

कार्यालय नगर विकास न्यास, अलवर

क्रमांक/एफ-2/आयोजना/ 986/12

दिनांक:- 18-4-12

त्रेहान होम डवलपर्स प्रा0लि0

जयें डायरेक्टर श्री अशोक कुमार सैनी पुत्र श्री सोहन लाल,
निवासी नयाबास मीणा धर्मशाला के पीछे अलवर

विषय :- भूखण्ड संख्या-02 ख0 नं0 453 से 461, 469, 471 से 477, 481 से 483, 485 से 492, 494 से 511, 513 से 515, 518 से 523, 525 से 528 वाके ग्राम नंगला समावदी एवं ख0नं0 485 से 488, 478 से 479, 497, 485/785 वाके ग्राम रायसीस तह0 व जिला अलवर की भवन निर्माण स्वीकृति बाबत।

उपरोक्त विषयान्तर्गत लेख है कि भूखण्ड संख्या-02 ख0 नं0 453 से 461, 469, 471 से 477, 481 से 483, 485 से 492, 494 से 511, 513 से 515, 518 से 523, 525 से 528 वाके ग्राम नंगला समावदी एवं ख0नं0 485 से 488, 478 से 479, 497, 485/785 वाके ग्राम रायसीस तह0 व जिला अलवर जिसका क्षेत्रफल 5427.43 वर्गमीटर है के मध्य राशि बी.एस.यू.पी. शैल्टर फण्ड राशि 54,742/- रुपये, जयें रसीद संख्या 1935/38 दिनांक 15.01.14 एवं मलबा शुल्क 5000/- रुपये अनुमोदन शुल्क 5,35,030/- रुपये जांच शुल्क 54,274/- रुपये वाटर हार्वेस्टिंग शुल्क 3,00,000/- रुपये कुल राशि 8,94,304/- रुपये जयें रसीद संख्या 1938/49 दिनांक 15.01.14 एवं अधिक एफ.ए.आर. व व्यावसायिक निर्माण एवं अग्निशमन उपकरण कुल राशि 24,56,758/- रुपये जयें रसीद संख्या 2385/6 दिनांक 20.01.2017 को न्यास कोष जमा करा दी गई है। एवं आरक्षित दर 4000/- रुपये मानते हुए राशि जमा कराई गई थी। कृषि भूमि के प्रकरणों में न्यास बैठक दिनांक 10.08.2016 में 10 प्रतिशत वृद्धि की गई। पूर्व में आरक्षित दर 4000/- रुपये वर्गमीटर वर्तमान में आरक्षित दर 4400/- रुपये प्रति वर्गमीटर है अतः अन्तर राशि 1,36,844/- रुपये जयें रसीद संख्या 2416/21 दिनांक 31.03.2017 को न्यास कोष में जमा करा दिये गए हैं। अतः भवन निर्माण स्वीकृति समिति की बैठक दिनांक 13.05.16 के निर्णय के अनुसार प्रस्तुत मानचित्रों पर भवन निर्माण स्वीकृति निम्न शर्तों के अनुसार प्रदान की जाती है :-

01. EWS/LIG के आवास हेतु प्राप्त मानचित्रों की भवन निर्माण समिति द्वारा अधिकतम स्टील+8 मंजिल तक निर्माण स्वीकृति प्रदान करने का निर्णय लिया है। प्रथम चरण में स्टील व जी+1 भवन निर्माण स्वीकृति जारी की जाती है। मौके का सत्यापन होने के पश्चात् उपरी मंजिलों की भवन निर्माण स्वीकृति मान्य होगी।
02. मौके पर निर्माण स्वीकृत मानचित्रों में दर्शाये अनुसार करना होगा।
03. विनियम-2013 में वर्णित समस्त शर्तों की पालना होगी तथा मानचित्रों में दर्शाये अनुसार पार्किंग का प्रावधान करना होगा।
04. फायर फाइटिंग का प्रावधान भारतीय मानक मानदण्ड नियमानुसार करना होगा। तथा फायर की एन.ओ.सी. प्राप्त करनी होगी।
05. विधुत सेवाओं हेतु नेशनल बिल्डिंग बोर्ड ऑफ इण्डिया में वर्णित प्रावधानों की पालना करनी होगी।
06. राज्य सरकार/न्यास द्वारा समय-समय पर दिये गये निर्देशों व भवन विनियम 2013 में वर्णित नियमों की पालना करनी होगी।
07. वाटर हार्वेस्टिंग व सैप्टिक टैंक का निर्माण करना होगा।
08. सालिड वेस्ट डिस्पोजल का प्रावधान आवेदक द्वारा स्वयं को करना होगा।
09. भवन अनुज्ञा शुल्क व अन्य कोई शुल्क देय हो तो जमा करना होगा।
10. अधिवास प्रमाण पत्र (कम्प्लीशेशन) प्राप्त करना होगा।
11. ब्लॉक टेस्टिंग का रिकार्ड संधारण करना होगा।
10. निर्माणाधीन ईमारतों से निकलने वाले मलबे एवं निर्माण सामग्री का वहन बिना ढके नहीं किया जाना चाहिए तथा निर्माणाधीन भवनों की निर्माण के दौरान निर्माण सामग्री ढकी होना चाहिए।

सहायक नगर नियोजक

अधिशाषी अभियन्ता

सचिव

नगर विकास न्यास, अलवर

नगर विकास न्यास, अलवर

नगर विकास न्यास, अलवर

क्रमांक/एफ-2/आयोजना/

दिनांक:-

प्रतिलिपि :-

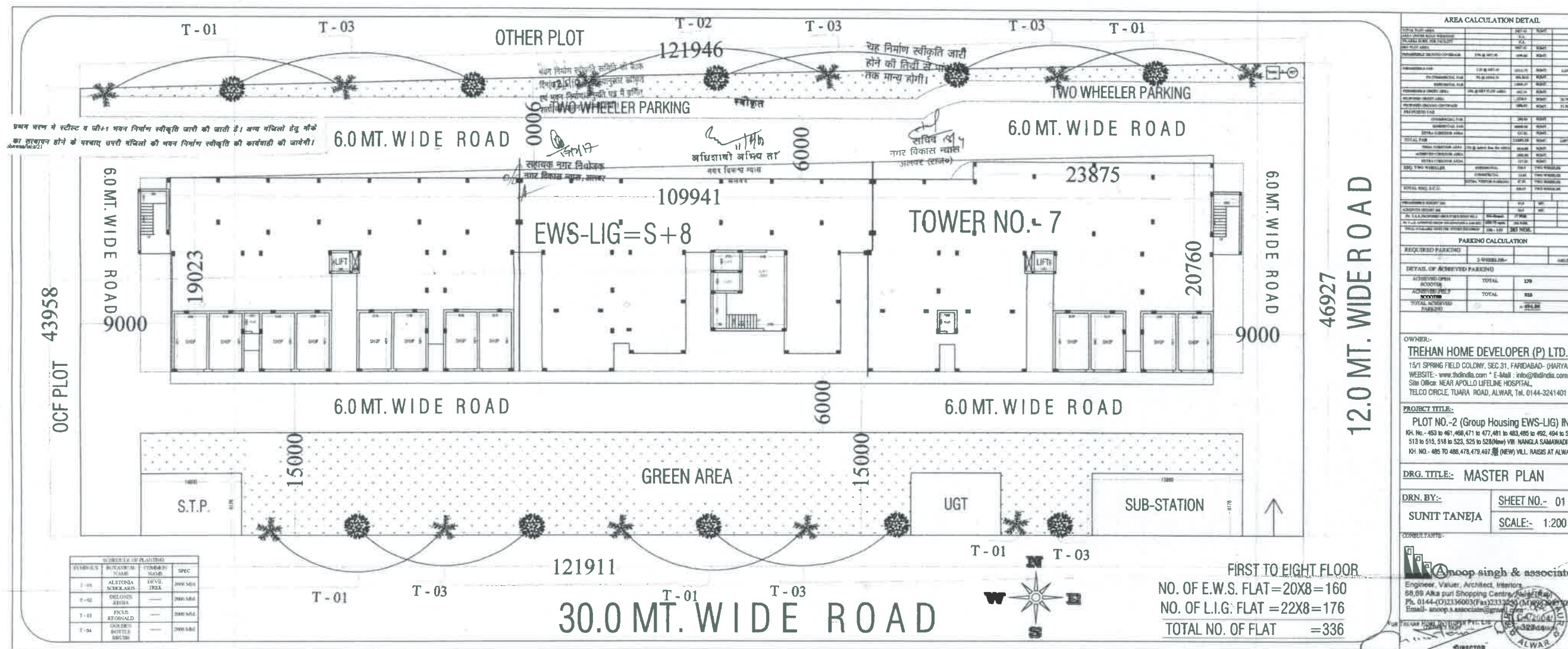
01. अधिशाषी अभियन्ता, नगर विकास न्यास अलवर।

सहायक नगर नियोजक

(सदस्य सचिव)

नगर विकास न्यास, अलवर

Master Layout



For Trehan Home Developers (P) Ltd.

Authorised Signatory

ORIGINAL - DROWING



AREA DETAIL SHEET			
TOTAL PLOT AREA	244200.00 SQMT.		
SURRENDER AREA IN ROAD	2022.40 SQMT.		
NET PLOT AREA	244176.4 SQMT.		
CATEGORY		AREA (SQMT.)	%
1- PLOTTING AREA	42757.83	17.51	
2- GROUP HOUSING AREA	87824.60	35.97	52.66 %
3- OCF AREA	24656.76	10.10	
4- COMMERCIAL AREA	13134.55	5.38	
5- GREEN & OPEN AREA	23633.74	10.09	
6- ROAD & CIRCULATION AREA	53169.92	21.78	
TOTAL	244176.40	100.00	
TOTAL NO. OF PLOT	351		
15% OF 341	53.15, SAY 53		
DETAIL OF PLOT & SUB PLOT	28 PLOT & 22,183 PLOT		
TOTAL NO. OF INFORMAL SHOPS	40 NOS.		

KHASRA AREA DETAIL:

Area: 30.145 Hectares
 30.145 Hectares

Area: 30.145 Hectares
 30.145 Hectares

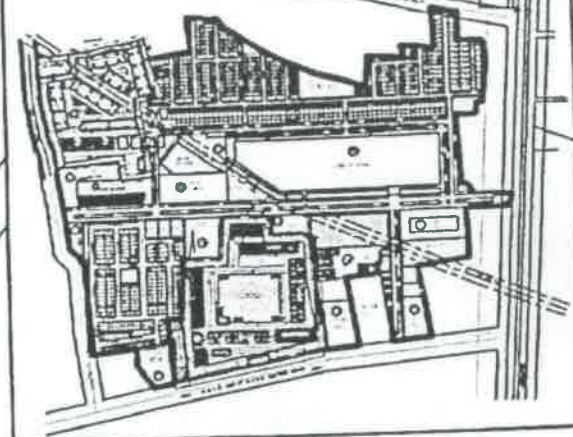
KH. NO.	AREA (HACT.)
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426	0.32
427	0.34
428	0.36
429	0.37
430	0.38
431	0.39
432	0.40
433	0.41
434	0.42
435	0.43
436	0.44
437	0.45
438	0.46
439	0.47
440	0.48
441	0.49
442	0.50
443	0.51
444	0.52
445	0.53
446	0.54
447	0.55
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449	0.57
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451	0.59
452	0.60
453	0.61
454	0.62
455	0.63
456	0.64
457	0.65
458	0.66
459	0.67
460	0.68
461	0.69
462	0.70
463	0.71
464	0.72
465	0.73
466	0.74
467	0.75
468	0.76
469	0.77
470	0.78
471	0.79
472	0.80
473	0.81
474	0.82
475	0.83
476	0.84
477	0.85
478	0.86
479	0.87
480	0.88
481	0.89
482	0.90
483	0.91
484	0.92
485	0.93
486	0.94
487	0.95
488	0.96
489	0.97
490	0.98
491	0.99
492	1.00
493	1.01
494	1.02
495	1.03
496	1.04
497	1.05
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499	1.07
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736	3.44
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750	3.58
751	3.59
752	3.60
753	3.61
754	3.62
755	3.63
756	3.64
757	3.65
758	3.66
759	3.67
760	3.68
761	3.6

KH. NO.	AREA (HACT.)
461	0.35
462	0.36
463	0.38
464	0.43
465	0.54
466	0.58
467	0.68
468	0.88
469	1.24

221. NAME: BANGA BUD KIRPANA LAG
 AT: PULNACH NAGAR, A. CHANDRAN

KH. NO.	AREA (HACT.)
469	0.32
470	0.33
471	0.34
472	0.35
473	0.36
474	0.37
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476	0.39
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665	2.28
666	2.29

DRAIN



<u>DWG TITLE -</u>		EWS & LIG, AGS ~~EXTEN~~	
<u>DRN. BY. -</u> DILAWER		<u>SCALE:-</u> NTS	
<u>ARCHITECT :-</u>			
<u>CREATIVE STUDIO</u> ARCHITECT INTERIOR LANDSCAPE DESIGNER AR. MANSINGH MEENA B-81, BEHIND UIT OFFICE, BHAGAT SINGH COLONY, BHIRWADI, ALWAR. MO:- 0994604783115 EMAIL:- mansingh1984@gmail.com - creativestudio@bhirwad@gmail.com			
ARCHITECT SIGN.		OWNER SIGN.	

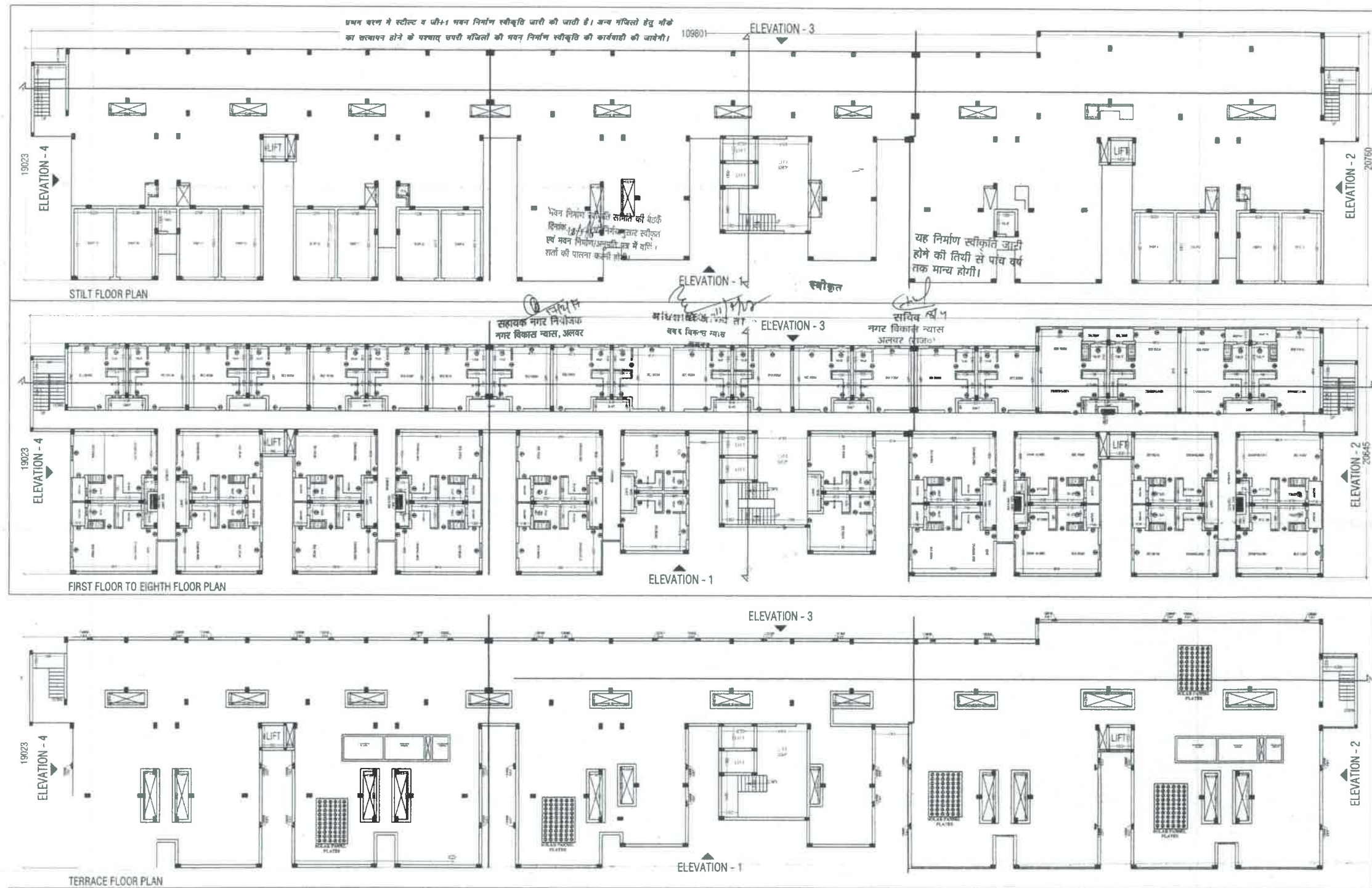
Scanned by CamScanner

Pairing Plan



For Trehan Home Developers (P) Ltd.

Atcharya
Authorised Signatory



For Trehan Home Developers (P) Ltd.
 Authorised Signatory

OWNER:-

TREHAN HOME DEVELOPER (P) LTD.

15/1 SPRING FIELD COLONY, SEC 31, FARIDABAD- (HARYANA)

WEBSITE:- www.thdindia.com * E-Mail : info@thdindia.com

Site Office: NEAR APOLLO LIFELINE HOSPITAL,

TELCO CIRCLE, TJARA ROAD, ALWAR, Tel. 0144-3241401

PROJECT TITLE:-

PLOT NO.-2 (Group Housing) IN

KH. No.- 453 to 461, 469, 471 to 477, 481 to 483, 485 to 492, 494 to 511,

513 to 515, 518 to 523, 525 to 528(New) VII. NANGLA SAMAWADI &

KH. NO. - 485 TO 488, 478, 479, 497 (NEW) VILL. RAUSIS AT ALWAR

SCHEDULE OF DOORS & WINDOWS

S. NO	TYPE	SIZE	SILL. LEVEL	HEIGHT
D1		900.0	00	2100.0
D2		750.0	00	2100.0
W1		1200.0	750.0	2100.0
W2		750.0	750.0	2100.0
W3		750.0	1050.0	
V1		600.0	1500.0	

DRG. TITLE.-

STILT FLOOR, FIRST TO TENTH FLOOR

& TERRACE FLOOR PLAN

DRN. BY:-

SUNIT TANEJA

SHEET NO.- 04

SCALE:- 1:180

CONSULTANT:-

Anoop singh & associates

Engineer, Varanasi, India

05, 06 Alka and Shopping Centre, Alwar

Tel. 0144-3241401, 3241402, 3241403, 3241404, 3241405, 3241406, 3241407, 3241408, 3241409, 3241410, 3241411, 3241412, 3241413, 3241414, 3241415, 3241416, 3241417, 3241418, 3241419, 3241420, 3241421, 3241422, 3241423, 3241424, 3241425, 3241426, 3241427, 3241428, 3241429, 3241430, 3241431, 3241432, 3241433, 3241434, 3241435, 3241436, 3241437, 3241438, 3241439, 3241440, 3241441, 3241442, 3241443, 3241444, 3241445, 3241446, 3241447, 3241448, 3241449, 3241450, 3241451, 3241452, 3241453, 3241454, 3241455, 3241456, 3241457, 3241458, 3241459, 3241460, 3241461, 3241462, 3241463, 3241464, 3241465, 3241466, 3241467, 3241468, 3241469, 3241470, 3241471, 3241472, 3241473, 3241474, 3241475, 3241476, 3241477, 3241478, 3241479, 3241480, 3241481, 3241482, 3241483, 3241484, 3241485, 3241486, 3241487, 3241488, 3241489, 3241490, 3241491, 3241492, 3241493, 3241494, 3241495, 3241496, 3241497, 3241498, 3241499, 3241500, 3241501, 3241502, 3241503, 3241504, 3241505, 3241506, 3241507, 3241508, 3241509, 3241510, 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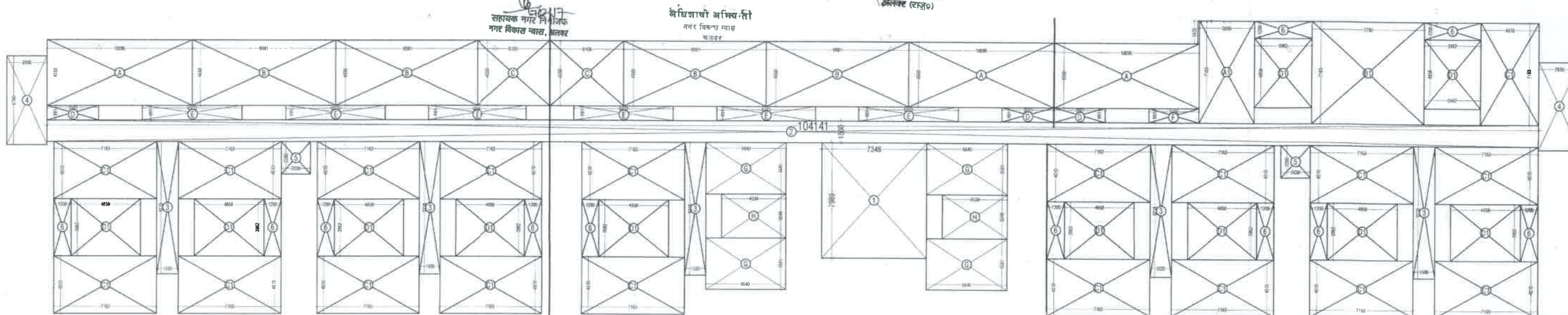
FAR- calculation

इसका मतलब है स्टील व जी-11 मकान निर्माण स्वीकृति जारी की जा रही है। अन्य मकानों हेतु भी
का उत्तर देने के परवाह उपरी मकानों की मकान निर्माण स्वीकृति की कार्रवाई की जायेगी।

मकान निर्माण स्वीकृति समिति को बैठक
नगर विकास विभाग निर्माण अनुमति प्रदान करने के लिए
मकान निर्माण अनुमति प्रदान करने के लिए

यह निर्माण स्वीकृति जारी
होने की तिथि से पांच वर्ष
तक मान्य होगी।

COMMERCIAL AREA DETAIL AT TOWER NO. 7(STILT FLOOR)
 $A=7.163 \times 6.071=43.487 \times 6=260.88$
TOTAL F.A.R.=260.88 SQMT.



FIRST FLOOR TO EIGHT FLOOR F.A.R. AREA

FIRST FLOOR TO EIGHT FLOOR F.A.R. AREA

AREA STATEMENT
EACH UNIT SQ.MT.
 $A=10.096 \times 4.550 = 45.937 \times 3 = 137.81$
 $B=9.981 \times 4.550 = 45.414 \times 4 = 181.65$
 $C=5.105 \times 4.550 = 23.228 \times 2 = 46.46$
 $D=3.581 \times 0.991 = 3.549 \times 3 = 10.65$
 $E=6.933 \times 0.991 = 6.871 \times 6 = 41.22$
 $F=3.466 \times 0.991 = 3.435 \times 1 = 3.43$
 $G=5.640 \times 3.581 = 20.197 \times 4 = 80.79$
 $H=4.534 \times 3.048 = 13.820 \times 2 = 27.64$
EWS TOTAL=529.65
AREA OF EACH UNIT=529.651/20=26.483

$A1=3.895 \times 7.163 = 27.900 \times 1 = 27.90$
 $B1=7.790 \times 7.163 = 55.800 \times 1 = 55.80$
 $C=14.010 \times 7.163 = 28.724 \times 19 = 545.75$
 $D=13.962 \times 4.858 = 19.247 \times 11 = 211.72$
LIG TOTAL=841.17
AREA OF EACH UNIT=841.17/22=38.23
TOTAL NO. OF FLOOR=8
TOTAL FAR=1370.821X8=10966.57sqmt.

CORRIDOR FIRST FLOOR AREA SQ.MT.
1=LIFT LOBBY 7.348 X 7.989=58.703X1=58.70
2=CORRIDOR 1.5 X 104.1=156.210X1=156.21
3=CORRIDOR 1.5 X 9.218=13.827X5=69.14
4=STAIR 2.83 X 6.16=17.433X2=34.87
5=LIFT 2.03 X 2.26=4.588X2=9.18
TOTAL=328.09

GROUND COVERAGE=1698.91
BUILTUP AREA=1751.21
TOTAL BUILT UP=17512.10

AREA OF EACH UNIT EWS
= 26.483 Sqmt. Or 285.08 Sqft.

AREA OF EACH UNIT LIG
= 38.23+2.37=40.6 Sqmt. Or 437.05 Sqft.

BALCONY
BALCONY SQ.MT.
6=1.200X3.962=4.754X11=52.30
TOTAL = 52.30

TOWER NO.-7

OWNER:-

TREHAN HOME DEVELOPER (P) LTD.

15/1 SPRING FIELD COLONY, SEC.31, FARIDABAD- (HARYANA)
WEBSITE:- www.thdindia.com * E-Mail : info@thdindia.com
Site Office: NEAR APOLLO LIFELINE HOSPITAL,
TIJARA ROAD, ALWAR, Tel. 0144-3241401

PROJECT TITLE:-

PLOT NO.-2(Group Housing) IN
KH. No.- 453 to 461,469,471 to 477,481 to 483,485 to 492, 494 to 511,
513 to 515, 518 to 523, 525 to 528(New) Vill. NANGLA SAMAWADI &
KH. NO.- 485 TO 488,478,479,497, (NEW) VILL. RAISAT AT ALWAR

DRG. TITLE:- FAR SHEET

DRN. BY:-

SUNIT TANEJA

SHEET NO.- 03

SCALE:- 1:135

CONSULTANTS:-

Anoop singh & associates
Engineer, Valuer, Architect, Interiors,
68,69 Alka puri Shopping Centre, Alwar (Raj.)
MOB.- 09829137096
Email:- anoop.s.associate@gmail.com

ARCHITECT SIGNATURE

Elevation

इसका ध्यान रहे स्टील ब्रिज जी-1 मकान निर्माण स्वीकृति जारी की जा रही है। अन्य मकानों हेतु भी
का सत्यापन होने के पश्चात् उपरी मकानों की मकान निर्माण स्वीकृति की कार्यवाही की जायेगी।

भूमि निर्माण स्वीकृति जारी की जा रही है।
अन्य मकानों/अनुमति के बाद
मकानों की मकान कार्यवाही

भूमि निर्माण स्वीकृति जारी की जा रही है।
अन्य मकानों/अनुमति के बाद
मकानों की मकान कार्यवाही

कभी कल

SECTION AT X-X

SECTION AT Y-Y

सहायक नगर निरीक्षक
नगर विकास न्यास, अलवर

अधिसूचना अधिनियम
नगर विकास न्यास

सचिव
नगर विकास न्यास
अलवर (राज.)

ELEVATION - 1

ELEVATION - 2

For Trehan Home Developers (P) Ltd.

Anchor

Authorised Signatory

ELEVATION - 3

ELEVATION - 4

OWNER:-
TREHAN HOME DEVELOPER (P) LTD.
101 SPRING FIELD COLONY, SEC-24, FARIDABAD (HARYANA)
WEBSITE:- www.trehan.com | E-Mail:- trehan@trehan.com
Site Office: NEAR APOLLO LIFE LINE HOSPITAL,
FIELD CIRCLE, TUMAKURU, KARNATAKA, INDIA. TEL: 9144-3241421

PROJECT TITLE:-
PLOT NO - 2 (Group Housing) IN
Rt. No. - 453 to 461, 463 to 477, 481 to 485, 487 to 491, 493 to 511,
513 to 515, 517 to 522, 525 to 529, 531 to 535, 537 to 541, 543 to 547,
549 to 553, 555 to 559, 561 to 565, 567 to 571, 573 to 577, 579 to 583,
585 to 589, 591 to 595, 597 to 601, 603 to 607, 609 to 613, 615 to 619,
621 to 625, 627 to 631, 633 to 637, 639 to 643, 645 to 649, 651 to 655,
657 to 661, 663 to 667, 669 to 673, 675 to 679, 681 to 685, 687 to 691,
693 to 697, 699 to 703, 705 to 709, 711 to 715, 717 to 721, 723 to 727,
729 to 733, 735 to 739, 741 to 745, 747 to 751, 753 to 757, 759 to 763,
765 to 769, 771 to 775, 777 to 781, 783 to 787, 789 to 793, 795 to 799,
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873 to 877, 879 to 883, 885 to 889, 891 to 895, 897 to 901, 903 to 907,
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