

(नियम 22, 24 तथा 24 (1) के अन्तर्गत)

रु. 100,200

नगरपालिका मण्डल, सुमेरपुर

पुस्तक सं.

क्रमांक

12

198

श्री प्रदीपसिंह उर्फ प्रदीप पुरोहित इ/न सिवनाथ सिंह जी

श्रीमहि खंतोष राजपुत्रे दिव ४२९ प्रदीप पुरोहित

रूपये

पै.

- | | | |
|----|--|----------------------|
| 1. | मकान इजाजत : | २०८२ ई. १४०/१, १४०/५ |
| | खिडकियां | ०५६ |
| | दरवाजे | ०५६ |
| | शाँकफीट | ०५६ |
| | क्षतिपूर्ती | ०५६ |
| 2. | निविदा शुल्क | ०५६ |
| 3. | धरोहर राशि | ०५६ |
| 4. | भूमी | ०५६ |
| 5. | लीज राशि | ०५६ |
| 6. | एम्पटीयर शुल्क | ०५६ |
| 7. | अग्नि शमन व टंकी आदि अन्य किराया..... | |
| 8. | अन्य : गृहकर, N.O.C. नल, बिजली, नकल..... | |

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शब्दों में एक लाख दो सौ पाँच प्राप्त किये।

रु. 100200/-	
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विपत्र

दिनांक 25.01.2021

अधिशायी अधिकारी
नगरपालिका, सुमेरपुर

KAPIL JAIN INTODIA

Architect, B.Arch. (Hons.)

Proprietor:-KAPIL JAIN ARCHITECTS

COA Reg. No. CA/2003/32476

Add:- 2-A, Residency Road

Add:- 2-A, Residency Road
New Sardarpura, UDAIPUR (Raj.)

Mobile No.: -9414166959

Kapil Jain Architects

ARCHITECTS AND INTERIOR DESIGNERS

2-A, RESIDENCY ROAD, NEAR SARDARPURA, UDAIPUR-313001

+91 9414166959, +91 7610012349

info@kapiljainarchitects.com, projects@kapiljainarchitects.com

CMJAY/2020-21/SU-01

Dated 27/01/2021

To,
The Executive Officer,
Nagar Palika,
Sumerpur, Dist-Pali (Raj)

As per the Order of the Joint Secretary, Ministry of UDH, Government of Rajasthan, 18(36)NVV/NHP/2014/Part, dated 31.05.2017, for the CM Jan Awas Yojna, and as per the powers conferred therein for the Map Approval, to the empanelled Architects, i, **KAPIL JAIN INTODIA**, as an empanelled Architect, COA Registration No. CA/2003/32476 hereby, state the following:

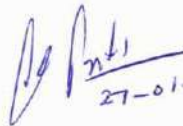
The Architectural Drawings of 1st phase of the proposed project **VINAYAK CITY**, under CM Jan Awas Yojna 2015, Scheme 3-A by MR. PRADEEP SINGH URF PRADEEP PUROHIT S/O MR. SHIVNATH SINGH JI & MRS. SANTOSH RAJ PUROHIT W/O MR. PRADEEP PUROHIT at KHASARA NO.- 980/1 & 978/4 ON KOLIWADA ROAD, REV. VILLAGE- JAKHODA, TEHSIL- SUMERPUR, DIST.- PALI (RAJ.) have been presented before me.

The promoters have deposited the Plan Inspection Fee (Jaanch Shulk) and application Fee with the Nagar Palika, vide Receipt No. 12 dated 25/01/2021, for Rs. 1,00,200/- at Nagar Palika, Sumerpur.

I have gone through the drawings and have thoroughly checked them with the prevailing Rajasthan Urban area Model Building Regulations 2020 of Govt. of Rajasthan and the CMJAY 2015, Scheme 3-A, provisions, Notification dated 03.04.2017 of UDH besides others and, accordingly,

The Documents attached herewith are

- 1) Registered Lease Deed (Patta Vilekh) No. 11, dated 27.07.2020 for EWS/LIG Flats,
- 2) Site Plan,
- 3) Architect's Empanellment order,
- 4) The required Checklist, under the provision of the CMJAY 2015,


27-01-2021

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Empanellment No.- 10,

UDH, RAJASTHAN

- 5) Structural Engineer's Certificate for compliance of NBC part VI for Earthquake Safety,
- 6) Architectural drawings Sheet Nos. 1 to 5,

As per requirements, the following compliances are yet to be furnished by the Promoters:

- i. Registration with the Labour Department is required, before the start of the project, by depositing the required Labour Cess
The amount payable is 1% of the Built Area, @ Rs. 1100 per Sqft.
The Total Built Up area proposed is 2,13,312.20 sqft
Accordingly, the **Labour cess** payable is Rs. 23,46,435/-.
This amount is to be deposited with the Nagar Palika or Labour Department and a copy of the Receipt is to be deposited with the Nagar Palika as well as me.
- ii. **BSUP** shelter Fund to be deposited in Nagar Palika, Sumerpur, if applicable. And a copy of the Receipt is to be deposited to me.
- iii. **Environment Clearance**, under the provisions of Environment Rules 2006, is applicable. The Land area of the subject Plot is 108901.80 Sqft and the area of construction proposed, is 2,13,312.20 Sqft. (19817.37 Sqm.) which is less than 20000 Sqm. Thus, it does not fall within the required obligation of obtaining the Environmental Clearance (EC) from the concerned department.
- iv. Registration under **RERA** of the Govt. of Rajasthan. After obtaining the Registration number, the copy to be submitted with the Nagar Palika as well as me.
- v. Since the proposed Buildings Height of the subject project is 14.85 m, it may be required to deposit the **Fire Cess** with the Nagar Palika. If applicable for CMJAY, the said amount may be deposited, and, the receipt of this amount shall be submitted with the Nagar Palika, Sumerpur and a copy to me.

Further,

- a. As per CMJAY 2015 Policy, On the Proposed Plot of Land, Minimum 120 EWS/LIG Residential units, per Acre, are required to be constructed in total phases, AND, in the Plans that are presented, the proposed number of EWS/LIG Units are 288 in 1st phase of project, out of which 24.30% are EWS units (70 nos.), well above the threshold of 20% and, is in line with the Policy requirement.
- b. The height proposed for the subject project is 14.85m which is well within the required height of 30m.


27-01-2021

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New Sardarpura, UDAIPUR (Raj.)
Mobile No.:-9414166959
Employment No-10,
UDH, RAJ.

- c. In the proposed Plot of Land, the Reserved Green Space is shown at 10.38% which is well over the minimum requirement of 10%. Yet, it needs to be checked during the course of construction, at local Government level as well.
- d. As per the CMJAY 2015 policy as well as Rajasthan Urban area Model Building Regulations 2020, of the Govt. of Rajasthan, the provision of Commercial spaces may be up to 5% of the allowable FAR. In the said project, the proposed Commercial spaces, provided at the Ground Floor, is 2.31%, which is well within the permissible limit.
- e. As per the proposed Plans of 1st phase, 218 LIG units and 70 EWS Units are proposed. As per the CMJAY 2015 policy, total 512 Nos. 2-Wheeler and six 2-Wheeler parking spaces are required, AND, in the plans that are presented, 512 Nos. 2-Wheeler and six 2-Wheeler parking spaces are proposed, in the open spaces, and this is well within the mandatory requirement.
- f. As per the Rajasthan Urban area Model Building Regulations 2020, of the Govt. of Rajasthan, minimum width of the Staircase flight is required at 1.50 meters, and same is proposed in the plans presented. Similarly, the minimum width required of the Corridor is 1.50 m and 1.80 m is proposed, in the plans presented.
- g. To provide Barrier free access to the Building to the specially challenged citizens or Senior citizens, Ramps of required width & gradient are required as per the point No. 12.2 of the Rajasthan Urban area Model Building Regulations 2020. The same has been proposed at all required points of access or exit, and needs to be checked during the course of construction.
- h. All other requirements and amenities, as shown in the Plans presented, and though not mentioned above, shall have to be executed by the Promoters, exactly in line with the provisions, as per the CMJAY 2015 policy as well as Rajasthan Urban area Model Building Regulations 2020 of the Govt. of Rajasthan.
- i. All/Any Government guidelines/circulars/notices, that may be issued from time to time, related/addendum to the CMJAY 2015 policy and Rajasthan Urban area Model Building Regulations 2020, are to be strictly followed and implemented during the course of Construction. All required Fees/Charges, payable under the Law, will have to be paid to the concerned Government authority/body.
- j. All matters related to the subject project under CMJAY 2015, and, in turn related to any Taxation / Administrative/ Acquisition / Legal / Ownership rights shall be looked after by the local Governing body and do not fall under any scope of this Approval.



27-01-2021

KAPIL JAIN INTODIA

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COA Reg. No. CA/2003/32476

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New Sardarpura, UDAIPUR (Raj.)

Mobile No.:-9414166959

Empanellment No-10,

UDH, RAJ.

AND, THUS,

After thorough inspection of the Architectural Drawings and all the above, I hereby approve the Drawings of 1st phase presented before me, numbered 1 - 5, for Construction at Site, under the provisions of the Empanellment as Architect with the Ministry of UDH, Govt. of Rajasthan.

The validity of this permission is for 36 months from the date of approval.

Yours Truly,



27-01-2021

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Empanellment No-10
UDH, RAJ.

Kapil Jain Intodia

Architect

COA Registration No. CA/2003/32476

Empanelled Architect

Ministry of UDH, Govt. of Rajasthan

Sr. No. 10 as per Empanellment Letter dated 10.04.2017

CC to

MR. PRADEEP SINGH URF PRADEEP PUROHIT S/O MR. SHIVNATH SINGH JI &
MRS. SANTOSH RAJ PUROHIT W/O MR. PRADEEP PUROHIT

Kapil Jain Architects

ARCHITECTS AND INTERIOR DESIGNERS

2-A, RESIDENCY ROAD, NEAR SARDARPURA, UDAIPUR-313001

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info@kapiljainarchitects.com, projects@kapiljainarchitects.com

Check List for Building Plan Approval of CMJAY Projects (Flatted Development)

Applicant Name :	MR. PRADEEP SINGH URF PRADEEP PUROHIT S/O MR. SHIVNATH SINGH JI & MRS. SANTOSH RAJ PUROHIT W/O MR. PRADEEP PUROHIT		
Architect's Name and Registration Number	KAPIL JAIN INTODIA, CA/2003/32476		
Address (Proposed Building)	KHASARA NO.- 980/1 & 978/4 ON KOLIWADA ROAD, REV. VILLAGE- JAKHODA, TEHSIL- SUMERPUR, DIST.- PALI (RAJ.)		
Width of Main Road	60'-0" (18 MT)		
Plot Area	108901.80 Sq.Ft (10117.32 SQM.)		
A) Portion of scheme proposed for EWS/LIG	108901.80 Sq.Ft (10117.32 SQM.)		
B) Balance Portion of scheme area proposed for developer	0		
S.No.	Details	Comments	
1	Size of Plot (EWS/LIG Portion)	108901.80 Sq.Ft (10117.32 SQM.)	
2	Setbacks		
		As per CMJAY Policy	As per Proposal
	Front	6 mt. (20'-0")	6 mt. (20'-0")
	Side I	6 mt. (20'-0")	6 mt. (20'-0")
	Side II	6 mt. (20'-0")	6 mt. (20'-0")
	Rear	6 mt. (20'-0")	6 mt. (20'-0")
3	Ground Coverage	As per CMJAY Policy	As per Proposal
		50%	39.20%
4	Height (No. of Floors)	As per by-laws / CMJAY Policy	As per Proposal
		30 mt. (10 Floors)	14.85 mt. (5 Floors)


27-01-2021

KAPIL JAIN INTODIA

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Proprietor:-KAPIL JAIN ARCHITECTS

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New Sardarpura, UDAIPUR (Raj.)

Mobile No.:-9414166959

Empanelment No-10

UDH, RAJ

Kapil Jain Architects

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5	F.A.R	As per by-laws / CMJAY Policy	As per Proposal
		245029.05 Sq.Ft	158152.51 Sq.Ft
6	Super Built-Up Area	As per by-laws / CMJAY Policy	As per Proposal
	(i) L.I.G	Minimum. SU. B.U.Area: 500 Sq.Ft	Provided SU. B.U.Area : 724 Sq.Ft
	(ii) E.W.S	Minimum. SU. B.U.Area: 350 Sq.Ft	Provided SU. B.U.Area : 500 Sq.Ft
7	Carpet Area	As per by-laws / CMJAY Policy	As per Proposal
	(i) L.I.G	Max. Carpet Area : 645.83 Sqft (60 SQM)	Provided Carpet Area : 524 Sq.Ft
	(ii) E.W.S	Max. Carpet Area : 322.92 Sqft (60 SQM)	Provided Carpet Area : 322 Sq.Ft
8	Parking	As per by-laws / CMJAY Policy	As per Proposal
		512 SCOOTERS, 6 CARS	512 SCOOTERS, 6 CARS
9	Projections/ Balconies etc. (Covered / Extended)	As per by-laws	As per Proposal
		1.50 mt.	1.50 mt.
10	Certification for Fire Safety (Final)	Not applicable	Height is below 15M.
11	Airport NOC (If Required)	Not applicable	Not Required, Height is less than 30M
12	Envirnmental Clearance (If Required)	Not applicable	Total Builtup area is less than 2000 SQM.
13	Certification from structural engeneer (Earthquack Resistance)	APPLICABLE	PROVIDED
14	Plantation on Site	10% (10890.18 Sq.Ft)	10.38 % (11305.97 Sq.Ft)
15	Rain water Harvesting	APPLICABLE	PROVIDED IN PLAN
16	Waste water Recycling	APPLICABLE	PROVIDED IN PLAN
17	Sewage Treatment Plant	APPLICABLE	PROVIDED IN PLAN
18	Provision of Solid Waste Disposal	APPLICABLE	PROVIDED IN PLAN

Kapil Jain
27-01-2021

KAPIL JAIN INTODIA

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Add:- 2-A, Residency Road

New Sardarpura, UDAIPUR (Raj.)

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Empanellment No-10

UDH, RAJ

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19	Provision of Solar Panels / Solar Water Heater	Not applicable	Not applicable
20	Provision of Physically challenged Persons	APPLICABLE	PROVIDED IN PLAN
21	Any other Observations	9 Nos. Lifts, Green Area 11305.97 Sq.Ft (10.38% of Plot Area), Community Hall 2132 Sqft (1.04% of B.A.R.), Commercial Area 4724.31 Sqft. (2.31% of B.A.R., 15 shops), 70 EWS Units & 218 LIG Units, Total Units 288.	

Based on the above facts, The application/proposal submitted for phase-1 by **MR. PRADEEP SINGH URF PRADEEP PUROHIT S/O MR. SHIVNATH SINGH JI & MRS. SANTOSH RAJ PUROHIT W/O MR. PRADEEP PUROHIT** is as per the provision of Chief Minister Jan Awas Yojana - 2015, Township policy and Rajasthan Urban area Model Building Regulations 2020. The applicant has deposited the Plan Inspection Fee (Jaanch Shulk) and application Fee with the Nagar Palika, vide Receipt No. 12 dated 25/01/2021, for Rs. 1,00,200/- at Nagar Palika, Sumerpur. Hence the construction permission of phase-1 is issued to:

Applicant Name :

**MR. PRADEEP SINGH URF PRADEEP PUROHIT
S/O MR. SHIVNATH SINGH JI & MRS. SANTOSH
RAJ PUROHIT W/O MR. PRADEEP PUROHIT**

Proposed Site :

**KHASARA NO.- 980/1 & 978/4 ON KOLIWADA
ROAD, REV. VILLAGE- JAKHODA, TEHSIL-
SUMERPUR, DIST.- PALI (RAJ.)**

Plot Area :

108901.80 Sq.Ft (10117.32 SQM.)

Architect :

Registration Number :


27-01-2021

KAPIL JAIN INTODIA

Architect, B.Arch. (Hons.)

Proprietor:-KAPIL JAIN ARCHITECTS

COA Reg. No. CA/2003/32476

Add:- 2-A, Residency Road

New Sardarpura, UDAIPUR (Raj.)

Mobile No.:-9414166959

Empowerment No-10,

KAPIL JAIN INTODIA UDAIPUR, RAJ

CA/2003/32476

राजस्थान सरकार
नगरीय विकास विभाग

क्रमांक प.10(7)नविवि/नविवि/2009पार्ट-III

दिनांक :- 18 APR 2017

सचिव,
जयपुर/जोधपुर/अजमेर विकास प्राधिकरण,
जयपुर/जोधपुर/अजमेर।

निदेशक,
स्थानीय निकाय विभाग,
जयपुर।

सचिव,
नगर विकास न्यास,
समस्त।

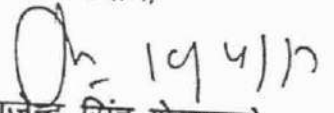
विषय :- कम्पलीशन सर्टिफिकेट जारी करने हेतु वास्तुविदों का एम्पैनलमेन्ट किये जाने के संबंध में।

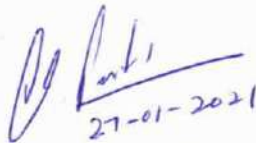
सन्दर्भ :- विभागीय आदेश क्र.प.10(7)नविवि/एन.ए.एच.पी./2010पार्ट-III दिनांक 22.02.2017

महोदय,

उपरोक्त विषयान्तर्गत सन्दर्भित आदेश के द्वारा भवन विनियमों के तहत कम्पलीशन सर्टिफिकेट जारी करने के लिये वास्तुविदों को अधिकृत किया गया था। इस कार्य हेतु विभाग द्वारा ई.ओ.आई. के माध्यम से वास्तुविदों का पैनल तैयार किया गया है। पैनल में उल्लेखित वास्तुविद भवन विनियमों के प्रावधानानुसार कम्पलीशन सर्टिफिकेट जारी करने के लिये अधिकृत किये जाते हैं। इनके द्वारा भवन निर्माता को जारी किये जाने वाले कम्पलीशन सर्टिफिकेट को मान्यता प्रदान की जायेगी तथा संबंधित नगरीय निकाय द्वारा सन्दर्भित आदेश में निर्धारित प्रक्रिया के अनुसार जारी किया जाना सुनिश्चित किया जावे।

भवदीय,


(राजेन्द्र सिंह शेखावत)
संयुक्त शासन सचिव-प्रथम


27-01-2021

KAPIL JAIN INTODIA

Architect, B.Arch. (Hons.)

Proprietor:-KAPIL JAIN ARCHITECTS

COA Reg. No. CA/2003/32476

Add:- 2-A, Residency Road

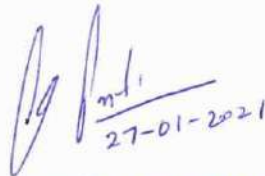
New Sardarpura, UDAIPUR (Raj.)

Mobile No.:-9414166959

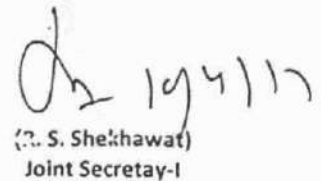
Letter

LIST OF EMPANNELED ARCHITECTS FOR COMPLETION CERTIFICATE

S.No.	Name of Applicant (Architect)	Address & Contact Number	Received Documents
			COA Registration Number.
1	Shri B.Sen Gupta	Biswajit Sen Gupta Architect, A-305 Block 2 Rangoli, Aashiana Village, Bhiwadi-301019 Email:- bsen.architect@gmail.com Mobile No. :-9783502999	CA/75/886
2	Shri Gyanendra Singh Shekhat	Ideas, 124, Himmat Nagar, Tonk Road, Jaipur Email:- studio@ideasjaipur.com Mobile No. :-9829019460	CA/97/22030
3	Shri Sharad Maithel	Maithel & Associates Architects Pvt. Ltd., Plot No.1, Green Woods Lal kothi Scheme, Shankar Marg, Jaipur-302001 Email:- studio@maarchitects.in Mobile No. :-9829013797	CA/93/16374
4	Shri Rahul Agrawal	Sanidhya Design Consultancy Pvt. Ltd. A 660, Second Floor, Krishna Prakash, Opp. Rungta Hospital, Malviya Nagar, Jaipur-302017 Email:- info@sanidhyadesign.com Mobile :-9829253333	CA/2008/42931
5	Shri Kiran S. Mahajani	Aayojan, 45, Bajaj Nagar Enclave Near Gandhi Nagar Railway Station, Jaipur-302015 Email:- aayojan.2010@gmail.com Mobile No. :-01412701590	CA/92/14870
6	Shri Vikas Wadhwa	Architect Vikas Wadhwa, A-117, First Floor, Ram Gali-4, Panchwati Circle, Rajapark, Jaipur-302004 Email:- ar.vikaswadhwa@gmail.com Mobile No. :-9351701888	CA/2002/29378
7	Shri P.N. Bhargava	A-237, Malviya Nagar, Jaipur-302017 Email:- beconsultants.jaipur@gmail.com Mobile No. :-9829052237	CA/75/743
8	Shri Tushar Sogani	Tushar Sogani Design Pvt. Ltd. (TSDPL), F-72, 400, Suryoday, Subhash Nagar, C-Scheme, Jaipur-302001 Email:- tusar@tsdplarch.com studio@tsdplarch.com Mobile No. :-9929590171	CA/2000/26333
9	Shri Manoj Bishnoi	AXIS, 8-A, Kailash Path Suraj Nagar (W), Civil Lines, Jaipur Email:- axisarchitects@gmail.com Mobile No. :-9829058373	CA/99/25277
10	Shri Kapil Jain Intodia	Kapil Jain Architects, 120 Ground Floor, Lodha Complex, Udaipur-313001 Email:- kapiljainarchitects@gmail.com Mobile. No. :-9414166959	CA/2003/32476


27-01-2021

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Mobile No.:-9414166959


(S. S. Shekawat)
Joint Secretary-I

**CERTIFICATE OF UNDERTAKING
FOR COMPLIANCE OF THE PROVISION OF N.B.C. PART – VI
FOR EARTHQUAKE SAFETY**

(To be submitted at the time of approval of building plans)

Plot Details : KHASARA NO.- 980/1 & 978/4 ON KOLIWADA ROAD,
REV. VILLAGE- JAKHODA, TEHSIL- SUMERPUR, DIST.- PALI (RAJ.)

Scheme : CM Jan Awas Yojna 2015, Scheme 3-A

Area of the plot : 108901.80 Sq.Ft (10117.32 SQM.)

Proposed Height of the building : 48'-9" (14.85 Mt.)

1. Certified the building plans submitted for approval satisfy the safety requirement as stipulated under building regulation no. 14.7 and the information given therein is factually correct to the best of our knowledge and understanding.
2. It is also certified that the structural design including safety from earthquake shall be duly incorporated in the design of the building and these provisions shall be adhered to during the construction.

Shw

Signature of Owner

Name & address : MR. PRADEEP SINGH URF PRADEEP PUROHIT S/O MR.
SHIVNATH SINGH JI & MRS. SANTOSH RAJ PUROHIT W/O MR. PRADEEP
PUROHIT, SUMERPUR

Signature of Structural Engineer *Yash*

Name & address .. *YASH... A.G. RAJAWAL (C.M. Tech)*
38, SHIV COLONY, KALKA MATA
ROAD, UDAIPUR

Registration No. *A.M.1314262*



Signature of Architect *Kapil Jain*

Name & address

Registration No.

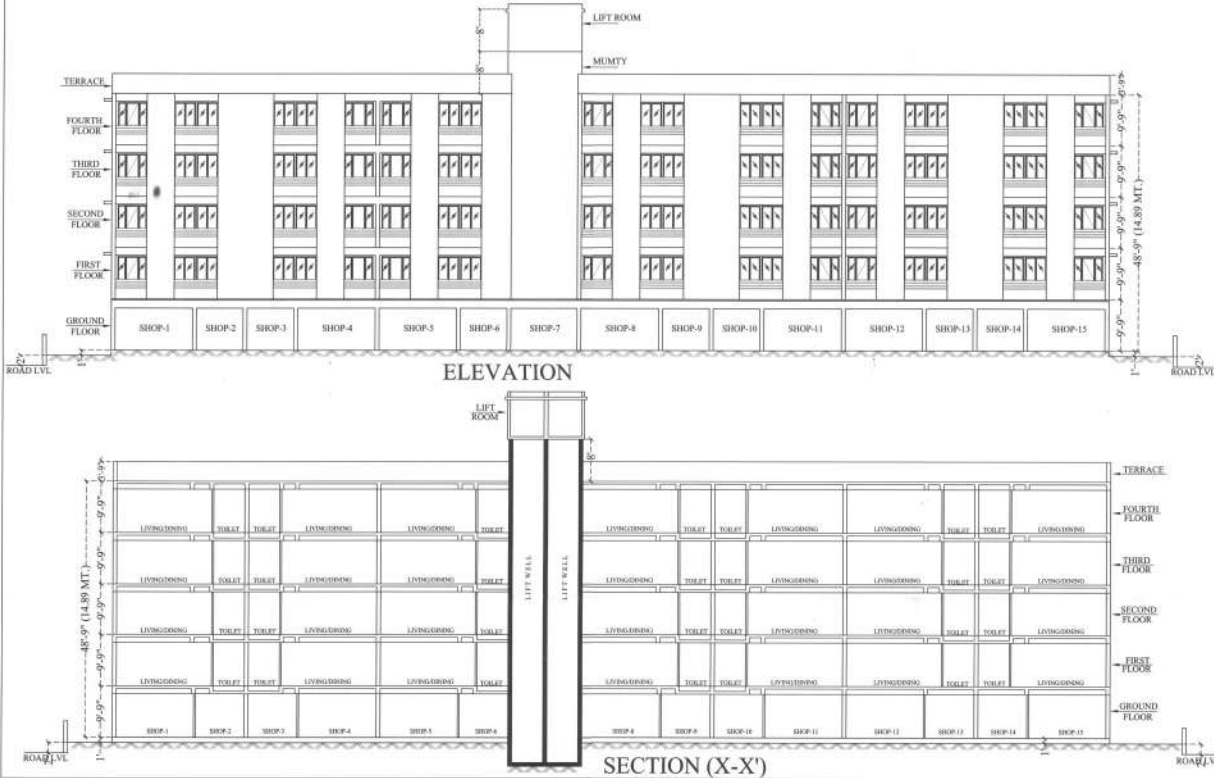
KAPIL JAIN INTODIA
Architect, B.Arch. (Hons.)
Proprietor:-KAPIL JAIN ARCHITECTS
COA Reg. No. CA/2003/32476
Add:- 2-A, Residency Road
New Sardarpura, UDAIPUR (Raj.)
Mobile No.:-9414166959



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR TO FOURTH FLOOR



ELEVATION

SECTION (X-X')

BLOCK No. - A

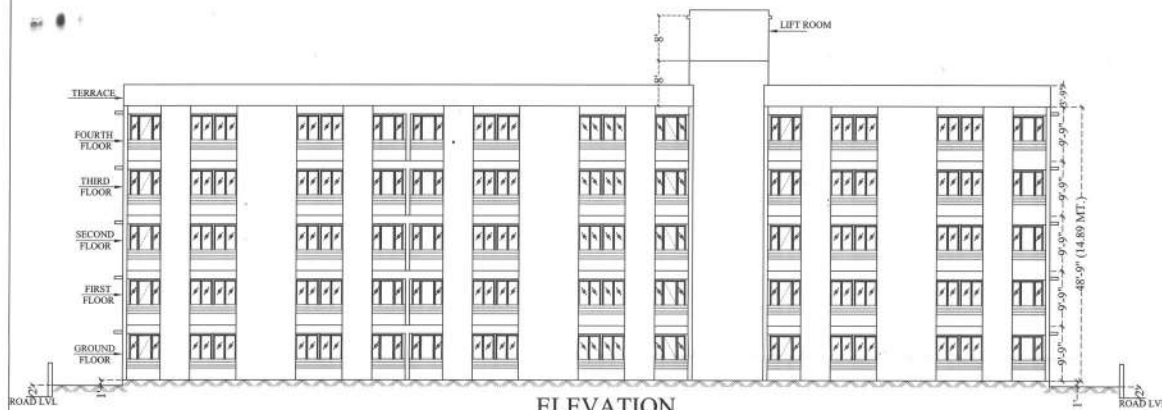
F.A.R AREA DETAIL (BLOCK No. - A)					B.A.R AREA DETAIL (BLOCK No. - A)			
PARTICULAR	BUILT-UP IN SQFT.	DEDUCTION FOR F.A.R.		F.A.R.	PARTICULAR	BUILT UP AREA	DEDUCTIONS	B.A.R.
GROUND FLOOR	10247.81	1430.52	185.28	8245.85	GROUND FLOOR	10247.81	185.28	10062.53
FIRST FLOOR	10214.96	1587	185.28	836.68	FIRST FLOOR	10214.96	185.28	10029.68
SECOND FLOOR	10214.96	1587	185.28	836.68	SECOND FLOOR	10214.96	185.28	10029.68
THIRD FLOOR	10214.96	1587	185.28	836.68	THIRD FLOOR	10214.96	185.28	10029.68
FOURTH FLOOR	10214.96	1587	185.28	836.68	FOURTH FLOOR	10214.96	185.28	10029.68
TOTAL AREA	51107.65	7778.52	926.40	3732.88	TOTAL AREA	51107.65	926.40	50181.25
TOTAL HEIGHT = 48'-9" (14.89 METER)					GROSS BUILT-UP AREA OF BUILDING BLOCK - A = 51107.65 SQFT.			
F.A.R. DEDUCTION DETAILS (GROUND FLOOR)					B.A.R. DEDUCTION DETAILS (GROUND FLOOR)			
GROUND FLOOR BUILT-UP AREA = 10247.81 SQFT.					GROUND FLOOR BUILT-UP AREA = 10247.81 SQFT.			
COMMERCIAL AREA = 4724.31 SQFT.					DUCT AREA = 185.28 SQFT.			
STAIRCASE = 232.69 SQFT.					GROUND FLOOR B.A.R. = 10247.81 - 185.28 = 10062.53 SQFT.			
LIFT = 102.38 SQFT.					GROUND FLOOR COMMERCIAL B.A.R. = 10247.81 - 5523.50 = 4724.31 SQFT.			
CORRIDOR AREA = 1095.45 SQFT.					GROUND FLOOR RESIDENTIAL B.A.R. = 10247.81 - 4724.31 - 5523.50 SQFT.			
TOTAL COMMON AREA DEDUCTION = 1430.52 SQFT.					B.A.R. DEDUCTION DETAILS (FIRST FLOOR TO 4th FLOOR)			
TOTAL DEDUCTION AREA = (common area +balcony+duct)					FIRST FLOOR TO 4th FLOOR BUILT-UP AREA = 10214.96 SQFT.			
= 1430.52 + 386.16 + 185.28 = 2001.96 SQFT.					DUCT AREA = 185.28 SQFT.			
GROUND FLOOR F.A.R. = 10247.81 - 2001.96 = 8245.85 SQFT.					FIRST FLOOR TO 4th FLOOR B.A.R. = 10214.96 - 185.28 = 10029.68 SQFT.			
F.A.R. DEDUCTION DETAILS (FIRST TO 4th FLOOR)					UNDER C.M.I.A.Y. - 2015, PROVISION - 3 A			
FIRST FLOOR TO 4th FLOOR BUILT-UP AREA = 10214.96 SQFT.					PROPOSED E.W.S / L.G PROJECT "VINAYAK CITY" FOR-			
STAIRCASE = 232.69 SQFT.					MR. PRADEEP SINGH URF PRADEEP PUROHIT SO MR. SHIV NATH SINGH II &			
CORRIDOR AREA = 1251.93 SQFT.					MRS. SANTOSH RAI PUROHIT W/O MR. PRADEEP PUROHIT			
TOTAL COMMON AREA DEDUCTION = 1587 SQFT.					KHASARA NO.-9801 & 9784 ON KOLIWADA ROAD			
TOTAL DEDUCTION AREA = (common area +balcony+duct)					REV. VILLAGE-JAKHODA, TEHSIL-SUMERPUR, DIST.- PALI			
= 1587 + 386.68 + 185.28 = 2608.96 SQFT.								
FIRST FLOOR TO 4th FLOOR F.A.R. = 10214.96 - 2608.96 = 7606 SQFT.								



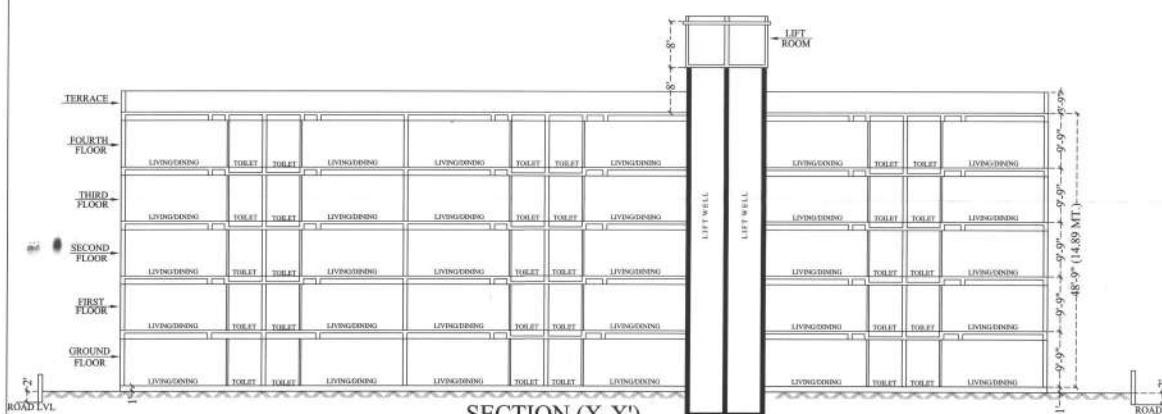
PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR TO FOURTH FLOOR



ELEVATION



SECTION (X-X')

BLOCK No.- B & C

F.A.R. AREA DETAIL (BLOCK No.- B & C)

PARTICULAR	BUILT-UP IN SQFT.	DEDUCTION FOR F.A.R.			F.A.R.
		COMMON AREA (STAIR, LIFT, LOBBY)	DUCT	BALCONY	
GROUND FLOOR	9400.08	1430.52	175.88	772.32	7021.36
FIRST FLOOR	9400.08	1421.52	175.88	772.32	7030.36
SECOND FLOOR	9400.08	1421.52	175.88	772.32	7030.36
THIRD FLOOR	9400.08	1421.52	175.88	772.32	7030.36
FOURTH FLOOR	9400.08	1421.52	175.88	772.32	7030.36
TOTAL AREA	47000.40	7116.60	879.40	3861.60	35142.80

F.A.R. DEDUCTION DETAILS (GROUND FLOOR)

GROUND FLOOR BUILT-UP AREA = 9400.08 SQFT.
 STAIRCASE = 232.69 SQFT.
 LIFT = 102.38 SQFT.
 CORRIDOR AREA = 1095.45 SQFT.
 TOTAL COMMON AREA DEDUCTION = 1430.52 SQFT.
 TOTAL DEDUCTION AREA = (common area+balcony+duct)
 = 1430.52 + 772.32 + 175.88 = 2378.72 SQFT.
 GROUND FLOOR F.A.R. = 9400.08 - 2378.72 = 7021.36 SQFT.

F.A.R. DEDUCTION DETAILS (FIRST TO 4th FLOOR)

FIRST TO 4th FLOOR BUILT-UP AREA = 9400.08 SQFT.
 STAIRCASE = 232.69 SQFT.
 LIFT = 102.38 SQFT.
 CORRIDOR AREA = 1086.45 SQFT.
 TOTAL COMMON AREA DEDUCTION = 1421.52 SQFT.
 TOTAL DEDUCTION AREA = (common area+balcony+duct)
 = 1421.52 + 772.32 + 175.88 = 2369.72 SQFT.
 FIRST TO 4th FLOOR F.A.R. = 9400.08 - 2369.72 = 7030.36 SQFT.

B.A.R. AREA DETAIL (BLOCK No.- B & C)

PARTICULAR	BUILT UP AREA	DEDUCTIONS	B.A.R.
GROUND FLOOR	9400.08	175.88	9224.20
FIRST FLOOR	9400.08	175.88	9224.20
SECOND FLOOR	9400.08	175.88	9224.20
THIRD FLOOR	9400.08	175.88	9224.20
FOURTH FLOOR	9400.08	175.88	9224.20
TOTAL AREA	47000.40	879.40	46121

TOTAL HEIGHT = 48'-9" (14.89 METER)
 GROSS BUILT-UP AREA OF BUILDING BLOCK - B & C = 47000.40 SQFT.

B.A.R. DEDUCTION DETAILS (GROUND TO 4th FLOOR)
 GROUND TO 4th FLOOR BUILT-UP AREA = 9400.08 SQFT.

DUCT AREA = 175.88 SQFT.
 GROUND TO 4th FLOOR B.A.R. = 9400.08 - 175.88 = 9224.20 SQFT.

UNDER CM.J.A.Y. - 2015, PROVISION - 3 A
 PROPOSED E.W.S / L.I.G PROJECT "VINAYAK CITY" FOR:-
 MR. PRADEEP SINGH URF PRADEEP PUROHIT S/O MR. SHIV NATH SINGH JI &
 MRS. SANTOSH RAJ PUROHIT W/O MR. PRADEEP PUROHIT
 KHASARA NO.- 9801 & 9784 ON KOLIWADA ROAD
 REV. VILLAGE-JAKHODA, TEHSIL- SUMERPUR, DIST.- PALI

SIGN. OF APPLICANTS:

KAPIL JAIN INDIA
 Architect, B.Arch. (Hons.)
 Prop.:- KAPIL JAIN ARCHITECTS.
 COA Reg. No. CA/2003/2476
 Add:- 2/A, Residency Road,
 New Sardapura, UDAPUR (Raj.)
 Mobile No.:-9414166959

Provisional permission issued by Empowered Architect N10
 at P.O. UDH on 05/05/2017

SHEET No.- 03

SCALE:- 1" = 12'0"

SIGN. OF ARCHITECT



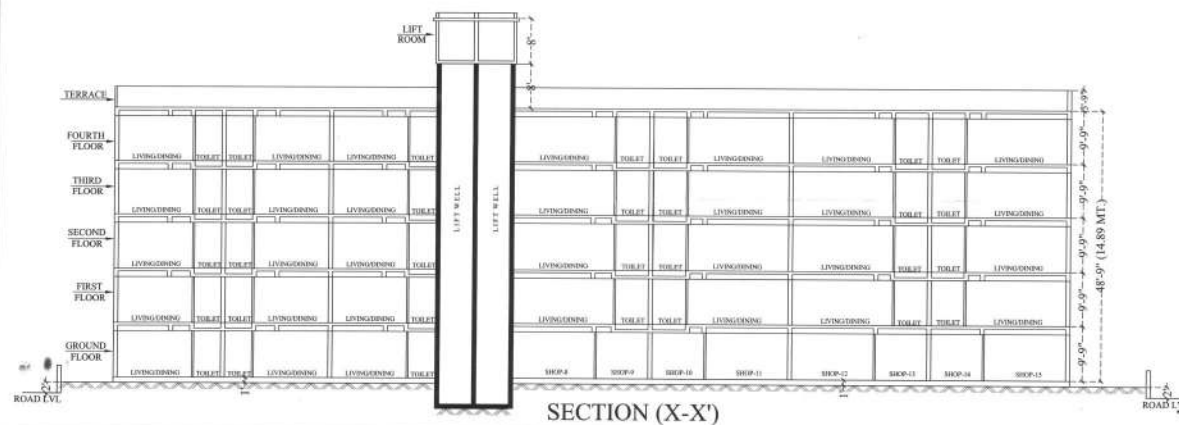
PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR TO FOURTH FLOOR



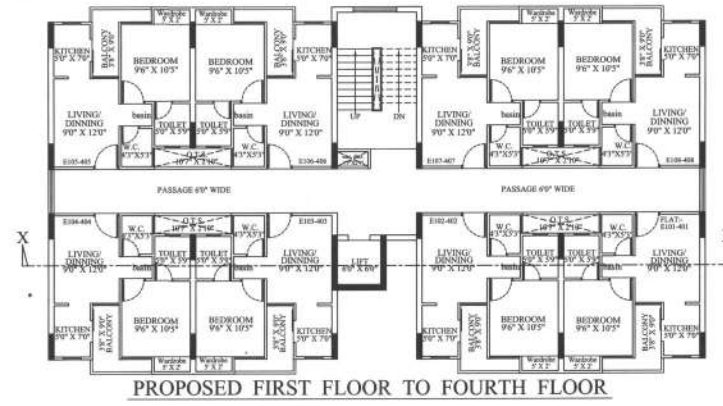
60feet Road side ELEVATION



SECTION (X-X')

BLOCK No.- D

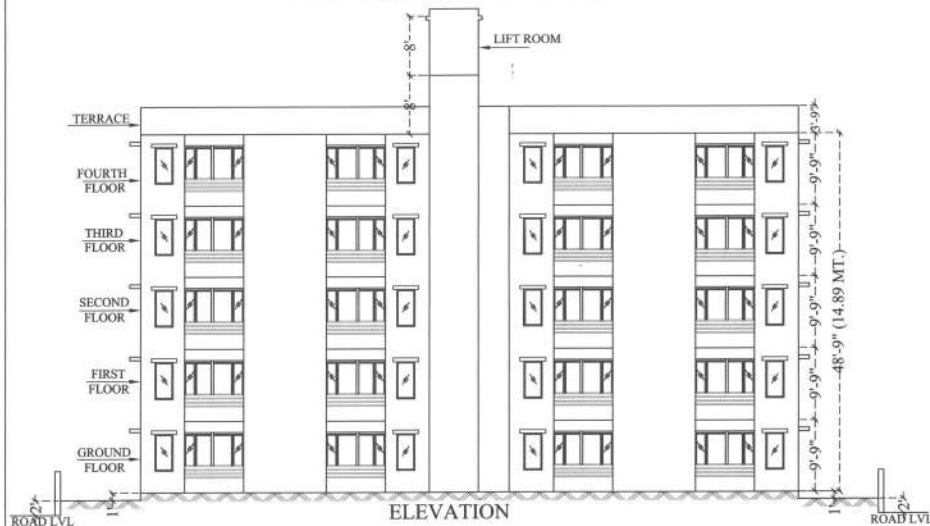
F.A.R AREA DETAIL (BLOCK No.- D)					B.A.R AREA DETAIL (BLOCK No.- D)			
PARTICULAR	BUILT-UP IN SQFT.	DEDUCTION FOR F.A.R.		F.A.R.	B.A.R AREA DETAIL			
		COMMON AREA (STAIR, LIFT, CORRIDOR)	DUCT	BALCONY	PARTICULAR	BUILT UP AREA	DEDUCTIONS	B.A.R.
GROUND FLOOR	9333.35	1478.02	210.78	778.22	GROUND FLOOR	9333.35	210.78	9122.57
FIRST FLOOR	9333.35	1469.02	210.78	778.22	FIRST FLOOR	9333.35	210.78	9122.57
SECOND FLOOR	9333.35	1469.02	210.78	778.22	SECOND FLOOR	9333.35	210.78	9122.57
THIRD FLOOR	9333.35	1469.02	210.78	778.22	THIRD FLOOR	9333.35	210.78	9122.57
FOURTH FLOOR	9333.35	1469.02	210.78	778.22	FOURTH FLOOR	9333.35	210.78	9122.57
TOTAL AREA	46666.75	7354.10	1053.90	3891.10	TOTAL AREA	46666.75	1053.90	45612.85
F.A.R. DEDUCTION DETAILS (GROUND FLOOR)					B.A.R. DEDUCTION DETAILS (GROUND TO 4th FLOOR)			
GROUND FLOOR BUILT-UP AREA = 9333.35 SQFT.					GROUND TO 4th FLOOR BUILT-UP AREA = 9333.35 SQFT.			
STAIRCASE = 232.69 SQFT.					DUCT AREA = 210.78 SQFT.			
LIFT = 102.38 SQFT.					GROUND TO 4th FLOOR B.A.R. = 9333.35 - 210.78 = 9122.57 SQFT.			
CORRIDOR AREA = 1142.95 SQFT.					UNDER C.M.J.A.Y. - 2015, PROVISION - 3 A			
TOTAL COMMON AREA DEDUCTION = 1478.02 SQFT.					PROPOSED E.W.S / L.I.G PROJECT "VINAYAK CITY" FOR-			
TOTAL DEDUCTION AREA = (common area+balcony+duct)					MR. PRADEEP SINGH URF PRADEEP PUROHIT S/O MR. SHIVNATH SINGH JI &			
= 1478.02 + 778.22 + 210.78 = 2467.02 SQFT.					MRS. SANTOSH RAJ PUROHIT W/O MR. PRADEEP PUROHIT			
GROUND FLOOR F.A.R. = 9333.35 - 2467.02 = 6866.33 SQFT.					KHASARA NO.- 9801 & 9784 ON KOLIWADA ROAD			
F.A.R. DEDUCTION DETAILS (FIRST TO 4th FLOOR)					REV. VILLAGE-JAKHODA, TEHSIL-SUMERPUR, DIST.- PALI			
FIRST TO 4th FLOOR BUILT-UP AREA = 9333.35 SQFT.					SIGN. OF APPLICANTS:			
STAIRCASE = 232.69 SQFT.								
LIFT = 102.38 SQFT.								
CORRIDOR AREA = 1133.95 SQFT.								
TOTAL COMMON AREA DEDUCTION = 1469.02 SQFT.								
TOTAL DEDUCTION AREA = (common area+balcony+duct)								
= 1469.02 + 778.22 + 210.78 = 2458.02 SQFT.								
FIRST TO 4th FLOOR F.A.R. = 9333.35 - 2458.02 = 6875.33 SQFT.								
KAPIL JAIN INTODIA								
Architect, B.Arch. (Hons.)								
FLOORING-6049, JAIN ARCHITECTS								
C/O Reg. No. CA/2003/32476								
Apt.- 2-A, Residency Road								
New Vadodra, UDAPUR (Guj.)								
Mobile No.-9414166959								
Professional Stamp issued by Registered Architect no 10								
Also valid upto dated 31-05-2017								
SHEET NO.- 04								
SCALE:- 1" = 120"								
SIGN. OF ARCHITECT								



PROPOSED GROUND FLOOR

PROPOSED FIRST FLOOR TO FOURTH FLOOR

BLOCK No.- E



F.A.R. AREA DETAIL (BLOCK No.- E)					B.A.R. AREA DETAIL (BLOCK No.- E)				
PARTICULAR	BUILT-UP IN SQFT.	DEDUCTION FOR F.A.R.			F.A.R.	B.A.R. AREA DETAIL			
		COMMON AREA (STAIRCASE, LOBBY)	DUCT	BALCONY		PARTICULAR	BUILT UP AREA	DEDUCTIONS	B.A.R.
GROUND FLOOR	4307.40	870.22	129.93	351.12	2956.13	GROUND FLOOR	4307.40	129.93	4177.47
FIRST FLOOR	4307.40	858.03	129.93	351.12	2968.32	FIRST FLOOR	4307.40	129.93	4177.47
SECOND FLOOR	4307.40	858.03	129.93	351.12	2968.32	SECOND FLOOR	4307.40	129.93	4177.47
THIRD FLOOR	4307.40	858.03	129.93	351.12	2968.32	THIRD FLOOR	4307.40	129.93	4177.47
FOURTH FLOOR	4307.40	858.03	129.93	351.12	2968.32	FOURTH FLOOR	4307.40	129.93	4177.47
TOTAL AREA	21537	4302.34	649.65	1755.60	14829.41	TOTAL AREA	21537	649.65	20887.35
F.A.R. DEDUCTION DETAILS (GROUND FLOOR)					TOTAL HEIGHT = 48'-9" (14.89 METER)				
GROUND FLOOR BUILT-UP AREA = 4307.40 SQFT.					GROSS BUILT-UP AREA OF BUILDING BLOCK - E = 21537 SQFT.				
STAIRCASE = 215.67 SQFT.					B.A.R. DEDUCTION DETAILS (GROUND TO 4th FLOOR)				
LIFT = 54 SQFT.					GROUND TO 4th FLOOR BUILT-UP AREA = 4307.40 SQFT.				
CORRIDOR AREA = 600.55 SQFT.					DUCT AREA = 129.93 SQFT.				
TOTAL COMMON AREA DEDUCTION = 870.22 SQFT.					GROUND TO 4th FLOOR B.A.R. = 4307.40 - 129.93 = 4177.47 SQFT.				
TOTAL DEDUCTION AREA = (common area+balcony+duct)					UNDER C.M.J.A.Y. - 2015 , PROVISION - 3 A				
= 870.22 + 351.12 + 129.93 = 1351.27 SQFT.					PROPOSED E.W.S / L.I.G PROJECT "VINAYAK CITY" FOR:-				
GROUND FLOOR F.A.R. = 4307.40 - 1351.27 = 2956.13 SQFT.					MR. PRADEEP SINGH URF PRADEEP PUROHIT S/O MR. SHIVNATH SINGH II &				
					MRS. SANTOSH RAJ PUROHIT W/O MR. PRADEEP PUROHIT				
					KHASARA NO.- 980/1 & 978/4 ON KOLIWADA ROAD				
					REV. VILLAGE- JAKHODA, TEHSIL- SUMERPUR, DIST.- PALI				
F.A.R. DEDUCTION DETAILS (FIRST TO 4th FLOOR)					SIGN. OF APPLICANTS :  27-01-2024				
FIRST TO 4th FLOOR BUILT-UP AREA = 4307.40 SQFT.									
STAIRCASE = 215.67 SQFT.									
LIFT = 54 SQFT.									
CORRIDOR AREA = 588.36 SQFT.									
TOTAL COMMON AREA DEDUCTION = 858.03 SQFT.									
TOTAL DEDUCTION AREA = (common area+balcony+duct)									
= 858.03 + 351.12 + 129.93 = 1339.08 SQFT.									
FIRST TO 4th FLOOR F.A.R. = 4307.40 - 1339.08 = 2968.32 SQFT.									