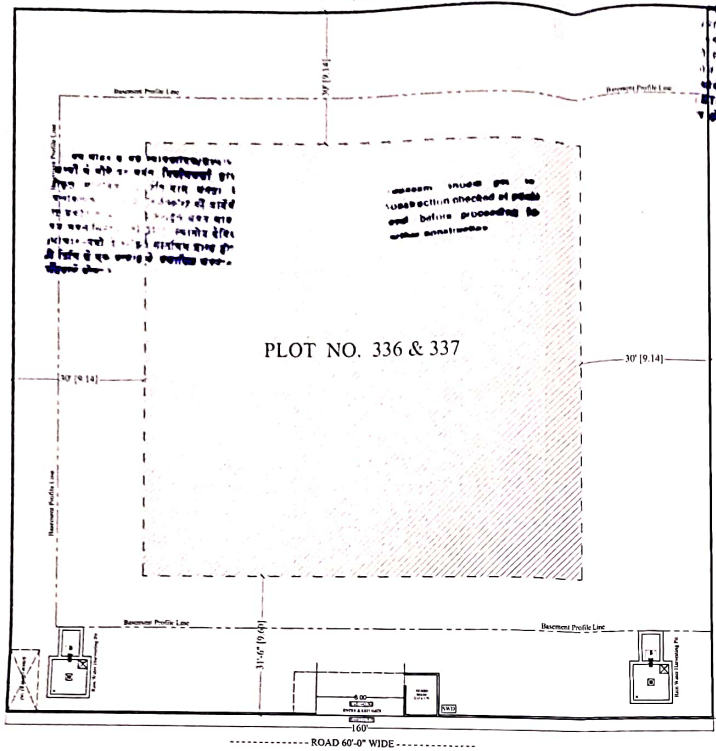


भवनोदित

उपनगर नियोजन (BP)  
जगपुर विकास प्राधिकरण, जगपुर

कविराज : नगर नियोजक  
जनन मंगेश्वर तमिषि  
जगपुर विकास प्राधिकरण, जगपुर

PLOT NO. 35



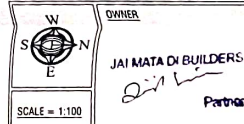
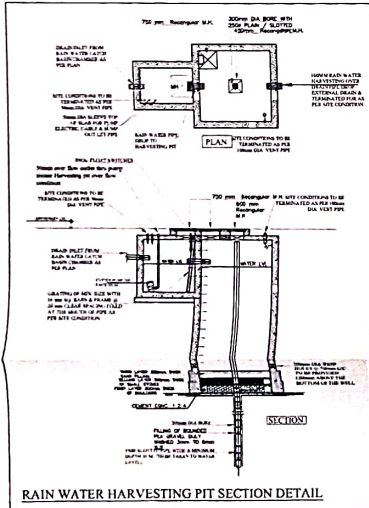
SITE PLAN &amp; RAIN WATER HARVESTING PLAN (SCALE 1:200)

AREA CALCULATION (AREA IN SQ. MTR.)

| S.NO. | FLOOR                                  | GROSS BUILTUP | FIRE ESCAPE STAIR | ARCHITECTURAL ELEMENT/CHAJJA         | SERVICE SHAFT | LIFT WELL | B.A.R.   | FACILITIES |
|-------|----------------------------------------|---------------|-------------------|--------------------------------------|---------------|-----------|----------|------------|
| 1     | LOWER BASEMENT                         | 1676.28       | -                 | -                                    | -             | 10.36     | -        | -          |
| 2     | UPPER BASEMENT                         | 1676.28       | -                 | -                                    | -             | 10.36     | 54.73    | 54.73      |
| 3     | STILT FLOOR                            | 1178.60       | 22.57             | -                                    | -             | 10.36     | 279.88   | 279.88     |
|       | GUARD ROOM, DG TRANSFORMER             | 15.47         | -                 | -                                    | -             | -         | -        | -          |
| 4     | 1st FLOOR                              | 1178.60       | 22.57             | 79.25                                | 3.39          | 10.36     | 1063.03  | -          |
| 5     | 2nd FLOOR                              | 1178.60       | 22.57             | 79.25                                | 3.39          | 10.36     | 1063.03  | -          |
| 6     | 3rd FLOOR                              | 1178.60       | 22.57             | 79.25                                | 3.39          | 10.36     | 1063.03  | -          |
| 7     | 4th FLOOR                              | 1178.60       | 22.57             | 79.25                                | 3.39          | 10.36     | 1063.03  | -          |
| 8     | 5th FLOOR                              | 1178.60       | 22.57             | 79.25                                | 3.39          | 10.36     | 1063.03  | -          |
| 9     | 6th FLOOR                              | 1178.60       | 22.57             | 79.25                                | 3.39          | 10.36     | 1063.03  | -          |
| 10    | 7th FLOOR                              | 1178.60       | 22.57             | 79.25                                | 3.39          | 10.36     | 1063.03  | -          |
| 11    | 8th FLOOR                              | 1178.60       | 22.57             | 79.25                                | 3.39          | 10.36     | 1063.03  | -          |
| 12    | 9th FLOOR                              | 1178.60       | 22.57             | 79.25                                | 3.39          | 10.36     | 1063.03  | -          |
| 13    | 10th FLOOR                             | 1178.60       | 22.57             | 79.25                                | 3.39          | 10.36     | 1063.03  | -          |
| 14    | 11th FLOOR                             | 1178.60       | 22.57             | 79.25                                | 3.39          | 10.36     | 1063.03  | -          |
| 15    | 12th FLOOR                             | 1178.60       | 22.57             | 79.25                                | 3.39          | 10.36     | 1063.03  | -          |
| 16    | TERRACE                                | -             | -                 | PRIVATE TERRACE AREA = 286.12 Sq.Mt. | -             | -         | 143.06   | -          |
| 17    | STAIR CASE MUMTY/ARCHITECTURAL ELEMENT | 433.38        | -                 | -                                    | -             | -         | -        | -          |
| 18    | TOTAL                                  | 19123.21      | -                 | -                                    | -             | -         | 13234.03 | 334.61     |

S.NO. REFERENCE :-

| 1.             | PLOT AREA = 2378.31 SQ.MT. (2844.44 Sq.Yd.)                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |     |          |  |              |              |                |    |   |                |    |   |             |    |   |      |   |   |       |    |   |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----|----------|--|--------------|--------------|----------------|----|---|----------------|----|---|-------------|----|---|------|---|---|-------|----|---|
| 2.             | STANDARD B.A.R. = 2378.31 X 2.00 = 4756.62 SQ.MT.                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |     |          |  |              |              |                |    |   |                |    |   |             |    |   |      |   |   |       |    |   |
| 3.             | PROPOSED B.A.R. = 13234.03 SQ.MT. (5.56)<br>PROPOSED ADDITIONAL B.A.R. = (13234.03) - (4756.62) = 8477.41 SQ.MT.                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |     |          |  |              |              |                |    |   |                |    |   |             |    |   |      |   |   |       |    |   |
| 4.             | PERMISSIBLE GROUND COVERAGE = WITHIN SETBACK                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |     |          |  |              |              |                |    |   |                |    |   |             |    |   |      |   |   |       |    |   |
| 5.             | PROPOSED GROUND COVERAGE = WITHIN SETBACK                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |     |          |  |              |              |                |    |   |                |    |   |             |    |   |      |   |   |       |    |   |
| 6.             | REQUIRED LANDSCAPE AREA<br>IF BAR IS MORE THAN 4.0 THAN 15 % OF PLOT AREA = 356.74 Sq.Mt.                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |     |          |  |              |              |                |    |   |                |    |   |             |    |   |      |   |   |       |    |   |
| 7.             | PROPOSED LANDSCAPE AREA ( 15.02 %) = 357.45 SQ.MT.                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |     |          |  |              |              |                |    |   |                |    |   |             |    |   |      |   |   |       |    |   |
| 8.             | PERMISSIBLE HEIGHT AS PER BYE LAWS =<br>Plinth (1.20) + Stilt (3.50) + (1.5 X Road Width + Front Setback) + 7.75 (Mumty & Machine Room)<br>= 1.20 + 3.50 + (1.5 x 18 + 9.60) + 7.75<br>= 1.20 + 3.50 + 36.6 + 7.75 = 49.05 M                |                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |     |          |  |              |              |                |    |   |                |    |   |             |    |   |      |   |   |       |    |   |
| 9.             | PROPOSED HEIGHT :<br>= Plinth (0.99) + Stilt (4.33 (3.50 m Free + 0.83 m Count in Building Height )) + 35.64 (1st to 12th Floor) + 6.00 (Mumty & Machine Room)<br>= Plinth (0.99) + 3.50 + 36.47 + 6.00 (Mumty & Machine Room)<br>= 46.96 M |                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |     |          |  |              |              |                |    |   |                |    |   |             |    |   |      |   |   |       |    |   |
| 10.            | E.C.U. REQUIRED :-<br>RESIDENTIAL = 13234.03 / 115 = 115.07 + 10% (VISITOR PARKING)<br>REQUIRED ECU = 126.57 (CAR = 95, SCOOTER = 95)                                                                                                       | PROPOSED NUMBER OF FLATS/ UNITS = 72<br>Minimum of 1 Car Required Per Units = 72                                                                                                                                                                                                                                                                                                                                                         |  |     |          |  |              |              |                |    |   |                |    |   |             |    |   |      |   |   |       |    |   |
| 11.            | E.C.U. PROPOSED :-<br>CAR = 95, SCOOTER = 95<br>(126.66 E.C.U.)                                                                                                                                                                             | <table border="1"> <thead> <tr> <th></th><th>CAR</th><th>SCOOTERS</th></tr> <tr> <th></th><th>Via Driveway</th><th>Back to Back</th></tr> </thead> <tbody> <tr> <td>Lower Basement</td><td>37</td><td>1</td></tr> <tr> <td>Upper Basement</td><td>28</td><td>2</td></tr> <tr> <td>Stilt Floor</td><td>18</td><td>3</td></tr> <tr> <td>Open</td><td>6</td><td>0</td></tr> <tr> <td>TOTAL</td><td>89</td><td>6</td></tr> </tbody> </table> |  | CAR | SCOOTERS |  | Via Driveway | Back to Back | Lower Basement | 37 | 1 | Upper Basement | 28 | 2 | Stilt Floor | 18 | 3 | Open | 6 | 0 | TOTAL | 89 | 6 |
|                | CAR                                                                                                                                                                                                                                         | SCOOTERS                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |     |          |  |              |              |                |    |   |                |    |   |             |    |   |      |   |   |       |    |   |
|                | Via Driveway                                                                                                                                                                                                                                | Back to Back                                                                                                                                                                                                                                                                                                                                                                                                                             |  |     |          |  |              |              |                |    |   |                |    |   |             |    |   |      |   |   |       |    |   |
| Lower Basement | 37                                                                                                                                                                                                                                          | 1                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |     |          |  |              |              |                |    |   |                |    |   |             |    |   |      |   |   |       |    |   |
| Upper Basement | 28                                                                                                                                                                                                                                          | 2                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |     |          |  |              |              |                |    |   |                |    |   |             |    |   |      |   |   |       |    |   |
| Stilt Floor    | 18                                                                                                                                                                                                                                          | 3                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |     |          |  |              |              |                |    |   |                |    |   |             |    |   |      |   |   |       |    |   |
| Open           | 6                                                                                                                                                                                                                                           | 0                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |     |          |  |              |              |                |    |   |                |    |   |             |    |   |      |   |   |       |    |   |
| TOTAL          | 89                                                                                                                                                                                                                                          | 6                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |     |          |  |              |              |                |    |   |                |    |   |             |    |   |      |   |   |       |    |   |
| 12.            | ELECTRIC VEHICLE POINT REQUIRED 10% OF REQUIRED ECU = 13<br>ELECTRIC VEHICLE POINT PROPOSED = 13                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |     |          |  |              |              |                |    |   |                |    |   |             |    |   |      |   |   |       |    |   |
| 13.            | FACILITIES AREA REQUIRED :-<br>REQUIRED MINIMUM 2% OF TOTAL PROPOSED B.A.R. = 264.68 Sq.Mt.                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |     |          |  |              |              |                |    |   |                |    |   |             |    |   |      |   |   |       |    |   |
| 14.            | PROPOSED FACILITIES (2.52%) = 334.61 SQ.MT.                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |     |          |  |              |              |                |    |   |                |    |   |             |    |   |      |   |   |       |    |   |
| 15.            | MAXIMUM BAR ON STILT FLOOR (30% OF STILT AREA) = 30% OF 1178.60 SQ.MT. = 353.58 SQ.MT.<br>PROPOSED BAR ON STILT FLOOR = 279.88 SQ.MT. (23.74%)                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |     |          |  |              |              |                |    |   |                |    |   |             |    |   |      |   |   |       |    |   |



PROJECT :-  
PROPOSED RESIDENTIAL BUILDING AT  
PLOT NO. 336 & 337,  
SCHEME: PINK CITY ENCLAVE, JAIPUR

ARCHITECT :-  
**SPACE GRID**  
C-49, VIDYA APARTMENT, PARAS MARG,  
BAPU NAGAR, NEAR JANTA STORE CIRCLE,  
JAIPUR-302015  
PH-09314918766, 0141-4005506 (O)  
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**SARI KRISHAN**  
Architect  
CA/99/25451