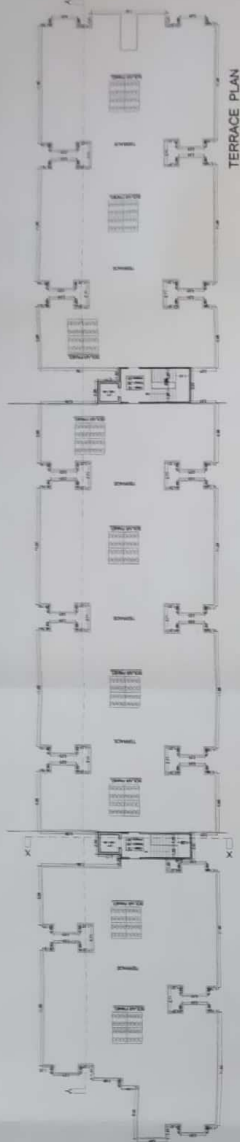


Project No. 10
 Date: 10/10/2010
 Drawn by: [Signature]
 Checked by: [Signature]
 Approved by: [Signature]
 Scale: 1/4" = 1'-0"

BLOCK C



TYPICAL FLOOR PLAN (1st TO 4th floor)



TERRACE PLAN

BLOCK A

