

OFFICE OF THE ADDL. CHIEF TOWN PLANNER
RAJASTHAN HOUSING BOARD, JAIPUR

NO : ACTP/RHB/JPR/2013-14/ 46

Dt: 24-4-13

To,
The Hon'ble Chairman/Housing Commissioner
Chief Engineer/Addl.C.E.-I/Addl.C.E.-III,
Addl. Chief Engineer-Jodhpur
Rajasthan Housing Board,
Jaipur.

Sub: Minutes of the 138th meeting of the Project Committee held on 18.03.2013.

Sir,

Minutes of the 138th meeting of the Project Committee held on 18.03.2013 are enclosed herewith for your kind perusal.

Thanking You,

Yours Sincerely,


(RITU GUPTA)
SENIOR TOWN PLANNER &
MEMBER SECRETARY

राजस्थान आवासन मण्डल, जयपुर

परियोजना समिति की 138 वीं बैठक का कार्यवाही विवरण

परियोजना समिति की 138 वीं बैठक माननीय अध्यक्ष महोदय की अध्यक्षता में दिनांक 18.03.2013 को सायं 1:00 बजे राजस्थान आवासन मण्डल के मण्डल कक्ष में आयोजित की गयी। बैठक में निम्नलिखित सदस्य उपस्थित थे:-

- | | | |
|----|--|------------|
| 1. | श्री परसराम मोरदिया
अध्यक्ष,
राजस्थान आवासन मण्डल, जयपुर | अध्यक्ष |
| 2. | डॉ. आर० वेंकटेश्वरन
आवासन आयुक्त
राजस्थान आवासन मण्डल, जयपुर | सदस्य |
| 3. | श्रीमती इन्द्रा चौधरी
अतिरिक्त मुख्य नगर नियोजक
नगर नियोजन विभाग
राजस्थान सरकार, जयपुर।
(प्रतिनिधि मुख्य नगर नियोजक)
राजस्थान, जयपुर। | सदस्य |
| 4. | श्री के.सी. मीना,
मुख्य अभियन्ता
राजस्थान आवासन मण्डल, जयपुर। | सदस्य |
| 5. | श्री आर.के. भट्ट
अतिरिक्त मुख्य अभियन्ता-प्रथम
राजस्थान आवासन मण्डल, जयपुर। | सदस्य |
| 6. | श्री डी. के. माथुर
अतिरिक्त मुख्य अभियन्ता-तृतीय
राजस्थान आवासन मण्डल, जयपुर। | सदस्य |
| 7. | श्री जी.एस. बाघेला
अतिरिक्त मुख्य अभियन्ता-जोधपुर
राजस्थान आवासन मण्डल, जोधपुर। | सदस्य |
| 8. | श्रीमती ऋतु गुप्ता,
वरिष्ठ नगर नियोजक
राजस्थान आवासन मण्डल, जयपुर। | सदस्य-सचिव |



एजेण्डा बिन्दु संख्या :- 09

विषय:- धौलपुर बाड़ी रोड पर जिला परिषद कार्यालय के सामने स्थित भूमि पर योजना मानचित्र के अनुमोदन हेतु।

उप आवासन आशुक्त, पत-अलवर से प्राप्त प्रस्ताव के अनुसार धौलपुर बाड़ी रोड पर जिला परिषद कार्यालय के सामने स्थित प्रस्तावित भूमि पर योजना का नियोजन किया गया है। धौलपुर के झपट मास्टर प्लान-2031 के अनुसार योजना के उत्तर में सड़क की चौड़ाई 60.0 मीटर तथा पश्चिम में 60.0 मीटर रखी गई है। योजना में तीन मानचित्र बनाये गये हैं एक में ग्रुप हाऊसिंग का नियोजन किया गया है जिसका विवरण निम्न प्रकार है।

LAND USE ANALYSIS

S.NO.	USE	AREA IN HECT.	PERCENTAGE
1.	GROUP HOUSING	3.93	58.58
2.	COMMERCIAL	0.49	7.30
3.	OPEN	0.68	10.13
4.	P.U./ COMMUNITY	0.68	10.13
5.	ROAD	0.93	13.86
TOTAL		6.71	100.00

दूसरे मानचित्र में स्वतन्त्र आवासों का नियोजन किया गया है, विवरण निम्न प्रकार है :-

LAND USE ANALYSIS

S.NO.	USE	AREA IN HECT.	PERCENTAGE
1.	RESIDENTIAL	2.67	39.79
2.	COMMERCIAL	0.49	7.30
3.	OPEN	0.68	10.13
4.	P.U./ COMMUNITY	0.68	10.13
5.	ROAD	0.93	13.86
TOTAL		6.71	100.00

SCHEDULE OF PLOTS:-

S.NO.	TYPE	SIZE	NOS.
1.	H.I.G.	10.0X20.0M	23
2.	M.I.G.-II	8.0.X16.0M	42
3.	M.I.G.-I	6.0.X16.0M	49
4.	L.I.G.	6.0.X12.0M	78
5.	E.W.S.	4.0.X10.50M	108
TOTAL			300

प्रस्तावित ग्रुप हाउसिंग व स्वतंत्र आवासों का नियोजन किया गया है। विवरण निम्न

SECTOR-NO-5

SCHEDULE OF PLOTS:-

S.NO	TYPE	SIZE	NOS.
1.	R.L.G.	10.0X20.0M	09
2.	M.L.G.-B	8.0X16.0M	10
3.	M.L.G.-A	6.0X16.0M	24
4.	L.L.G.	6.0X12.0M	55
5.	E.W.S.	4.0X10.50M	65
TOTAL			163

LAND USE ANALYSIS

S.NO.	USE	AREA IN HECT.	PERCENTAGE
1.	RESIDENTIAL 1.13 GROUP HOUSING 1.67	2.80	41.73
2.	COMMERCIAL	0.37	5.51
3.	OPEN	0.67	9.99
4.	P.U./ COMMUNITY	0.69	10.28
5.	ROAD	2.18	32.49
TOTAL		6.71	100.00

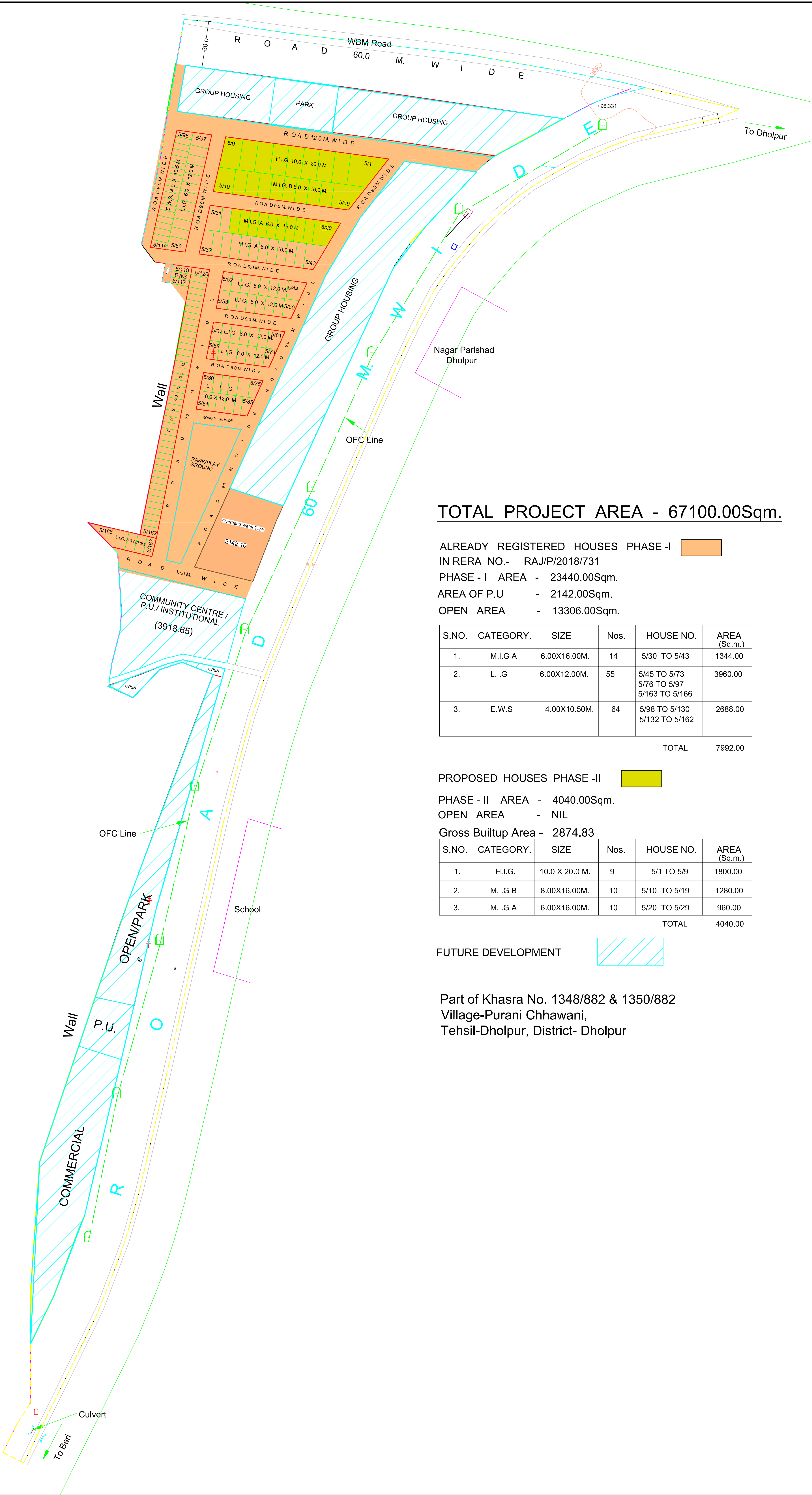
प्रकरण परियोजना समिति के समक्ष विचारार्थ व निर्णयार्थ प्रस्तुत है।

निर्णय :-

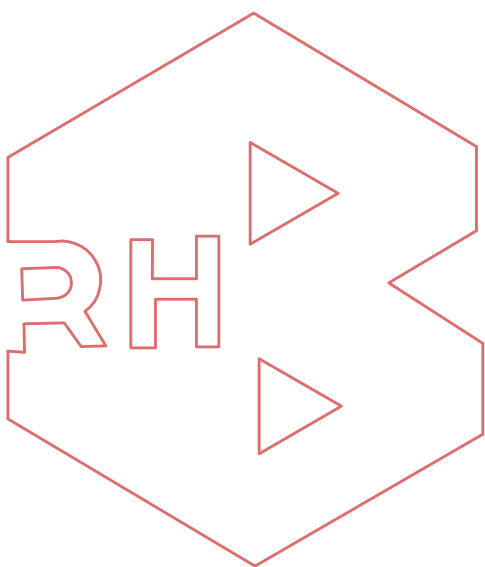
घोलपुर बाड़ी रोड पर स्थित 6.71 हैक्टर भूमि की प्लानिंग की गई। नियोजन शाखा द्वारा तीन प्रस्ताव बनाये गये। उपरोक्त योजना में कुल तीन तरह के प्रस्ताव तैयार किये गये जो निम्न प्रकार है :-

- 1 ग्रुप हाउसिंग का नियोजन पूर्ण योजना में लिया गया।
- 2 पूर्ण योजना में स्वतंत्र आवासों में नियोजन किया गया।
- 3 ग्रुप हाउसिंग के साथ-साथ विभिन्न आय वर्ग के 163 स्वतंत्र आवासों का समावेश कर नियोजन किया गया।

समिति द्वारा विचार विमर्श पश्चात् प्रस्तुत किये गये तीनों मानचित्रों में से तीसरे प्रस्ताव का अनुमोदन किया गया।



SECTOR - 5



SCHEDULE OF PLOTS

S. NO.	TYPE	SIZE	Nos.
1.	H.I.G.	10.0 X 20.0 M.	9
2.	M.I.G.B	8.0 X 16.0 M.	10
3.	M.I.G.A	6.0 X 16.0 M.	24
4.	L.I.G.	6.0 X 12.0 M.	55
5.	E.W.S.	4.0 X 10.5 M.	65
TOTAL			163

TOTAL PROJECT AREA - 67100.00Sqm.

ALREADY REGISTERED HOUSES PHASE -I
IN RERA NO.- RAJ/P/2018/731
PHASE - I AREA - 23440.00Sqm.
AREA OF P.U - 2142.00Sqm.
OPEN AREA - 13306.00Sqm.

S.NO.	CATEGORY.	SIZE	Nos.	HOUSE NO.	AREA (Sq.m.)
1.	M.I.G A	6.00X16.00M.	14	5/30 TO 5/43	1344.00
2.	L.I.G	6.00X12.00M.	55	5/45 TO 5/73 5/76 TO 5/97 5/163 TO 5/166	3960.00
3.	E.W.S	4.00X10.50M.	64	5/98 TO 5/130 5/132 TO 5/162	2688.00
TOTAL					7992.00

PROPOSED HOUSES PHASE -II
PHASE - II AREA - 4040.00Sqm.
OPEN AREA - NIL

Gross Builtup Area - 2874.83

S.NO.	CATEGORY.	SIZE	Nos.	HOUSE NO.	AREA (Sq.m.)
1.	H.I.G.	10.0 X 20.0 M.	9	5/1 TO 5/9	1800.00
2.	M.I.G B	8.00X16.00M.	10	5/10 TO 5/19	1280.00
3.	M.I.G A	6.00X16.00M.	10	5/20 TO 5/29	960.00
TOTAL					4040.00

FUTURE DEVELOPMENT

Part of Khasra No. 1348/882 & 1350/882
Village-Purani Chhawani,
Tehsil-Dholpur, District- Dholpur

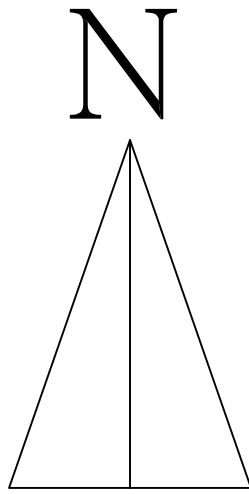
LAND USE ANALYSIS

S.No.	USES	AREA (IN HECT.)	%AGE
1.	RESIDENTIAL	1.13	41.73
2.	GROUP HOUSING	1.67	
3.	COMMERCIAL	0.37	5.51
4.	OPEN	0.67	9.99
5.	P.U./COMMUNITY	0.69	10.28
6.	ROAD	2.18	32.49
TOTAL		6.71	100.00

APPROVED IN 138TH P.C. MEETING
HELD ON DATED 18-3-2013 AGENDA
ITEM NO. 9

SCHEME BOUNDARY SHOWN AS

P.L. Meena
R.E.R.H.B
DIV BHARATPUR

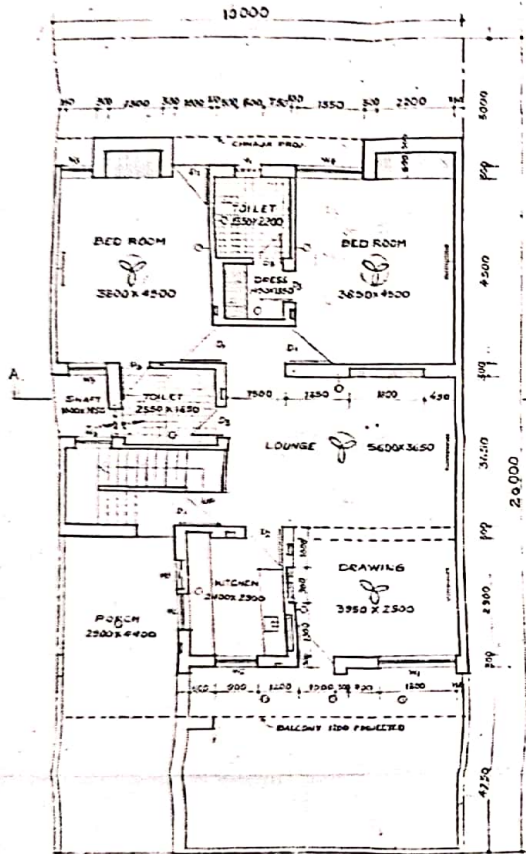


PROPOSED LAY OUT PLAN OF RESIDENTIAL
SCHEME SECTOR 5 DHOLPUR

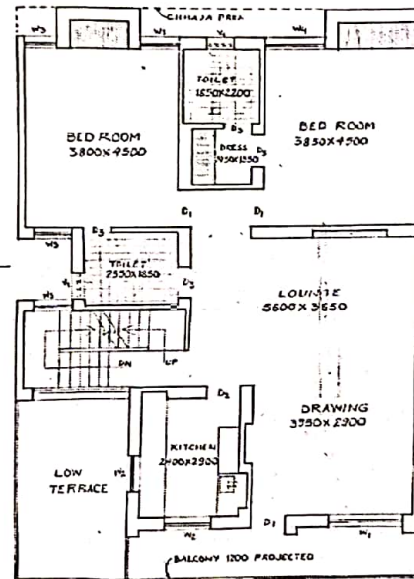
DRG:- RHB/HQ/2013/	SCALE :-
DATE:- 4-2-2013	FILE NO:-
DRAWN BY:- GULAB CHAND	CHECKED :-
(SANT SARAN) TOWN PLANNING ASSISTANT	(VEER SINGH CHAUHAN) ASSISTANT ARCHITECT
(RITU GUPTA) SENIOR TOWN PLANNER	(LAVANG SHARMA) ADDL.CHIEF TOWN PLANNER

RAJASTHAN HOUSING BOARD

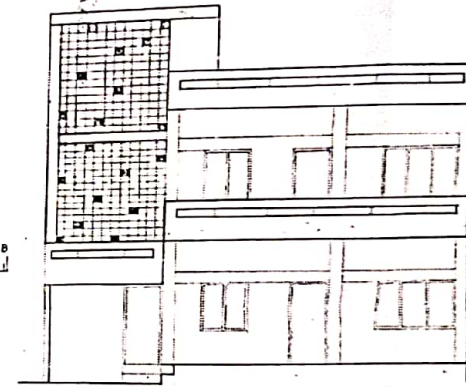
For Project: Housing Scheme, Phase-II, Sector-5, Dholpur



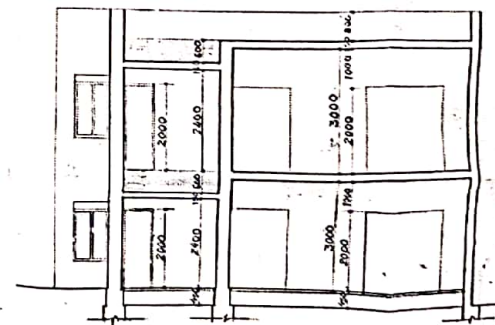
GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION



SECTION AT AB

NOTE:-

1. ALL DIMENSIONS ARE IN MM
2. PLOT AREA - 200.00 SQM
3. PUNTH AREA - 122.97 SQM
4. PERCENTAGE - 58.56%

SCHEDULE OF OPENINGS:-

S.NO.	TYPE	SIZE	SILL LEVEL	UNIT
1.	D ₁	1000x2000	-	2000
2.	D ₂	300x2000	-	"
3.	D ₃	800x2000	-	"
4.	W ₁	1600x1200	800	"
5.	W ₂	500x1000	1000	"
6.	W ₃	500x1200	800	"
7.	W ₄	350x1200	800	"
8.	V ₁	600x1000	1400	"

ELECTRIC SYMBOLS:-

SYMBOL	DESCRIPTIONS
○	CEILING FAN
○	CEILING LIGHT
○	TUBE LIGHT
○	SWITCH BOARD
○	WALL LIGHT
○	RE METER BOX

TYPE DESIGN TENEMENT ON PLOT SIZE 10,000X20,000

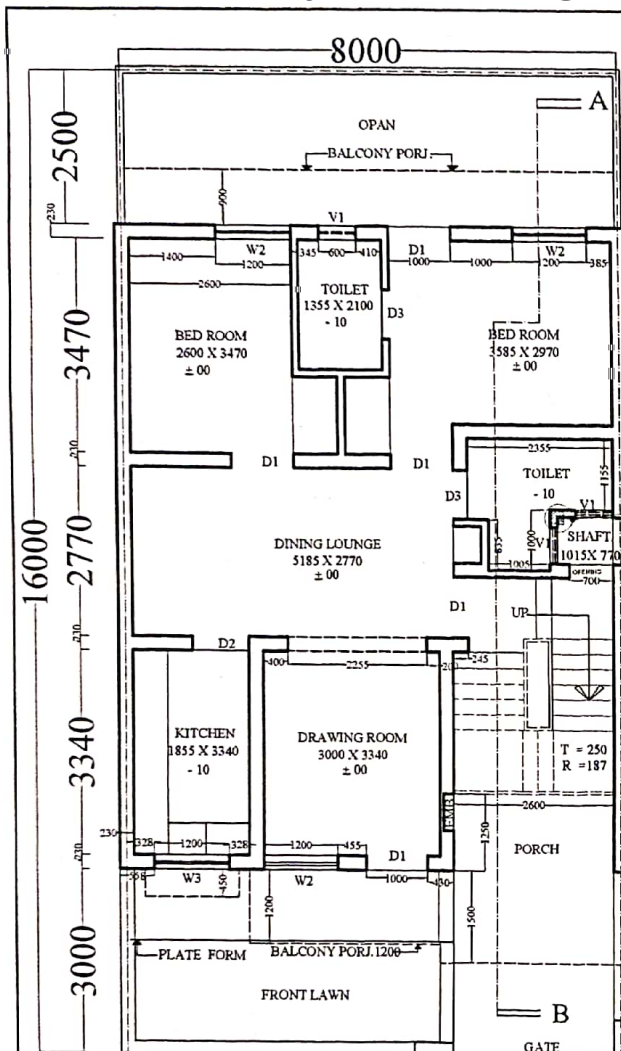
DESIGN ENGINEER	SCALE 1:50
DATE 1-10-82	FILE NO
DENT: P. C. YADAV	CHK BY
(DHANU SINGH) ASSISTANT ARCHITECT	(C. K. RASIGI) DEPUTY TOWN PLANNER
(P. N. BHARGAVA) SENIOR TOWN PLANNER	HOUSING COMMISSIONER
RAJASTHAN HOUSING BOARD	

P.L. Meena
R.E.R.H.B.
DIV BHARATPUR

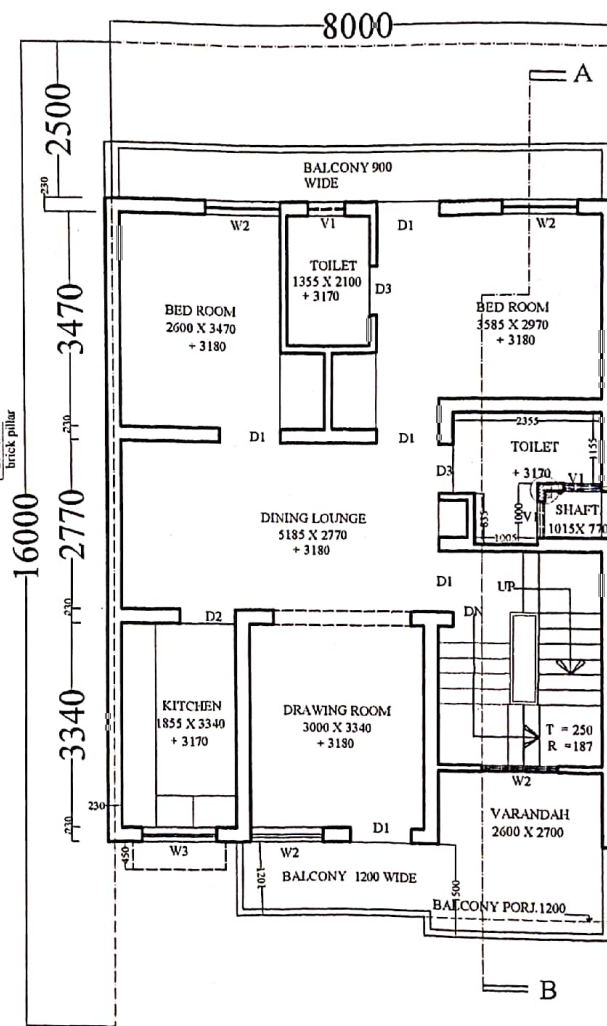
Divyansh Sharma
B. Tech. Civil

For Project: Housing Scheme, Phase-II, Sector-5, Dholpur

51



GROUND FLOOR PLAN



FIRST FLOOR PLAN (FUTURE)

P.L. Meena
R.E.R.H.B
DIV BHARATPUR

Divyansh Sharma
B. Tech. CIVIL

NOTES :-

A. GENERAL

1. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWING
2. DRAWINGS NOT TO BE SCALED

B. FOR ROW HOUSES :-

1. THE DWELLING UNIT HAS BEEN DESIGNED AS A MIDDLE HOUSE IN A ROW OF SAME SIZE HOUSES.
2. FOR CORNER HOUSE/END HOUSE AT EXPANSION JOINT & HOUSE WITH CURTAILED SLAB AREA, SLAB REINFORCEMENT BENT-UP SCHEDULE IS TO BE REVISED AS PER DRG. NO S-01.
3. EXPANSION JOINTS IN MASONRY ROW HOUSES ARE TO BE PROVIDED AS PER SITE CONDITIONS, AT NOT MORE THAN 45M INTERVALS. (CLAUSE 27.2 IS-456-2000) HOWEVER ATTEMPT BE MADE TO RESTRICT THIS LENGTH TO 30M TO RESTRICT CRACKS IN MASONRY DUE TO THERMAL MOVEMENT OF CONTINUOUS R.C.C. SLAB.
4. FOUNDATION DESIGNS ARE TO BE DONE BY CONCERNED RESIDENT ENGINEER AS PER GEOTECHNICAL FIELD OBSERVATIONS & BE GOT APPROVED BY DY. HOUSING COMMISSIONERS BEFORE STRAT OF WORK AT SITE.
5. FOR HOUSES LOCATED IN SEISMIC ZONE III & IV, BENDS AT PUNTH LVL & UNTEL LVL & ROOF LVL ARE TO BE PROVIDED AS PER IS-4326 1993 & IS 13628 1993 DEPENDING UPON TYPE OF SOIL STRATA AND SEISMIC ZONE LOCATION OF HOUSES.
6. FOR HOUSES LOCATED IN ZONE II, NOMINAL D.P.C., UNTEL BAND IS TO BE PROVIDED AS PER DRG. NO S-02

C. FOR R.C.C. WORK :-

1. CONCRETE GRADE OF M-20 & HYSD BARS OF FE-415 (CONFORMING TO IS: 1786-2008) IS CONSIDERED IN DESIGN OF R.C.C. SLAB & BEAM
2. NOMINAL COVER TO CONCRETE IS TO BE PROVIDED AS PER IS-456-2008 FOR SOME OF R.C.C. COMPONENTS COVER SHALL BE AS FOLLOWS.

PRTICULAR	BOTTOM	TOP	SIDES
SLAB	25MM	25MM	25MM
FOOTING	50MM	50MM	50MM
RETAINING WALL		25MM	40MM (EARTH SIDE) 15MM (IN SIDE)
COLUMNS			40MM
BEAMS, UNTEL	25MM	25MM	25MM

COVER BLOCK BE MADE OF CONCRETE & OF GRADE NOT LESS THAN GRADE OF CONCRETE USED IN R.C.C.

3. LAP IN SLAB & BEAMS OF SUPER STRUCTURE CLOSE TO MID SPAN FOR BOTTOM BARS & CLOSE TO SUPPORT, FOR TOP BARS, SHALL BE AVOIDED.
4. LAP SHALL BE STAGGERED SO THAT NOT MORE THAN 1/3rd OF BARS SHALL BE LAPPED AT ANY SECTION
5. DEVELOPMENT LENGTH OF STEEL FOR M-20 CONCRETE & FE-415 STEEL SHALL BE AS FOLLOWS
A - STEEL IN BENDING TENSIONS $L_d = 48 \text{ DIA OF BARS}$
B - STEEL IN COMPRESSION $L_{dc} = 38 \text{ DIA OF BARS}$
6. TIES OR DISTRIBUTION REINFORCEMENT IN THE SLAB SHALL BE PROVIDED @ #9@250MM/C UNLESS OTHERWISE MENTIONED.
7. TORSIONAL REINF IN SLABS IS TO BE PROVIDED AT ANY CORNER WHERE SLAB IS SIMPLY SUPPORTED ON BOTH EDGES MEETING AT THAT CORNER & IS PREVENTED FROM LIFTING
8. IN CASE OF ANY DISCREPANCY, PROVISIONS OF IS 456 & SP-34-1987 SHALL APPLY.

TYPE DESIGN OF PLOT SIZE
8.0 X 16.0 M. (M.I.G.-II)

DRAWING TITLE:

PLAN MARKED WITH R.C.C. COLUMN /SUPPORT

DATED :- 30-7-2010

FILE NO. :-

RESIDENT ENGINEER (R&D)

DEPUTY HOUSING COMMISSIONER (Q.C.)

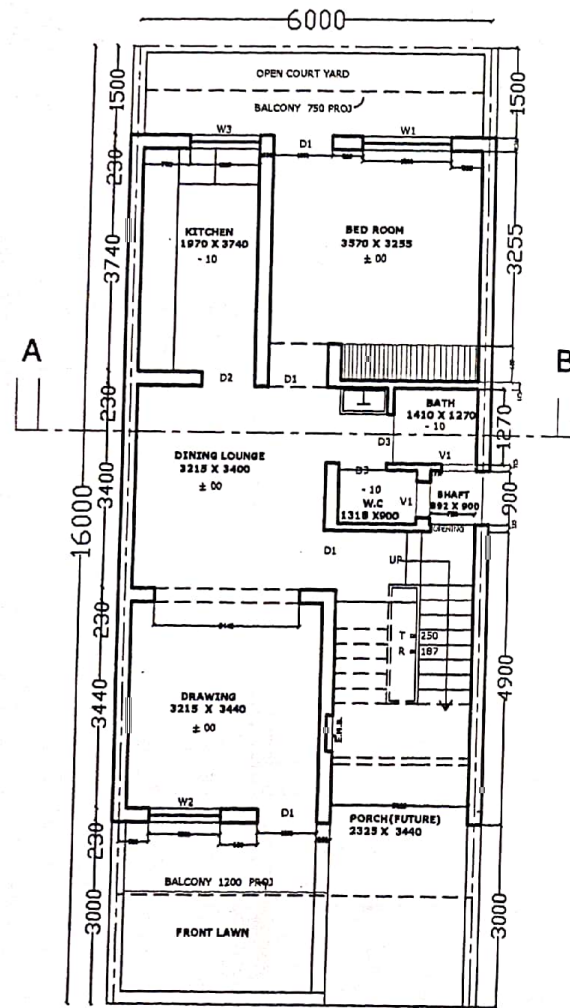
CHIEF ENGINEER

DRG. NO. :- RHB/HQ/2010/13/S-1/3

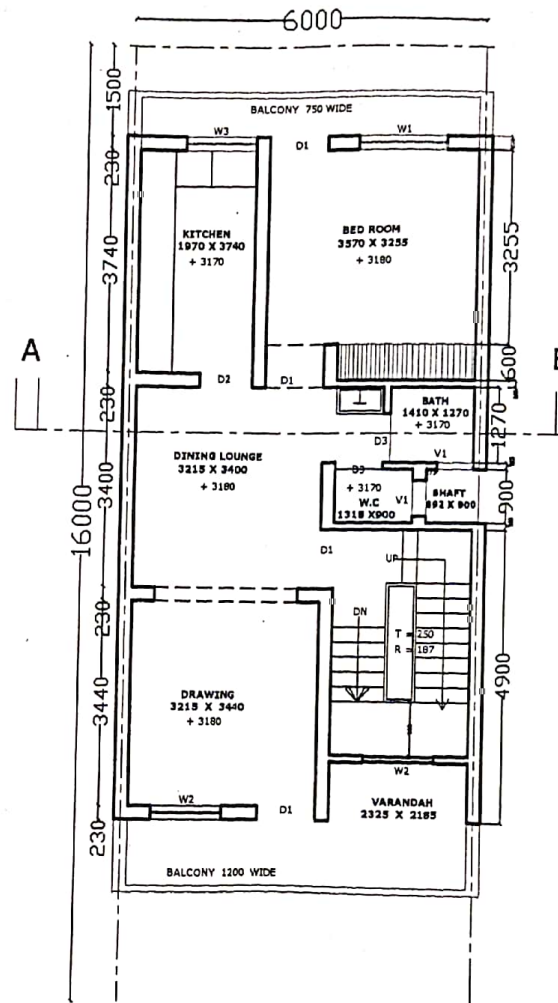
RAJASTHAN HOUSING BOARD

For Project: Housing Scheme, Phase-II, Sector-5, Dholpur

31



GROUND FLOOR PLAN



FIRST FLOOR PLAN (FUTURE)

NOTE: only ground floor is constructed.

P.L. Meena
R.E. in Ch.B
DIV BHARATPUR

NOTES :-

A. GENERAL

1. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWING
2. DRAWINGS NOT TO BE SCALED

B. FOR ROW HOUSES :-

1. THE DWELLING UNIT HAS BEEN DESIGNED AS A MIDDLE HOUSE IN A ROW OF SAME SIZE HOUSES.
2. FOR CORNER HOUSE/END HOUSE AT EXPANSION JOINT & HOUSE WITH CURTAILED SLAB AREA, SLAB REINFORCEMENT BENT-UP SCHEDULE IS TO BE REVISED AS PER DRG. NO S-01.
3. EXPANSION JOINTS IN MASONRY ROW HOUSES ARE TO BE PROVIDED AS PER SITE CONDITIONS, AT NOT MORE THAN 45M INTERVALS. (CLAUSE 27.2 IS-456-2000) HOWEVER ATTEMPT BE MADE TO RESTRICT THIS LENGTH TO 30M TO RESTRICT CRACKS IN MASONRY DUE TO THERMAL MOVEMENT OF CONTINUOUS R.C.C. SLAB.
4. FOUNDATION DESIGNS ARE TO BE DONE BY CONCERNED RESIDENT ENGINEER AS PER GEOTECHNICAL FIELD OBSERVATIONS & BE GOT APPROVED BY DY. HOUSING COMMISSIONERS BEFORE START OF WORK AT SITE.
5. FOR HOUSES LOCATED IN SEISMIC ZONE II & IV, BENDS AT PLINTH LVL & LINTEL LVL & ROOF LVL ARE TO BE PROVIDED AS PER IS-4328: 1963 & IS-1828: 1963 DEPENDING UPON TYPE OF SOIL STRATA AND SEISMIC ZONE LOCATION OF HOUSES.
6. FOR HOUSES, LOCATED IN ZONE II, NOMINAL D.P.C., LINTEL BAND IS TO BE PROVIDED AS PER DRG. NO S-02.

C. FOR R.C.C. WORK :-

1. CONCRETE GRADE OF M-20 & HYSD BARS OF FE-415 (CONFORMING TO IS-1786-2008) IS CONSIDERED IN DESIGN OF R.C.C. SLAB & BEAM
2. NOMINAL COVER TO CONCRETE IS TO BE PROVIDED AS PER IS-456-2008 FOR SOME OF R.C.C. COMPONENTS COVER SHALL BE AS FOLLOWS:

PRTICULAR	BOTTOM	TOP	SIDES
SLAB	25MM	25MM	
FOOTING	50MM	50MM	50MM
RETAINING WALL		25MM	40MM (EARTH SIDE) 15MM (IN SIDE)
COLUMNS			40MM
BEAMS, LINTEL	25MM	25MM	25MM

COVER BLOCK BE MADE OF CONCRETE & OF GRADE NOT LESS THAN GRADE OF CONCRETE USED IN R.C.C.

3. LAP IN SLAB & BEAMS OF SUPER STRUCTURE CLOSE TO MID SPAN, FOR BOTTOM BARS & CLOSE TO SUPPORT, FOR TOP BARS, SHALL BE AVOIDED.
4. LAP SHALL BE STAGGERED SO THAT NOT MORE THAN 1/3 OF BARS SHALL BE LAPPED AT ANY SECTION
5. DEVELOPMENT LENGTH OF STEEL FOR M-20 CONCRETE & FE-415 STEEL SHALL BE AS FOLLOWS:
A - STEEL IN BENDING TENSIONS $L_{d1} = 48 \text{ DIA OF BARS}$
B - STEEL IN COMPRESSION $L_{d2} = 38 \text{ DIA OF BARS}$
6. TIES OR DISTRIBUTION REINFORCEMENT IN THE SLAB SHALL BE PROVIDED @ $\#250 \text{MM} \times \text{C/C}$ UNLESS OTHERWISE MENTIONED.
7. TORSIONAL REIN IN SLABS IS TO BE PROVIDED AT ANY CORNER WHERE SLAB IS SIMPLY SUPPORTED ON BOTH EDGES MEETING AT THAT CORNER & IS PREVENTED FROM LIFTING
8. IN CASE OF ANY DISCREPANCY, PROVISIONS OF IS-456 & SP-34-1967 SHALL APPLY.

TYPE DESIGN OF PLOT SIZE
6000 X 16000 M.M (M. I. G. I)

Divyansh Sharma

Divyansh Sharma

R. Tech. Chit

DRAWING TITLE:

PLAN MARKED WITH R.C.C. COLUMN /SUPPORT

DATED :- 30-7-2010

FILE NO. :-

RESIDENT ENGINEER (R&D)

DEPUTY HOUSING COMMISSIONER (O.C.)

CHIEF ENGINEER

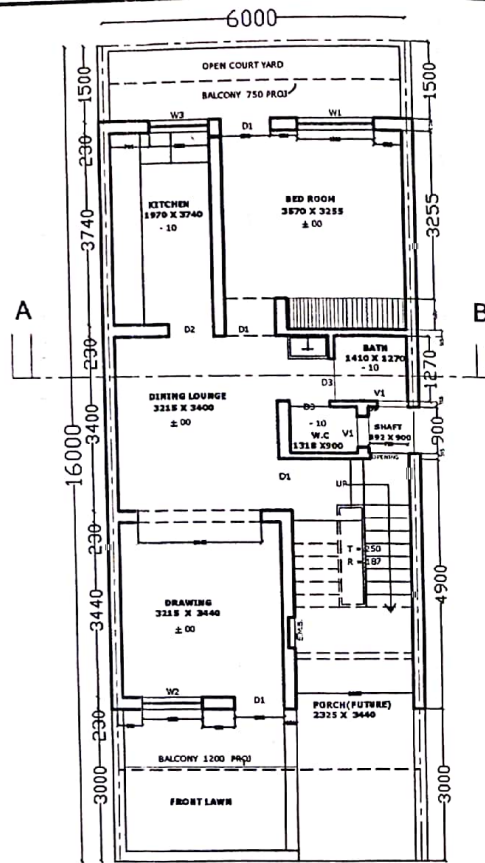
DRG. NO. :- RHB/HO/2010/10/S-1/3

RAJASTHAN HOUSING BOARD

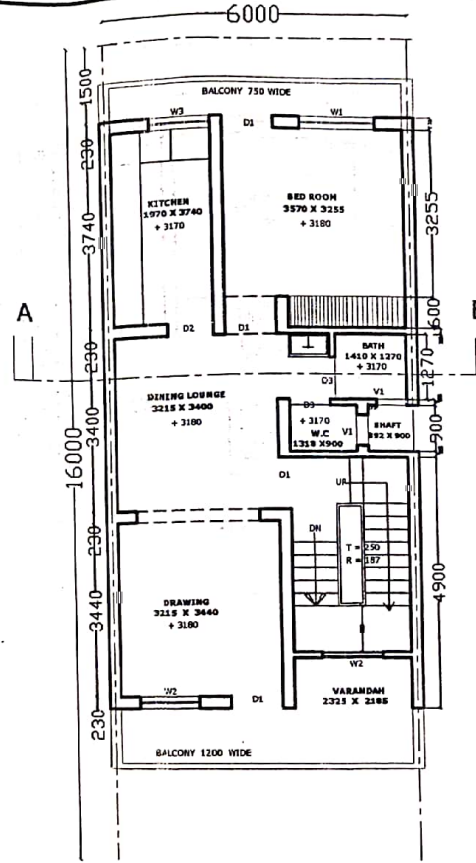


For Project: Housing Scheme, Phase-II, Sector-5, Dholpur

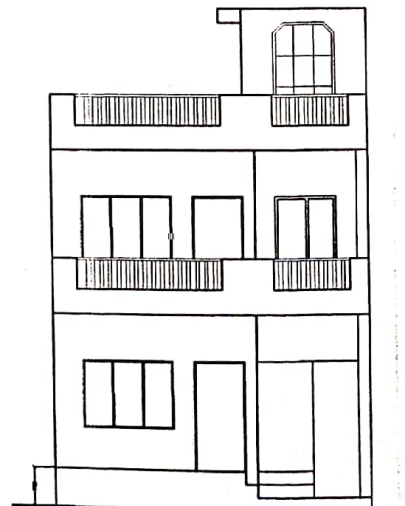
29



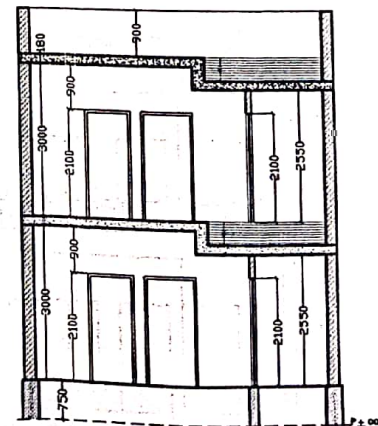
GROUND FLOOR PLAN



FIRST FLOOR PLAN (FUTURE)



FRONT ELEVATION



SECTION AT A-B

SCHEDULE OF OPENINGS :-

S.NO	TYPE	SIZE	SILL	LINTEL LVL
1.	D1	1000 X 2100	-	2100
2.	D2	900 X 2100	-	2100
3.	D3	800 X 2100	-	2100
4.	W1	1500 X 1200	900	2100
5.	W2	1200 X 1200	900	2100
6.	W3	1200 X 1000	1100	2100
7.	V1	600 X 600	1500	2100

NOTE: only ground floor is constructed.

P.L. Meena
R.E.R.H.B
DIV BHARATPUR

NOTE :-

1. ALL DIMENSIONS ARE IN MM
2. PLOT AREA = 96.00 SQ M.
3. AVERAGE PLINTH LEVEL 600 TO 750 MM

Divyansh Sharma
Sinh

TYPE DESIGN OF PLOT SIZE
6000 X 16000 M.M (M. I. G. I)

DRG.NO.RHB/HQ/2010/10	SCALE :
DATE 06-08-2010	FILE NO
DEALT :- B.S.RAJPUROHIT	CH D:- B.S.RAJPUROHIT
(KAILASH NARAIN) ASSISTANT ARCHITECT	DEPUTY TOWN PLANNER
(MTAORI) ADD. CHIEF TOWN PLANNER	(H.C. AGARWAL) CHIEF ENGINEER

RAJASTHAN HOUSING BOARD