

P. N. BHARGAVA

ARCHITECT - TOWN PLANNER - VALUER.

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Punjab National Bank, Jaipur, S.B. A/c. no. 0247000100031196, Code - 302024004, IFS Code - PUNB0024700

Union Bank of India, Jaipur S.B. A/c. no. 496502010008631, Code - 302026005, IFS Code - UBIN0549657

Ref : PNB / BPA / 17 - 18 / 01

Date : 20.05.2017

To,
The Commissioner ,
Jaipur Development Authority ,
Indira Circle ,
J. L. N. Marg ,
Jaipur,

**Subject : Building Plans for M/s. SNG Realestate Pvt. Ltd. over plot no. /
Khasra no. 400 , 401, Village Sirsi, Jaipur for EWS / LIG Flats
under CMJAY Scheme.**

Dear Sir ,

Please refer Government Orders no. P18 (36) UDH / NHP / 2014 Part dated
31.05.2017 regarding approval of building plans through empanelled architects.

Enclosed herewith find a set of drawings (8) for the proposed development over plot
no. / kasra no. 400, 401, Village Sirsi, Jaipur for EWS / LIG flats under CMJAY
Scheme for M/s. SNG Realestate Pvt. Ltd., 707, Paris Point, Collectorate Circle, Bani
Park, Jaipur.

The set of drawings along with the check list - duly filled in and other enclosures are
submitted for your necessary action please. Matters related to the land title and its
related issues are not looked into.

Kindly see the attached above referred papers and indicate if any other details are
required from us or Builder, so that the same may be provided to you at the earliest.

Thanking You,
Sincerely Your's



% (P.N.BHARGAVA)
Empanelled Architect
Enclo. : As Above

Copy forwarded to M/s. SNG Realestate Pvt. Ltd., 707, Paris Point, Collectorate Circle, Bani Park, Jaipur. The enclosed second copy of letter and documents **along with your covering letter and required fees receipt** be submitted with The Commissioner, Jaipur Development Authority, Indira Circle, J.L.N. Marg, Jaipur as per Government Orders no. P18 (36) UDH / NHP / 2014 Part dated 31.05.2017. Third letter with enclosures (except Drawings) is for getting the receipt from JDA office and the same be returned to me after getting receipt on it from JDA at the earliest.



Ok (P.N.BHARGAVA)
Empanelled Architect
Enclo. : As Above

Checklist for Building Plan Approval of CMJAY Projects (Flatted Development)

Applicant Name: -

M/s SNG Real Estate Pvt. Ltd.

Architect Name & Registration No: -

Mr Bhanwar Lal Mehra
CA/2009/44919

Address (Proposed Building): -

Khasra no. / Plot no. - 400, 401

Village -

Sirsi, Jaipur

Width of Approach Road: -

24.00 m

Area (Sq.mt.): -

7,153.35 sq.m.

a) Portion of Scheme area proposed
For EWS/LIG.

7,153.35 sq.m.

b) Balance portion of Scheme area
Proposed for Developer.

— X —

Sno	Details	Comments	
1	Size of the Plot (EWS/LIG portion)	7,153.35 sq.m.	
2	Setbacks	As per Byelaws/ CMJAY Policy	As per Proposal
	Front	15.00 m	15.00 m
	Side I	9.00 m	9.00 m
	Side II	9.00 m	9.00 m
	Rear	9.00 m	9.00 m
3	Ground Coverage	As per Byelaws/ CMJAY Policy	As per Proposal
		2576.68 sq.m. 50.00 %	2373.75 sq.m. 33.18 %
4	Basement (If Approved)		
	(i) Ramp (Slope)	— X —	
	(ii) Staircase	— X —	
	(iii) Setbacks	As per Byelaws/ CMJAY Policy	As per Proposal
	Front		
	Side I		
	Side II		
	Rear		
	(iv) Any other Observation		
5	Height (No. Of Floors)	As per Byelaws/ CMJAY Policy	As per Proposal
		45.00 m	38.65 m
6	F.A.R.	As per Byelaws/ CMJAY Policy	As per Proposal
		4.25	3.00
7	Super Built-up Area	As per Byelaws/ CMJAY Policy	As per Proposal
	(i) E.W.S.	min. 350.00 sq.ft.	354.18 sq.ft.
	(ii) L.I.G.	min. 500.00 sq.ft.	550.00 sq.ft.

8	Parking	As per Byelaws/ CMJAY Policy 5 Cars, 1051-2 wheelers	As per Proposal 6 Cars 1059-2 wheelers
9	Cut-outs/Open to Sky/Ducts	As per Byelaws —	As per Proposal —
10	Projections/Balconies, etc. (Covered/Extended)	As per Byelaws As per Plan	As per Proposal As per Plan
11	Certification for Fire Safety (Final)	Required	To be Produced
12	Airport NOC (If Required)	Required	obtained Attached
13	Environment Clearance (If Required)	Required	obtained attached
14	Certification from Structural Engineer (Earthquake Resistant)	Required	obtained attached
15	Plantation on Site	10.00% of site area 715.34 Sq.m.	10.67% of site area 763.20 Sq.m.
16	Rain Water Harvesting	Required	provided
17	Waste Water Recycling	Required	provided
18	Sewage Treatment Plant	Required	provided
19	Provision of Solid Waste Disposals	Required	provided
20	Provision of Solar Panels/Solar Water Heaters	Required	provided at roof top
21	Provisions for Physically Challenged Persons	Required	provided.
22	Any other Observation		

Based on above facts, the proposal submitted by M/s SNG Real Estate Pvt. Ltd. (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. — X — at — X — (Development Authority/UIT). Hence, the Construction Permission is issued to:

Applicant Name: -

M/s SNG Real Estate Pvt. Ltd.

Address (Proposed Building): -

Khasra no. /Plot no. - 400, 401

Village - Strai, Jaipur

Area (Sq.mt.): -

7,153.35 Sq.m.

OTC Architect: P.N. BHARGAVA
 Registration No.: - CA/1975/743
 P. N. BHARGAVA
 ARCHITECT PLANNER-VALUER
 MCA-75/743
 REGD. VALUER
 CAT-1/085/CCT/1-3/08-95

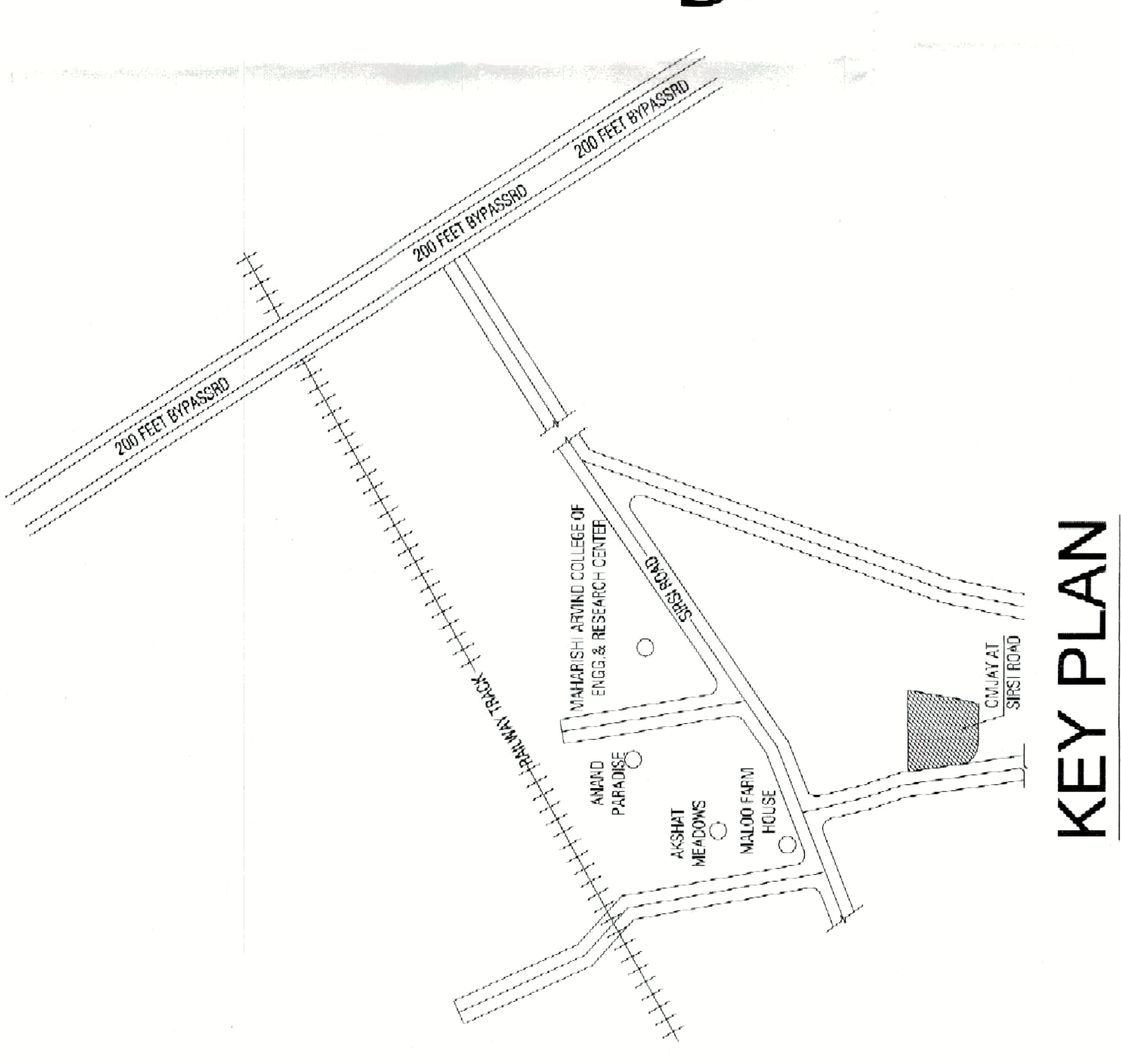
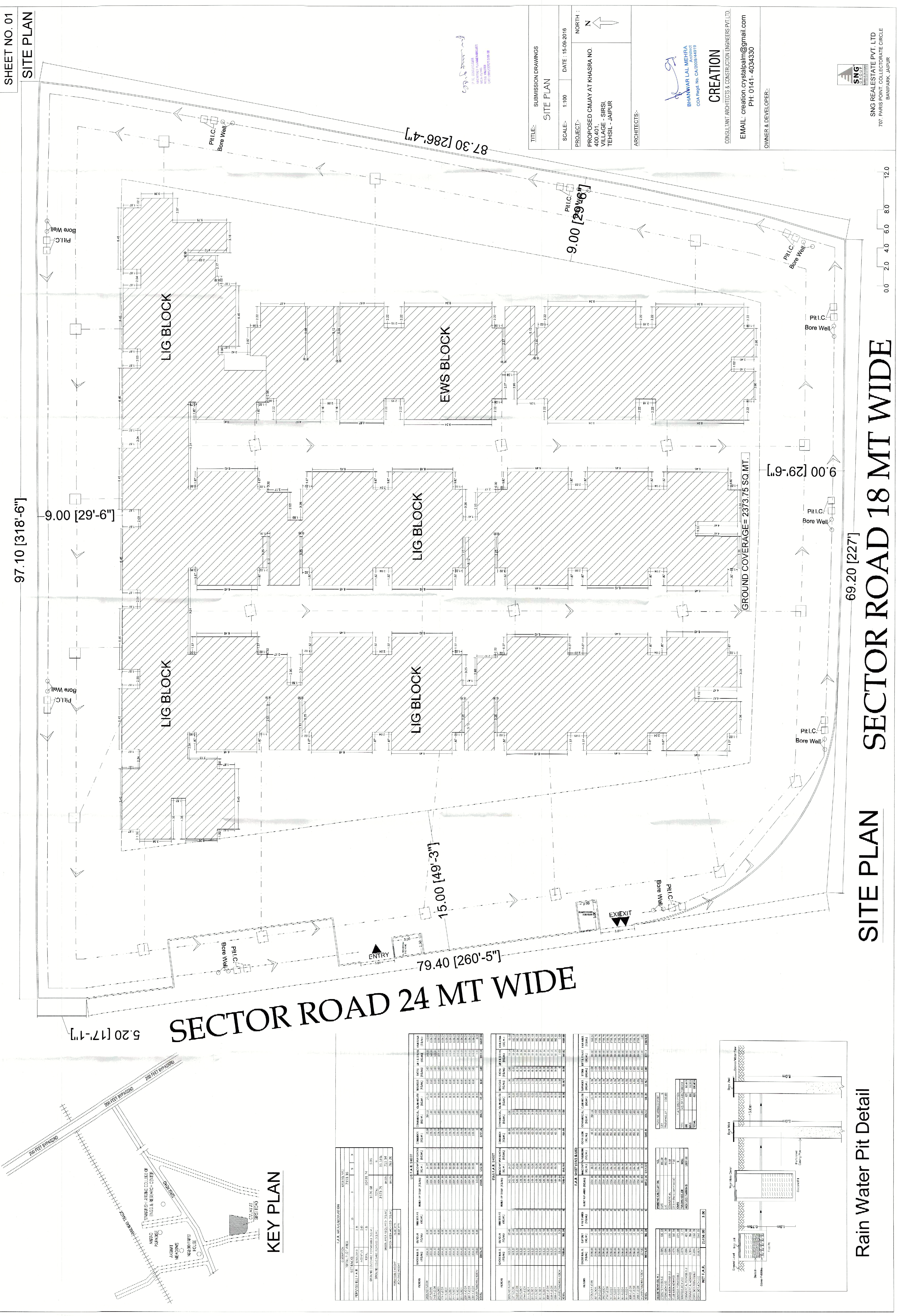


TABLE 1: SUMMARY OF AREAS

NO.	DESCRIPTION	AREA (SQ. MT.)
1	GRASSY AREA	10.00
2	ROADS	15.00
3	WATER BODY	5.00
4	OPEN SPACE	10.00
5	PLANTATION	5.00
6	WATER BODY	5.00
7	ROADS	15.00
8	GRASSY AREA	10.00
9	WATER BODY	5.00
10	OPEN SPACE	10.00
11	PLANTATION	5.00
12	WATER BODY	5.00
13	ROADS	15.00
14	GRASSY AREA	10.00
15	WATER BODY	5.00
16	OPEN SPACE	10.00
17	PLANTATION	5.00
18	WATER BODY	5.00
19	ROADS	15.00
20	GRASSY AREA	10.00
21	WATER BODY	5.00
22	OPEN SPACE	10.00
23	PLANTATION	5.00
24	WATER BODY	5.00
25	ROADS	15.00
26	GRASSY AREA	10.00
27	WATER BODY	5.00
28	OPEN SPACE	10.00
29	PLANTATION	5.00
30	WATER BODY	5.00

TABLE 2: SUMMARY OF AREAS

NO.	DESCRIPTION	AREA (SQ. MT.)
1	GRASSY AREA	10.00
2	ROADS	15.00
3	WATER BODY	5.00
4	OPEN SPACE	10.00
5	PLANTATION	5.00
6	WATER BODY	5.00
7	ROADS	15.00
8	GRASSY AREA	10.00
9	WATER BODY	5.00
10	OPEN SPACE	10.00
11	PLANTATION	5.00
12	WATER BODY	5.00
13	ROADS	15.00
14	GRASSY AREA	10.00
15	WATER BODY	5.00
16	OPEN SPACE	10.00
17	PLANTATION	5.00
18	WATER BODY	5.00
19	ROADS	15.00
20	GRASSY AREA	10.00
21	WATER BODY	5.00
22	OPEN SPACE	10.00
23	PLANTATION	5.00
24	WATER BODY	5.00
25	ROADS	15.00
26	GRASSY AREA	10.00
27	WATER BODY	5.00
28	OPEN SPACE	10.00
29	PLANTATION	5.00
30	WATER BODY	5.00

TABLE 3: SUMMARY OF AREAS

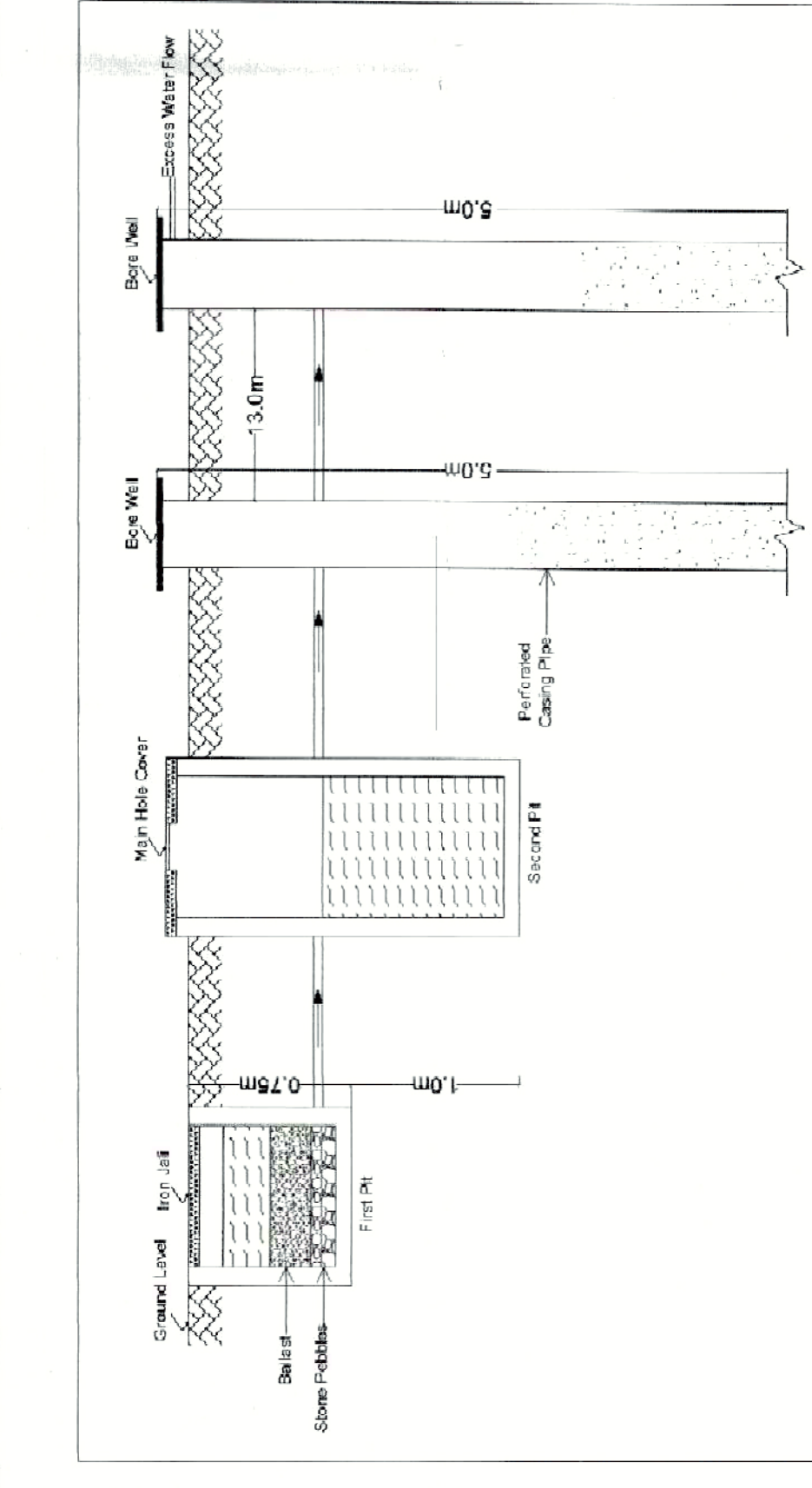
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3	WATER BODY	5.00
4	OPEN SPACE	10.00
5	PLANTATION	5.00
6	WATER BODY	5.00
7	ROADS	15.00
8	GRASSY AREA	10.00
9	WATER BODY	5.00
10	OPEN SPACE	10.00
11	PLANTATION	5.00
12	WATER BODY	5.00
13	ROADS	15.00
14	GRASSY AREA	10.00
15	WATER BODY	5.00
16	OPEN SPACE	10.00
17	PLANTATION	5.00
18	WATER BODY	5.00
19	ROADS	15.00
20	GRASSY AREA	10.00
21	WATER BODY	5.00
22	OPEN SPACE	10.00
23	PLANTATION	5.00
24	WATER BODY	5.00
25	ROADS	15.00
26	GRASSY AREA	10.00
27	WATER BODY	5.00
28	OPEN SPACE	10.00
29	PLANTATION	5.00
30	WATER BODY	5.00

TABLE 4: SUMMARY OF AREAS

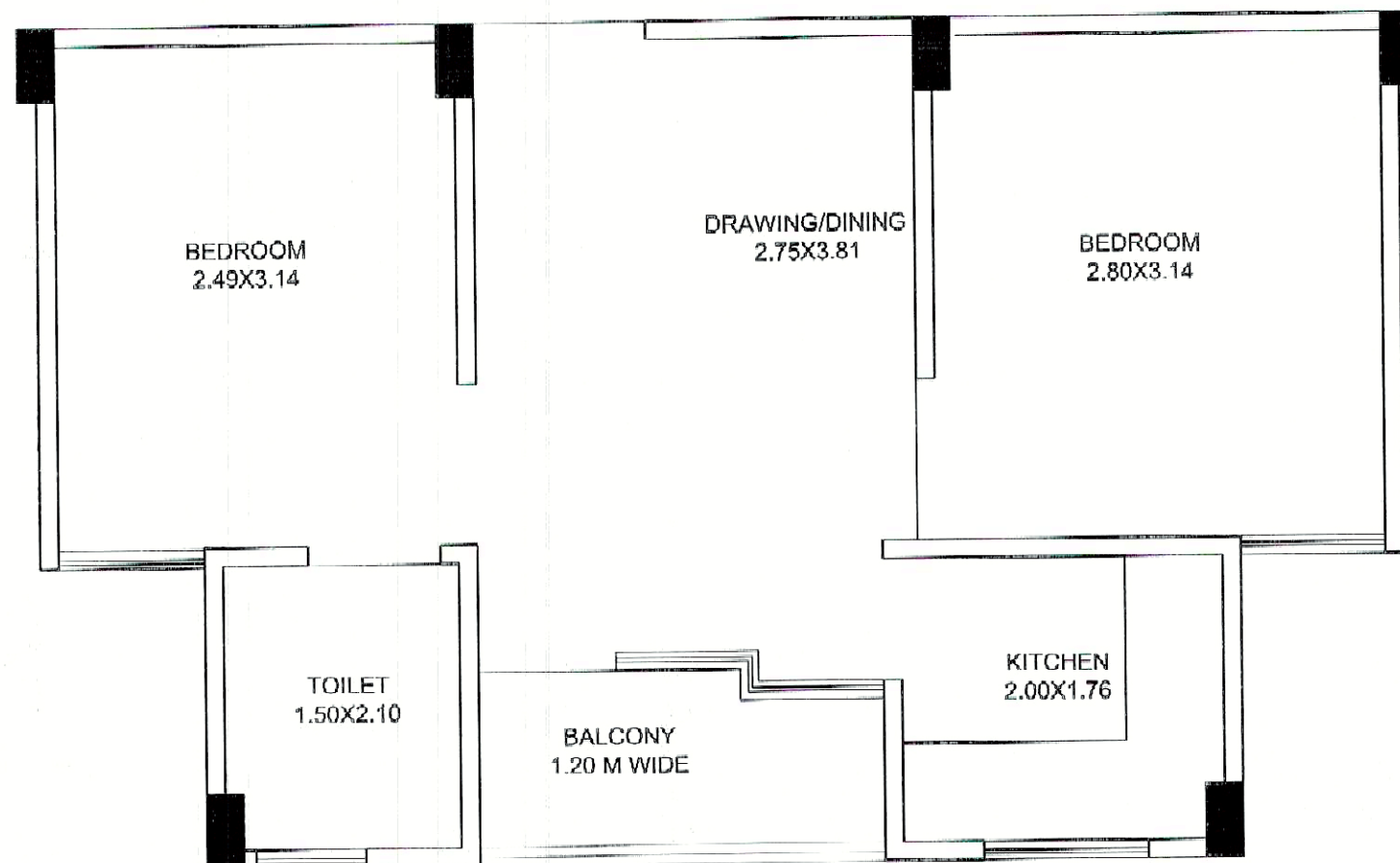
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3	WATER BODY	5.00
4	OPEN SPACE	10.00
5	PLANTATION	5.00
6	WATER BODY	5.00
7	ROADS	15.00
8	GRASSY AREA	10.00
9	WATER BODY	5.00
10	OPEN SPACE	10.00
11	PLANTATION	5.00
12	WATER BODY	5.00
13	ROADS	15.00
14	GRASSY AREA	10.00
15	WATER BODY	5.00
16	OPEN SPACE	10.00
17	PLANTATION	5.00
18	WATER BODY	5.00
19	ROADS	15.00
20	GRASSY AREA	10.00
21	WATER BODY	5.00
22	OPEN SPACE	10.00
23	PLANTATION	5.00
24	WATER BODY	5.00
25	ROADS	15.00
26	GRASSY AREA	10.00
27	WATER BODY	5.00
28	OPEN SPACE	10.00
29	PLANTATION	5.00
30	WATER BODY	5.00

TABLE 5: SUMMARY OF AREAS

NO.	DESCRIPTION	AREA (SQ. MT.)
1	GRASSY AREA	10.00
2	ROADS	15.00
3	WATER BODY	5.00
4	OPEN SPACE	10.00
5	PLANTATION	5.00
6	WATER BODY	5.00
7	ROADS	15.00
8	GRASSY AREA	10.00
9	WATER BODY	5.00
10	OPEN SPACE	10.00
11	PLANTATION	5.00
12	WATER BODY	5.00
13	ROADS	15.00
14	GRASSY AREA	10.00
15	WATER BODY	5.00
16	OPEN SPACE	10.00
17	PLANTATION	5.00
18	WATER BODY	5.00
19	ROADS	15.00
20	GRASSY AREA	10.00
21	WATER BODY	5.00
22	OPEN SPACE	10.00
23	PLANTATION	5.00
24	WATER BODY	5.00
25	ROADS	15.00
26	GRASSY AREA	10.00
27	WATER BODY	5.00
28	OPEN SPACE	10.00
29	PLANTATION	5.00
30	WATER BODY	5.00



Rain Water Pit Detail

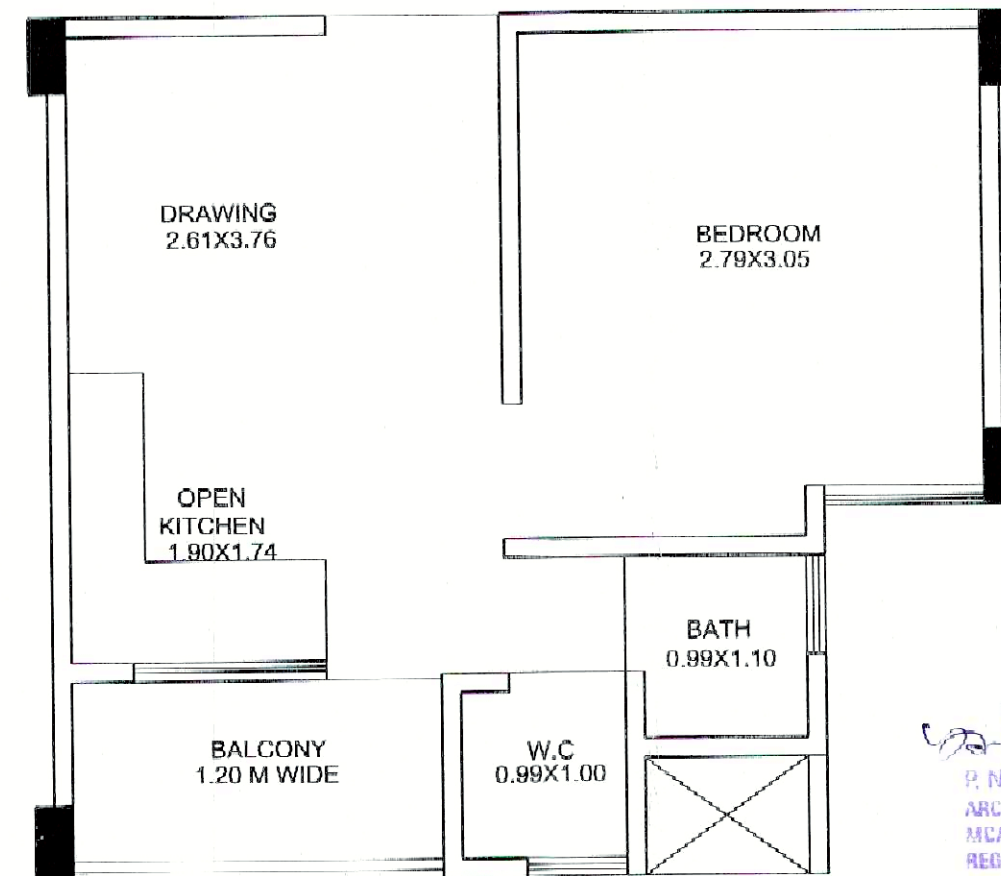


LIG UNIT PLAN (425 nos.)

BUILT UP AREA- 37.74 sqm.+balcony area/2 =37.74+1.43=39.17 sqm.

CARPET AREA- 36.44 SQM.

S.B.U AREA- 51.10 SQM. or 550 Sq.ft.



EWS UNIT PLAN (196 nos.)

BUILT UP AREA- 23.92 sqm.+balcony area/2 =23.92+1.41=25.33 sqm.

CARPET AREA- 23.56 SQM.

S.B.U AREA- 32.90 SQM.or 354.18 Sq.ft.

P. N. BHARGAVA
 P. N. BHARGAVA
 ARCHITECT PLANNER-VALUER
 MCA-75/743
 REGD. VALUER
 CAT-1/085/CCT/7-3/95-96

SCALE : 0.0 2.0 4.0 6.0 8.0 12.0

TITLE:-

SUBMISSION DRAWINGS EWS & LIG UNIT PLAN

SCALE :

1:100

DATE :

15-04-2017

PROJECT:-

PROPOSED CMJAY AT KHASRA NO.
400,401,
VILLAGE - SIRSI,
TEHSIL - JAIPUR

NORTH



ARCHITECTS:-

BHANWAR LAL MEHRA

Architect

COA Regd. No. CA/2009/44919

CREATION

CONSULTANT ARCHITECTS & CONSTRUCTION ENGINEERS PVT.LTD.

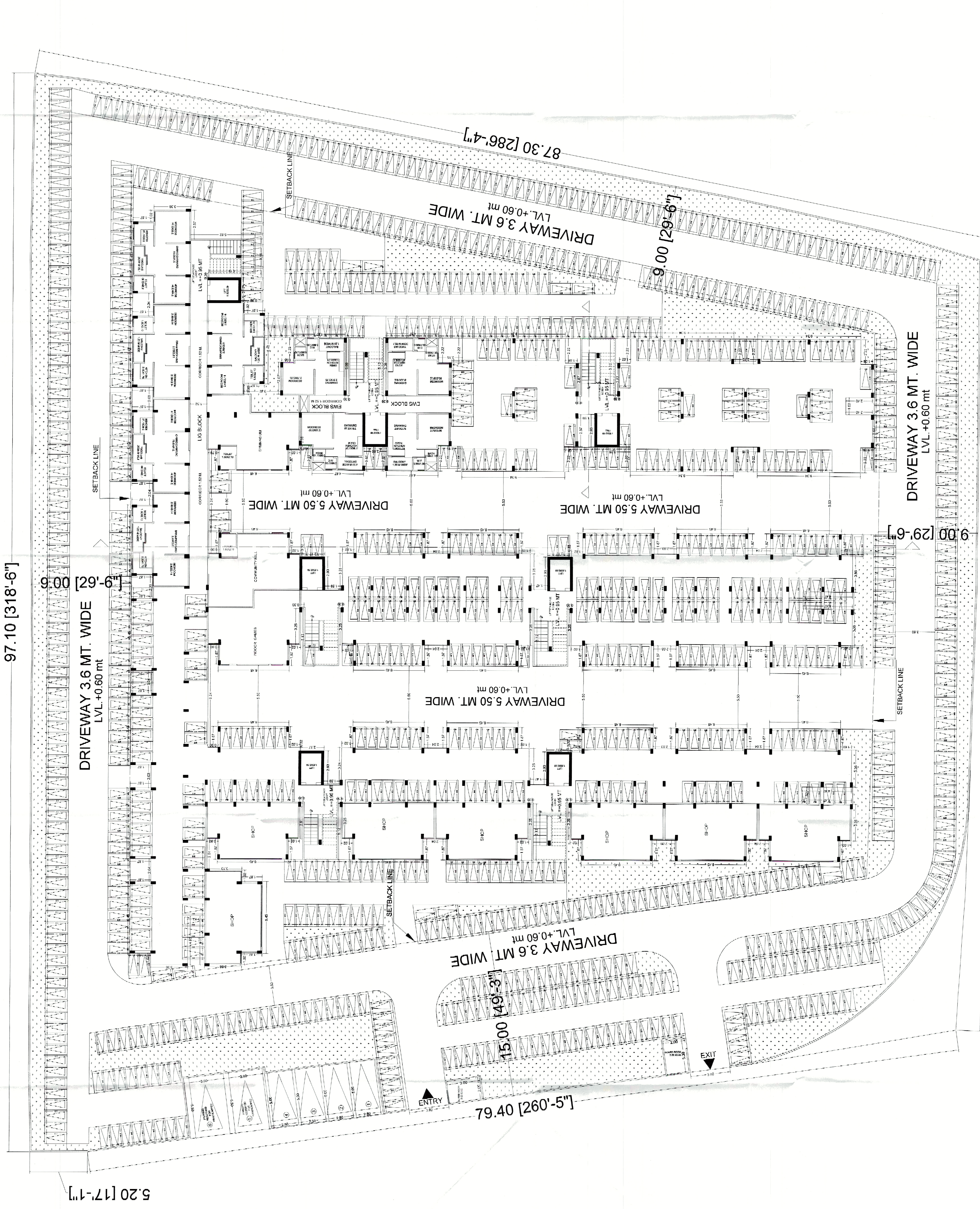
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DEVELOPER:-



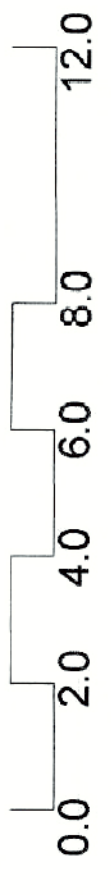
SNG REAL ESTATE PVT. LTD
707, PARIS POINT, COLLECTORATE CIRCLE
BANIPARK, JAIPUR

SHEET NO. 02
GROUND FLOOR
PLAN



GROUND FLOOR PLAN

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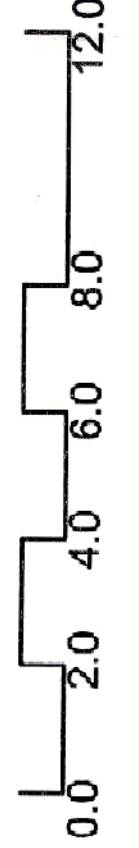


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SCALE: 1:100	DATE: 15-09-2016
PROJECT: PROPOSED CMJAY AT KHARSA NO. 1, VILLAGE - SIRSI, TEHSIL - JAJPUR	NORTH: N
ARCHITECTS: BHAWAR LAL MEHRA CONSULTANT ARCHITECTS & CONSTRUCTION ENGINEERS PVT. LTD. EMAIL: creation_crystalpalm@gmail.com PH: 0141-4034330	
OWNER & DEVELOPER: SNG REAL ESTATE PVT. LTD. 707 PARIS POINT, COLLECTORATE CIRCLE BANIPARK, JAJPUR	

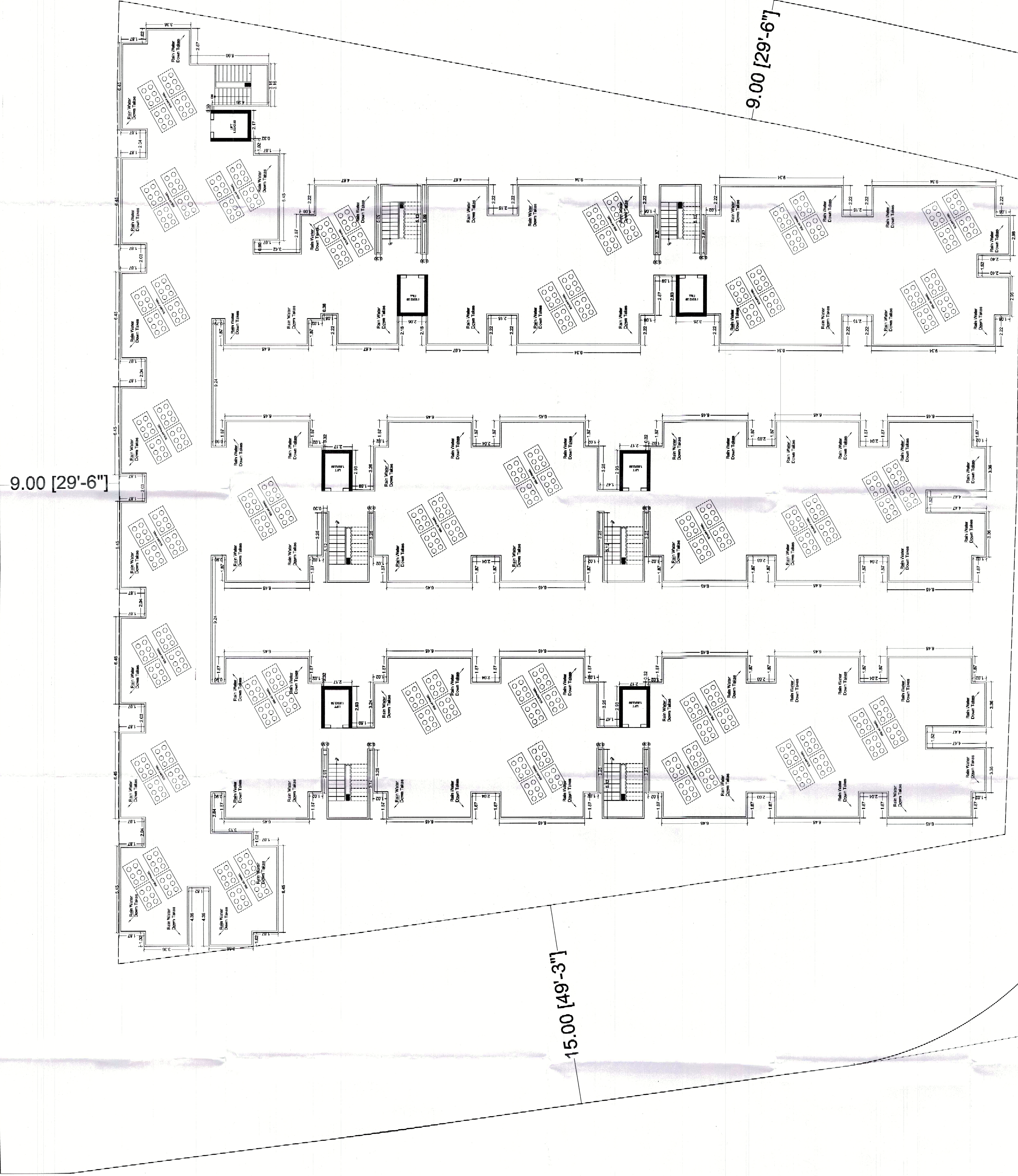


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ARCHITECTS: BHANWAR LAL MEHRA COA Regd. No. CA/2009/44919	
CREATION CONSULTANT ARCHITECTS & CONSTRUCTION ENGINEERS PVT.LTD. EMAIL: creation.crystalpalm@gmail.com PH: 0141- 4034330	
DEVELOPER:	
OWNER: SNG REALESTATE PVT. LTD 707, PARIS POINT, COLLECTORATE CIRCLE BANIPARK, JAIPUR	

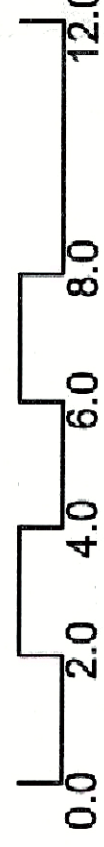
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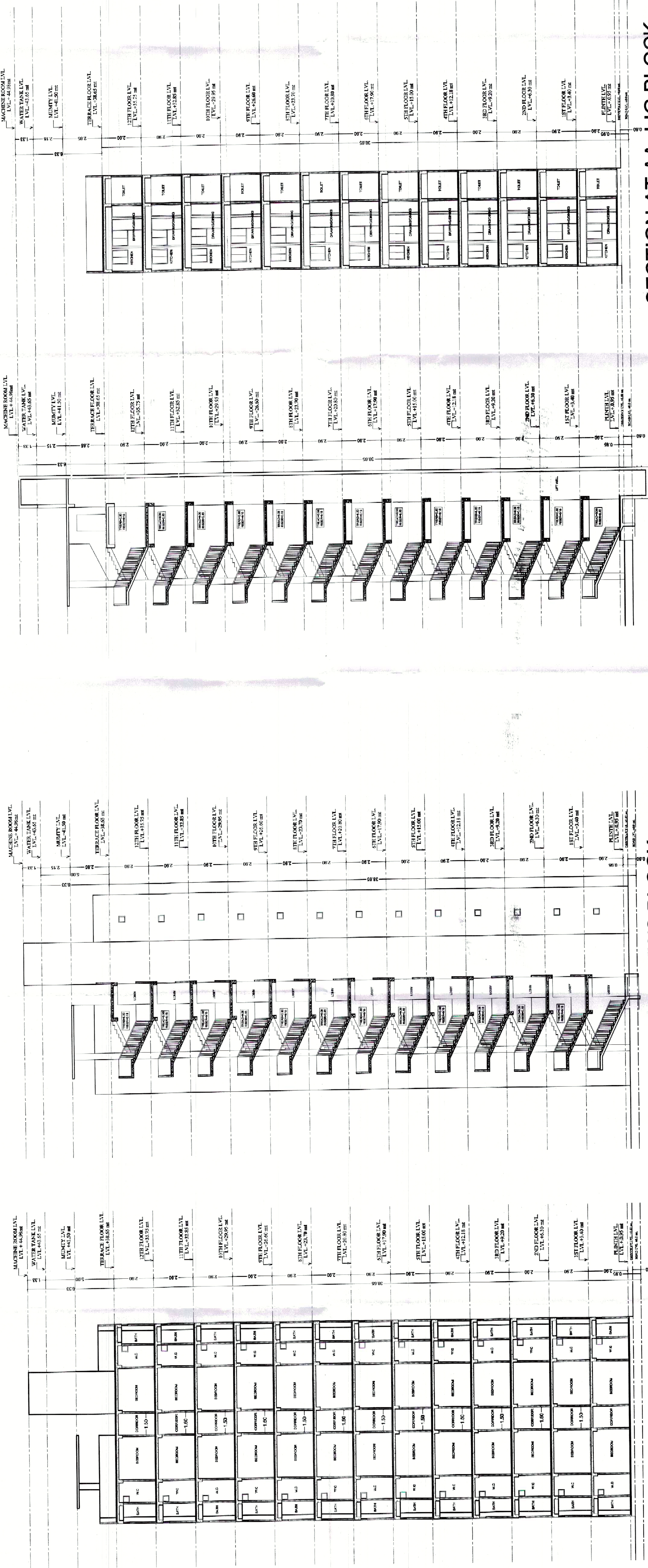


TERRACE PLAN



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ARCHITECTS: BHANWAR LAL MEHRA CWA REG. NO. CA/2003/4819	
OWNER: SNG REAL ESTATE PVT. LTD 707, PARIS POINT, COLLECTORATE CIRCLE, BANIPARK, JAIPUR	
DEVELOPER: SNG REAL ESTATE PVT. LTD 707, PARIS POINT, COLLECTORATE CIRCLE, BANIPARK, JAIPUR	
CONSULTANT ARCHITECTS & CONSTRUCTION ENGINEERS PVT. LTD. EMAIL: creation.crystallpalm@gmail.com PH: 0141- 4034330	



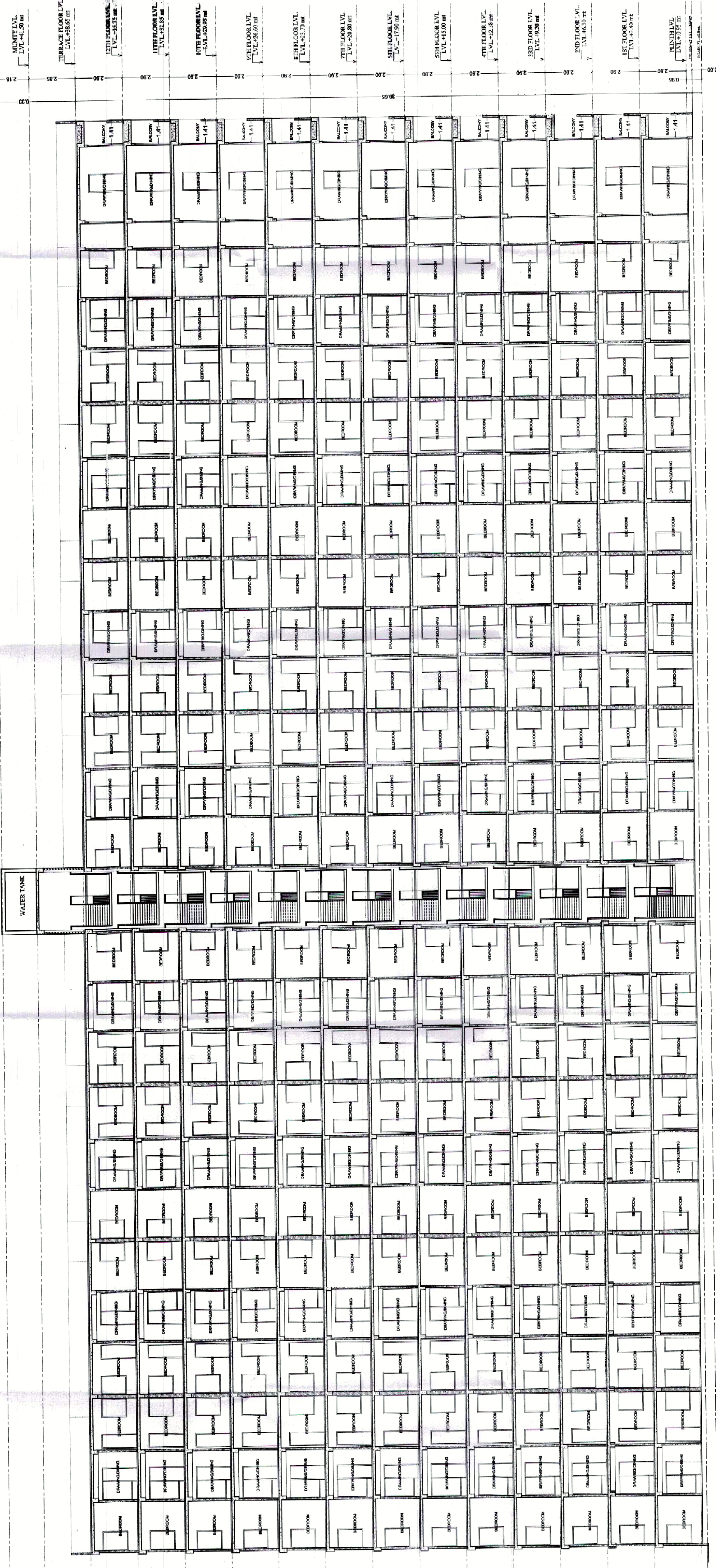


SECTION AT AA LIG BLOCK

SECTION AT CC LIG BLOCK

SECTION AT EE EWS BLOCK

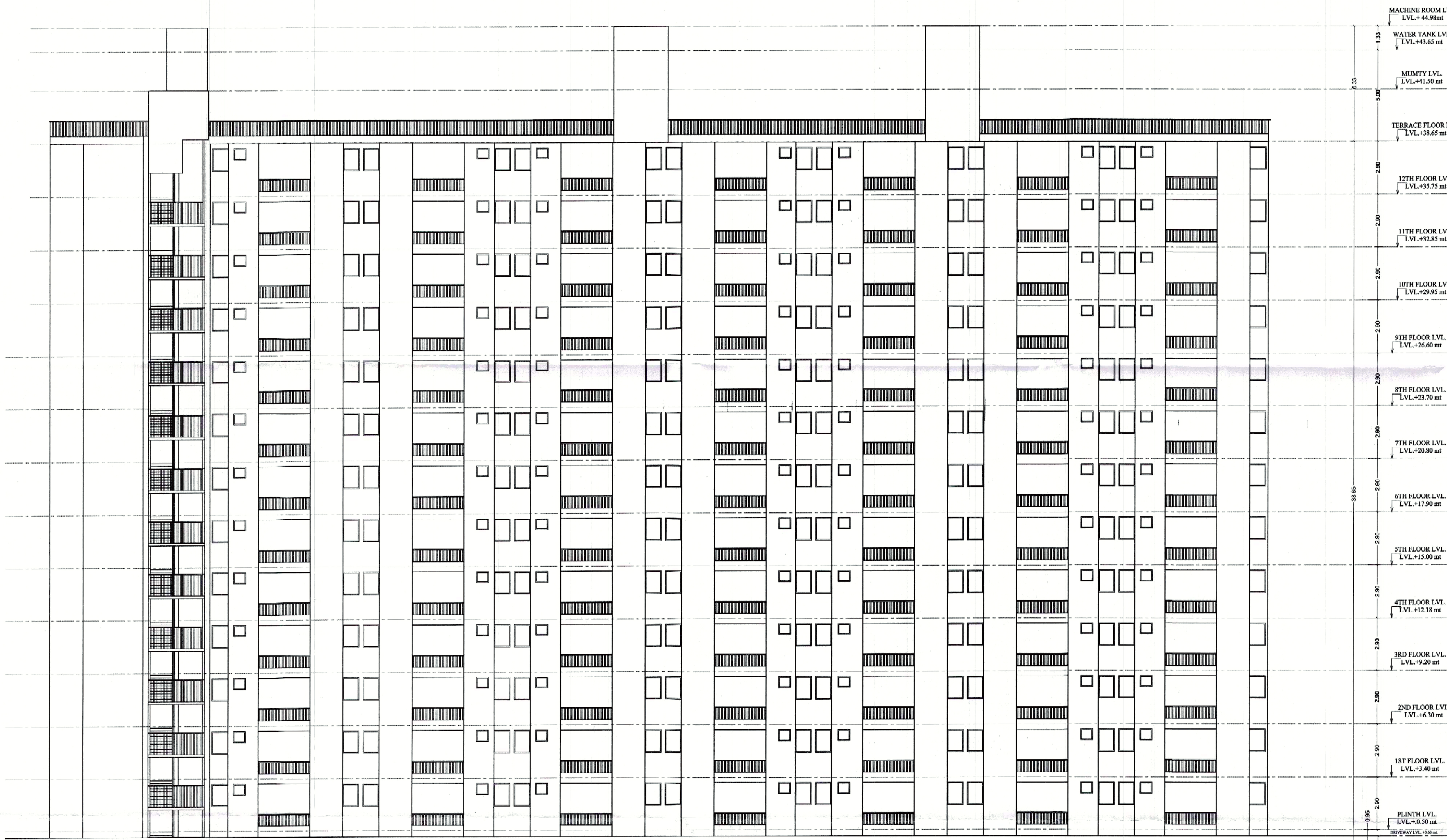
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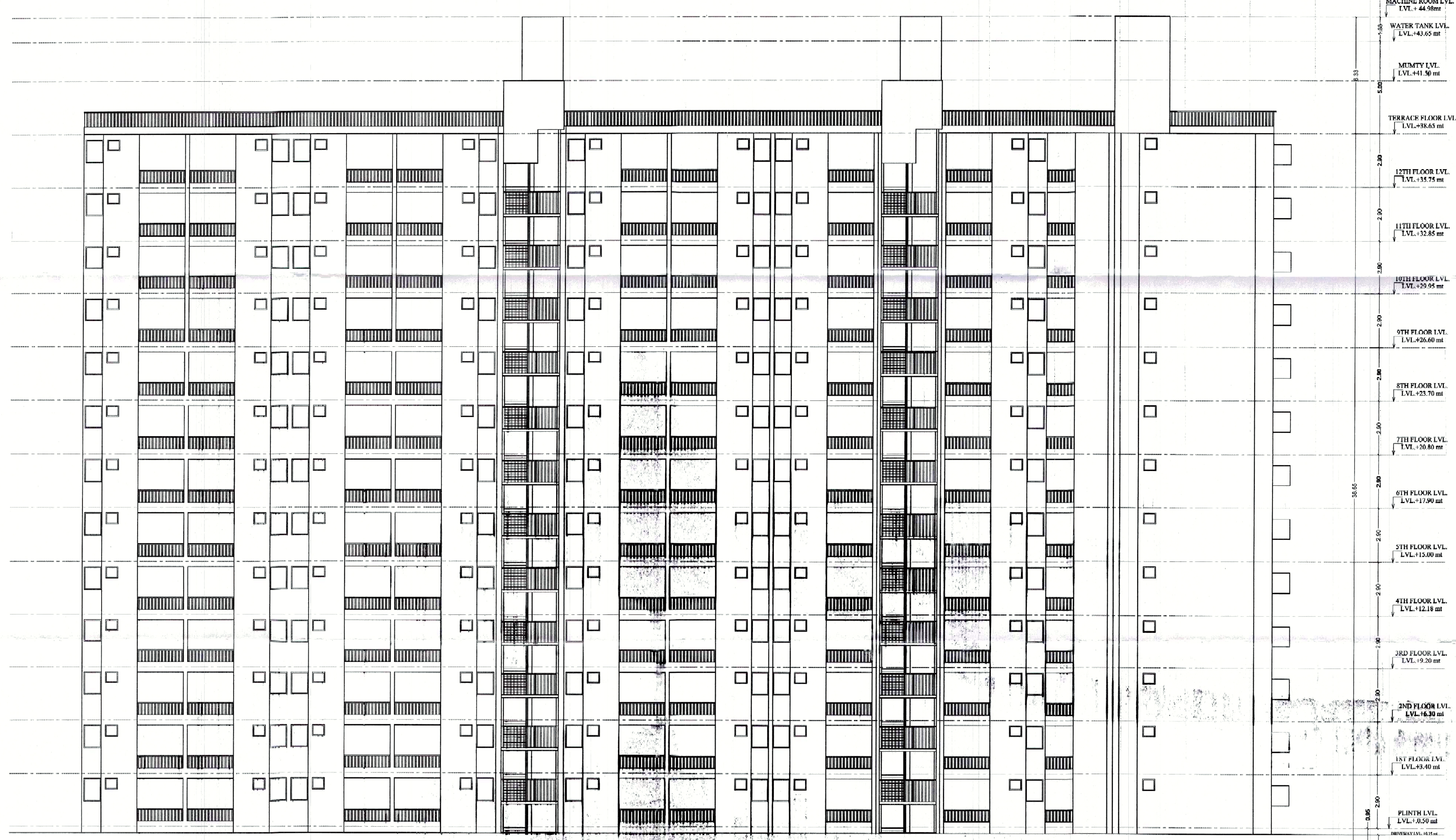
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ARCHITECTS: BHANWAR LAL MEHRA CDA REG. NO. GA/205/44819	
DEVELOPER: SNG REAL ESTATE PVT. LTD. 707, PARS POINT, COLLECTORATE OFFICE, BANIPARK, JAIPUR	
OWNER: SNG REAL ESTATE PVT. LTD. 707, PARS POINT, COLLECTORATE OFFICE, BANIPARK, JAIPUR	

SHEET NO. 06 ELEVATIONS



NORTH SIDE ELEVATION



EAST SIDE ELEVATION

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ELEVATIONS		
SCALE:- 1:100	DATE: 16-09-2016	
PROJECT:- PROPOSED CMJAY AT KHASRA NO. 400,401, VILLAGE - SIRSI, TEHSIL - JAIPUR		
ARCHITECTS:- BHANWAR LAL MEHTIA ARCHITECT COA Regd. No. CA/2009/44919		
CREATION CONSULTANT ARCHITECTS & CONSTRUCTION ENGINEERS PVT. LTD. EMAIL:- creation.crystalpalm@gmail.com PH: 0141- 4034330		
DEVELOPER:-		
OWNER:- SNG REAL ESTATE PVT. LTD 707, PARIS POINT, COLLECTORATE CIRCLE BANIPARK, JAIPUR		

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