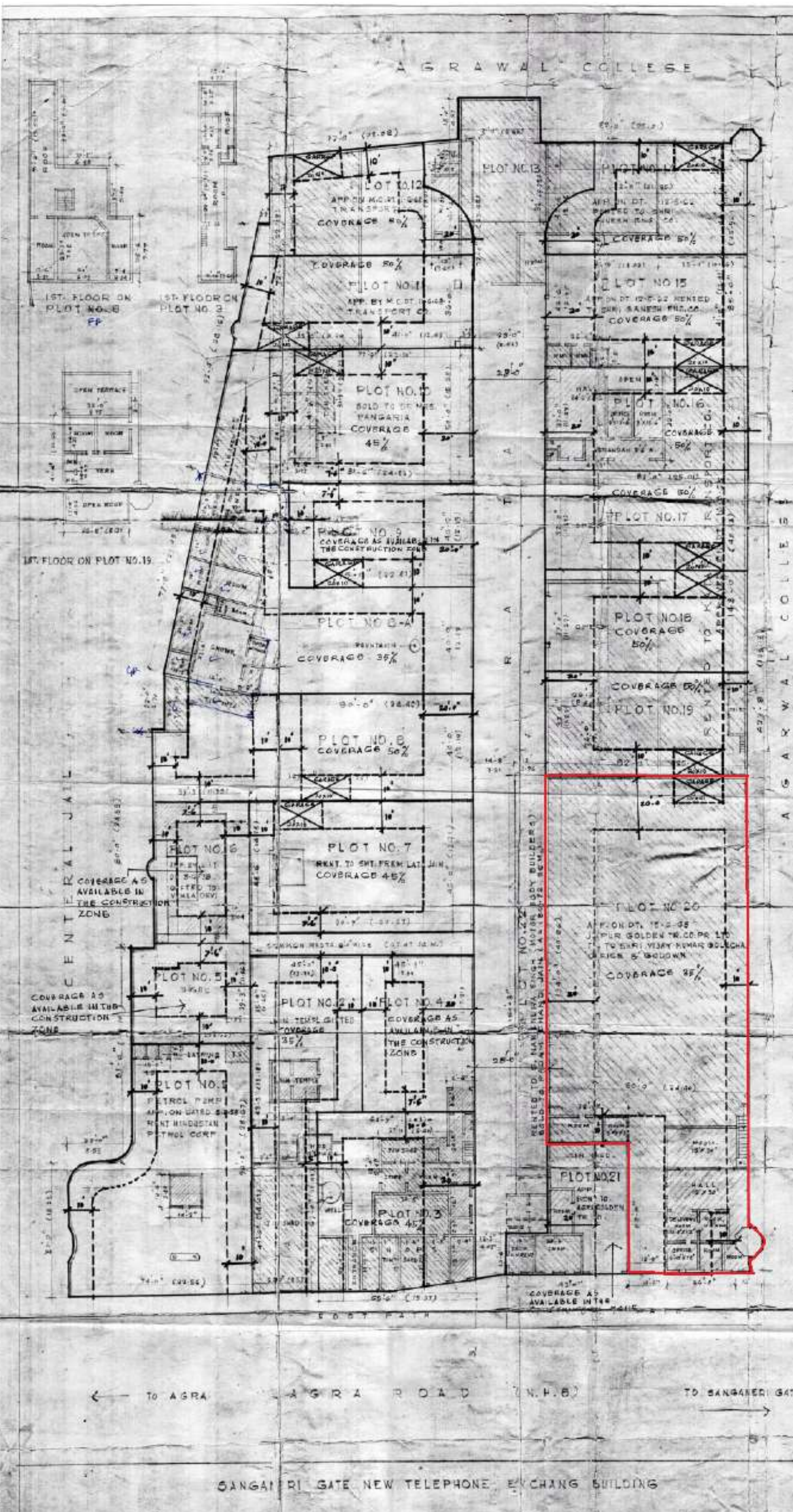
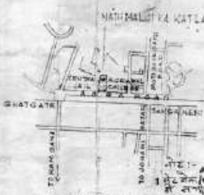




KEY-PLAN

Sub Division Plan Approved with modification
Sd/- 17/1/84
(Deputy Town Planner)
J.D.A.

नोट:-
1 [illegible]
2 [illegible]
3 [illegible]

MODIFIED APPROVED SUB-DIVISION PLAN
(AS PER BPC II decision DATED 21-11-83)

OFFICE LETTER NO. 913 DATED 17/1/84
[illegible]

सहायक नगर नियोजक
जयपुर विकास प्राधिकरण
जयपुर

REFERANCE:-

PLOT NO	SIZE OF PLOT	AREA OF PLOT	EXISTING BUILT UP AREA (WITH TIN SHED)	%	EXISTING BUILT UP AREA (UN-AUTHORISED WITH TIN SHED)	% WITH TIN SHED
1	800 SIZE	589.19 SQM	133.42 SQM	22.64	8.50 SQM	[illegible]
2	"	427.56 "	115.63 "	[illegible]	93.55 SQM	[illegible]
3	"	375.67 "	310.00 SQM	82.51	19.72 SQM	[illegible]
4	45'-9"x58'-3"	249.69 "	9.08 "	3.63	NIL	
5	35'-3"X42'-6"	177.24 "	VACANT PLOT			
6	35'-3"X42'-6"	175.28 "	88.00 "	50.21	NIL	
7	45'-4"X96'-9"	373.35 "	VACANT PLOT			
8	40'-9"X80'-0"	297.28 "	"			
8-A	800 SIZE	928.88 "	300.07 "	32.30	31.30 SQM	[illegible]
9	40'-0"X75'-0"	287.7 "	VACANT PLOT			
10	50'X41'-0"	[illegible]	75.04 "	[illegible]	36.84	[illegible]
11	800 SIZE	312.70 "	159.11 "	50.89	NIL	
12	"	291.85 "	117.07 "	[illegible]	NIL	
13	"	127.52 "	127.52 "	100	127.52 SQM	100
14	42'-6"X82'-0"	323.75 "	[illegible]	[illegible]	[illegible]	[illegible]
15	[illegible]	323.76 "	[illegible]	[illegible]	[illegible]	[illegible]
16	37'-0"X82'-0"	281.85	[illegible]	[illegible]	NIL	
17	37'-0"X82'-0"	281.85 "	191.63 "	67.99	NIL	
18	37'-0"X82'-0"	281.85 "	191.63 "	67.99	NIL	
19	37'-0"X82'-0"	281.85 "	[illegible]	[illegible]	[illegible]	[illegible]
20	800 SIZE	1243.91 "	206.56 "	[illegible]	[illegible]	[illegible]
21	"	1384.65 "	[illegible]	[illegible]	NIL	
22	13'-0"X157'-3"	182.72 "	VACANT PLOT.			
	COMMON RASTA	828.06 "				
	TOTAL	9226.36 SQM				

NOTE:-

- ▨ PUCCA STRUCTURE SHOWN THUS
- ▧ TIN SHED SHOWN THUS
- ▭ TOTAL LAND BOUNDARY SHOWN THUS

REVISED EXISTING PLAN OF SUB DIVISION OF NATH MAL JI KA KATLA AT AGRA ROAD JAIPUR.

SCALE 1/16 FT = 1 INCH (1 CM = 2 M)

ARCHITECT

OWNER

केवल व्यवसायिक
उपयोग हेतु स्वीकृत

SHEET NO. - 01

SUBMISSION DRAWING
SITE PLAN

[illegible]

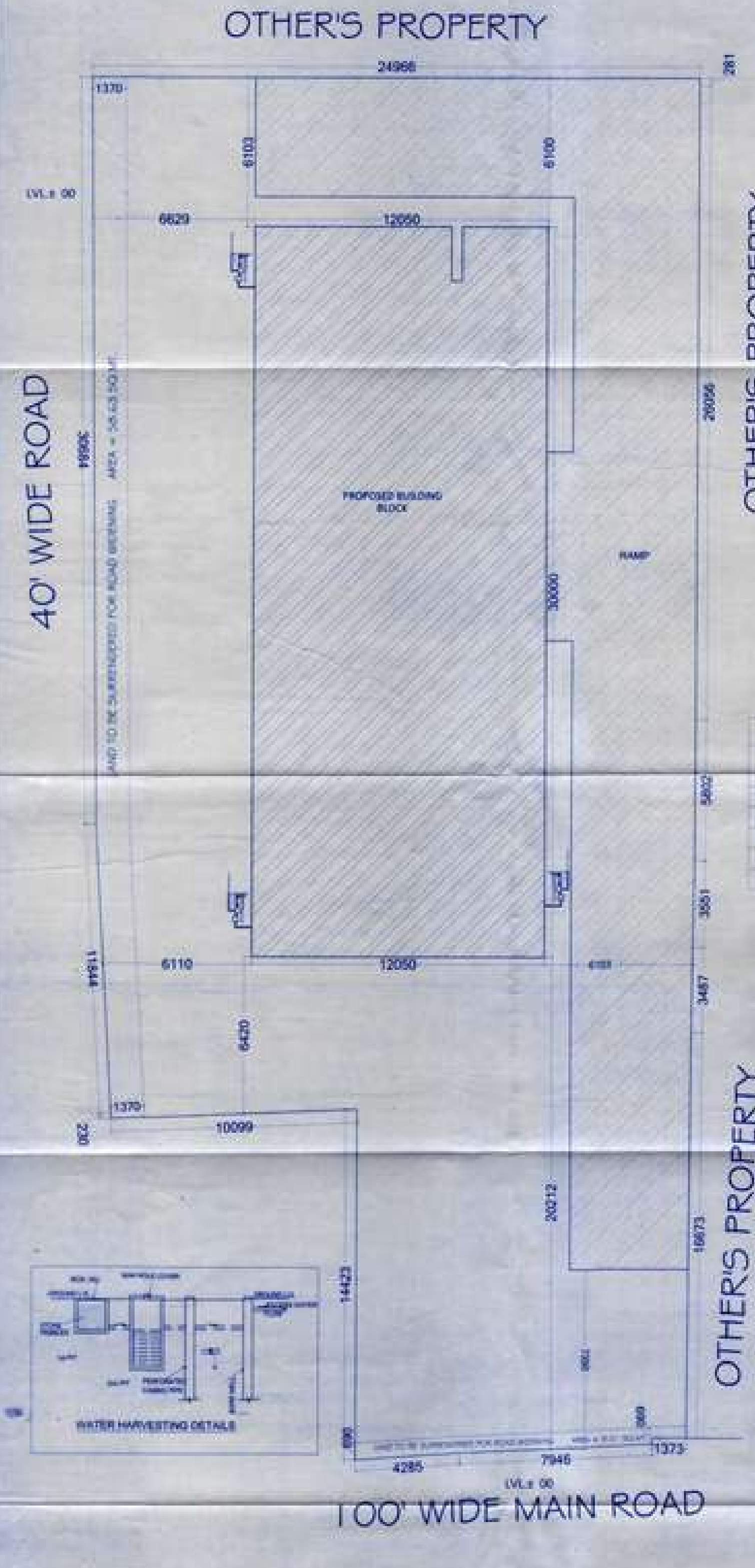
THESE PLANS ARE VALID ONLY UPTO SEVEN YEARS FROM DATE OF ISSUE

Building Plan approved in Compliance of the decision taken by B.P.C. in the Meeting Dt. 03/07/2019

Adequate Light and Ventilation to be Provided as per N.B.C. Norms.

Rain Water Harvesting Units shall be Provided as per Rules.

[illegible]



AREA CALCULATION SHEET (Sq.Mt.)				
Floors	Gross BUA	Cut-out/Lift	Fire Stair case Well	B.A.R.
Basement	475.96			
Ground	[illegible]	8	[illegible]	257.79
1st Floor	468.28	8	15.82	460.46
2nd Floor	468.28	8	15.82	460.46
3rd Floor	468.28	8	15.82	460.46
4th Floor	468.28	8	15.82	460.46
5th Floor	468.28	8	15.82	460.46
6th Floor	468.28	8	15.82	460.46
7th Floor	468.28	8	15.82	460.46
Terrace	18.53			
Total	[illegible]	56	[illegible]	3481.01

TOTAL PLOT AREA CALCULATION

01:- PLOT AREA = 1236.66 Sq.Mt.
02:- NET CONSUMED B.A.R. = 3481.01 Sq.Mt.
03:- NET CONSUMED B.A.R. = 3481.01 / 1236.66 = 2.814
04:- PERMISSIBLE GROUND COVERAGE = WITH IN SETBACK
05:- ACHIEVED GROUND COVERAGE :-
$= \frac{\text{B.U.A. OF GROUND FLOOR}}{\text{PLOT AREA}} \times 100$
$= \frac{345.21}{1236.66} \times 100 = 27.91\%$
06:- PERMISSIBLE HEIGHT = 57.00 Mt.
07:- ACHIEVED HEIGHT = plinth 1.20 Mt. free + 24.30 Mt =25.50Mt.

PARKING CALCULATION

08 :- TOTAL PARKING REQUIRED :-3481.01/ 75 =46.41 E.C.U.

09. ADD 25 % VISITORS PARKING :- 46.41 X 1.25 =58.01 E.C.U.
OR SAY 58.00 E.C.U

[illegible] 483
[illegible]

अनुमोदित

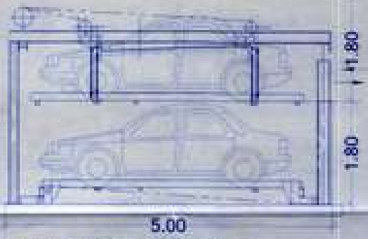
सहायक नगर नियोजक

उप नगर नियोजक

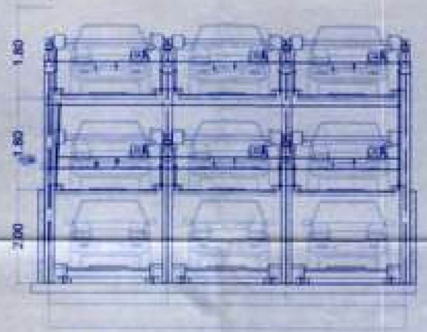
उपायुक्त [illegible]

TOTAL PARKING PROVIDED

FLOOR	PUZZLE PARKING	SURFACE PARKING	SCOOTER PARKING	TOTAL E.C.U.
BASEMENT	20	10.00 E.C.U.	36.00 Scooter	42.00 E.C.U.
Ground Floor	6.0	6.00 E.C.U.		12.00 E.C.U.
Open Ground		2.00 E.C.U.	6.00 Scooter	4.00 E.C.U.
TOTAL	26.00 E.C.U.	18.00 E.C.U.	42.00 Scooter	58.00 E.C.U.



Typical Section Stacker
Parking At Ground Floor



Typical Section Stacker
Parking At Basement Floor

SUBMISSION DRAWING
SITE PLAN

DATE : [illegible]
SCALE : [illegible]
N

PROJECT:
PROPOSED COMMERCIAL BUILDING AT PLOT NO 20, NATHMAL JI KA KATLA, JAIPUR

ARCHITECTS:
Tushar Sogani Designs Pvt. Ltd.
architects n designers
[illegible]

TUSHAR SOGANI
CA / 2000 / [illegible]

OWNER ARCHITECTS