जयपुर विकास प्राधिकरण, जयपुर

www.jda.urban.rajasthan.gov.in

क्रमांक–जविप्रा / उपा. / जोन–14 / 2021 / डी– 1589 दिनांक 2/11/2021

मैसर्स गोकुल कृपा कॉलोनाईजर्स एण्ड डवलपर्स प्रा.लि.,

पंजीकृत कार्यालय– 702–703, ओके प्लस स्क्वायर,

पटेल मार्ग, मध्यम मार्ग, मानसरोवर, जयपुर।

विषयः–निजी खातेदारी की योजना दा रिंग रेजिडेन्सी ब्लॉक–ए, ग्राम सीतारामपुरा तह. सांगानेर का अनुमोदित मानचित्र जारी करने बाबत्।

उपरोक्त विषयान्तर्गत के कम में आप द्वारा प्रस्तुत ग्राम सीतारामपुरा तह. सांगानेर के खसरा नम्बर 224, 631 / 225, 223, 224 / 1, 632 / 225, 635 / 226, 636 / 226, 623 / 223 कुल किता 8 कुल रकबा 1.0182 हैक्ट. भूमि में मुख्यमंत्री जन आवास योजना 2015 के प्रोविजन 3–सी के अन्तर्गत "दा रिंग रेजिडेन्सी ब्लॉक–ए" आवासीय योजना का मानचित्र अनुमोदन बी.पी.सी.(एल.पी.) की 302वीं बैठक दिनांक 13.08.2021 में किया जा चुका है। योजना में प्रत्येक श्रेणी में न्यूनतम 20 प्रतिशत भूखण्डों का विकासकर्ता द्वारा (G+1 FLOOR) निर्माण करवा कर भूखण्ड आवंटित किये जावेंगे। जिनका विवरण योजना मानचित्र पर अंकित है। अनुमोदित मानचित्र की प्रति पत्र के साथ संलग्न है।

संलग्नः–उपरोक्तानुसार।

उपायुक्त, जोन–14
जयपुर, उपायुक्त जोन-14
जयपुर विकास प्राधिकरण, जयपुर

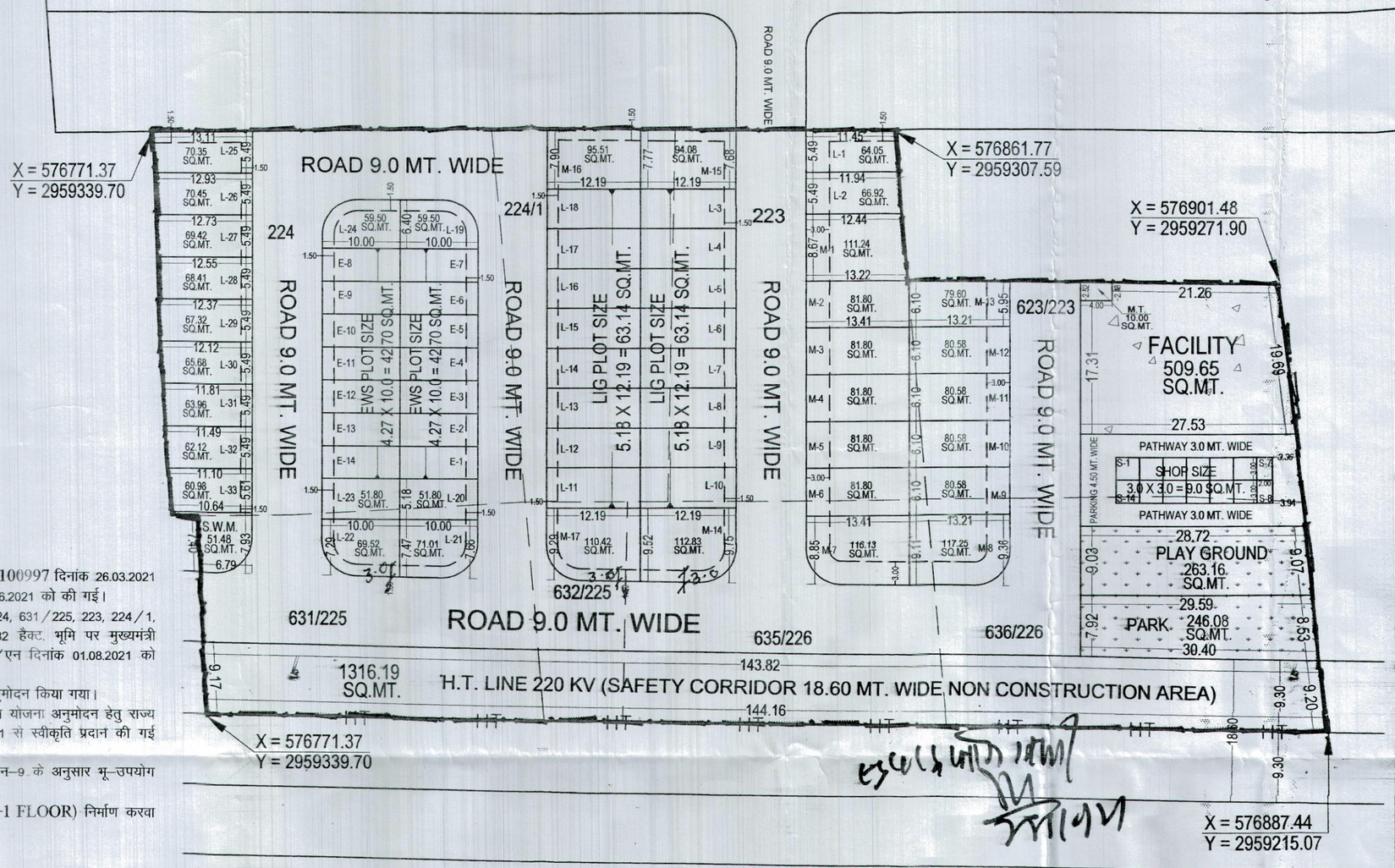
राम किशोर व्यास भवन, इन्दिरा सर्किल, जवाहर लाल नेहरू मार्ग, जयपुर–302004
दुरभाष : Direct Line-0141-2576296(O), EPBX-0141-2569696, Ext.: 8380, Fax-0141-2574555, e-mail: dc.zone14.jda@rajasthan.gov.in

949
B
02-11-21

PROPOSED LAYOUT PLAN OF

"THE RING RESIDENCY BLOCK-A"

IN KHASRA NO.- 223, 623/223, 224, 224/1, 631/225, 632/225, 635/226, 636/226.
AT VILLAGE - SITARAMPURA, TEH.- SANGANER, JAIPUR.
PROVISION-3C In Chief Minister's Jan Awas Yojana-2015



J.D.A.

दिशा सूचक

खसरा मानचित्र

पहुंच मार्ग मानचित्र

AREA ANALYSIS :-

S.No.	LAND USED	AREA IN (SQ.MTR.)	(%)
1	EWS	597.80	05.87 %
2	LIG	2103.03	20.66 %
3	MIG-A	1568.38	15.40 %
4	INFORMAL	120.00	01.18 %
TOTAL=(1 TO 4)		4389.21	43.11 %
5	PARK	246.08	05.00 %
6	PLAY GROUND	263.16	
7	FACILITY	509.65	05.00 %
8	S.W.M.	51.48	0.51 %
9	M.T.	10.00	0.10 %
10	H.T. LINE	1316.19	12.92 %
11	ROAD	3396.23	33.36 %
TOTAL=(5 TO 10)		5792.79	56.89 %
SCHEME AREA		10182.00	100.00 %
		01.0182 HECT.	

509.24

SCHEME NAME :- PROPOSED LAYOUT PLAN OF "THE RING RESIDENCY BLOCK-A"

IN KHASRA NO.- 223, 623/223, 224, 224/1, 631/225, 632/225, 635/226, 636/226.
AT VILLAGE - SITARAMPURA, TEH.- SANGANER, JAIPUR.

ZONE NO. :- 14

SCALE :- 1:500

A.T.P. | D.T.P. | S.T.P.

CONSULTANT :-

Cad Max PROJECTS (P) LTD.
301, Third Floor Prism Tower, Front of Police Head Quarters, Lal Kothi Tonk Road, JAIPUR
Ph.: 0141-4113111, Mob.: +91-9829045031

नोटः–

1. आवेदित भूमि की 90ए की कार्य वाही आदेश कमांक LU2012/JDA/2020-21/100997 दिनांक 26.03.2021 एवं संशोधित आदेश कमांक जविप्रा/उपा./जोन–14/2021/डी–953 दिनांक 30.06.2021 को की गई।
2. योजना दा रिंगरेजिडेन्सी ब्लॉक–ए ग्राम सीतारामपुरा तहसील सांगानेर खसरा नं. 224, 631/225, 223, 224/1, 632/225, 635/226, 636/226, 623/223 कुल किता 8 कुल रकबा 1.0182 हैक्ट. भूमि पर मुख्यमंत्री जनआवास योजना 2015 के प्रोविजन 3–सी हेतु आयुक्त महोदय द्वारा पैरा 57/एन दिनांक 01.08.2021 को स्वीकृति प्रदान की गई।
3. बी.पी.सी.(एलपी) की 302 वीं बैठक दिनांक 13.08.2021 को प्रस्तावित योजना का अनुमोदन किया गया।
4. आवेदित भूमि पर मुख्यमंत्री जनआवास योजना 2015 के प्रोविजन 3–सी के अन्तर्गत योजना अनुमोदन हेतु राज्य सरकार के पत्र कमांक प.1(149) नविवि/जयपुर/2021 जयपुर दिनांक 08.10.2021 से स्वीकृति प्रदान की गई है।
5. योजना का मास्टर विकास योजना 2025 व जोनल डवलपमेन्ट प्लान प्लानिंग जोन–9 के अनुसार भू–उपयोग औद्योगिक दर्शित है।
6. योजना में प्रत्येक श्रेणी में न्यूनतम 20 प्रतिशत भूखण्डों का विकासकर्ता द्वारा (G+1 FLOOR) निर्माण करवा कर भूखण्ड आवंटित किये जावेगे। जोनिम्नप्रकार से है:–
   EWS केटेगरी के भूखण्ड–05, 06, 07 कुल भूखण्ड 03
   LIG केटेगरी के भूखण्ड–11, 12, 13, 14, 15, 16, 17, 18 कुल भूखण्ड 08
   MIG केटेगरी के भूखण्ड–14, 16, 17कुल भूखण्ड 03
7. योजना में पैरा मीटर्स मुख्यमंत्री जनआवास योजना 2015 के प्रोविजन 3–सी व राजस्थान टाउनशिप पॉलिसी 2010 के अनुसार देय होगे।
8. कार्नर के भूखण्डों का क्षेत्रफल नियमानुसार कम किया जाना है।
9. बी.पी.सी. (एल.पी.) की 302वीं बैठक द्वारा अनुमोदित योजना मानचित्र जारी किया जायेगा।

A.T.P (ZONE-14)	T.D.R (ZONE-14)	D.C. (ZONE-14)

S.T.P. B.P.C(L.P.)	A.C.T.P. B.P.C.(L.P.)

CAD MAX PROJECTS PVT. LTD.
301, Third Floor Prism Tower,
Front of Police Head Quarters,
Lal Kothi Tonk Road, JAIPUR
Mobile No. 9829045031

Check List for Building Plan Approval of CMJAY Projects

(Plotted Development)

Applicant Name	:	GOKUL KRIPA COLONIZERS & DEVELOPERS PVT. LTD.
Architect's Name & Registration No.	:	ANKIT SHARMA (CA/07/40652)
Address (Proposed Building)		Khasra No. 224,631/225,223,224/1, 632/225,635/226,636/226,623/223
Village	:	SITARAMPURA, TEHSIL- SANGANER, JAIPUR
Width of Proposed Road	:	12 M
Area (Sq.Mt.)	:	10182.00 SQMT.
A) Portion of scheme Builtup area for EWS,LIG,MIG		1368.32 SQM
B) Balance Portion of scheme area Proposed for Developer, 25% Khatedar Plot & Retails		-

S.No.	Details		Comments	
1.	Size of Plot)		10182.00 SQMT.	
2	Salable Area		As per CMJSY/Township Policy	As per proposal
	(i)	Residential (%)	As per CMJSY/Township Policy	41.93 %
	(ii)	Commercial (%)	As per CMJSY/Township Policy	1.18%
3	Facility Area		As per CMJSY/Township Policy	As per proposal
	(i)	Park (%)	5.0%	5.00%
	(ii)	Facility (%)	5.0%	5.00%
	(iii)	Road (%)	20%	33.36%
4.	Setbacks			

ANKIT SHARMA Reg.No. CA/07/40652 Council of Architecture

			As per Bylaws/ CMJAY Policy	As per proposal
	Front		1.5	1.5
	Side I		0	0
	Side II		0	0
	Rear		0	0
5	Saleble Area under EWS/LIG (Total Builtup Area)		As per Bylaws/ CMJAY Policy	As per proposal
	(i)	EWS (PLOT AREA)	As per Bylaws/ CMJAY Policy	192.60 SQM
	(ii)	L.I.G. (PLOT AREA)	As per Bylaws/ CMJAY Policy	746.72 SQM
	(iii)	M.I.G. (PLOT AREA)	As per Bylaws/ CMJAY Policy	429 SQM
	ROAD Width (For Road proposed in the scheme)		As per CMJSY/Township Policy	As per proposal
			9 M	9 M
7	Parking		As per Bylaws/ CMJAY Policy	As per proposal
			As per Bylaws/ CMJAY Policy	As per Bylaws/ CMJAY Policy
8	Any Other Observation			

based on above facts application submitted by GOKUL KRIPA COLONIZERS & DEVELOPERS PVT. LTD. (by applicant) is as per the provision of Chief Minister Jan Awas Yojana - 2015, Township policy and building byelaws. The applicant has deposited the charges of layout plan approval

Rs._____ at _____(development authority/UIT) Hence the layout plan of plotted development is issued to:

Applicant name : GOKUL KRIPA COLONIZERS & DEVELOPERS PVT. LTD.

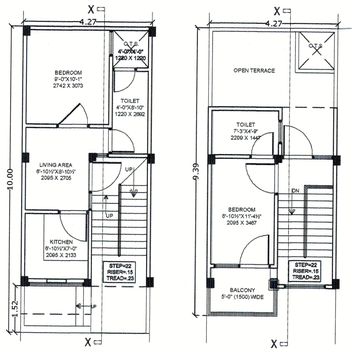
Proposed site : Khasra No. 224,631/225,223,224/1, 632/225,635/226,636/226,623/223Village : SITARAMPURA, TEHSIL- SANGANER, - JAIPUR

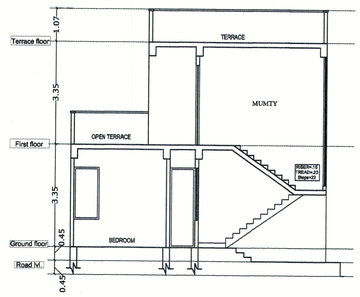
Area (Sq Mt) : 10182.00SQM

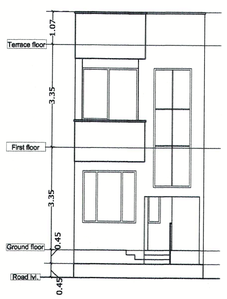
Architect:- ANKIT SHARMA

Registration no:-_ (CA/07/40652)

ANKIT SHARMA Reg.No. CA/07/40652 Council of Architecture

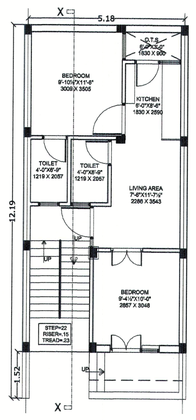




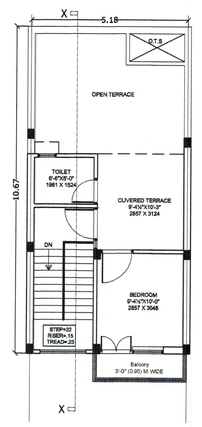


EWS
PLOT NO :-5,6,7
PLOT AREA = 42.70 sq. mt.
BUILTUP AREA = 64.20 sq. mt.
CARPET AREA = 33.69 sq. mt.

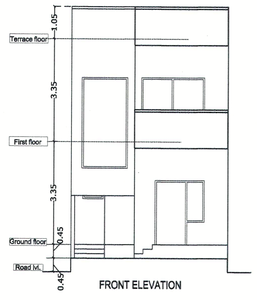
N



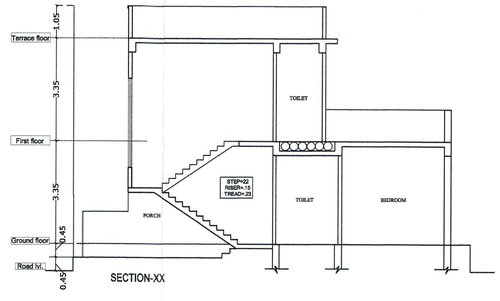
GROUND FLOOR PLAN



FIRST FLOOR PLAN



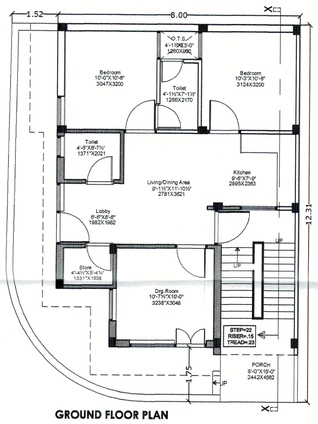
FRONT ELEVATION

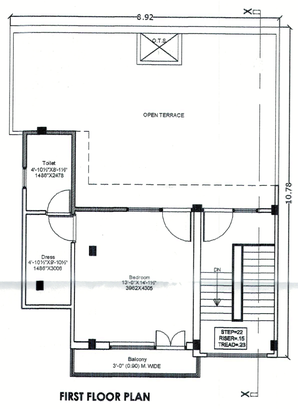


SECTION-XX

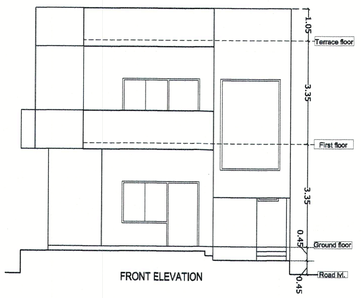
LIG
PLOT NO :- 11,12,13,14,15,16,17,18
PLOT AREA = 63.14 sq. mt.
BUILTUP AREA = 93.34 sq. mt.
CARPET AREA = 50.56 sq. mt.

N

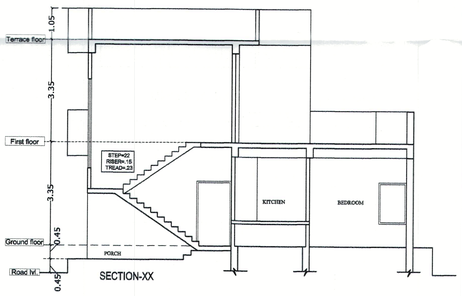




FIRST FLOOR PLAN



FRONT ELEVATION



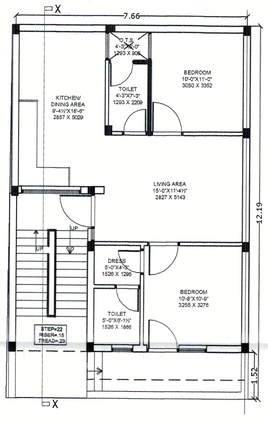
SECTION-XX

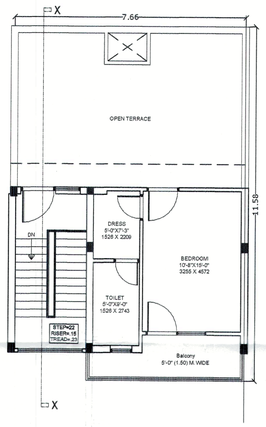
GROUND FLOOR PLAN

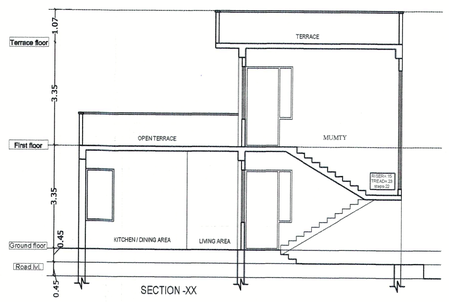
ROAD 9.00 M. WIDE

MIG
PLOT NO :- 14
PLOT AREA = 112.83 sq. mt.
BUILTUP AREA = 143.86 sq. mt.
CARPET AREA = 86.61 sq. mt.

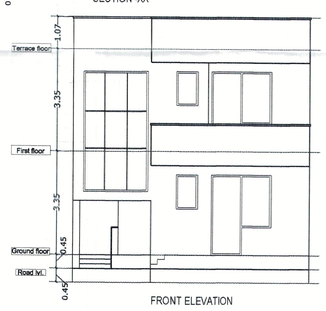
N







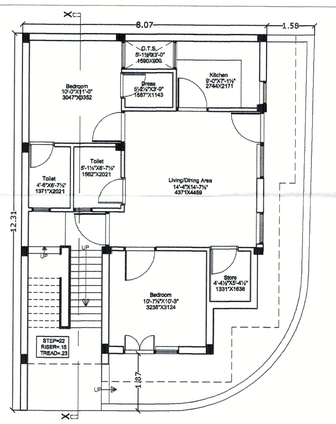
SECTION -XX

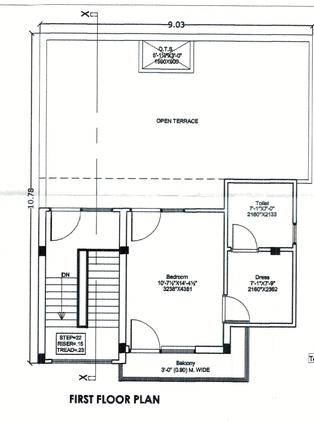


FRONT ELEVATION

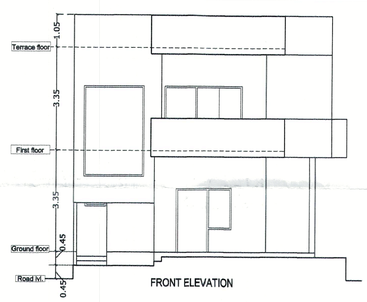
MIG
PLOT NO :- 16
PLOT AREA = 95.51 sq. mt.
BUILTUP AREA = 139.84 sq. mt.
CARPET AREA = 84.25 sq. mt.

N

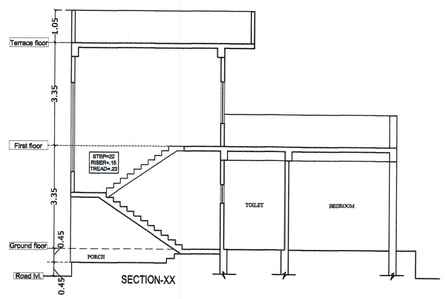




FIRST FLOOR PLAN



FRONT ELEVATION



SECTION-XX

ROAD 9.00 M. WIDE

GROUND FLOOR PLAN

MIG
PLOT NO :- 17
PLOT AREA = 110.42 sq. mt.
BUILTUP AREA = 145.30 sq. mt.
CARPET AREA = 83.34 sq. mt.

N

SHEET NO. -02	
PROJECT TITLE PROPOSED BUILDING PLAN OF "THE RING RESIDENCY BLOCK-A" IN KHASRA NO.- 223, 623/223, 224, 224/1, 631/225, 632/225, 635/226, 636/226. AT VILLAGE - SITARAMPURA, TEH.- SANGANER, JAIPUR.	
DRAWING TITLE PLAN, ELEVATION & SECTION	
	SCALE 1:100
ARCHITECT'S SIGNATURE	OWNER'S SIGNATURE
ANKIT SHARMA REG.NO.-CA/0714053 COUNCIL of ARCHITECTURE	Gokul Kripa Colonizers & Developers Pvt. Ltd. Authorized Signatory

CIN : U45201RJ2012PTC039308

Ph.: 0141-4030987

GOKUL KRIPA
COLONIZERS & DEVELOPERS PVT. LTD.

Reg. Office : 702-703 Okay Plus Square,Patel Marg, Madhyam Marg, Mansarovar, Jaipur - 302020 (Raj.)

Email : gokulkripa@gmail.com Website : www.gokulkripa.com

Ref. No.

Date..10/11/2021.

To,

DC-SIR

Jaipur Development Authority,

Jaipur, Rajasthan

Zone- 14

Subject- Submitting of Layout Plan under CMJAY 2015

Respected Sir,

We are submitting the layout maps (building plans) of the project **"The Ring Residency Block-A"** situated at Khasra No. 223, 623/223, 224, 224/1, 631/225, 632/225, 635/226, 636/226 at Village – Sitarampura, Tehsil –Sanganer, Jaipur, Rajasthan .

Submitted Layout Plans have been approved by empanelled Architect under CMJAY 2015.

Kindly consider the same.

Thanking You,

For Gokul Kripa Colonizers and Developers Pvt. Ltd.

Gokul Kripa Colonizers &
Developers Pvt. Ltd.

Authorized Signatory

Lokesh Yadav

(Authorized Signatory)

R- 3703
10/11/21

[redacted]

54

LIST OF EMPANNELED ARCHITECTS FOR COMPLETION CERTIFICATE

S.No.	Name of Applicant	Associate Firm	COA Registration Number
1	Shri Akshit Tholia	Graphite Design Studio, 68 Janakpuri I, Imliwala Phatak, Opp. Jain Mandir, Jaipur Email:- akshit@graphitedesignstudio.com Mo. No. :-9928334414	CA/2012/57066
2	Smt. Astha Tholia	Graphite Design Studio, 68 Janakpuri I, Imliwala Phatak, Opp. Jain Mandir, Jaipur Email:-astha2786@gmail.com Mo. No. :-9929014414	CA/2011/52881
3	Shri Shailendra Singh Sengar	H 1203, Krish Wadika, Bhiwadi-Alwar Bypass Road, Bhiwadi Email:- sengar@saplind.in Mo. No. :-9783502999	CA/2008/43675
4	Shri Mansingh Meena	b-81, Behind UIT Office, Bhagat Singh Colony, Bhiwadi Email:- mansingh1984@gmail.com Mo. No. :-9460478315	CA/2010/49305
5	Shri Rohitash Saraswat	Chandrakala Architecture, 19/227, Chandra-Mahal, Ward 25, Nagaadkhana, Karauli-322241 Email:- saraswatrohitash@gmail.com Mo. No. :-9829076733	CA/2007/39326 **Empanelment Suspended till further orders wide dept. order No. प.1 0(7)अविवि/3/2009/पार्ट-3 दिनांक 29.06.17**
6	Shri Anuj Mathur	A-8, Shyam Nagar, Ajmer Road, Jaipur Email:- anujrini2624@gmail.com Mo. No. :-9314874679	CA/91/13666
7	Shri Shrawan Kumar Kumawat	b-6, Ganesh Kripa Apartment, Moti Marg, Bapu Nagar, Jaipur Email:- sdcjpr@gmail.com Mo. No. :-9314510603	CA/2000/26400
8	Shri Shri Krishan	Space Grid, C-49, Vidya Apartment, Paras Marg, Bapu Nagar, Jaipur Email:- spacegrid_ss@yahoo.com Mo. No. :-9314918766	CA/99/25451
9	Shri Anugunj Agre	A/80, Behind krishna Nagar Housing Scheme, Nagla Lodha Road, Bharatpur-321001 Email:- anugunj.agre@gmail.com Mo. No. :- 9411832776	CA/2010/48816
10	Shri Piyush Pareta	115, Pratap Nagar, Near Bharat Vikas Hospital, Kota Email:- paretapiyush@gmail.com Mo. No. :- 9460122987	CA/2010/50969
11	Shri Vikas Jain	V J Architects, 10 kha 2, jyoti nagar, sahakar marg, Jaipur Email :- vjarchitect@gmail.com Mob. No. - 9828596167	CA/2000/26735
12	Shri Ankit sharma	Cadmax Design Services, C-49, B-3, Vidhya Apartment, Bapu Nagar, Jaipur Email:- info@cadmaxds.com cadmaxds@rediffmail.com Mo. No. :-8440884400	CA/2007/40652
13	Shri Sheetal Kumar Agrawal	Sheetal Kumar Associates Consultant n Designers, C-84, 1st Floor, Shiwad House, Prithviraj Road, C-Scheme, Jaipur Email:- sheetalkumar.jpr@gmail.com Mo. No. :- 9829061013	CA/99/25335

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(R. S. Shekhawat)
Joint Secretary-I