

M/s GOVARDHAN HEIGHT LLP

D-176/C, GOVARDHAN HEIGHTS LLP, BHRAGU MARG,
KANTI CHANDRA ROAD, BANIPARK, JAIPUR,

DATE - 26-04-2019

Approval of Building Map For The EWS & LIG Flats of Project "GOVARDHAN HEIGHT"
Situated at, KHASRA NO. 687/1076,PART-687,PART-688/1147 JAISINGHPURA BASS TEH.
SANGANER. Rajasthan,

Sir,

In reference to above subject it is submitted that in accordance with the "Chief Minister Jan Awas yojana 2015" I have approved the Building Maps of the EWS & LIG flats for your affordable Housing project being developed on plot area 7525.52 sq.Mtrs, Situated at KHASRA NO. 687/1076,PART-687,PART-688/1147 JAISINGHPURA BASS TEH. SANGANER. Rajasthan,

Approved building maps for the project along with undertaking (checklist, which includes the full details of the approved project is enclosed with this latter.

Ar . Neeraj Kumar Singh

Empanelled Architect, Govt. Of Rajasthan

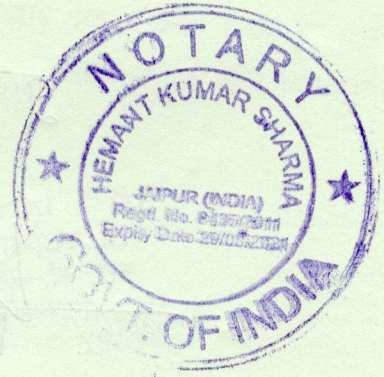
COA Registration No. CA/2003/32113

Encl.: 1. Approved Maps

2. Undertaking (Checklist)



Architect
NEERAJ KUMAR SINGH
Reg. No. CA/2003/32113



शपथ-पत्र

मैं Neeraj Kumar Singh पुत्र श्री Ram Singh तकनीकीविज्ञ जिनका कार्यालय 33-A, Vashisth Marg, Nemisagar Colony., Vaishali Nagar Jaipur - Pin- 302021 स्थित हैं पूरे होश हवास में शपथपूर्वक निम्न तथ्यों का वर्णन करता हूँ :-

१. मैं तकनीकीविज्ञ, वास्तुविद काउंसिल/जयपुर प्राधिकरण में पंजीकृत हूँ
तथा पंजीयन नम्बर CA/2003/32113 है ।

२. मुझे भूखण्ड Khasra No. 687 / 1076, PART-687, PART-688 / 1147 Jaisinghpura Bass Teh. Sanganer, Jaipur. जिसका क्षेत्रफल 7525.52 र्गमीटर है, के अन्तर्गत है उसके भवन मानचित्र तैयार करने एवं भवन के पर्यवेक्षण करने का कार्य तकनीविज्ञ होने के फलस्वरूप दिया गया है।

३. उपरोक्त भूखण्ड के लिए मेरे द्वारा भवन विनियमों के प्रावधानों के अनुरूप भवन मानचित्र तैयार किए हैं ।

४. मेरे द्वारा योजना के ले-आउट प्लान का अध्ययन कर लिया गया है तथा भूखण्ड से सम्बन्धित सभी दस्तावेजों की जानकारी प्राप्त कर ली है

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JAIPUR (INDIA)**

26 APR 2019

**Architect
NEERAJ KUMAR SINGH
Reg. No. CA/2003/32113**

26 APR 2019

क्रमांक 1370 दिनांक

मूल्य 50/-

नाम नीरव कुमार सिंह 510 राम सिंह

पिता का नाम

निवास स्थान 33ए विशिष्ट मार्ग, वैशाली नगर जयपुर

प्राप्त करने का आशय तथा

प्रयोजित कार्य का मूल्यांकन

गुपत - फा

26 APR 2019

पवन लाल पवार

ला. स्टाम्प विक्रेता

ला. नं.-25/12

80, निलम्ब नगर
वैशाली नगर, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के
अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार

1. आधारभूत अवसंरचना सुविधाओं हेतु
(धारा 3-क)-10% रुपये 05/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु
(धारा 3-क)-10% रुपये 05/-

कुल योग 10/-

हस्ताक्षर स्टाम्प वेन्डर

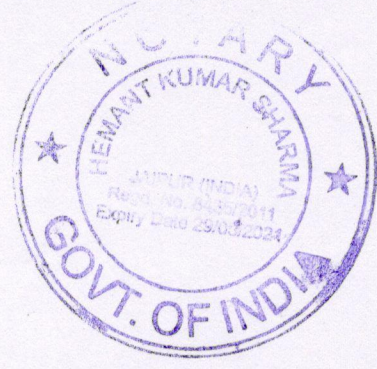
हस्ताक्षर स्टाम्प खरीदने वाले के

नीरव कुमार सिंह

आईडी नं.

मो. नं.

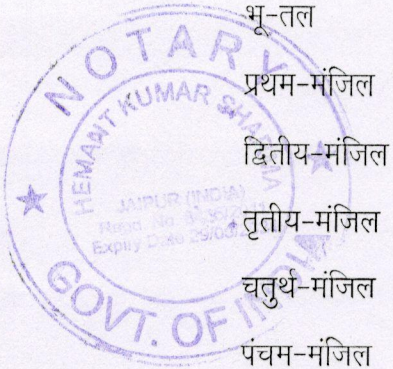
Architect
NEERAJ KUMAR SINGH
Reg. No. CA1500313513



भवन मानचित्र का विस्तृत विवरण निम्न है :-

- (१) भूखण्ड का नाप व क्षेत्रफल **7525.15 Sq M..**
(२) भूखण्ड के पेरामीटर **362.45 Mt.**
(३) सेट बैंक :

	अनुज्ञेय	प्रस्तावित (मी०)	टिप्पणी
(अ) सामने	18.29M.	18.31 M.	
(ब) पाश्रे-प्रथम	9.15M.	9.45 M.	
(स) पाश्रे- द्वितीय	9.15 M.	9.45 M	
(द) पिछे	9.15 M.	9.45 M.	
(४) आच्छिदित क्षेत्र	2722.90 SQMt		
(५) भवन की ऊंचाई	35.35 M		
(६) बी. ए. आर. का विवरण रु			
बेसमेन्ट		N.A.	
बेसमेन्ट		389.43 Sq.mt.	
भू-तल		2776.13 Sq.mt.	
प्रथम-मंजिल		2954.51 Sq.mt.	
द्वितीय-मंजिल		2954.51 Sq.mt..	
तृतीय-मंजिल		2954.51 Sq.mt.	
चतुर्थ-मंजिल		2954.51 Sq.mt.	
पंचम-मंजिल		2954.51 Sq.mt.	
Sixth Floor		2954.51 Sq.mt.	
Seventh Floor		2954.51 Sq.mt.	
Eighth Floor		2954.51 Sq.mt.	
Ninth Floor		2954.51 Sq.mt.	
Tenth Floor		2954.51 Sq.mt.	
Eleventh Floor		2954.51 Sq.mt.	



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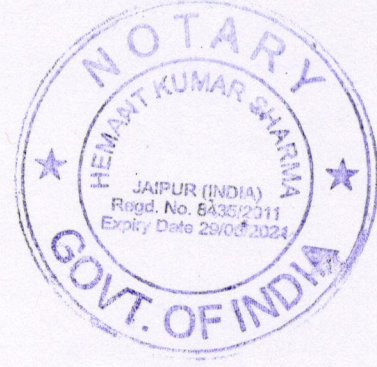
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सकल निर्मित क्षेत्रफल

(कुल योग)

35665.17 Sq M.Sqmtr.



(६) (ब) बी.ए.आर. की गणना :

बी.ए.आर. / भूखण्ड का क्षेत्रफल

$$= 35665.17 / 7525.15 = 4.739$$

(७) पार्किंग :

(अ) खुले में (CAR = 14 , SCOOTER = 418)

(ब) भू-मंजिल पर (CAR = 0 , SCOOTER = 375)

(स) आच्छादित पार्किंग N.A.

(द) बैसमेन्ट पार्किंग (CAR = 0 , SCOOTER = 345)

कुल पार्किंग : (CAR = 14, SCOOTER = 1138)

भूखण्ड का निरीक्षण मेरे द्वारा किया जा चुका है, इसका भू-उपयोग स्वीकृत योजना के अपुरूप है भूखण्ड का मौके पर डिमाकेशन कर दिया गया है तथा मौके पर उपलब्ध भूखण्डका नाप, आकार, स्थिति व क्षेत्रफल स्वीकृत योजना के अनुरूप ही है

योजना प्लान में दर्शायी गयी सडक जयपुर विकास प्राधिकरण की भूमि या अन्य भूमि पर किसी प्रकार का अतिक्रमण भूखण्डधारी द्वारा नहीं किया गया है तथा मौके पर सडक की चौड़ाई योजना मे दर्शाये अनुसार उपलब्ध है।

७ यदि भवन निर्माता किसी अवस्था में मुझे मेरी सेवा से मुक्त करता है तो मैं सम्बन्धित विभाग को ४८ घण्टे के अन्दर सूचित करूंगा।

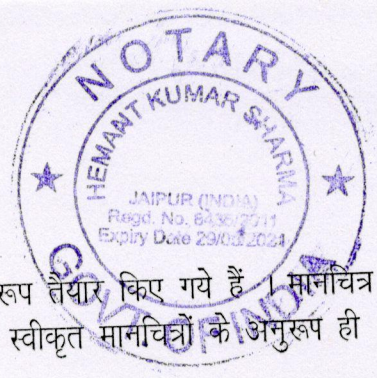
८ यदि किसी भी अवस्था में उपरोक्त तथ्यों के विपरीत कुछ भी पाया जाये या स्थापित हो जाये तो सम्बन्धित विभाग कोई भी कार्यवाही मेरे विरुद्ध करने के लिए सक्षम होगा जिसमें मानचित्रों की स्वीकृति रद्द करना, मेरे को विभाग में मानचित्र प्रस्तुत करने की सेवा कार्य से हटाना भी शामिल है एवं काउन्सिल ऑफ आर्किटेकर को उचित कार्यवाही करने हेतु सूचित किया जा सकता है।

९ प्रस्ताव लीजडीड की शर्तों के अनुसार है तथा लीजडीड के अनुसार जारी की गयी निर्माण अनुज्ञा/नवीनीकरण दिनांक तक वैध है।

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90 भवन मानचित्र जयपुर विकास प्राधिकरण द्वारा स्वीकृत भवन मानदण्ड के अनुरूप तैयार किए गये हैं। मानचित्र तैयार करते समय विनियमों की गलत व्याख्या नहीं की गई है। भवन निर्माण स्वीकृत मानचित्रों के अनुरूप ही किया जायेगा।

99 प्रस्तावों को प्रस्तुत करने से पूर्व आवश्यक सूचनायें /स्पष्टीकरण इत्यादि सम्बन्धित विभाग से प्राप्त कर ली गई थी। भूखण्ड सड़क की निर्धारित चौड़ाई या अन्य किन्हीं प्रतिबन्धों से प्रभावित नहीं है।

92 भवन मानचित्र बनाते समय कोई भी तथ्य छुपाया नहीं गया है।

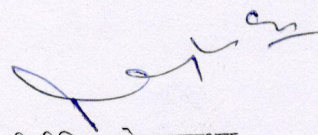


Architect
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Reg. No. CA/2003/32113
तकनीकीविज्ञ के हस्ताक्षर

प्रमाणिकता

मैं ऊपर वर्णित तकनीकीविज्ञ आज दिनांक 26-04-2019 को जयपुर में प्रमाणित करता हूँ कि ऊपर अण्डरटेकिंग में दिए गये तथ्य मेरी जानकारी में सत्य हैं तथा इसमें कुछ भी छुपाया नहीं गया है।

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तकनीकीविज्ञ के हस्ताक्षर

Architect
NEERAJ KUMAR SINGH
Reg. No. CA/2003/32113

Check List Of Building Plan Approval CMJAY Project

(Flatted Development)

APPLICANT NAME :- M/S GOVARDHAN HEIGHT LLP

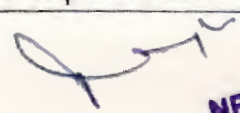
ARCHITECT NAME :- NEERAJ KUMAR SINGH (Reg.no. - CA/2003/32113)

ADDRESS: - KHASRA NO. 687/1076,PART-687,PART-688/1147
JAISINGHPURA BASS TEH. SANGANER.

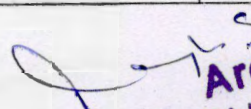
Plot Area :- 7525.52 SQ.M.

Width of approach Road :- 60'-0"

S.No.	Details	Comments	
1.	Size Of The Plot	7525.52 SQ.M.	
		As per Byelaws CM J.A.Y. Policy	AS PER PROPOSAL
2.	Setbacks		
	Front	18.29 mt (60'-0")	18.29 mt (60'-0")
	Side -1	9.15 mt (30'-0")	9.15 mt (30'-0")
	side -2	9.15 mt (30'-0")	9.15 mt (30'-0")
	Rear	9.15 mt (30'-0")	9.15 mt (30'-0")
3.	Ground Coverage	As per Byelaws CM J.A.Y. Policy	AS PER PROPOSAL
		50% of plot area	36.18% (2722.9 S.mt.)


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4.	Basement			
	A	RAMP	5.5 Mt.	5.5 Mt.
	B	STAIRCASE	1.2 mt. WIDTH	1.5 mt. WIDTH
	C	Setbacks - Front	6.00 mt	12.08 mt
		Side -1	3.00 mt	3.23 mt
		side -2	3.00 mt	3.79 mt
		Rear	3.00 mt	9.15 mt
5.	Height & Number of Floor		1.5 time width of road + front setback = 150' (45.73 mt.)	35.35 Mt. & Basement+G+12
6.	B.A.R.		UNLIMITED BAR	4.739
7.	Super Builtup area			
	A	E.W.S. UNIT	30.0 sq.mt Carpet	28.06 (C.A.) 39.00 (S.B.A.)
	B	L.I.G. UNIT	60.0 sq.mt Carpet	43.18 (C.A.) 56.65 (S.B.A.)
8.	PARKING		As per Byelaws CM J.A.Y. Policy	AS PER PROPOSAL
			Each EWS= 1 Two Wheeler Each LIG= 2 Two Wheeler 1123 Scooter	TOTAL PARKING 14 Car Parking 1138 Scooter Parking
9.	OPEN TO SKY		N.A.	N.A.
10.	Projection / Balconies		As per Byelaws	As per Byelaws
11.	Certification for Fire safety		As per norms to be provided	As per norms to be provided
12.	Airport Noc		As per norms to be provided	As per norms to be provided
13.	Environment Clearance		As per norms to be provided	As per norms to be provided
14.	Certification for structure Engineer (Earthquake Resistant)		As per norms to be provided	As per norms to be provided
15.	Plantation on site		15% of plot area 1128.82 SQ.M	15.63% of plot area 1176.66 SQ.M


Architect
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16.	Rain Water Harvesting	As per norms to be provided	As per norms to be provided
17.	Waste Water Recycling	As per norms to be provided	As per norms to be provided
18.	Sewerage Treatment Plant	As per norms to be provided	As per norms to be provided
19.	Provision of solid waste disposals	As per norms to be provided	As per norms to be provided
20.	Provision of solar Panels/Solar Water Heaters	As per norms to be provided	As per norms to be provided
21.	Provision of physically Challenged persons	As per norms to be provided	As per norms to be provided
22.	Any Other observation	N.A.	N.A.

Based on above facts the proposal submitted by M/S GOVARDHAN HEIGHT LLP is as per the provision of building Byelaws and Chif Minister's jan Awas Yojna-2015. The applicant has deposited the chages for Building plan approval Rs At (Development Authrity / UIT). Hence the Construction Permission is issued to:

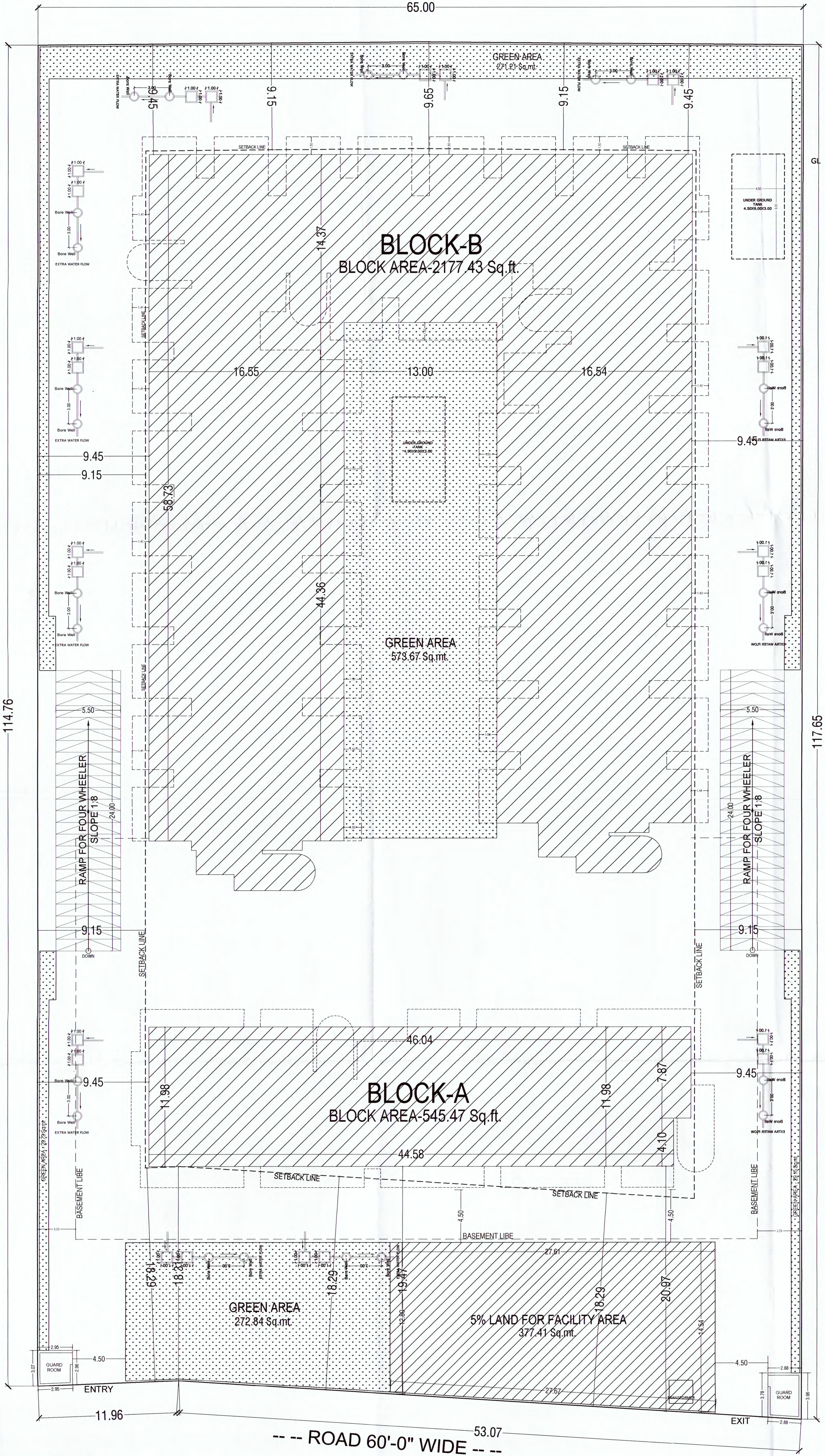
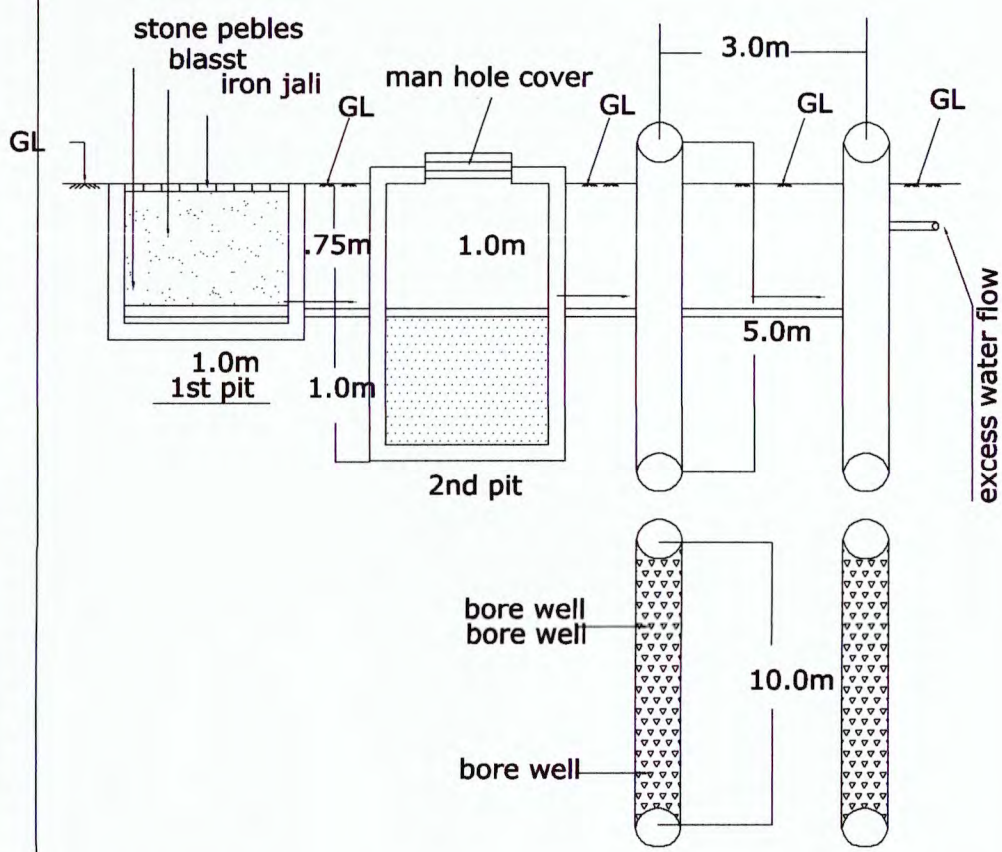
Applicant Name - M/S GOVARDHAN HEIGHT LLP

Address - KHASRA NO. 687/1076,PART-687,PART-688/1147
JAISINGHPURA BASS TEH. SANGANER. JAIPUR.

Plot Area :- 7525.52 SQ.M.

DATE - 26-04-2019


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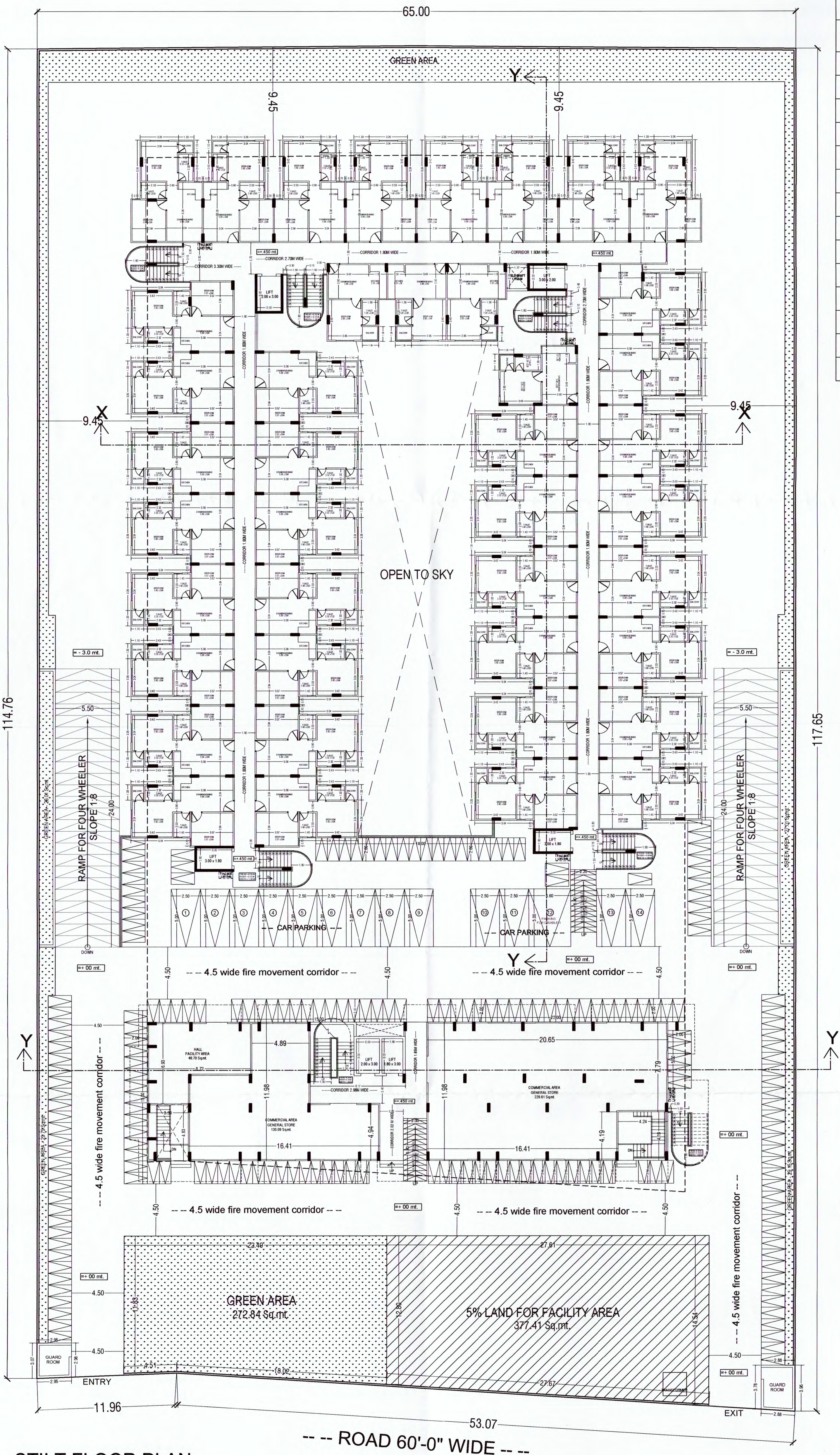


SECTION THROUGH E.W. HARVESTING PITS
(SKETCH IS NOT THE SCALE)

GREEN AREA REQUIRED (15%) = 7525.52x15/100 = 1128.82 SQ.M
GREEN AREA PROVIDED = 1176.66 (15.63%) SQ.MTR

SITE PLAN
& RAIN WATER HARVESTING PLAN

PROJECT:- PROPOSED MUKHYAMANTRI JAN AWAS YOJANA AT KHASRA NO. 687/1076,PART-687,PART-688/1147 JAISINGHPURA BASS TEH. SANGANER.	NORTH SCALE:- 1:100	DRG. TITLE SITE PLAN & RAIN WATER HARVESTING PLAN	OWNER:- Raman	ARCHITECT:- NEERAJ KUMAR SINGH Reg. No. CA/2003/32113
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STILT FLOOR PLAN

AREA CALCULATION

BLOCK-A AREA CALCULATION			BLOCK-B AREA CALCULATION		
NO	FLOOR	BUILT UP AREA (SQ. MTR.)	NO	FLOOR	BUILT UP AREA (SQ. MTR.)
1	BASEMENT	389.43	1	BASEMENT	00
2	STILT	503.00	2	GROUND	2273.13
3	FIRST	681.38	3	FIRST	2273.13
4	SECOND	681.38	4	SECOND	2273.13
5	THIRD	681.38	5	THIRD	2273.13
6	FOURTH	681.38	6	FOURTH	2273.13
7	FIFTH	681.38	7	FIFTH	2273.13
8	SIXTH	681.38	8	SIXTH	2273.13
9	SEVENTH	681.38	9	SEVENTH	2273.13
10	8th floor	681.38	10	8th floor	2273.13
11	9th floor	681.38	11	9th floor	2273.13
12	10th floor	681.38	12	10th floor	2273.13
12	11th floor	681.38	12	11th floor	2273.13
TOTAL		8387.61	TOTAL		27277.56

TOTAL BUILT UP AREA - BLOCK -A B.A.R + BLOCK -B B.A.R
= 8387.61 + 27277.56
= 35665.17 Sq.Mt.

PLOT AREA = 7525.52 SQ.M.
ACHIEVED B.A.R. = 35665.17 SQMT.
B.A.R. CALCULATION -
= $\frac{\text{PROPOSED B.A.R.}}{\text{PLOT AREA}} = \text{ACHIEVED B.A.R.}$
= $\frac{35665.17 \text{ SQMT.}}{7525.52 \text{ SQ.M.}} = 4.739$

GROUND COVERAGE CALCULATION =
Permissible Ground Coverage = 7525.52x50/100= 3762.76 SQ.M
Achieved Ground Coverage -
1. Block -A Ground Coverage - 545.47 Sq.ft.
2. Block -B Ground Coverage - 2177.43 Sq.ft.
Total Ground Coverage - 2722.9 Sq.ft.
Ground Coverage = 2722.9 x 100 / 7525.52 = **36.18 %**

GREEN AREA CALCULATION -
GREEN AREA REQUIRED (15%) = 7525.52x15/100 = 1128.82 SQ.M
GREEN AREA PROVIDED = 1176.66 (15.63%) SQ.MTR

FACILITY AREA CALCULATION -
FACILITY AREA REQUIRED = 1% OF B.A.R.
= $\frac{35665.17 \times 1}{100}$
= 356.65 SQ.MTR
FACILITY AREA PROVIDED = 326.55 + 49.70
= 376.25 SQ.MTR (1.05%)

COMMERCIAL AREA CALCULATION -
COMMERCIAL AREA REQUIRED = 1% OF B.A.R.
= $\frac{35665.17 \times 1}{100}$
= 356.65 SQ.MTR
COMMERCIAL AREA PROVIDED = 229.61 + 130.09
= 359.7 SQ.MTR (1.00%)

PARKING CALCULATION -
PARKING REQUIRED =
1. EWS PARKING -
EWS BLOCK UNITS = 213 UNIT
PER UNIT PARKING = 1
TOTAL EWS PARKING = 213 x 1 = 213 SCOOTER
2. LIG PARKING -
LIG BLOCK UNITS = 455 UNIT
PER UNIT PARKING = 2
TOTAL LIG PARKING = 455 x 2 = 910 SCOOTER
3. FACILITY PARKING = 376.25/50 = 7.5 E.C.U.
CAR PARKING = 8 CARS
3. COMMERCIAL PARKING = 359.7 / 75 = 4.79 E.C.U.
CAR PARKING = 5 CARS
TOTAL CAR PARKING REQUIRED = 8 + 5 = 13 PARKING
TOTAL SCOOTER PARKING REQUIRED = 213 + 910 = 1123 PARKING

PARKING PROVIDED:-			
FLOOR	CAR	SCOOTER	TOTAL E.C.U.
BASEMENT	00	345	
OPEN	14	418	
STILT	00	375	
TOTAL	14 CAR	1138 SCOOTERS	

PROJECT:-
PROPOSED MUKHYAMANTRI JAN AWAS YOJANA AT
KHASRA NO. 687/1076,PART-687,PART-688/1147
JAISINGHPURA BASS TEH. SANGANER.

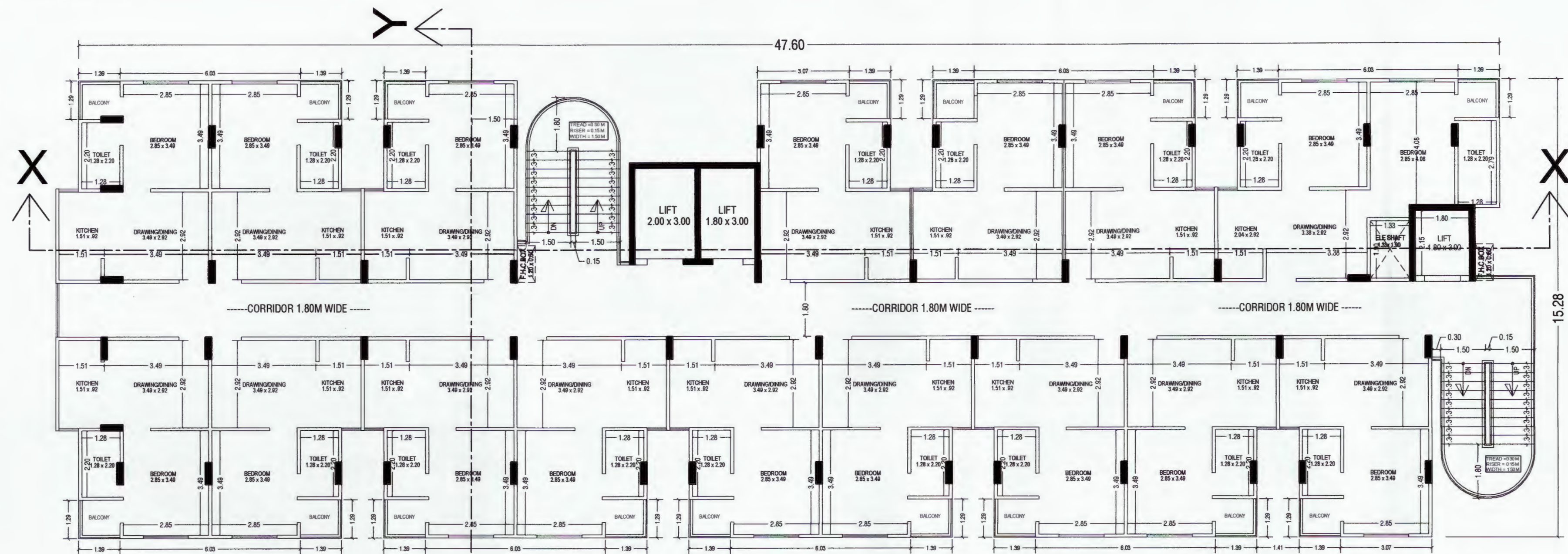
NORTH
DRG. TITLE
STILT FLOOR PLAN
SCALE:-
1:100

OWNER:-

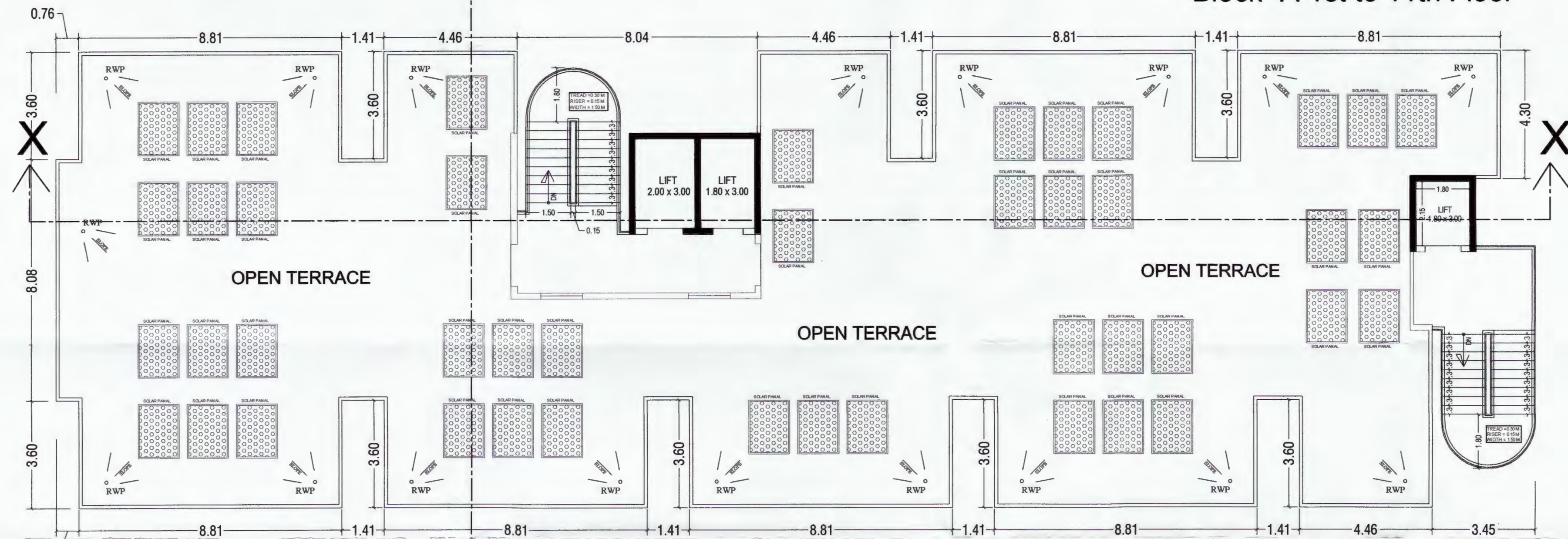
ARCHITECT:-

Ram

Architect
NEERAJ KUMAR SINGH
Reg. No. CA/2003/92113

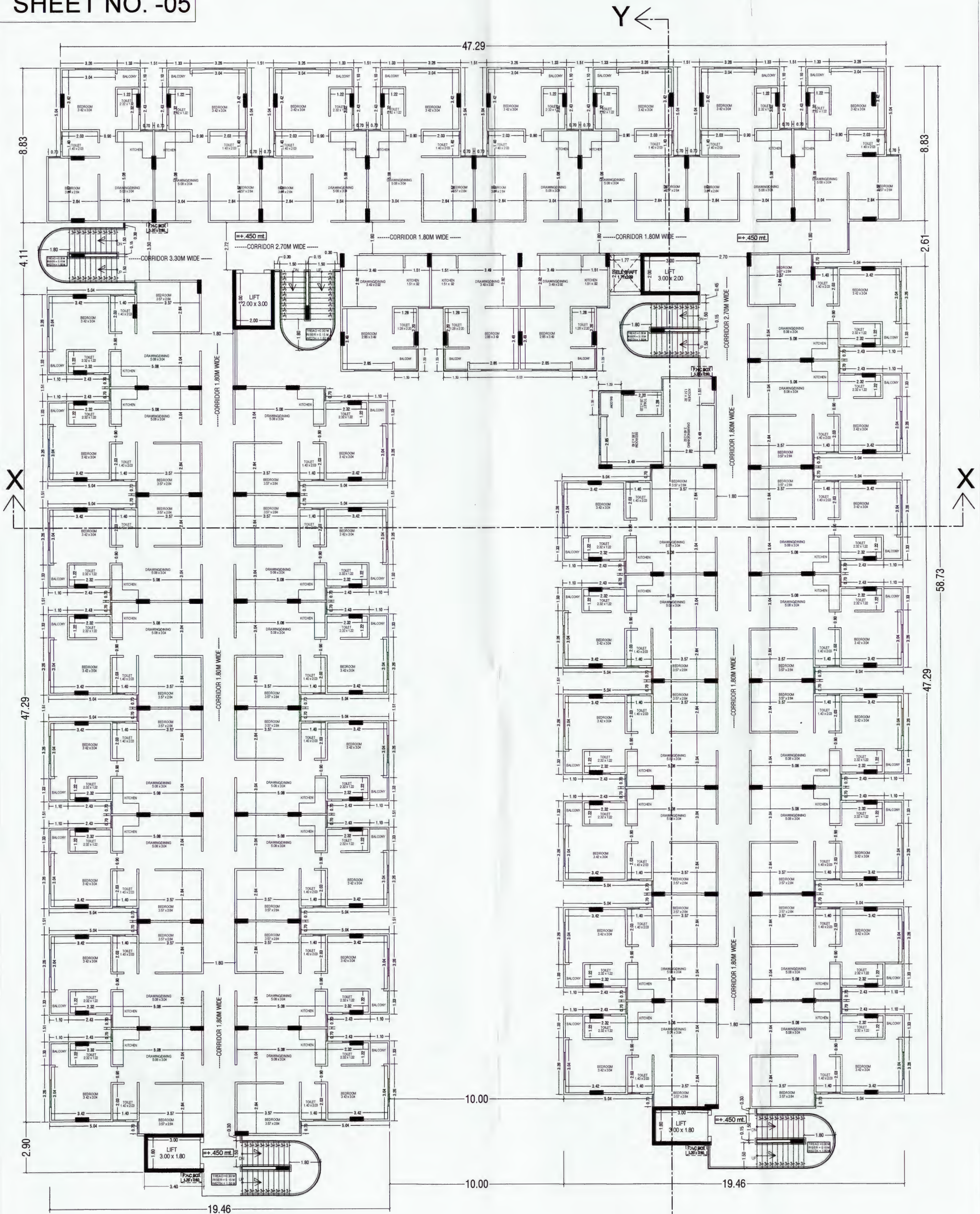


Block -A 1st to 11th Floor



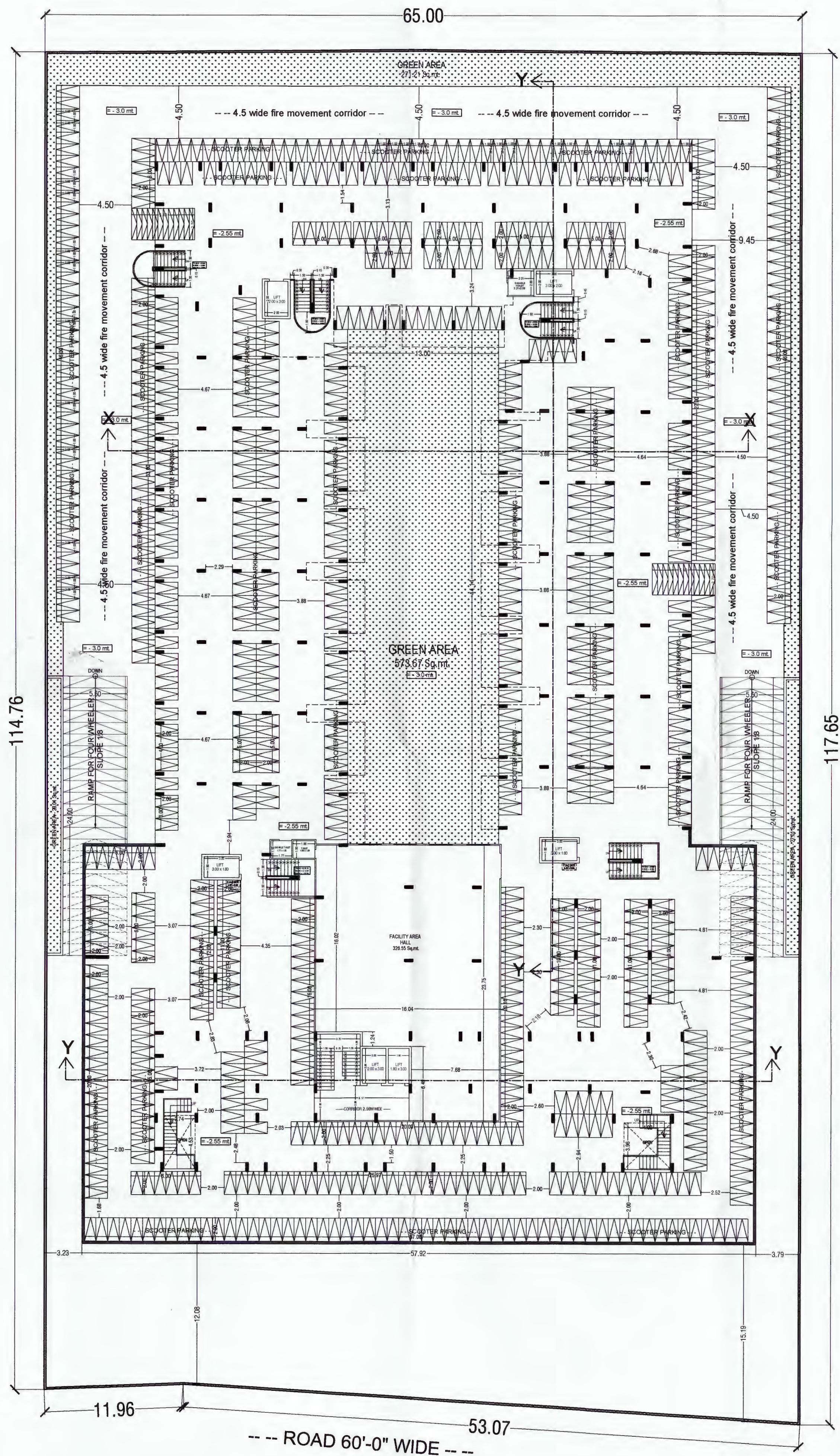
Terraace Plan

PROJECT:-	NORTH	DRG. TITLE	OWNER:-	ARCHITECT:-
PROPOSED MUKHYAMANTRI JAN AWAS YOJANA AT KHASRA NO. 687/1076,PART-687,PART-688/1147 JAISINGHPURA BASS TEH. SANGANER.	SCALE:- 1:100	1st to 11th Floor (BLOCK-A)	Ram	Architect NEERAJ KUMAR SINGH Reg. No. CA/2003/32113



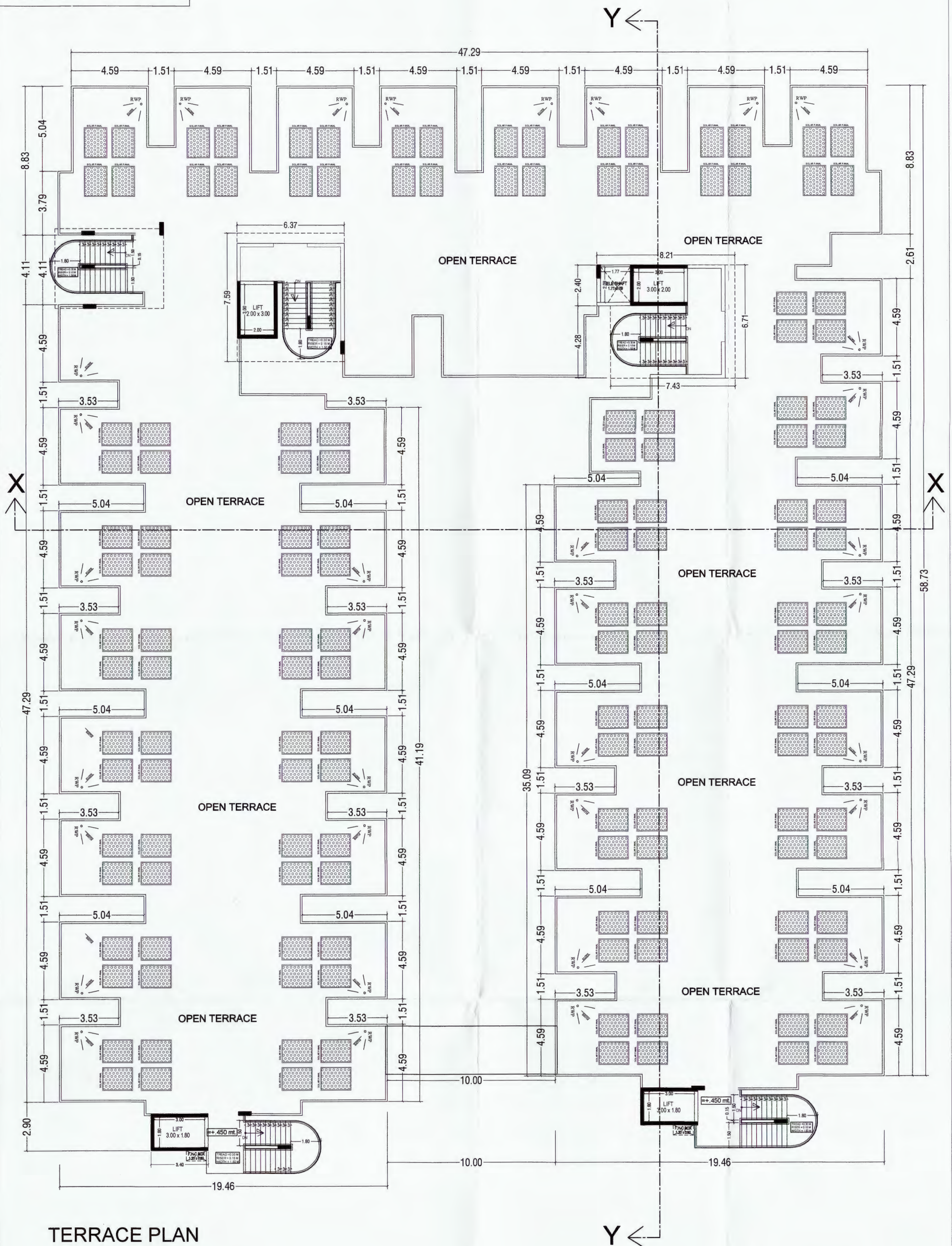
Block -B Ground to 11th Floor

PROJECT:- PROPOSED MUKHYAMANTRI JAN AWAS YOJANA AT KHASRA NO. 687/1076,PART-687,PART-688/1147 JAISINGHPURA BASS TEH. SANGANER.	NORTH	DRG. TITLE Ground to 11th Floor (BLOCK-B)	OWNER:- <i>Ram</i>	ARCHITECT:- <i>Neeraj Kumar Singh</i> Architect NEERAJ KUMAR SINGH Reg. No. CA/2003/32113
	SCALE:- 1:100			



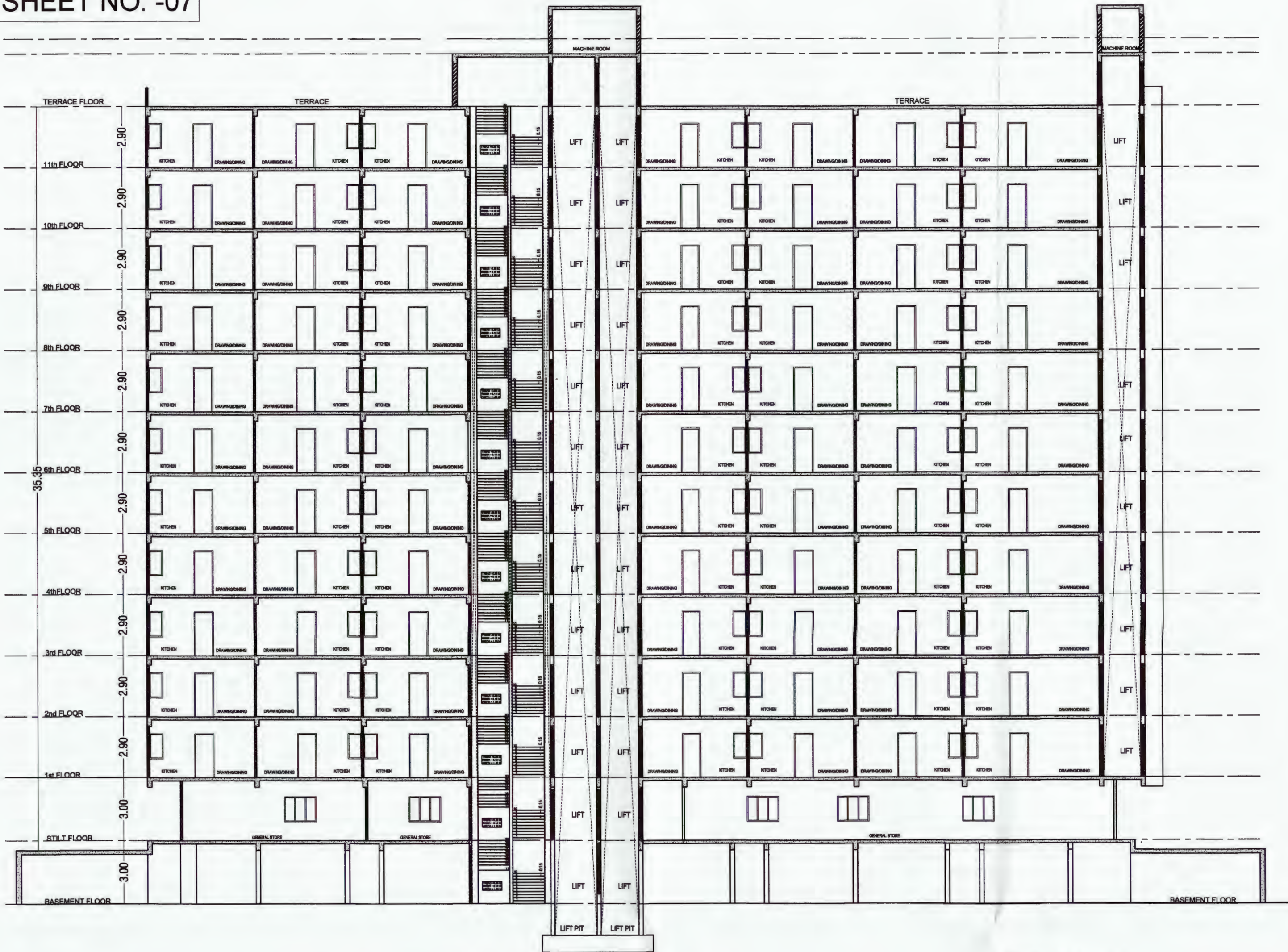
BASEMENT FLOOR PLAN

PROJECT:- PROPOSED MUKHYAMANTRI JAN AWAS YOJANA AT KHASRA NO. 687/1076, PART-687, PART-688/1147 JAISINGHPURA BASS TEH. SANGANER.	NORTH SCALE:- 1:100	DRG. TITLE BASEMENT FLOOR PLAN	OWNER:- <i>Ramesh</i>	ARCHITECT:- <i>Neeraj Kumar Singh</i> Architect NEERAJ KUMAR SINGH Reg. No. CA/28093/32113
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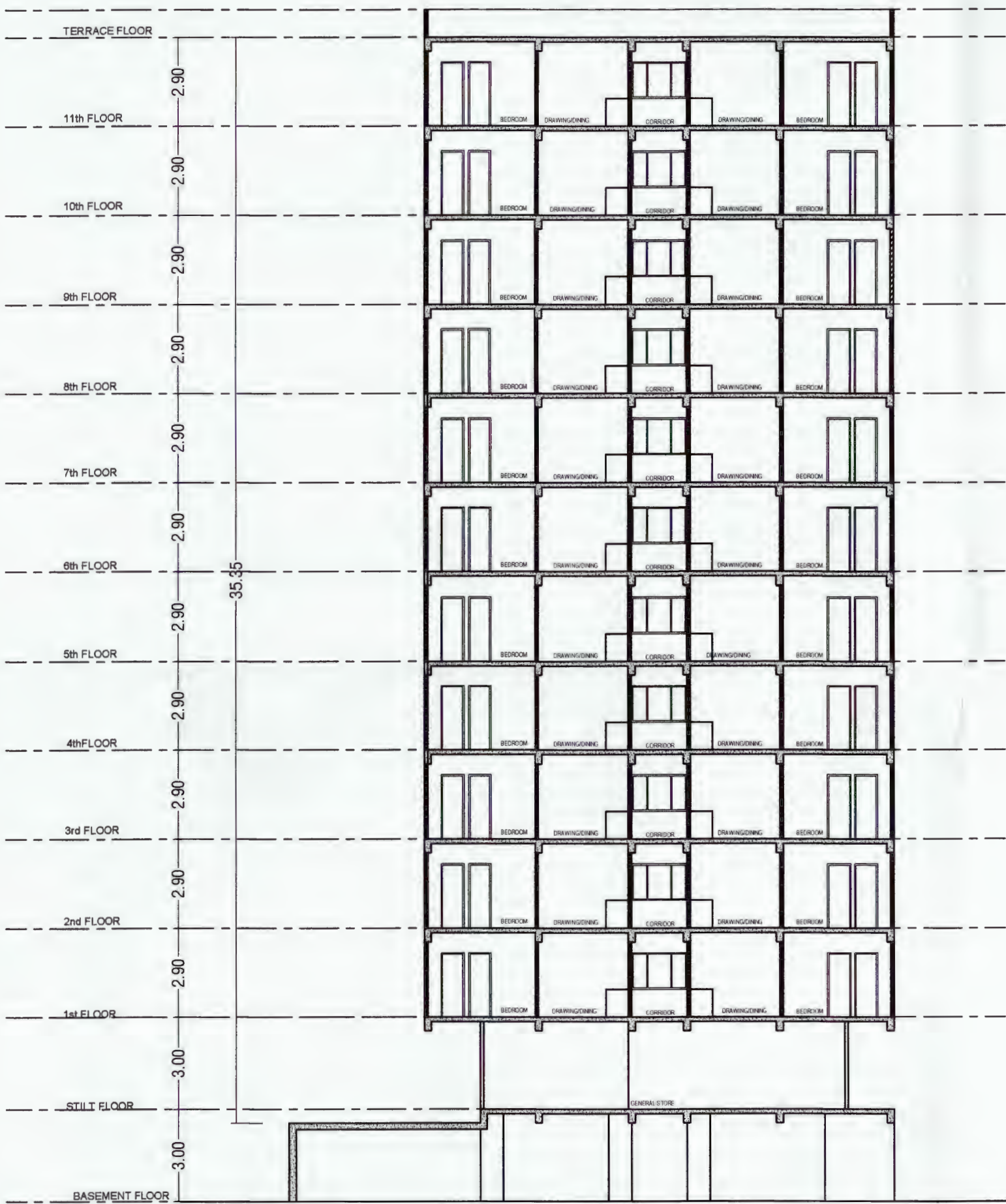


TERRACE PLAN

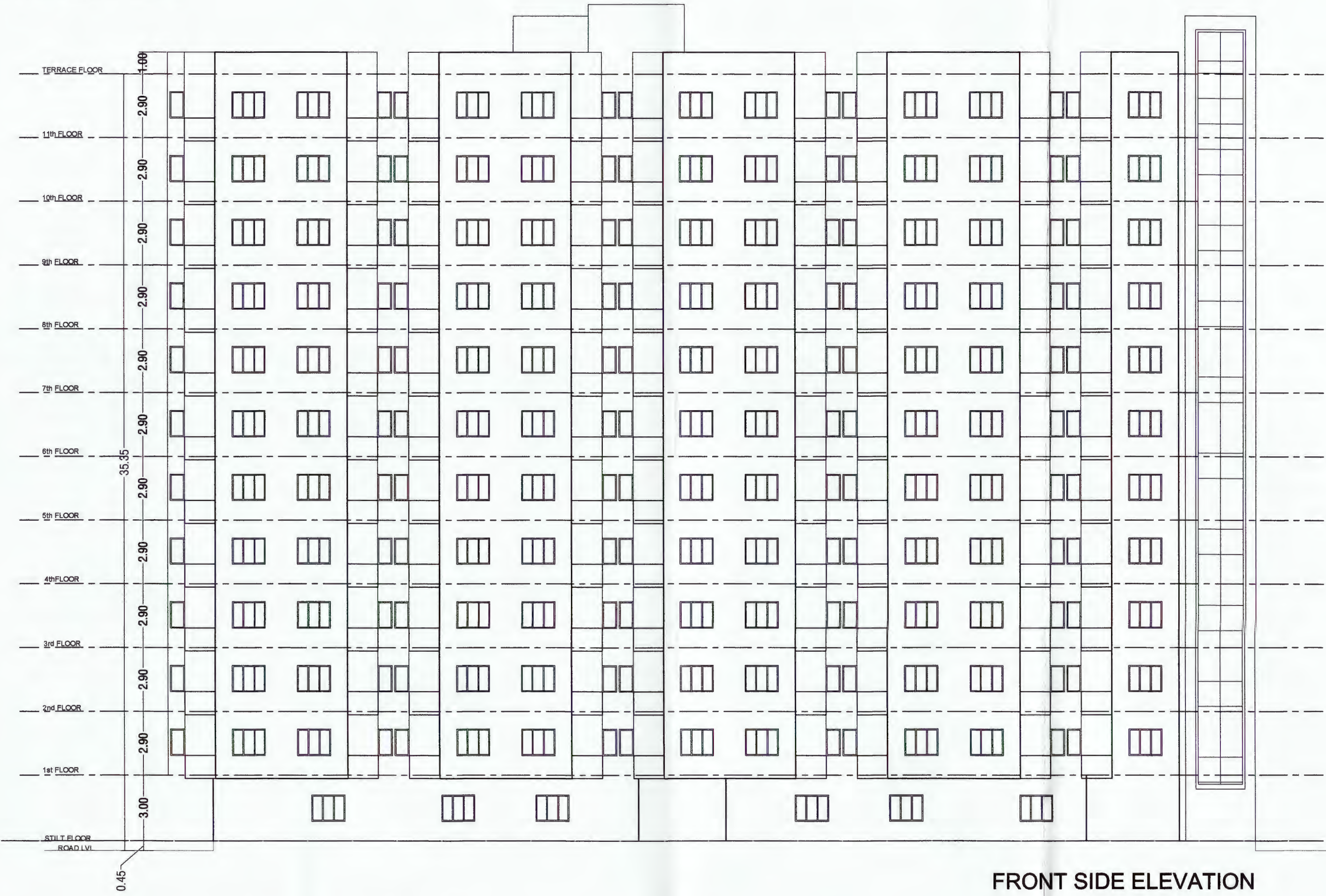
PROJECT:- PROPOSED MUKHYAMANTRI JAN AWAS YOJANA AT KHASRA NO. 687/1076,PART-687,PART-688/1147 JAISINGHPURA BASS TEH. SANGANER.	NORTH SCALE:- 1:100	DRG. TITLE TERRACE PLAN (BLOCK-B)	OWNER:- Ramesh	ARCHITECT:- Architect NEERAJ KUMAR SINGH Reg. No. CA/2003/32119
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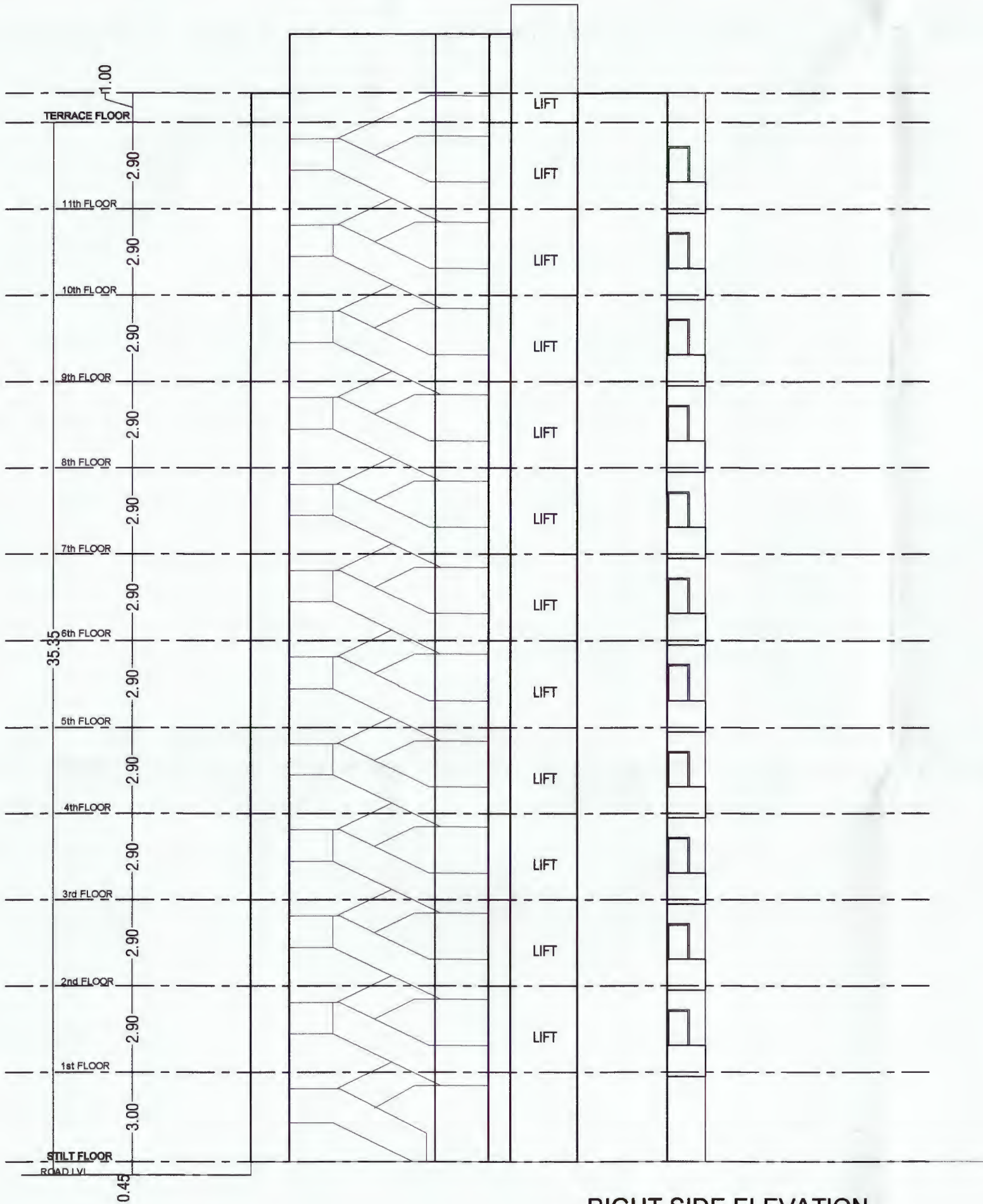
SECTION-XX



SECTION-YY



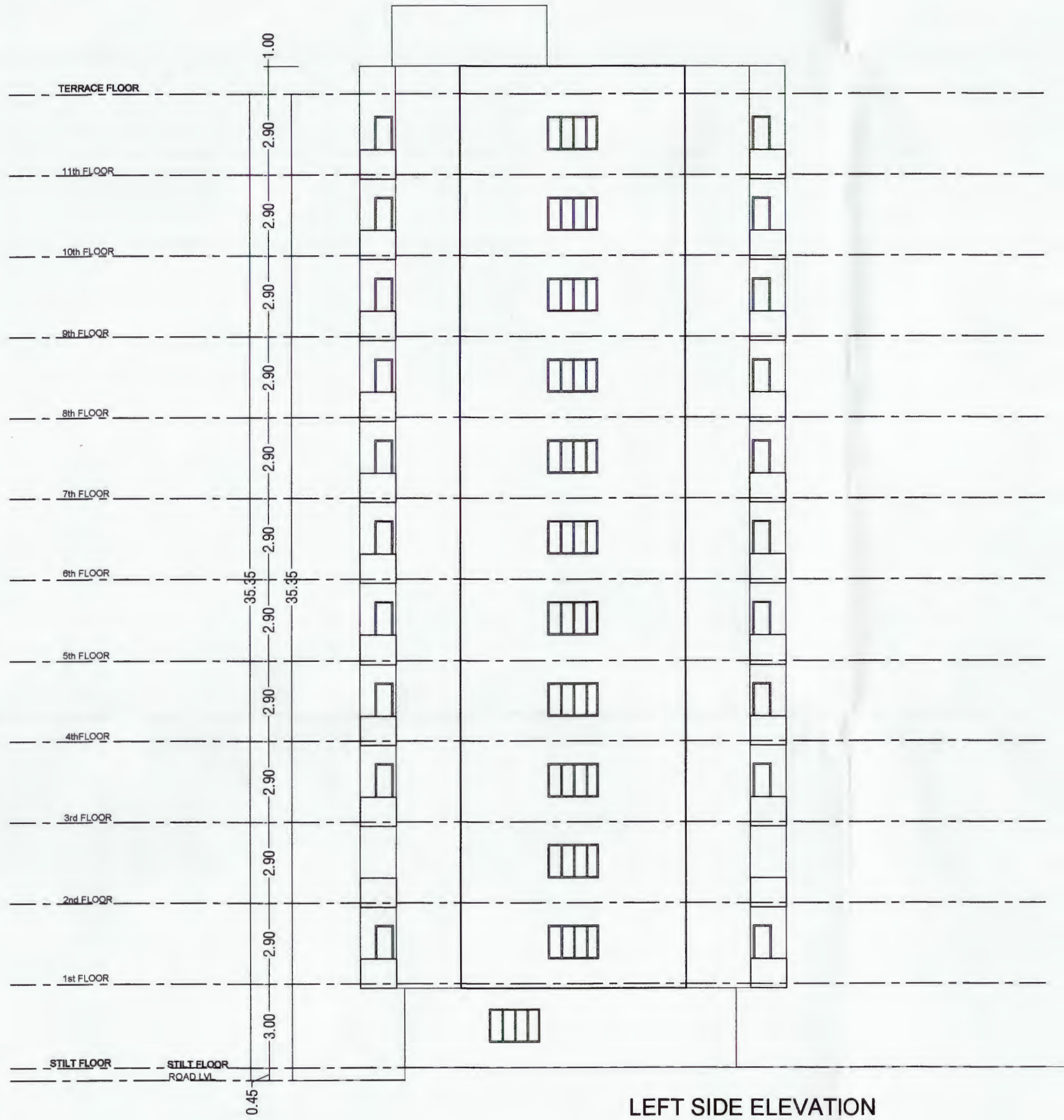
FRONT SIDE ELEVATION



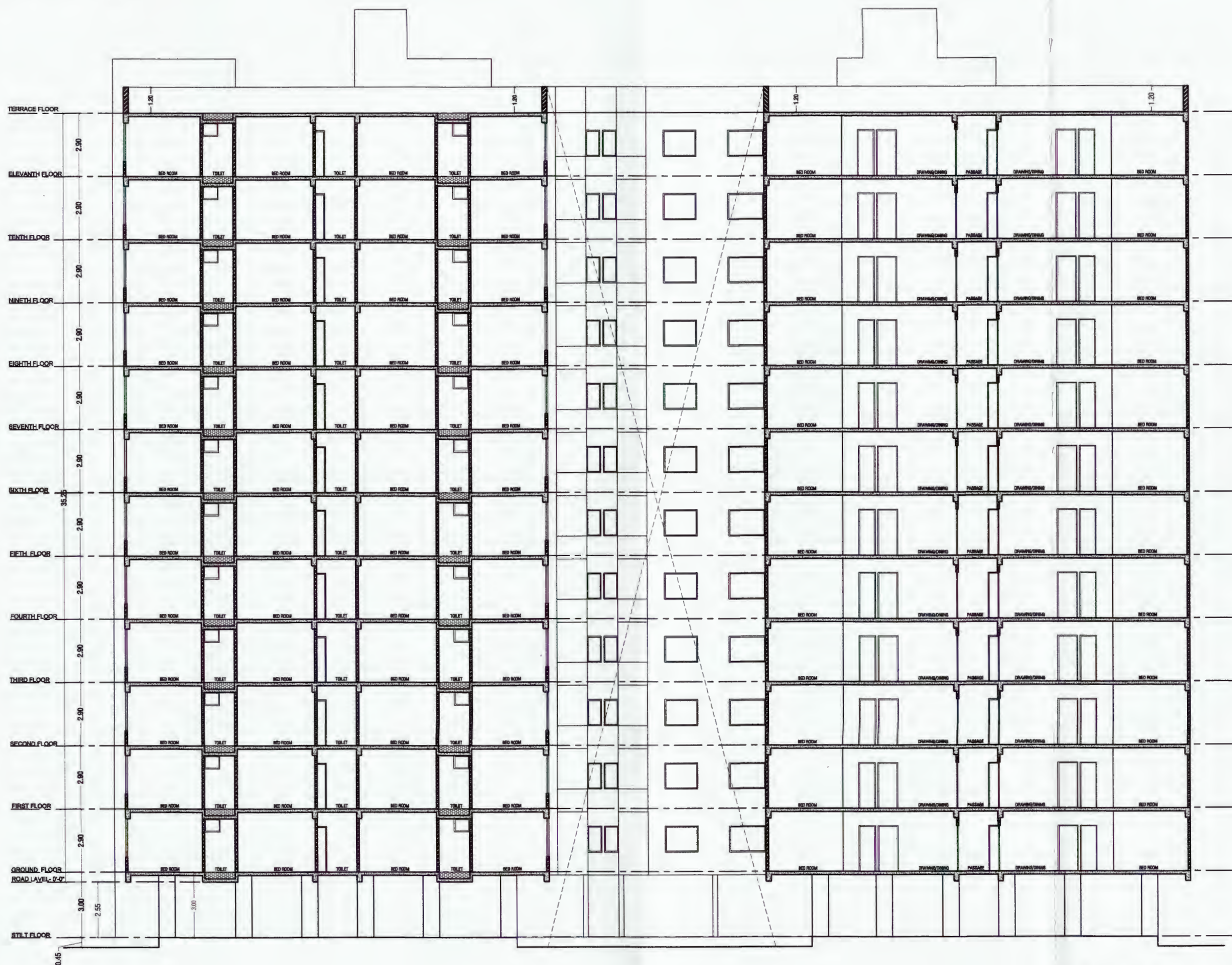
RIGHT SIDE ELEVATION



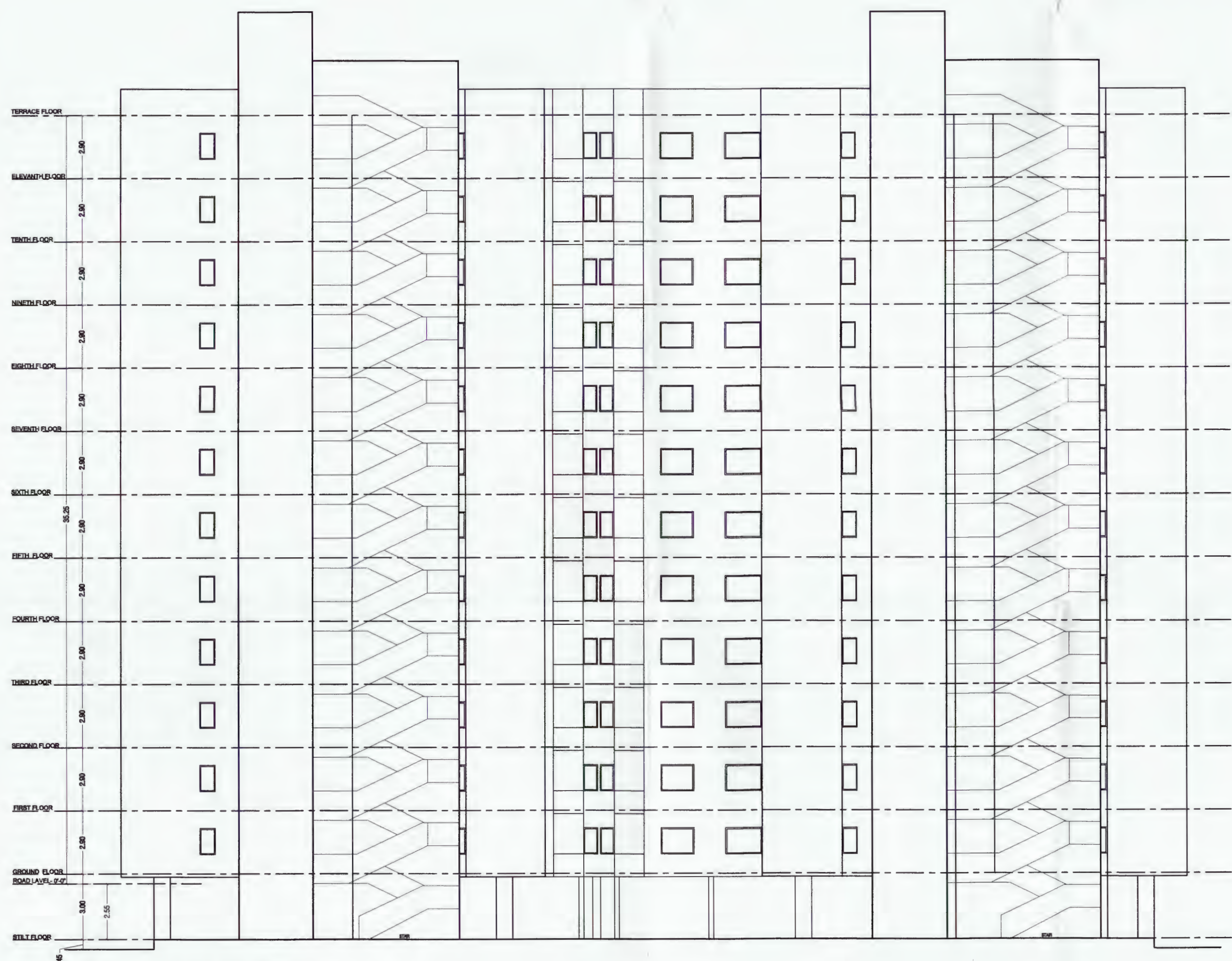
BACK SIDE ELEVATION



LEFT SIDE ELEVATION



SECTION-XX



FRONT ELEVATION

PROJECT:-
PROPOSED MUKHYAMANTRI JAN AWAS YOJANA AT
KHASRA NO. 687/1076,PART-687,PART-688/1147
JAISINGHPURA BASS TEH. SANGANER.

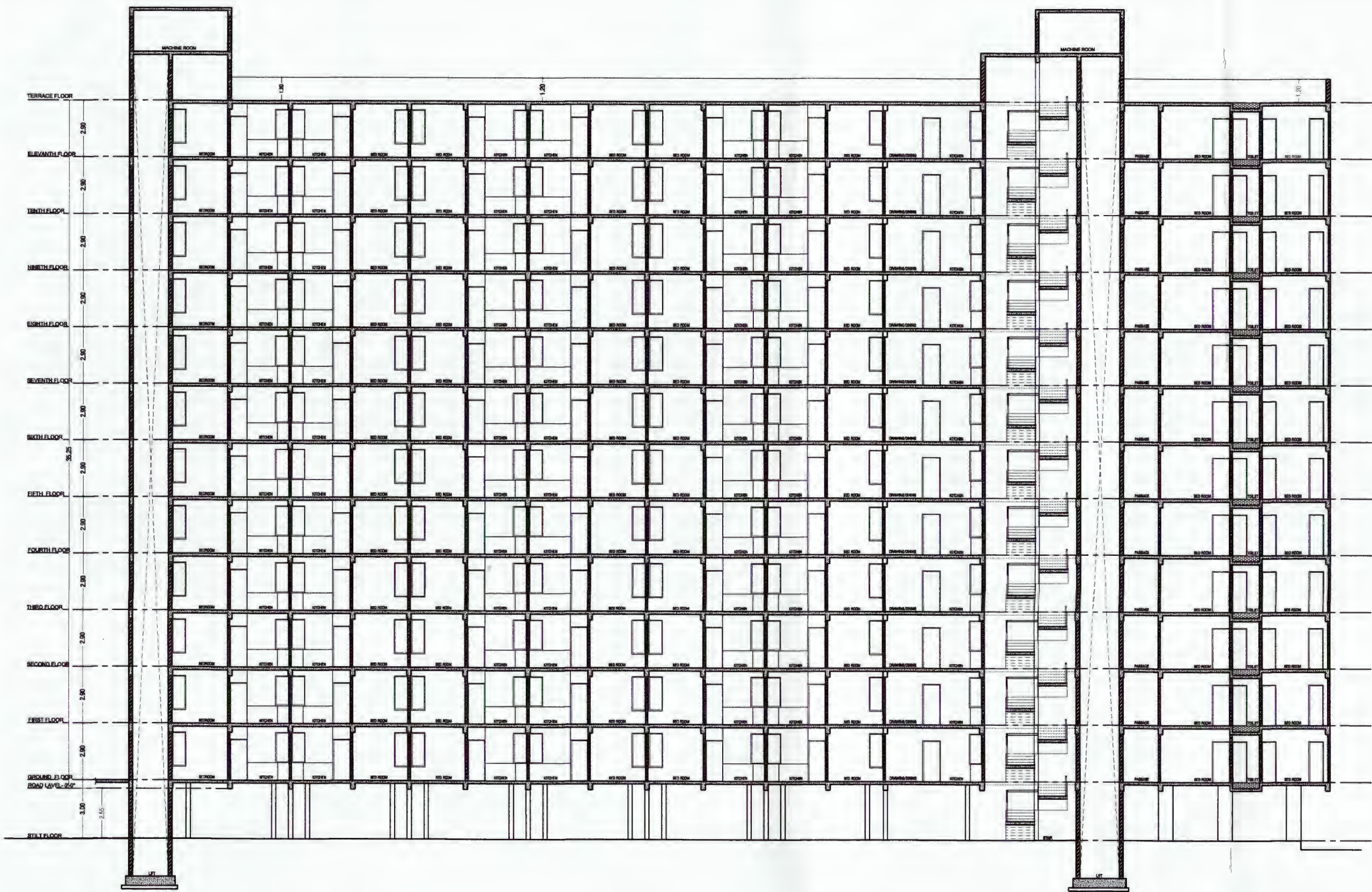
NORTH
SCALE:-
1:100

DRG. TITLE
SECTION & ELEVATION
(BLOCK-B)

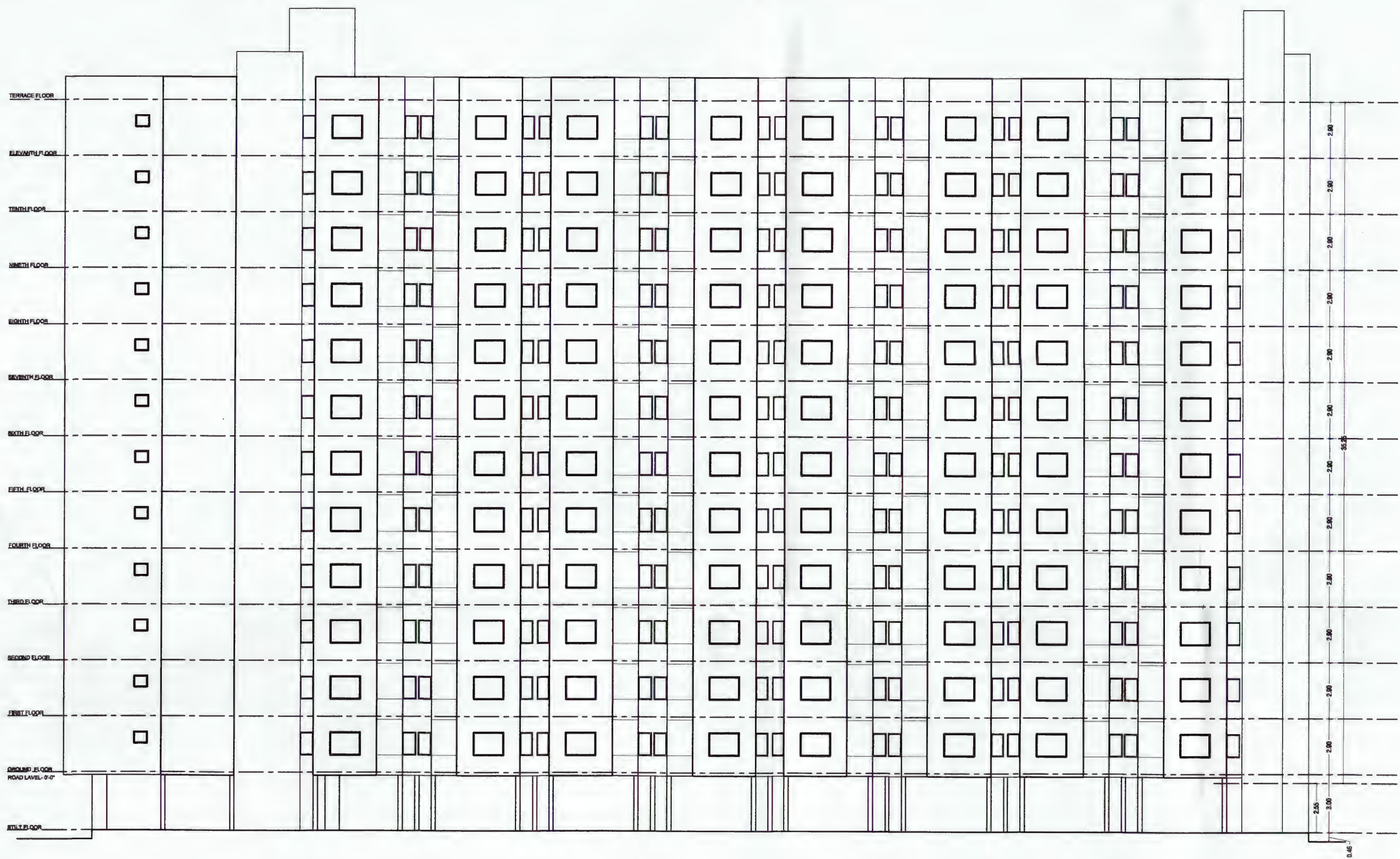
OWNER:-

ARCHITECT:-

Neeraj Kumar Singh
Architect
NEERAJ KUMAR SINGH
Reg. No. CA/2003/32113

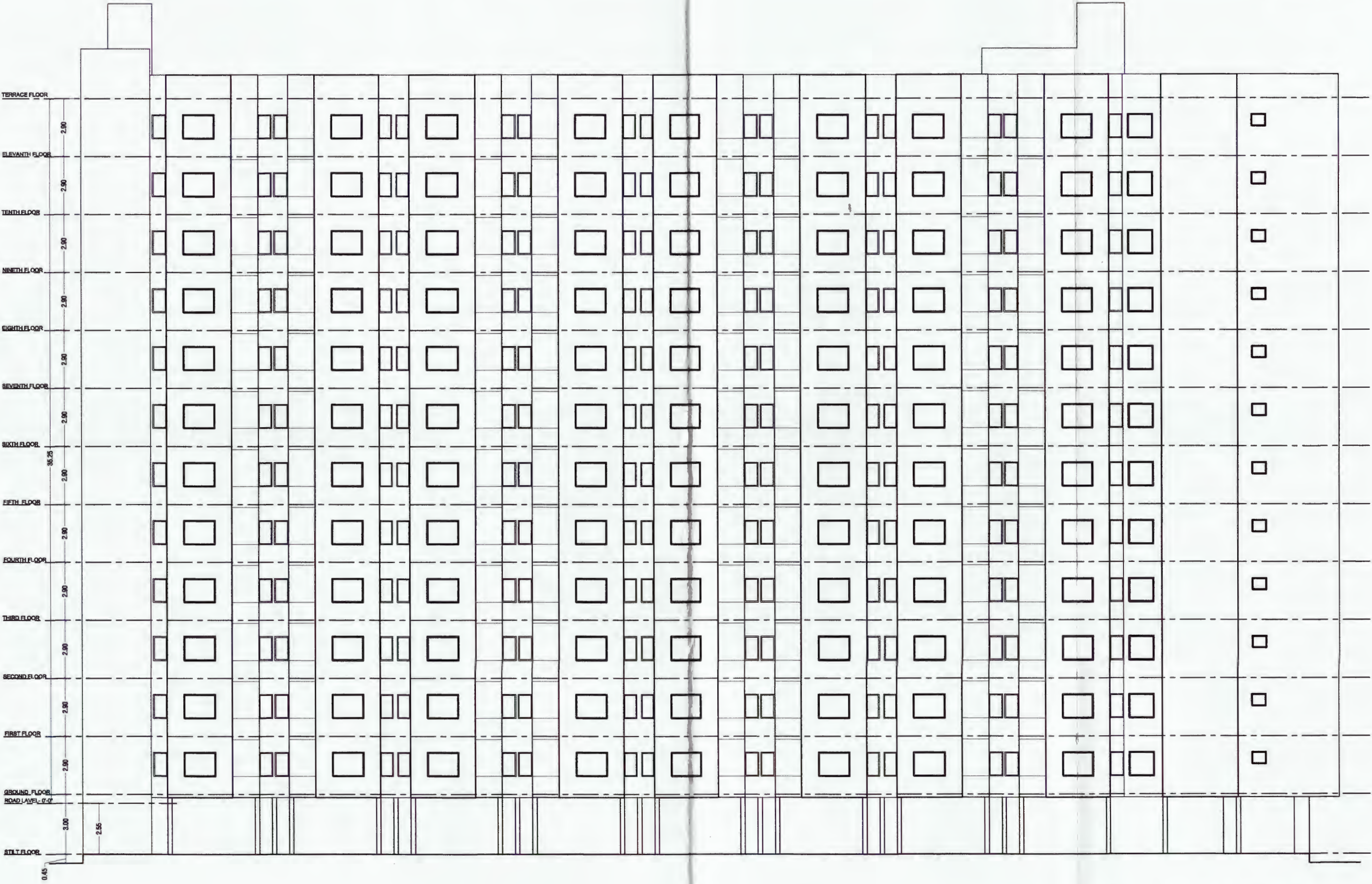


SECTION -YY

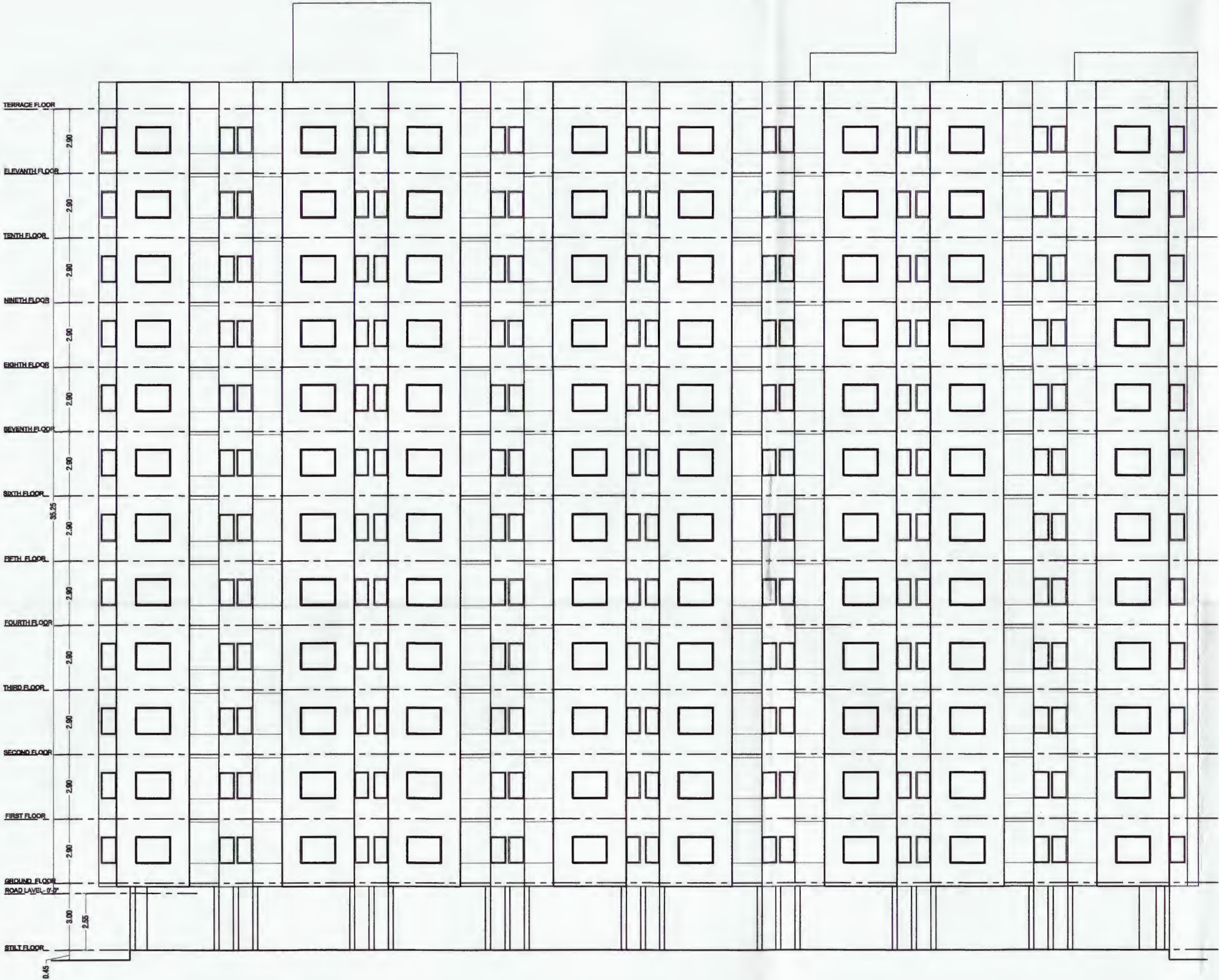


LEFT SIDE ELEVATION

PROJECT:- PROPOSED MUKHYAMANTRI JAN AWAS YOJANA AT KHASRA NO. 687/1076,PART-687,PART-688/1147 JAISINGHPURA BASS TEH. SANGANER.	NORTH SCALE:- 1:100	DRG. TITLE SECTION & ELEVATION (BLOCK-B)	OWNER:- Ramesh	ARCHITECT:- NEERAJ KUMAR SINGH Reg. No. CA/2003/32413
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RIGHT SIDE ELEVATION



REAR ELEVATION