



जयपुर विकास प्राधिकरण, जयपुर

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पी.डब्ल्यू.सी. की बैठक में रखे जाने हेतु एजेण्डा नोट

विषय:- ग्राम बैनाडमयदौलतपुरा, तहसील रामपुरा डाबडी में जविप्रा स्वामित्व की भूमि पर आवासीय योजना के अनुमोदन बाबत।

ग्राम बैनाडमयदौलतपुरा, तहसील रामपुरा डाबडी के खसरा नम्बर 389, 389/1, 388/966, 392/793, 393 में आवासीय योजना का अनुमोदन बाबत।

प्रकरण के तथ्य :-

1. **योजना का अनुमोदन:-** ग्राम बैनाडमयदौलतपुरा, तहसील रामपुरा डाबडी के खसरा नम्बर 389, 389/1, 388/966, 392/793, 393 कुल रकबा 1.89700 हैक्टेयर जविप्रा स्वामित्व की भूमि पर आवासीय योजना का अनुमोदन हेतु।
2. **मास्टर विकास योजना-2011:-** मास्टर प्लान 2011 के अनुसार भू-उपयोग ग्रामीण दर्शित है।
3. **मास्टर विकास योजना-2025:-** मास्टर प्लान 2025 के अन्तर्गत भूमि का भू-उपयोग आवासीय, अदर रिक्रेशनल एवं सर्कुलेशन दर्शित है।
4. **जोनल प्लान 11बी :-** आवेदित भूमि जोनल डवलपमेंट प्लान 11बी के अनुसार भू-उपयोग आवासीय, अदर रिक्रेशनल एवं सर्कुलेशन दर्शित है एवं जेड.डी.पी. 11बी की 30मीटर व 48मीटर की सड़क एवं दो एचटी लाईन गुजर रही है।
5. **पहुंच मार्ग :-** आवेदित भूमि को जोनल प्लान की 30मीटर रोड से पहुंच मार्ग उपलब्ध है।
6. **क्षेत्रफल विश्लेषण:-** अनुमोदित आवासीय योजना का मानचित्र पत्रावली में किए गए खसरा सुपर ईम्पोज के आधार पर ऐरिया विश्लेषण रखा गया।

:- क्षेत्रफल विश्लेषण :-

	क्षेत्रफल व.मी.	प्रतिशत (%)
भू-उपयोग	28233.32	15.10
आवासीय	5376.56	02.87
ग्रुप हाउसिंग	7131.79	03.81
रेजीडेन्सल फ्लैट्स	10351.13	05.53
ईडब्ल्यूएस/एलआईजी	9512.95	05.09
रिसोर्ट	8718.03	04.66
कॉमर्शियल	2355.93	01.26
रिटेल शॉप	4126.34	02.21
पार्क	5478.21	02.93
गैस पाइप लाईन बफर (ग्रीन)	14890.22	07.96
एच.टी. लाईन बफर (ग्रीन)	12510.30	06.69
स्कूल व प्ले ग्राउण्ड	4667.95	02.50
पब्लिक यूटिलिटी	25476.26	13.62
जेडडीपी रोड 30मीटर व 48मीटर	48204.69	25.77
रोड	187033.56	100.00
कुल स्कीम क्षेत्रफल		

जोन के प्रस्ताव :-

1. आवेदित भूमि जोनल डवलपमेंट प्लान 11बी के अनुसार भू-उपयोग आवासीय, अदर रिक्रेशनल एवं सर्कुलेशन दर्शित है एवं जेड.डी.पी. 11बी की 30मीटर व 48मीटर की सड़क एवं दो एचटी लाईन गुजर रही है।
2. योजना में कुल 169 भूखण्ड आवासीय, ईडब्ल्यूएस 100 भूखण्ड व एलआईजी 82 भूखण्ड प्रस्तावित किये गये हैं।
3. मास्टर प्लान शाखा की रिपोर्ट के अनुसार दक्षिणी पूर्वी कोना रिक्रेशनल दर्शित है, जिसमें डीपीसीआर के अनुसार रिसोर्ट एवं फैंसिलिटी हेतु क्षेत्र प्रस्तावित किया गया है।
4. योजना के मध्य खसरा नं. 389/964 एवं 388 गै.मु.तलाई के नाम दर्ज है, जिस हेतु नियमानुसार बफर प्रस्तावित किया गया है।

रामकिशोर व्यास भवन, इन्दिरा सर्किल, जवाहरलाल नेहरू मार्ग, जयपुर-302004

Direct Line - {+91-141-2574798} : EP/\BX - +91-141-2569696 : Fax - +91-141-2574555



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5. योजना में से तीन 220 केवी की हाईटेंशन लाईन गुजर रही है। जिसमें नियमानुसार बफर छोड़ा गया है।
 6. खसरा नं. 389 में 1.25 हैक्ट. भूमि स्कूल एवं खेल मैदान हेतु नोट लगा हुआ है, जिसको योजना में आरक्षित कर दिया है।
 7. योजना में आवासीय प्लैट हेतु 2 भूखण्ड एवं ग्रुप हाउसिंग हेतु 1 भूखण्ड प्रस्तावित किया गया है।
 8. योजना में नियमानुसार फुटकर व्यावसायिक हेतु प्रावधान किया गया है।
 9. नविनि के परिपत्र दिनांक 14.06.2021 के अनुसार 10 प्रतिशत से अधिक भूमि मास्टर प्लान/सडक प्लान सडक/नाले/नहर/वाटर बॉडी हेतु निःशुल्क समर्पित किये जाने के स्थिति में टाउनशिप पॉलिसी के तहत विकासकर्ता से निःशुल्क प्राप्त की जाने वाली 5 प्रतिशत सुविधा क्षेत्र में समानुपात में छूट दिये जाने का प्रावधान अंकित है। प्रस्तावित भूमि में जोनल डवलपमेन्ट प्लान की 48 मीटर एवं 30मीटर रोड में 25476.26 वर्गमीटर (13.62 प्रतिशत) भूमि जा रही है। जिसके संबंध में समिति द्वारा निर्णय लिया जाना है।
- अतः उक्त योजना का मानचित्र समिति के समक्ष प्रकरण अवलोकनार्थ, अनुमोदनार्थ बाद निर्णयार्थ हेतु प्रस्तुत है।

क. अभियन्ता
जोन-12

सहायक नगर नियोजक
जोन-12

सहस्रीलदार
जोन-12

उपायुक्त
जोन-12



Proceedings of Projects and Works Committee Meeting 09/2024

Meeting of Projects and Works Committee was held on 24.12.2024 at 11.00 AM under the Chairmanship of Jaipur Development Commissioner, in "Manthan". The list of officers who attended the meeting is enclosed. After discussions on the agendas, the decisions made by the committee are as under:

Agenda Item No.	OIC	Subject/Agenda Details	Decision taken	Action to be taken by
1	MS PWC	Confirmation of proceeding of decision taken in PWC Meeting 07/2024- held on 7.11.2024	Proceedings of 7th PWC Meeting dated 7.11.2024 were confirmed.	MS PWC
2	MS PWC	Compliance report of decision taken in PWC Meeting 08/2024 dated 11.12.2024	Compliance report of decision taken in PWC Meeting 08/2024 dated 11.12.2024 was acknowledged.	MS PWC
3	EE-10	Approval of proposed GAD for the Rejuvenation and development of Nallah from Goner road to Ring Road in Zone-10 JDA Jaipur.	<p>The Agenda was presented by EE-10. After detailed discussions on GAD presentation, the committee instructed to constitute a committee comprising of following officers to get external opinion:</p> <ol style="list-style-type: none">1. Director (TP) JDA2. Sh. M.L.Meena, ACE, JDA3. Officer of the rank of S.E. or above from Water Resources Deptt.(WRD)4. Expert from Dravyavati River <p>After getting the opinion of the committee, the</p>	EE-10

Signature valid

Digitally signed by Sanjay Poonia
Designation: Additional Chief
Engineer
Date: 2024.12.27 10:11:42 IST
Reason: Approved



Agenda Item No.	OIC	Subject/Agenda Details	Decision taken	Action to be taken by
			same be put in next PWC Meeting.	
4	EE-Elect-i	Ratification of Approval of additional work of street lights on Jhotwara ROB from the work of Providing & fixing of Street Lights at Sector road of Zone-9, JDA, Jaipur.	The Agenda was presented by EE-Elect-I. After discussions and deliberations, the committee ratified approval of additional work of street lights on Jhotwara ROB from the work of Providing & fixing of Street Lights at Sector road of Zone-9, JDA, Jaipur given earlier.	EE-Elect-I
5	EE-14	Post Facto approval of A&F sanction for the work of Demarcation and Construction of Roads & other development works in Land Pooling Scheme(LPS) at village Shivdaspura, Chandlai & Barkheda, The Chaksu Zone-14, JDA Jaipur (under ARC) amounting to Rs.29,39,66,468.00	The Agenda was presented by EE-14. After discussions and deliberations, the committee granted post facto approval of A&F sanction for the work of Demarcation and Construction of Roads & other development works in Land Pooling Scheme(LPS) at village Shivdaspura, Chandlai & Barkheda, The Chaksu Zone-14, JDA Jaipur (under ARC) amounting to Rs.29,39,66,468.00	EE-14
6	EE-11	Proposal for A&F sanction for the work Demarcation and Construction of Roads and other development work in Land Poolings Scheme (LPS) at village Acharawala, Jaisinghpura urf Tejawala and Abhayapura, Diggi Malpura road Zone-11 JDA Jaipur (under ARC) amounting to Rs. 30,98,18,795.00	The Agenda was presented by EE-11. After discussions and deliberations, the committee approved the A&F sanction for the work Demarcation and Construction of Roads and other development work in Land Poolings Scheme (LPS) at village Acharawala, Jaisinghpura urf Tejawala and Ahhayapura, Diggi Malpura road Zone-11 JDA Jaipur (under ARC) amounting to Rs. 30,98,18,795.00	EE-11
7	EE-4	Revised A&F sanction proposal for Renewal and Renovation works for Invest Rajasthan Summit 2024 in Zone-4 area Jaipur from Rs. 1,95,93,265.00 to	The Agenda was presented by EE-4. After discussions and deliberations, the committee approved the Revised A&F sanction proposal for Renewal and Renovation works for Invest Rajasthan Summit 2024 in Zone-4 area Jaipur	EE-4

Signature valid

Digitally signed by Sanjay Poonia
Designation: Additional Chief Engineer
Date: 2024.12.27 10:11:42 IST
Reason: Approved

Agenda Item No.	OIC	Subject/Agenda Details	Decision taken	Action to be taken by
		Rs. 2,61,16,768.00	from Rs. 1,95,93,265.00 to Rs. 2,61,16,768.00	
8	EE-Elect-II	Proposal for A&F sanction for the work Construction of 33./11 KV GSS an Remaining Electrification work of JDA scheme Deendayal Nagar, Bhambhoria, JDA Jaipur amounting to Rs.3,27,59,753.00	The Agenda was presented by EE-Elect-II. After discussions and deliberations, the committee approved the A&F sanction for the work Construction of 33./11 KV GSS an Remaining Electrification work of JDA scheme Deendayal Nagar, Bhambhoria, JDA Jaipur amounting to Rs.3,27,59,753.00	EE-Elect-II
9	EE-11	Proposal for A&F sanction for the work Renewal and strengthening of various roads of 160 ft. wide road from Paldi Persa to JCB circle in Zone-11, JDA Jaipur amounting to Rs. 269.88 lacs	The Agenda was presented by EE-11. After discussions, the committee in principle approved the A&F sanction for the work Renewal and strengthening of various roads of 160 ft. wide road from Paldi Persa to JCB circle in Zone-11, JDA Jaipur amounting to Rs. 2,69,87,773.00, with the instructions that EE-11 should explain again to PWC during preparation of TS/Estimate what crust design and items are being taken in proposal should be proper and such that the road life is protected.	EE-11
10	EE-Elect-I	A&F sanction for the work Shifting/Dismantling of LT/HT lines/Pillars, Transformers and RMU"s etc. which are creating hinderance during construction of 160 ft. road and P&F of Street Light from CBI Phatak to 7 No. Bus stand Mahal Road, Jagatpura, Jaipur Jaipur amounting to Rs. 4,10,23,522.00	The Agenda was presented by EE-Elect-I. After discussions and deliberations, the committee approved the A&F sanction for the work Shifting/Dismantling of LT/HT lines/Pillars, Transformers and RMU"s etc. which are creating hinderance during construction of 160 ft. road and P&F of Street Light from CBI Phatak to 7 No. Bus stand Mahal Road, Jagatpura, Jaipur Jaipur amounting to Rs. 4,10,23,522.00	EE Elect-I
11.	EE-1	For approval of Revised A&F sanction for the work Renewal	The Agenda was presented by EE-1. After discussions and deliberations, the committee	EE-1

Signature valid

Digitally signed by Sanjay Poonia
Designation: Additional Chief
Engineer
Date: 2024.12.27 10:11:42 IST
Reason: Approved

Agenda Item No.	OIC	Subject/Agenda Details	Decision taken	Action to be taken by
		and Renovation work for Invest Rajasthan Summit 2024 in Zone-1 JDA Jaipur from Rs. 1,88,94,540.00 to Rs. 2,15,99,959.00	granted Revised A&F sanction for the work Renewal and Renovation work for Invest Rajasthan Summit 2024 in Zone-1 JDA Jaipur from Rs. 1,88,94,540.00 to Rs. 2,15,99,959.00	
12	DC-12	ग्राम बैनाडमयदौलतपुरा, तहसील रामपुरा डाबड़ी में जविप्रा स्वामित्व की भूमि पर आवासीय योजना के अनुमोदन बाबत।	The agenda was presented by DC-12, After discussions and deliberations the committee approved the layout map of residential scheme. EE-12 and DC-12 also directed to check and develop the direct connectivity from Siker highway to the scheme through any zonal road or any existing road.	DC-12
13	DC-11	ग्राम सिराणी मय गणपतपुरा में स्थित जविप्रा स्वामित्व की भूमि ख.न. 811, 812, 813, 814, 815, 986 ,988 ,989 ,997, 998, 999, 1000, 1001, 1001/1, 1002 व 1003 कूल किता 16 कुल रकबा 7.52 है० में सामान्य वेयर हाउसींग योजना सृजित करने बाबत।	The Agenda was presented by DC-11. After discussions and deliberations, the committee approved the general Ware Housing scheme as proposed by DC-11	DC-11
14	DC-14	ग्राम काठावाला तहसील चाकसु में जविप्रा की भूमि ख.न.0.23, 25, 26, 37, 38, 74, 122, 126,127 एवं ग्राम झुझारपुरा तहसील चाकसु में जविप्रा की भूमि ख.न. 13, 29, 30, 30/186, 31, 68, 70,87, 88, 89, कूल किता 19 कुल रकबा 19.95 है० पर आवासीय योजना प्लानिंग मानचित्र अनुमोदन करने बाबत।	The Agenda was presented by DC-14. After discussions and deliberations, the committee deferred the agenda with the instructions to re-plan the scheme and put up in next PWC Meeting.	DC-14
15	DC-12	ग्राम सिरसी तहसील जयपुर में जविप्रा स्वामित्व की भूमि पर ग्रुप हाउसिंग भूखण्ड के अनुमोदन बाबत।	The agenda was presented by DC-12, After discussions and deliberations the committee approved the proposal received from DC-12	DC-12

The meeting ended with vote of thanks to the Chair.

(Sanjay Poonia)
Signature valid
Digitally signed by Sanjay Poonia
Designation: Additional Chief Engineer
Date: 2024.12.27 10:11:42 IST
Reason: Approved

Addl. Chief Engineer-IV
& MS PWC.

No.JDA/EE-5/PWC/2022-23/D-

Dated:

Copy to following for kind perusal and necessary action:

1. S.A to Hon'ble UDH Minister, Govt. of Rajasthan, Secretariat, Jaipur.
2. P.S. to Jaipur Development Commissioner, Jaipur.
3. P.S. to Secretary, JDA, Jaipur.
4. Collector, Jaipur
5. Chief Town Planner, Rajasthan, Jaipur.
6. Director Engineering-I, JDA, Jaipur.
7. Director Engineering-II, JDA, Jaipur.
8. Director Finance, JDA, Jaipur.
9. Director, TP, JDA, Jaipur.
10. Addl. C.E. OIC- Engineering-III, JDA, Jaipur.
11. Addl. C.E. OIC-Engineering-IV, JDA, Jaipur.
12. Addl. Chief Engineer, I/II/III/IV/V/VI/Electrical, JDA, Jaipur.
13. Addl. Commissioner (East/West/LPC/Land/Admn. JDA, Jaipur.
14. S.E.-I/II/III/IV/V/VI/VII/VIII/IX/X/XI/XII/XIII,XIV,Electrical, JDA, Jaipur.
15. ACTP(MP) JDA, Jaipur.
16. Deputy Commissioner (), JDA, Jaipur.
17. Executive Engineer () JDA, Jaipur.
18. PRO, JDA, Jaipur.
19. System Analyst, JDA, Jaipur.

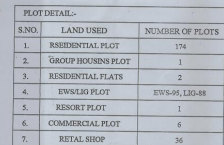
Executive Engineer-5
JDA, Jaipur.

Signature valid

Digitally signed by Sanjay Poonia
Designation: Additional Chief
Engineer
Date: 2024.12.27 10:11:42 IST
Reason: Approved

2. जिनका जिन = 20724-67395/2


JAIPUR DEVELOPMENT AUTHORITY
JDA RESIDENTIAL SCHEME
VILLAGE-BENADMAI DAULATPURA,
TEHSIL-RAMPURA DABDI, DIST:-JAIPUR,(RAJ.)



S.NO.	KHASRA NO	AREA SQ.MTR	USE
1	388/966	1000.00	CHARAGHA
2	389	168700.00	CHARAGHA
3	392/793	13700.00	CHARAGHA
4	393	5600.00	CHARAGHA
5	389/1	700.00	RASTA
TOTAL AREA		189700	

S.NO.	KHASRA NO	AREA SQ.MTR	USE
1	388	3000.00	TALAI
2	389/954	1400.00	TALAI
	TOTAL AREA	4400.00	

AREA SUMMARY			
S.NO.	TYPE/USE	AREA SQ. MTR	%
1	PLOTTING AREA	20235.48	15.09%
2	GROUP HOUSING	5376.55	2.88%
3	RESIDENTIAL PLOTS	7053.63	3.70%
4	SVC. LANE	1000.77	5.31%
5	RESORT	1000.77	5.30%
6	COMMERCIAL	6781.02	4.66%
7	ITAL COMMERCIAL	7148.54	3.20%
	TOTAL AREA	178880.08	38.45%
8	PARK	4575.76	2.54%
9	GAS LINE BUFFER (GREEN)	5470.20	2.93%
10	H.T. LINE BUFFER (GREEN)	14652.17	7.78%
11	SCHOOL & PLAYGROUND	24000.73	13.45%
12	PURCHASITY	3757.59	2.01%
	TOTAL AREA	126596.96	8.69%
13	Z.D.P. 30M & 48M ROAD	25476.36	13.62%
14	ROAD	26338.00	14.75%
	TOTAL SCOPE AREA	188993.09	100.00%

NOTE :-

1. THE LAY OUT PLAN IS BASED ON F.T. SURVEY SUPPLIED BY D.C. JONE NO. 12

1. LAY OUT PLAN IS BASED ON P.T. SURVEY SUPPLIED BY D.C. ZONE NO. 12
2. AREA BOUNDARIES HAVE TO BE DEMARCATED AT SITE BY THEZONAL/PATWANSHAH ZONE NO. 12 AND IF ANY DISCREPANCY IS FOUND, IT TO BE BROUGHT INTO THE NOTICE OF PLANNING WING.
3. BEFORE DISPOSAL / ALLOTMENT OF PLOTS, DEMARCATION OF SCHEMATIC HAS TO BE INSURED BY ZONAL ENGINEERS ZONE NO.12 AND IF ANY DISCREPANCY IS FOUND IT TO BE BROUGHT INTO THE NOTICE OF PLANNING WING.
4. THE CORNER PLOTS AT ALL ROAD JUNCTIONS, TO BE PROVIDED WITH CURVATURE AS PER NORMS.
5. FEASIBILITY FROM ENGINEERING POINT OF VIEW OF VARIOUS TYPES SHOWN IN LAY OUT PLAN IS TO BE ENSURED BY Z.E ZONE NO.12
6. THIS DRAWING HAS BEEN APPROVED IN P.W.C/METTING NO. _____

LAY-OUT PLAN OF RESIDENTIAL SCHEME AT
KHASRA NO:-389,389/1,388/966,392/793,393
AT VILLAGE-BENADMAI DAULATPURA,
TEHSIL:-RAMPURA
DABDI, DIST:-JAIPUR,(RAJ.)

DRG. NO. :- R/LP/JDA/3025/01

ISSUE DATE :-	
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SCALE = 1:10

ATP (ZONE-12)	
5.1.1	

ATP (ZONE-12) TDR (ZONE-12)

111 (ZONE-11)	128 (ZONE-12)

ATP PROJECT

[illegible]