

राजस्थान सरकार
नगरीय विकास विभाग

20 APR 2017

क्रमांक प.10(7)नवि/3/2009 पार्ट-III

जयपुर, दिनांक :-

सचिव,
जयपुर/जोधपुर/अजमेर विकास प्राधिकरण,
जयपुर/जोधपुर/अजमेर।

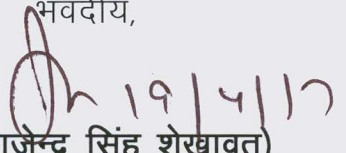
निदेशक,
स्थानीय निकाय विभाग,
जयपुर।

सचिव,
नगर विकास न्यास,
समस्त.....।

विषय :- कम्पलीशन सर्टिफिकेट जारी करने हेतु वास्तुविदों का
एम्पैनलमेन्ट किये जाने के संबंध में।
सन्दर्भ:- विभागीय आदेश दिनांक 22.02.2017 एवं विभागीय पत्र दिनांक
10.04.2017

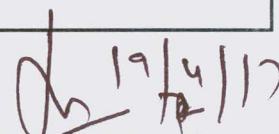
महोदय,

उपरोक्त विषयान्तर्गत सन्दर्भित आदेश दिनांक 22.02.2017 के क्रम में जारी पत्र दिनांक 10.04.2017 की निरन्तरता में विभाग द्वारा ई.ओ.आई. के माध्यम से वास्तुविदों का पैनल तैयार किया गया है। पैनल में उल्लेखित वास्तुविद भवन विनियमों के प्रावधानानुसार कम्पलीशन सर्टिफिकेट जारी करने के लिये अधिकृत किये जाते हैं। इनके द्वारा भवन निर्माता को जारी किये जाने वाले कम्पलीशन सर्टिफिकेट को मान्यता प्रदान की जायेगी तथा संबंधित नगरीय निकाय द्वारा सन्दर्भित आदेश में निर्धारित प्रक्रिया के अनुसार जारी किया जाना सुनिश्चित किया जावे।

भवदीय,

(राजेन्द्र सिंह शेखावत)
संयुक्त शासन सचिव-प्रथम

LIST OF EMPANNEED ARCHITECTS FOR COMPLETION CERTIFICATE

S.No.	Name of Applicant	Associate Firm	COA Registration Number
1	Shri Akshit Tholia	Graphite Design Studio, 68 Janakpuri I, Imliwala Phatak, Opp. Jain Mandir, Jaipur Email:- akshit@graphitedesignstudio.com Mo. No. :-9928334414	CA/2012/57066
2	Smt. Astha Tholia	Graphite Design Studio, 68 Janakpuri I, Imliwala Phatak, Opp. Jain Mandir, Jaipur Email:-astha2786@gmail.com Mo. No. :-9929014414	CA/2011/52881
3	Shri Shailendra Singh Sengar	H 1203, Krish Watika, Bhiwadi-Alwar Bypass Road, Bhiwadi Email:- sengar@saplind.in Mo. No. :-9783502999	CA/2008/43675
4	Shri Mansingh Meena	b-81, Behind UIT Office, Bhagat Singh Colony, Bhiwadi Email:- mansingh1984@gmail.com Mo. No. :-9460478315	CA/2010/49305
5	Shri Rohitash Saraswat	Chandrakala Architecture, 19/227, Chandra-Mahal, Ward 25, Nagaadkhana, Karauli-322241 Email:- saraswatrohitash@gmail.com Mo. No. :-9829076733	CA/2007/39326
6	Shri Anuj Mathur	A-8, Shyam Nagar, Ajmer Road, Jaipur Email:- anujrini2624@gmail.com Mo. No. :-9314874679	CA/91/13666
7	Shri Shrawan Kumar Kumawat	b-6, Ganesh Kripa Apartment, Moti Marg, Bapu Nagar, Jaipur Email:- sdcjpr@gmail.com Mo. No. :-9314510603	CA/2000/26400
8	Shri Shri Krishan	Space Grid, C-49, Vidya Apartment, Paras Marg, Bapu Nagar, Jaipur Email:- spacegrid_ss@yahoo.com Mo. No. :-9314918766	CA/99/25451
9	Shri Anugunj Agre	A/80, Behind krishna Nagar Housing Scheme, Nagla Lodha Road, Bharatpur-321001 Email:- anugunj.agre@gmail.com Mo. No. :- 9411832276	CA/2010/48816
10	Shri Piyush Pareta	115, Pratap Nagar, Near Bharat Vikas Hospital, Kota Email:- paretapiyush@gmail.com Mo. No. :- 9460122987	CA/2010/50969
11	Shri Vikas Jain	V J Architects, 10 kha 2, jyoti nagar, sahaakar marg, Jaipur Email :- vjarchitect@gmail.com Mob. No. - 9828596167	CA/2000/26735
12	Shri Ankit sharma	Cadmax Design Services, C-49, B-3, Vidhya Apartment, Bapu Nagar, Jaipur Email:- info@cadmaxds.com cadmaxds@rediffmail.com Mo. No. :-8440884400	CA/2007/40652
13	Shri Sheetal Kumar Agrawal	Sheetal Kumar Associates Consultant n Designers, C-84, 1st Floor, Shiwad House, Prithviraj Road, C-Scheme, Jaipur Email:- sheetalkumar.jpr@gmail.com Mo. No. :- 9829061013	CA/99/25335


 (R. S. Shekhawat)
 Joint Secretary-I



The Secretary
JDA
Jodhpur

Date: 14.05.2018

विषय :- मुख्यमंत्री जन आवास योजना 2015 के प्रोविजन 3 ए के तहत KHASRA NO.62/2 MIN, ग्राम NARNADI NEAR FIVE STAR HOTEL UMED, जोधपुर राजस्थान की भूमि पर प्रस्तावित योजना के भवन मानचित्र अनुमोदन बाबत

महोदय ,

नगरीय विकास विभाग के संदर्भित आदेश दिनांक 10/04/2017 द्वारा मुख्यमंत्री जन आवास योजना 2015 के तहत भवन मानचित्र अनुमोदन के लिए एम्पेनलीद आर्किटेक्ट्स को अधिकृत किया गया है उक्त आदेश दिनांक 10/04/2017 के अनुसार प्रस्तावित मुख्यमंत्री जन आवास योजना 2015 के प्रोविजन 3 ए के तहत अनुमोदित भवन मानचित्र की एक प्रमाणित प्रति तथा नगरीय विकास विभाग के चेकलिस्ट की मूल प्रति संलग्न है.

For VJ architects PVT. LTD.


VIKAS JAIN
DIRECTOR

Consulting Architect
VIKAS JAIN
B-Arch. (Hons.), M.A. (Urban Design)
CA/2000/26735

Abha

कार्यालय :-
जोधपुर विकास प्राधिकरण, जोधपुर
प्राप्ति रसीद
संबंधित क्रमांक 2018/5473
दिनांक 25/5/18

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

Applicant Name:

Ashu Modi

Architect Name & Registration no.:

Mr. Vikas Jain

Address (Proposed Building):

Khasra no. / Plot no.:- 62/2 Min

Village - Village Narnar, near fire station
located at Scyllipus chit.
80' wide

Width of approach road

Area (Sq.mt.):

9999.93 sq.m.

a) Portion of scheme area Proposed for
EWS / LIG.

9999.93 sq.m.

b) Balance Portion of scheme area
Proposed for Developer.

-

S.No.	Details		Comments	
1.	Size of the Plot (EWS/LIG portion)		9999.93sq.m.	
2.	Setback		As per Byelaws / CMJAY Policy	As per proposal
	Front		15.00	15.24
	Side I		3.00	3.96
	Side II		6.00	6.10
	Rear		6.00	6.10
	Ground Coverage		As per Byelaws / CMJAY Policy	As per proposal
3.			50% (4999.97)	37.66% (3766.31)
4.	Basement (If approved)			
	(i)	Ramp (Slope)		
	(ii)	Staircase		
	(iii)	Setback	As per Byelaws / CMJAY Policy	As per proposal
		Front	-	-
		Side I	-	-
		Side II	-	-
		Rear	-	-
	(iv)	Any Other Observation		

Ashu Modi

Vikas Jain
Consulting Architect
VIKAS JAIN
"A. (Urban Design)"
-75

5.	Height (No. of Floors)	As per Byelaws / CMJAY Policy	As per proposal
6.	F.A.R.	As per Byelaws / CMJAY Policy	1500m
7.	Super Bulltup area	(1.331052) 18214.87	(1.53) 15332.52
	(I) E.W.S.	As per Byelaws / CMJAY Policy	As per proposal
	(II) L.I.G		3380, 336, 2863
8.	Parking	As per Byelaws / CMJAY Policy	51.37 sq.m.
		Residential - 668 3 scooter Commercial - 4 car	Scooter - 710 Car - 9
9.	Cut outs / Open to Sky / Ducts	As per Byelaws	As per proposal
			111.16 sq.m.
10.	Projections / Balconies etc (Covered / extended)	As per Byelaws	As per proposal
			706.50 sq.m.
11.	Certification for Fire Safety (Fina.)	Not Required	Not Required
12.	Airport NOC (If required)	Not Required	Not Required
13.	Environment Clearance (If required)	Not Required	Not Required
14.	Certification from Structural Engineer (Earthquake Resistant)	Required	Enclosed
15.	Plantation on Site	Required	shown in the plan
16.	Rain Water Harvesting	Required	shown in the plan
17.	Waste Water Recycling	Required	to be provided
18.	Sewerage Treatment Plant	Required	given
19.	Provision of Solid Waste Disposals	Required	given
20.	Provision of Solar Panels / Solar Water Heaters	Required	provided
21.	Provision for Physically Challenged Person	Required	provided.
22.	Any Other Observation		

As per used.

Consulting Architect
VIKAS JAIN
Arch. (Hons.), M.A. (Urban Design)
0000/26735

Based on above facts, the proposal submitted by Asha Modi (Applicant) is as per the provisions of building Byelaws and Chief Minister's Jan Awas Yojana - 2015. The Applicant has deposited the charges for building plan approval Rs 6,07,201.00 at JDA, Jodhpur (Challan No.....1431.....) and the map application has been submitted to JDA also. When the demand of security deposit and rain water harvesting etc. shall be deposited once demand is received. Hence the conditional construction permission is issued to:

Applicant Name:

Asha Modi

Proposed Building:

Khasra no. / Plot / no. 62/2 MIN.

Village - Narnadi near five star hotel Omka
at Jodhpur distt.

Area (Sq. mt.):

9999.93 sq.m.

Enclosed Attachment : Copy of challan of Rs 6,07,201.00/- deposited to
SECRETARY JODHPUR DEVELOPMENT AUTHORITY

Architect: -

Vikas Jain

Registration No. :-

CA/2000/26735

Asha Modi

(Signature)
Consulting Architect
VIKAS JAIN
B-Arch. (Hons.), M.A. (Urban Design)
CA/2000/26735

E-CHALLAN



Jodhpur Development Authority, Jodhpur

(Jodhpur Development Authority under Section 51 of the Ordinance - 2008)

Valid Upto :

Office Copy

JRN No. : 1431

Date : 02-05-2018

Name : ASHA MODI W/O SITA RAM MODI

Jt Name :

Address : KH.NO. 62/2 GRAM NANDRI, CMJAY,
JODHPUR

Transaction Link No.:

Zone : East

Plot No. :

Account Head Name	Amount (Rs.)
1 BUILDING CONSTRUCTION APPLICATION FEES (6006->1->17)	100.00
2 INSPECTION FEE (6006->1->16)	99999.00
3 DEBRIS (MALBA) FEES (6006->1->24)	10000.00
4 RAIN WATER HARVESTING (6006->1->23)	300000.00
5 BUILDING PERMIT / APPROVAL FEE (CONSTRUCTION PERMISSION) (6006->1->18) (COMMERICAL AREA)	197102.00



Total Net Amount

607201.00

In Words : Six Lac Seven Thousand Two Hundred One Only

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

Applicant Name: Asha Modi

Architect Name & Registration no.: Mr. Vikas Jain

Address (Proposed Building): Khasra no. / Plot no.- 62/2 MIN.

Village - of village Narnadi
near five star hotel Umed. At Jodhpur Distt.
30 ft. wide

Width of approach road

Area (Sq.mt.): 9999.93 sq.m.

a) Portion of scheme area Proposed for EWS / LIG. 9999.93 sq.m.

b) Balance Portion of scheme area Proposed for Developer. -

S.No.	Details		Comments	
1.	Size of the Plot (EWS/LIG portion)		9999.93 sq.m.	
2.	Setback		As per Byelaws / CMJAY Policy	As per proposal
	Front		15.00	15.24
	Side I		3.00	3.96
	Side II		6.00	6.10
	Rear		6.00	6.10
3.	Ground Coverage		As per Byelaws / CMJAY Policy	As per proposal
			50% (4999.97)	37.66% (3766.31)
4.	Basement (If approved)		-	-
	(i)	Ramp (Slope)	-	-
	(ii)	Staircase	-	-
	(iii)	Setback	As per Byelaws / CMJAY Policy	As per proposal
		Front	-	-
		Side I	-	-
		Side II	-	-
		Rear	-	-
	(iv)	Any Other Observation	-	-

Asha modi

Vikas Jain
Consulting Architect
VIKAS JAIN
B-Arch. (Hons.), M.A. (Urban Design)
CA/2000/26735

5.	Height (No. of Floors)		As per Byelaws / CMJAY Policy	As per proposal
				15.00 m
6.	F.A.R.		As per Byelaws / CMJAY Policy	As per proposal
			(1.33 + 0.50) 18299.87	(1.53) 15332.52
7.	Super Builtup area		As per Byelaws / CMJAY Policy	As per proposal
	(i)	E.W.S.		33.80, 38.6, 28.63
	(ii)	L.I.G		51.37 sq.m
8.	Parking		As per Byelaws / CMJAY Policy	As per proposal
			Residential - 668 scooter Commercial - 4 car	Scooter - 710 car - 9
9.	Cut outs / Open to Sky / Ducts		As per Byelaws	As per proposal
				1111.16 sq.m.
10.	Projections / Balconies etc (Covered / extended)		As per Byelaws	As per proposal
				706.50 sq.m.
11.	Certification for Fire Safety (Final.)		Not Required	Not Required
12.	Airport NOC (if required)		Not Required	Not Required
13.	Environment Clearance (if required)		Not Required	Not Required
14.	Certification from Structural Engineer (Earthquake Resistant)		Required	Enclosed
15.	Plantation on Site		Required	shown in the plan
16.	Rain Water Harvesting		Required	shown in the plan
17.	Waste Water Recycling		Required	to be provided.
18.	Sewerage Treatment Plant		Required	given
19.	Provision of Solid Waste Disposals		Required	given
20.	Provision of Solar Panels / Solar Water Heaters		Required	provided
21.	Provision for Physically Challenged Person		Required	provided.
22.	Any Other Observation			

Ashar mekh

Consulting Architect
VIKAS JAIN
 B-Arch. (Hons.), M.A. (Urban Design)
 CA/2000/26735

Based on above facts, the proposal submitted by Asha Modi (Applicant) is as per the provisions of building Byelaws and Chief Minister's Jan Awas Yojana – 2015. The Applicant has deposited the charges for building plan approval Rs 6,07,201.00 at JDA, JODHPUR (Challan No. 1431) and the map application has been submitted to JDA also. When the demand of security deposit and rain water harvesting etc. shall be deposited once demand is received. Hence the conditional construction permission is issued to:

Applicant Name: Asha Modi

Proposed Building: Khasra no. / Plot / no. 62/2 MIN.

Village – Narnadi near five star hotel Umed. at Jodhpur Dist.
9979.93 sq.m.

Area (Sq. mt.):

Enclosed Attachment : Copy of challan of Rs. 6,07,201.00 deposited to SECRETARY JODHPUR DEVELOPMENT AUTHORITY. Consulting Architect VIKAS JAIN B-Arch. (Hons.), M.A. (Urban Design) CA/2000/26735

Architect: - Vikas Jain

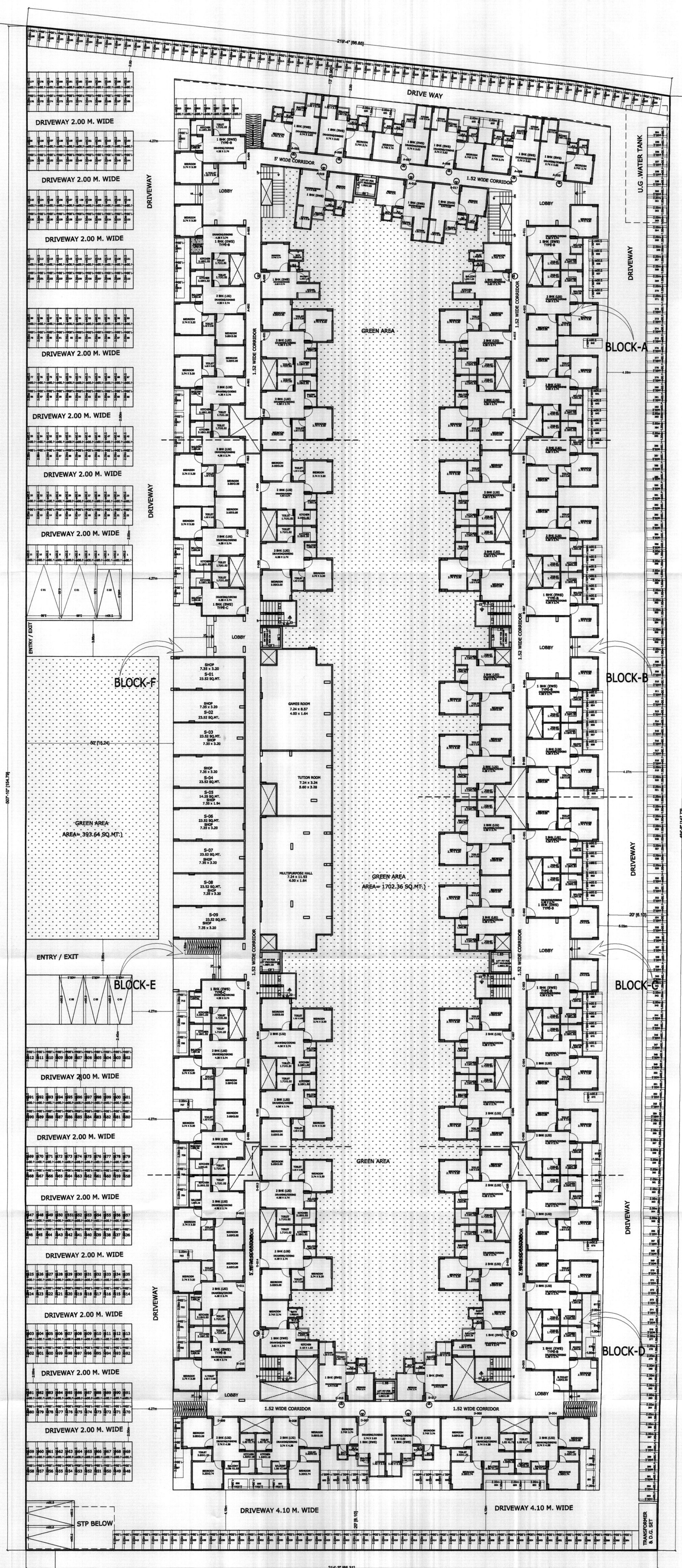
Registration No. :- CA/2000/26735

Asha Modi

AREA STAEMENT					
FLOOR	BLOCK	CUT OUT	B.U.A.	STAIRCASE	B.A.R.
GR. FLOOR	4101.93	206.64	3895.29	76.99	2861.28
1ST FLOOR	4027.64	226.13	3801.51	76.99	3117.81
2nd FLOOR	4027.64	226.13	3801.51	76.99	3117.81
3rd FLOOR	4027.64	226.13	3801.51	76.99	3117.81
4th FLOOR	4027.64	226.13	3801.51	76.99	3117.81
TERRACE	193.08				
TOTAL	20405.57	1111.16	19101.33	384.95	15332.52

ROAD 30 FT. WIDE

ROAD 30 FT. WIDE



KHASRA NO.

GROUND FLOOR PLAN

SCALE:- 1= 200	DATE : 31-01-18
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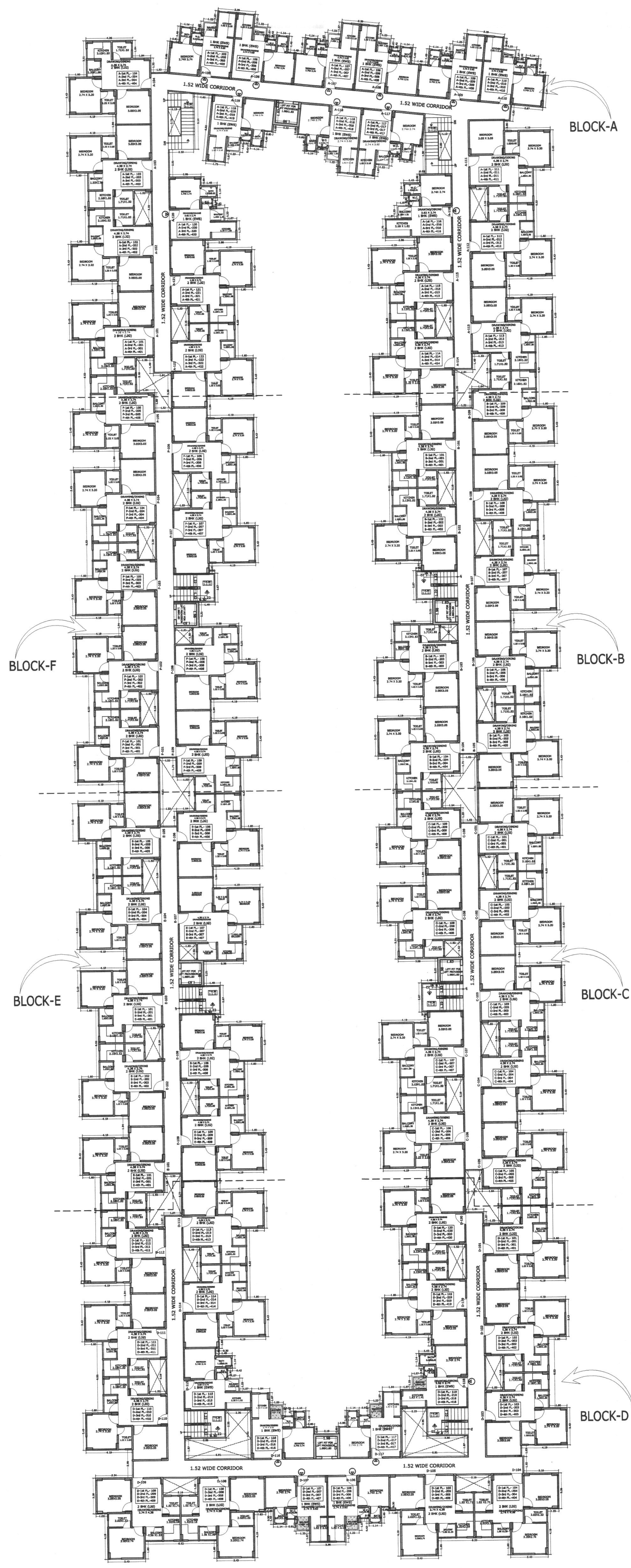
PROJECT:- KHASRA NO.62/2MIN. OF VILLAGE NARNADI NEAR FIVE STAR HOTEL UMED. AT JODHPUR DIST.	NORTH :
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ARCHITECTS:-
V J ARCHITECTS PVT. LTD.
 ARCHITECTS ENGINEERS INTERIOR DESIGNERS
 VJ SQUARE, E-123,124, SAHAKAR MARG JAIPUR
 TEL (0141) 2740007, 2740008/9, TELEFAX (0141) 2740009

ARCHITECTS

OWNER

OWNER
1. *Alfred*



TYPICAL FLOOR PLAN

SCALE:- 1=200 DATE : 31-01-18

PROJECT:-
KHASRA NO.62/2MIN.
OF VILLAGE NARNADI NEAR
FIVE STAR HOTEL UMED AT
JODHPUR DIST.

ARCHITECTS:-
V J ARCHITECTS PVT. LTD.
ARCHITECTS ENGINEERS INTERIOR DESIGNERS
VI SQUARE, E-113,114, SARANAR MARG JAIPUR
TEL (0141) 2740007, 2740008/9, TELEFAX (0141) 2740009

ARCHITECTS
Consulting Architect
VIKAS JAIN
Arch. (Mons.), M.A. (Urban Design)
CA/2000/26735

OWNER
Adarsh...



SCALE:- 1= 200

DATE : 31-01-18

PROJECT:-

KHASRA NO.62/2MIN.
OF VILLAGE NARNADI NEAR
FIVE STAR HOTEL UMED. AT
JODHPUR DIST.

NORTH :

ARCHITECTS:-
V J ARCHITECTS PVT. LTD.
ARCHITECTS ENGINEERS INTERIOR DESIGNERS
VJ SQUARE, E-123,124, SAHAKAR MARG JAIPUR
TEL (0141) 2740007, 2740008/9, TELEFAX (0141) 2740009

ARCHITECTS

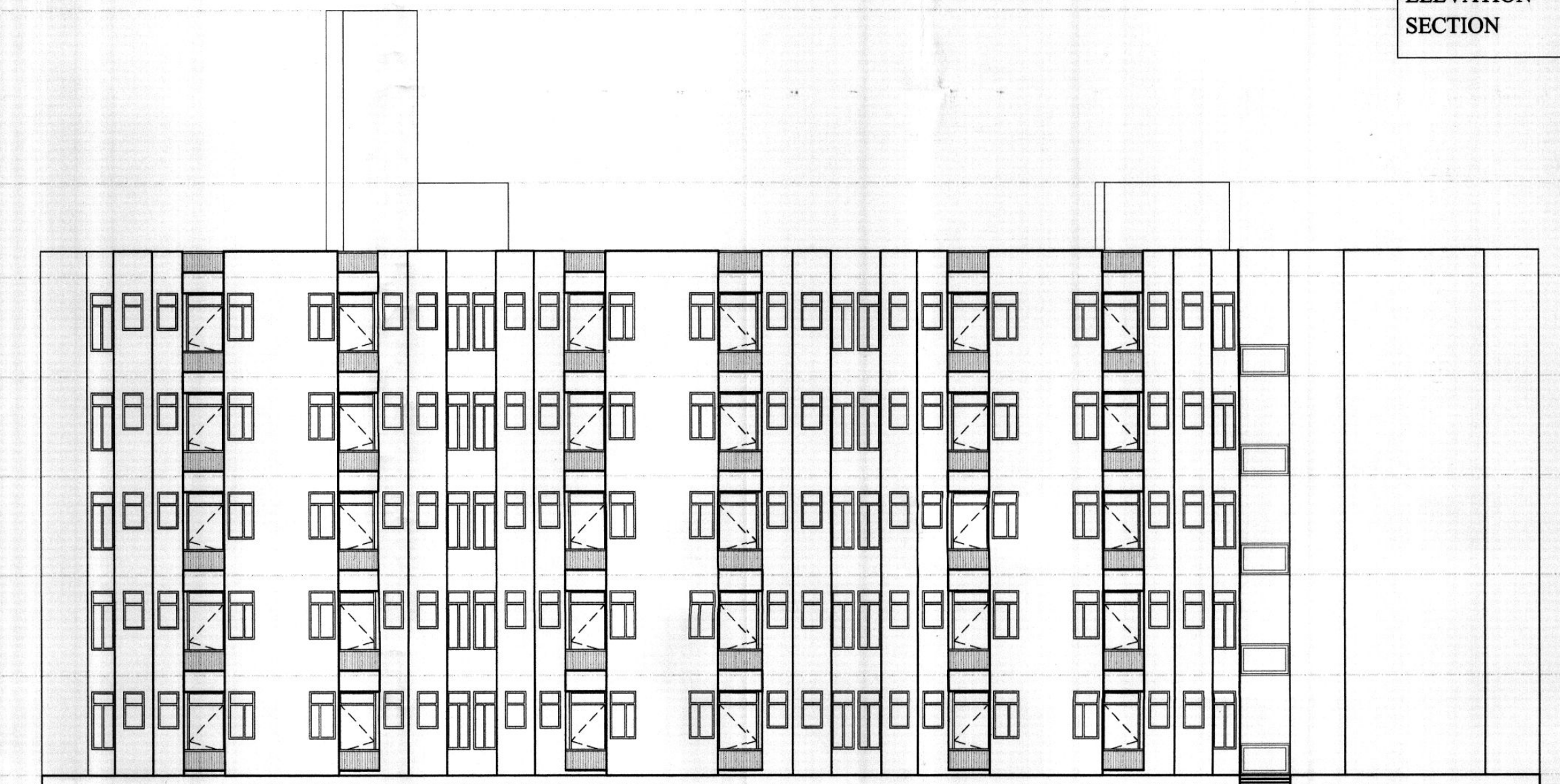
Consulting Architect
VIKAS JAIN
Arch. (Hons.), M.A. (Urban Design)
CA/2000/26735

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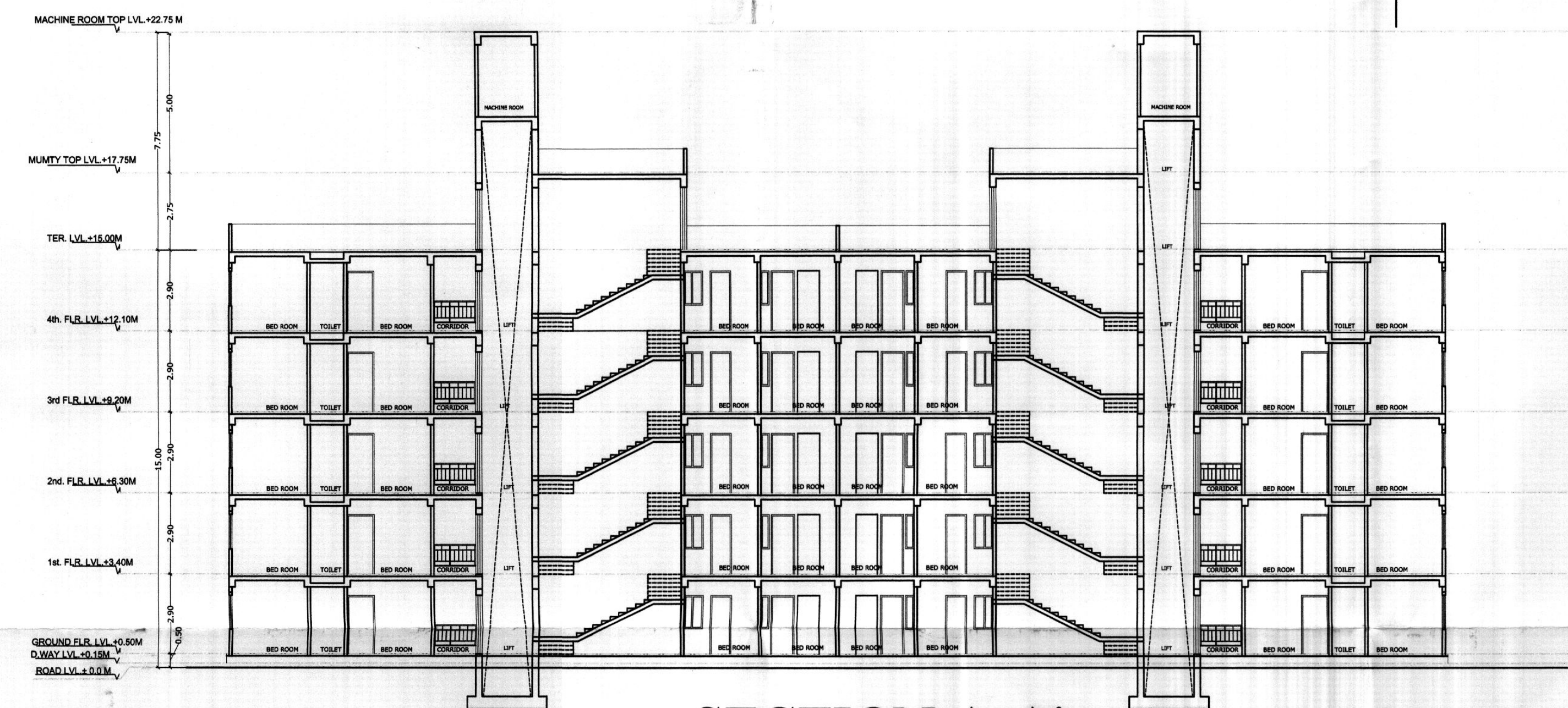
OWNER
Ashamed.



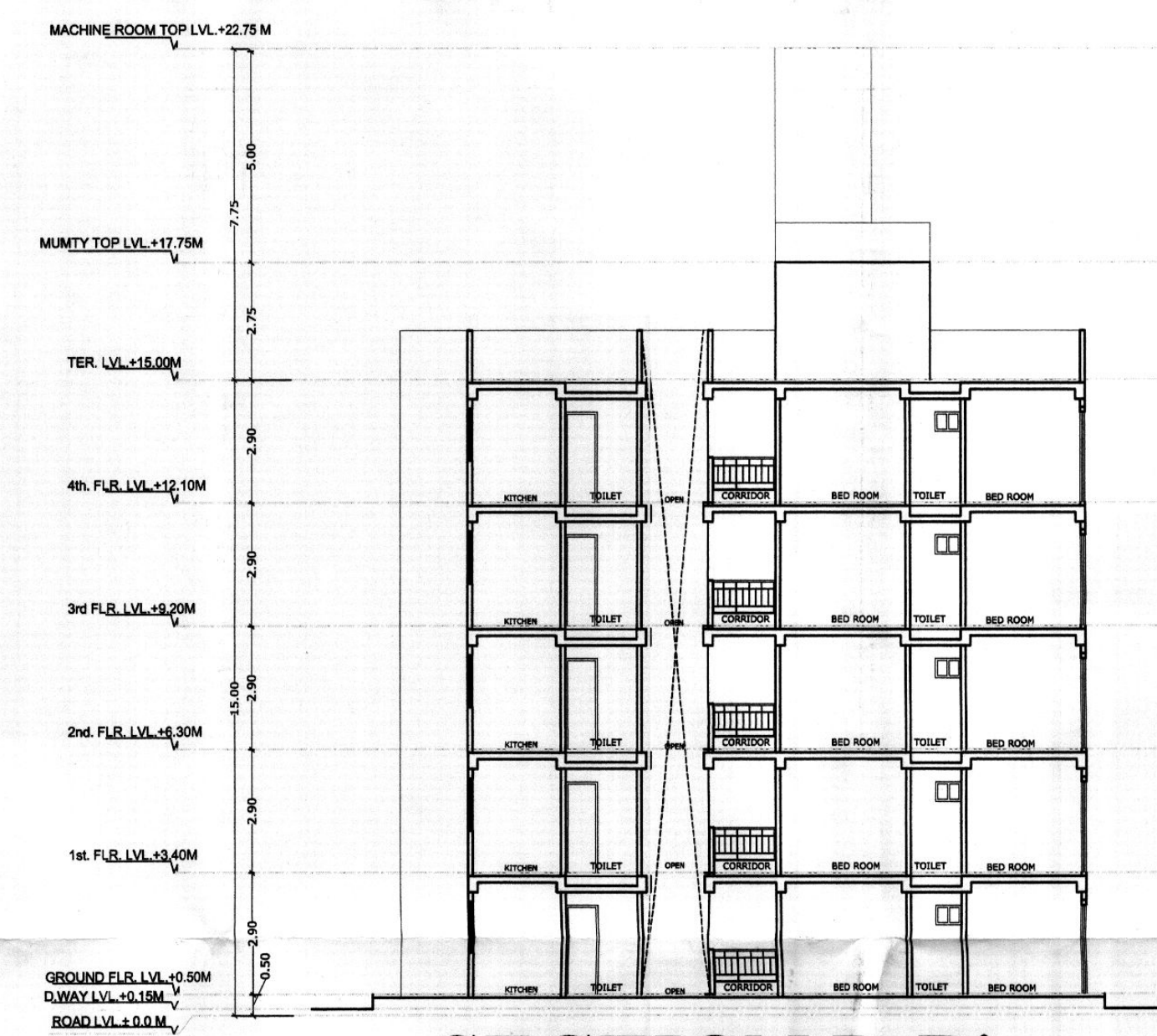
RIGHT SIDE



LEFT SIDE



SECTION A-A'



SECTION B-B'

ELEVATION
SECTION

SCALE: 1/4" = 1'-0"
DATE: 31/01/18
PROJECT:-
KHAIRA NO.62/2MIN.
OF VILLAGE NARANDI NEAR
PVR STAR HOTEL, LUNDA, AT
JODHPUR DIST.

ARCHITECTS:-
V.J. ARCHITECTS PVT. LTD.
ARCHITECTS ENGINEERS & INTERIOR DESIGNERS
17, PEARL, 5/2, D.L. KANAKA NARANDI DISTRICT
TEL: (0141) 2148097, 2148098, 2148099 FAX: (0141) 2148099

Consulting Architect
VIKAS JAIN
B-Arch. (Hons.) M & Urban Design
CA/2006/26735

OWNER
Ashwini



REAR SIDE