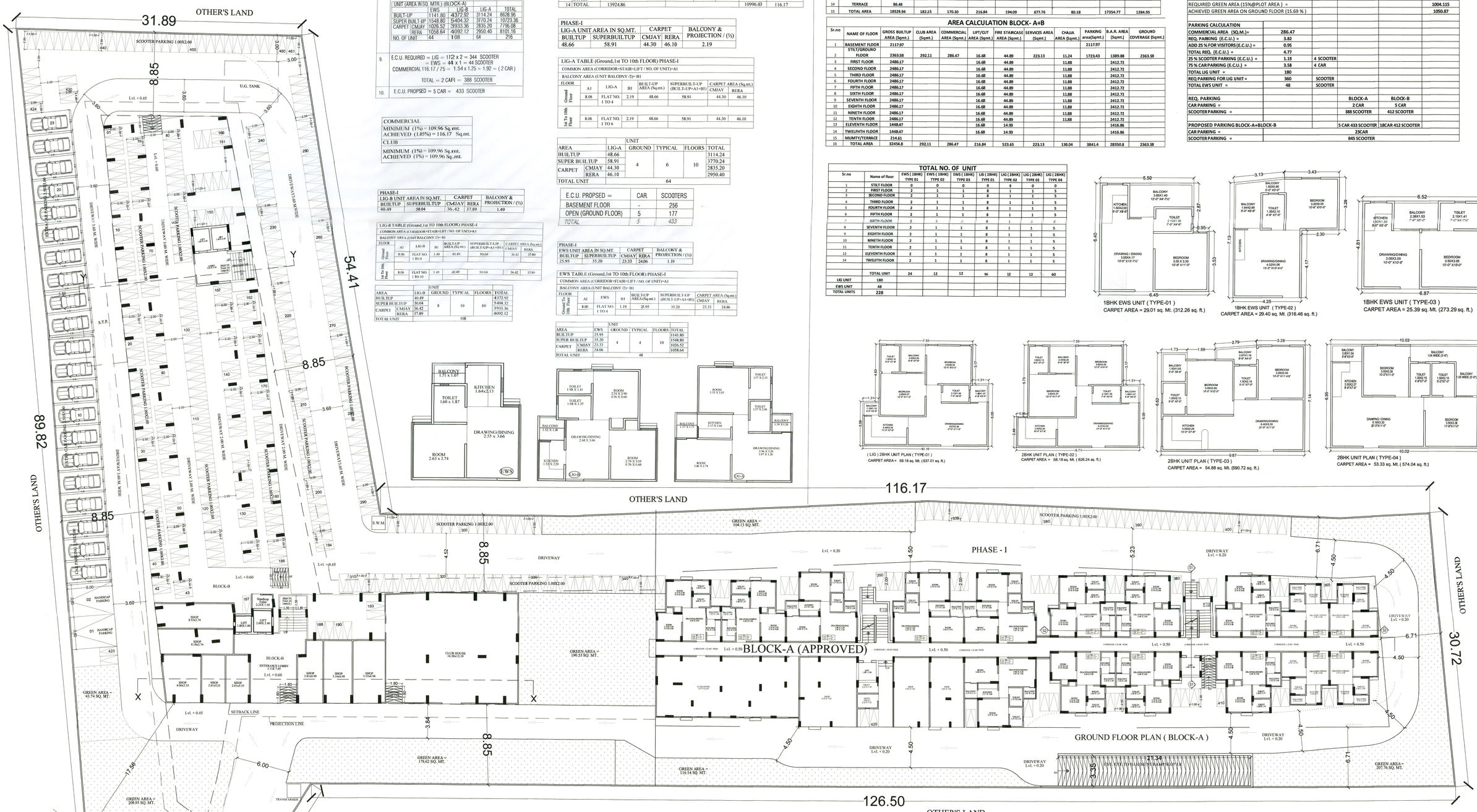
अनुमोदित

उपनगर नियोजन (BP)
जयपुर विकास प्राधिकरण, जयपुर

अतिरिक्त मुख्य नगर नियोजक
नगर नियोजन समिति
जयपुर विकास प्राधिकरण, जयपुर




## APPROVED BLOCK -A AREA SHEET

| S.NO. | REFERENCE :- |
|---|---|
| 1. | TOTAL PLOT AREA = 6694.10 SQ.MT. (8006.14 sq.yds.) |
| 2. | PERMISSIBLE B.A.R. = 6694.10 x 3.375 = 22592.58 Sq.mt. |
| 3. | PROPOSED B.A.R. = 10996.03 Sq.mt. ( 1.64 % ) |
| 4. | PERMISSIBLE GROUND COVERAGE = 50.00 % (AS PER CMJAY) |
| 5. | PROPOSED GROUND COVERAGE = 1078.63 SQ.MT. (16.11%) |
| 6. | PERMISSIBLE LANDSCAPE (15%) = 1004.11 SQM. |
| 7. | PROPOSED LANDSCAPE ( 15.69 % ) = 1050.87 SQM. |
| 8. | TOTAL UNIT<br>LIG =172 (79.63%)<br>EWS = 44 (20.37%)<br>TOTAL UNIT AREA (Sq.mt.) |

| UNIT (AREA IN SQ. MTR.) (BLOCK-A) | EWS | LIG-B | LIG-A | TOTAL |
|---|---|---|---|---|
| BUILT-UP | 1141.80 | 4372.92 | 3114.24 | 8628.96 |
| SUPER BUILT-UP | 1548.80 | 5404.32 | 3770.24 | 10723.36 |
| CARPET CMJAY | 1026.52 | 3933.36 | 2835.20 | 7795.08 |
| CARPET RERA | 1058.64 | 4092.12 | 2950.40 | 8101.16 |
| NO. OF UNIT | 44 | 108 | 64 | 216 |

| 9. | E.C.U. REQUIRED = LIG = 172 x 2 = 344 SCOOTER<br>= EWS = 44 x 1 = 44 SCOOTER<br>COMMERCIAL 116.17 / 75 = 1.54 x 1.25 = 1.92 = ( 2 CAR ) |
|---|---|
| | TOTAL = 2 CAR = 388 SCOOTER |
| 10. | E.C.U. PROPSED = 5 CAR = 433 SCOOTER |

| COMMERCIAL |
|---|
| MINIMUM (1%) = 109.96 Sq.mt. |
| ACHIEVED (1.85%) = 116.17 Sq.mt. |
| CLUB |
| MINIMUM (1%) = 109.96 Sq.mt. |
| ACHIEVED (1%) = 109.96 Sq.mt. |

| PHASE-I<br>LIG-B UNIT AREA IN SQ.MT. | | CARPET | | BALCONY & PROJECTION / (½) |
|---|---|---|---|---|
| BUILTUP | SUPERBUILTUP | CMJAY | RERA | |
| 40.49 | 50.04 | 36.42 | 37.89 | 1.49 |

LIG-B TABLE (Ground,1st TO 10th FLOOR) PHASE-I

COMMON AREA (CORRIDOR+STAIR+LIFT / NO. OF UNIT)=A1

BALCONY AREA (UNIT BALCONY /2)= B1

| FLOOR | A1 | LIG-B | B1 | BUILT-UP AREA (Sq.mt.) | SUPERBUILT-UP (BUILT-UP+A1+B1) | CARPET AREA (Sq.mt.) CMJAY | RERA |
|---|---|---|---|---|---|---|---|
| Ground Floor | 8.06 | FLAT NO. 1 TO 4 | 1.49 | 40.49 | 50.04 | 36.42 | 37.89 |
| 1st To 10th Floor | 8.06 | FLAT NO. 1 TO 10 | 1.49 | 40.49 | 50.04 | 36.42 | 37.89 |

| AREA | LIG-B | UNIT GROUND | TYPICAL | FLOORS | TOTAL |
|---|---|---|---|---|---|
| BUILTUP | 40.49 | 8 | 10 | 10 | 4372.92 |
| SUPER BUILTUP | 50.04 | | | | 5404.32 |
| CARPET CMJAY | 36.42 | | | | 3933.36 |
| CARPET RERA | 37.89 | | | | 4092.12 |
| TOTAL UNIT | | 108 | | | |

AREA CALCULATION (AREA IN SQ. MTR.) (BLOCK-A)

| S.NO. | FLOOR | GROSS BUILTUP AREA | SERVICES | FIRE STAIR | CHAJJA | B.A.R. | COMMERCIAL |
|---|---|---|---|---|---|---|---|
| 1 | BASEMENT | 2117.97 | | | | PARKING | |
| 2 | GROUND | 1078.63 + 223.13 (SERVICES) | 223.13 | 29.96 | 11.24 | 1037.43 | 116.17 |
| 3 | 1st Floor | 1037.70 | - | 29.96 | 11.88 | 995.86 | - |
| 4 | 2nd Floor | 1037.70 | - | 29.96 | 11.88 | 995.86 | - |
| 5 | 3rd Floor | 1037.70 | - | 29.96 | 11.88 | 995.86 | - |
| 6 | 4th Floor | 1037.70 | - | 29.96 | 11.88 | 995.86 | - |
| 7 | 5th Floor | 1037.70 | - | 29.96 | 11.88 | 995.86 | - |
| 8 | 6th Floor | 1037.70 | - | 29.96 | 11.88 | 995.86 | - |
| 9 | 7th Floor | 1037.70 | - | 29.96 | 11.88 | 995.86 | - |
| 10 | 8th Floor | 1037.70 | - | 29.96 | 11.88 | 995.86 | - |
| 11 | 9th Floor | 1037.70 | - | 29.96 | 11.88 | 995.86 | - |
| 12 | 10th Floor | 1037.70 | - | 29.96 | 11.88 | 995.86 | - |
| 13 | MUMTY/ STAIR | 128.13 | | | | - | |
| 14 | TOTAL | 13924.86 | | | | 10996.03 | 116.17 |

| PHASE-I<br>LIG-A UNIT AREA IN SQ.MT. | | CARPET | | BALCONY & PROJECTION / (½) |
|---|---|---|---|---|
| BUILTUP | SUPERBUILTUP | CMJAY | RERA | |
| 48.66 | 58.91 | 44.30 | 46.10 | 2.19 |

LIG-A TABLE (Ground,1st TO 10th FLOOR) PHASE-I

COMMON AREA (CORRIDOR+STAIR+LIFT / NO. OF UNIT)=A1

BALCONY AREA (UNIT BALCONY /2)= B1

| FLOOR | A1 | LIG-A | B1 | BUILT-UP AREA (Sq.mt.) | SUPERBUILT-UP (BUILT-UP+A1+B1) | CARPET AREA (Sq.mt.) CMJAY | RERA |
|---|---|---|---|---|---|---|---|
| Ground Floor | 8.06 | FLAT NO. 1 TO 4 | 2.19 | 48.66 | 58.91 | 44.30 | 46.10 |
| 1st To 10th Floor | 8.06 | FLAT NO. 1 TO 6 | 2.19 | 48.66 | 58.91 | 44.30 | 46.10 |

| AREA | | LIG-A | UNIT GROUND | TYPICAL | FLOORS | TOTAL |
|---|---|---|---|---|---|---|
| BUILTUP | | 48.66 | 4 | 6 | 10 | 3114.24 |
| SUPER BUILTUP | | 58.91 | | | | 3770.24 |
| CARPET | CMJAY | 44.30 | | | | 2835.20 |
| | RERA | 46.10 | | | | 2950.40 |
| TOTAL UNIT | | | 64 | | | |

| E.C.U. PROPSED = | CAR. | SCOOTERS |
|---|---|---|
| BASEMENT FLOOR | - | 256 |
| OPEN (GROUND FLOOR) | 5 | 177 |
| TOTAL | 5 | 433 |

| PHASE-I<br>EWS UNIT AREA IN SQ.MT. | | CARPET | | BALCONY & PROJECTION / (½) |
|---|---|---|---|---|
| BUILTUP | SUPERBUILTUP | CMJAY | RERA | |
| 25.95 | 35.20 | 23.33 | 24.06 | 1.19 |

EWS TABLE (Ground,1st TO 10th FLOOR) PHASE-I

COMMON AREA (CORRIDOR+STAIR+LIFT / NO. OF UNIT)=A1

BALCONY AREA (UNIT BALCONY /2)= B1

| FLOOR | A1 | EWS | B1 | BUILT-UP AREA (Sq.mt.) | SUPERBUILT-UP (BUILT-UP+A1+B1) | CARPET AREA (Sq.mt.) CMJAY | RERA |
|---|---|---|---|---|---|---|---|
| Ground To 10th Floor | 8.06 | FLAT NO. 1 TO 4 | 1.19 | 25.95 | 35.20 | 23.33 | 24.06 |

| AREA | EWS | UNIT GROUND | TYPICAL | FLOORS | TOTAL |
|---|---|---|---|---|---|
| BUILTUP | 25.95 | 4 | 4 | 10 | 1141.80 |
| SUPER BUILTUP | 35.20 | | | | 1548.80 |
| CARPET CMJAY | 23.33 | | | | 1026.52 |
| CARPET RERA | 24.06 | | | | 1058.64 |
| TOTAL UNIT | | 44 | | | |

## BLOCK -B NEW AREA SHEET

AREA CALCULATION BLOCK- B

| Sr.no | NAME OF FLOOR | GROSS BUILTUP AREA (Sqmt.) | CLUB AREA (Sqmt.) | COMMERCIAL AREA (Sqmt.) | LIFT/CUT AREA (Sqmt.) | FIRE STAIRCASE AREA (Sqmt.) | PARKING AREA (Sqmt.) | SERVISAGE AREA stp+up tank+guard room+swm transformer(Sqmt.) | B.A.R. AREA (Sqmt.) | GROUND COVERAGE (Sqmt.) |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | STILT/GROUND FLOOR | 1001.82 | 182.15 | 170.30 | 16.68 | 14.93 | 677.76 | 80.18 | 352.45 | 1284.95 |
| 2 | FIRST FLOOR | 1448.47 | | | 16.68 | 14.93 | | | 1416.86 | |
| 3 | SECOND FLOOR | 1448.47 | | | 16.68 | 14.93 | | | 1416.86 | |
| 4 | THIRD FLOOR | 1448.47 | | | 16.68 | 14.93 | | | 1416.86 | |
| 5 | FOURTH FLOOR | 1448.47 | | | 16.68 | 14.93 | | | 1416.86 | |
| 6 | FIFTH FLOOR | 1448.47 | | | 16.68 | 14.93 | | | 1416.86 | |
| 7 | SIXTH FLOOR | 1448.47 | | | 16.68 | 14.93 | | | 1416.86 | |
| 8 | SEVENTH FLOOR | 1448.47 | | | 16.68 | 14.93 | | | 1416.86 | |
| 9 | EIGHTH FLOOR | 1448.47 | | | 16.68 | 14.93 | | | 1416.86 | |
| 10 | NINETH FLOOR | 1448.47 | | | 16.68 | 14.93 | | | 1416.86 | |
| 11 | TENTH FLOOR | 1448.47 | | | 16.68 | 14.93 | | | 1416.86 | |
| 12 | ELEVENTH FLOOR | 1448.47 | | | 16.68 | 14.93 | | | 1416.86 | |
| 13 | TWELFITH FLOOR | 1448.47 | | | 16.68 | 14.93 | | | 1416.86 | |
| 14 | TERRACE | 86.48 | | | | | | | | |
| 15 | TOTAL AREA | 18529.94 | 182.15 | 170.30 | 216.84 | 194.09 | 677.76 | 80.18 | 17354.77 | 1284.95 |

AREA CALCULATION BLOCK- A+B

| Sr.no | NAME OF FLOOR | GROSS BUILTUP AREA (Sqmt.) | CLUB AREA (Sqmt.) | COMMERCIAL AREA (Sqmt.) | LIFT/CUT AREA (Sqmt.) | FIRE STAIRCASE AREA (Sqmt.) | SERVICES AREA (Sqmt.) | CHAJJA AREA (Sqmt.) | PARKING area(Sqmt.) | B.A.R. AREA (Sqmt.) | GROUND COVERAGE (Sqmt.) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | BASEMENT FLOOR | 2117.97 | | | | | | | 2117.97 | | |
| 2 | STILT/GROUND FLOOR | 2363.58 | 292.11 | 286.47 | 16.68 | 44.89 | 223.13 | 11.24 | 1723.43 | 1389.88 | 2363.58 |
| 3 | FIRST FLOOR | 2486.17 | | | 16.68 | 44.89 | | 11.88 | | 2412.72 | |
| 4 | SECOND FLOOR | 2486.17 | | | 16.68 | 44.89 | | 11.88 | | 2412.72 | |
| 5 | THIRD FLOOR | 2486.17 | | | 16.68 | 44.89 | | 11.88 | | 2412.72 | |
| 6 | FOURTH FLOOR | 2486.17 | | | 16.68 | 44.89 | | 11.88 | | 2412.72 | |
| 7 | FIFTH FLOOR | 2486.17 | | | 16.68 | 44.89 | | 11.88 | | 2412.72 | |
| 8 | SIXTH FLOOR | 2486.17 | | | 16.68 | 44.89 | | 11.88 | | 2412.72 | |
| 9 | SEVENTH FLOOR | 2486.17 | | | 16.68 | 44.89 | | 11.88 | | 2412.72 | |
| 10 | EIGHTH FLOOR | 2486.17 | | | 16.68 | 44.89 | | 11.88 | | 2412.72 | |
| 11 | NINETH FLOOR | 2486.17 | | | 16.68 | 44.89 | | 11.88 | | 2412.72 | |
| 12 | TENTH FLOOR | 2486.17 | | | 16.68 | 44.89 | | 11.88 | | 2412.72 | |
| 13 | ELEVENTH FLOOR | 1448.47 | | | 16.68 | 14.93 | | | | 1416.86 | |
| 14 | TWELFITH FLOOR | 1448.47 | | | 16.68 | 14.93 | | | | 1416.86 | |
| 15 | MUMTY/TERRACE | 214.61 | | | | | | | | | |
| 16 | TOTAL AREA | 32454.8 | 292.11 | 286.47 | 216.84 | 523.65 | 223.13 | 130.04 | 3841.4 | 28350.8 | 2363.58 |

| AREA STATEMENT IN SQ. MT. | | | BLOCK-A | BLOCK-B | |
|---|---|---|---|---|---|
| TOTAL PLOT AREA | | | | | 6694.10 |
| PERMISSIBLE GROUND COVERAGE ( 50% PLOT AREA ) | | | | | 3347.05 |
| ACHIEVED GROUND COVERAGE = ( 35.30 % ) | | | 1078.63 (16.11%) | 1284.95 (19.19%) | 2363.58 (35.30%) |
| PERMISSIBLE B.A.R. AREA (2.25+1)X1.5 = 6694.10X4.875 | | | | | 32633.738 |
| PERMISSIBLE HEIGHT | | | | 36 M. | |
| ACHIEVED HEIGHT = 34.80 M. | | | | 34.80M. | |
| ACHIEVED B.A.R | | | 10996.03 ( 1.64 ) | 17354.77 ( 2.59 ) | 28350.8 ( 4.23 ) |
| REQUIRED COMMERCIAL AREA 1% OF TOTAL B.A.R. = | | | | | 283.50 (1%) |
| ACHIEVED COMMERCIAL AREA 1.01% OF TOTAL B.A.R. = | | | | | 286.47 (1.01%) |
| REQUIRED CLUB AREA 1% OF TOTAL B.A.R. = | | | | | 283.50 (1%) |
| ACHIEVED CLUB AREA 1.03% OF TOTAL B.A.R. = | | | | | 292.11 (1.03%) |
| ACHIEVED HEIGHT 0.60 mt. plinth + 3.00 mt stilt + 34.80 1st to 12th = | | | | | |
| REQUIRED GREEN AREA (15%@PLOT AREA ) = | | | | | 1004.115 |
| ACHIEVED GREEN AREA ON GROUND FLOOR (15.69 %) | | | | | 1050.87 |
| PARKING CALCULATION | | | | | |
| COMMERCIAL AREA (SQ.M.)= | 286.47 | | | | |
| REQ. PARKING (E.C.U.) = | 3.82 | | | | |
| ADD 25 % FOR VISITORS(E.C.U.) = | 0.95 | | | | |
| TOTAL REQ. (E.C.U.) = | 4.77 | | | | |
| 25 % SCOOTER PARKING (E.C.U.) = | 1.19 | 4 SCOOTER | | | |
| 75 % CAR PARKING (E.C.U.) = | 3.58 | 4 CAR | | | |
| TOTAL LIG UNIT = | 180 | | | | |
| REQ PARKING FOR LIG UNIT = | 360 | SCOOTER | | | |
| TOTAL EWS UNIT = | 48 | SCOOTER | | | |
| REQ. PARKING | | | BLOCK-A | BLOCK-B | |
| CAR PARKING = | | | 2 CAR | 5 CAR | |
| SCOOTER PARKING = | | | 388 SCOOTER | 412 SCOOTER | |
| PROPOSED PARKING BLOCK-A+BLOCK-B | | | 5 CAR 433 SCOOTER | 18CAR 412 SCOOTER | |
| CAR PARKING = | 23CAR | | | | |
| SCOOTER PARKING = | 845 SCOOTER | | | | |

TOTAL NO. OF UNIT

| Sr.no | Name of floor | EWS ( 1BHK) TYPE 01 | EWS ( 1BHK) TYPE 02 | EWS ( 1BHK) TYPE 03 | LIG ( 2BHK) TYPE 01 | LIG ( 2BHK) TYPE 02 | LIG ( 2BHK) TYPE 03 | LIG ( 2BHK) TYPE 04 |
|---|---|---|---|---|---|---|---|---|
| 1 | STILT FLOOR | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 | FIRST FLOOR | 2 | 1 | 1 | 8 | 1 | 1 | 5 |
| 3 | SECOND FLOOR | 2 | 1 | 1 | 8 | 1 | 1 | 5 |
| 4 | THIRD FLOOR | 2 | 1 | 1 | 8 | 1 | 1 | 5 |
| 5 | FOURTH FLOOR | 2 | 1 | 1 | 8 | 1 | 1 | 5 |
| 6 | FIFTH FLOOR | 2 | 1 | 1 | 8 | 1 | 1 | 5 |
| 7 | SIXTH FLOOR | 2 | 1 | 1 | 8 | 1 | 1 | 5 |
| 8 | SEVENTH FLOOR | 2 | 1 | 1 | 8 | 1 | 1 | 5 |
| 9 | EIGHTH FLOOR | 2 | 1 | 1 | 8 | 1 | 1 | 5 |
| 10 | NINETH FLOOR | 2 | 1 | 1 | 8 | 1 | 1 | 5 |
| 11 | TENTH FLOOR | 2 | 1 | 1 | 8 | 1 | 1 | 5 |
| 12 | ELEVENTH FLOOR | 2 | 1 | 1 | 8 | 1 | 1 | 5 |
| 14 | TWELFITH FLOOR | 2 | 1 | 1 | 8 | 1 | 1 | 5 |
| | TOTAL UNIT | 24 | 12 | 12 | 96 | 12 | 12 | 60 |
| LIG UNIT | 180 | | | | | | | |
| EWS UNIT | 48 | | | | | | | |
| TOTAL UNITS | 228 | | | | | | | |




STILT/ GROUND FLOOR PLAN ( BLOCK-A&B )

( TOTAL CAR PARKING = 23 E.C.U. )

( SCOOTER PARKING ON GROUND FLOOR =461 )

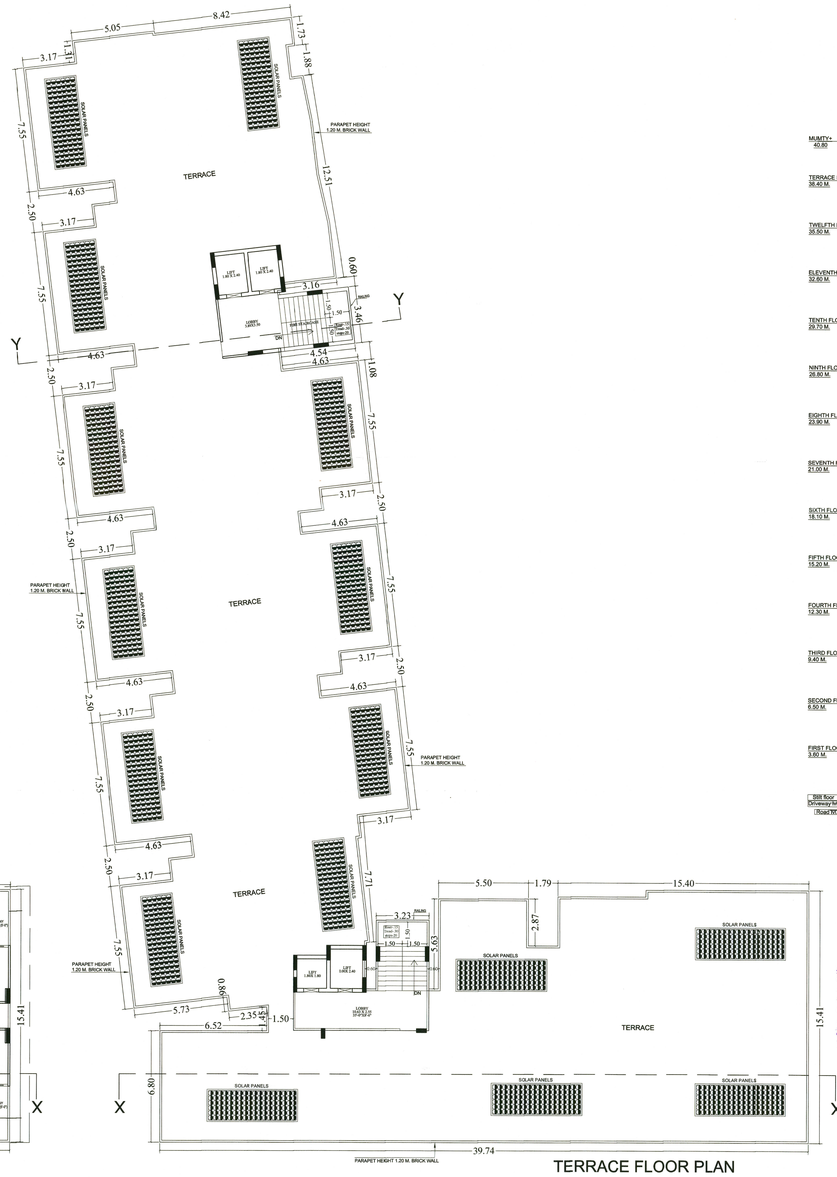
( SCOOTER PARKING IN BASEMENT FLOOR =384 )

( TOTAL SCOOTER PARKING = 845 )

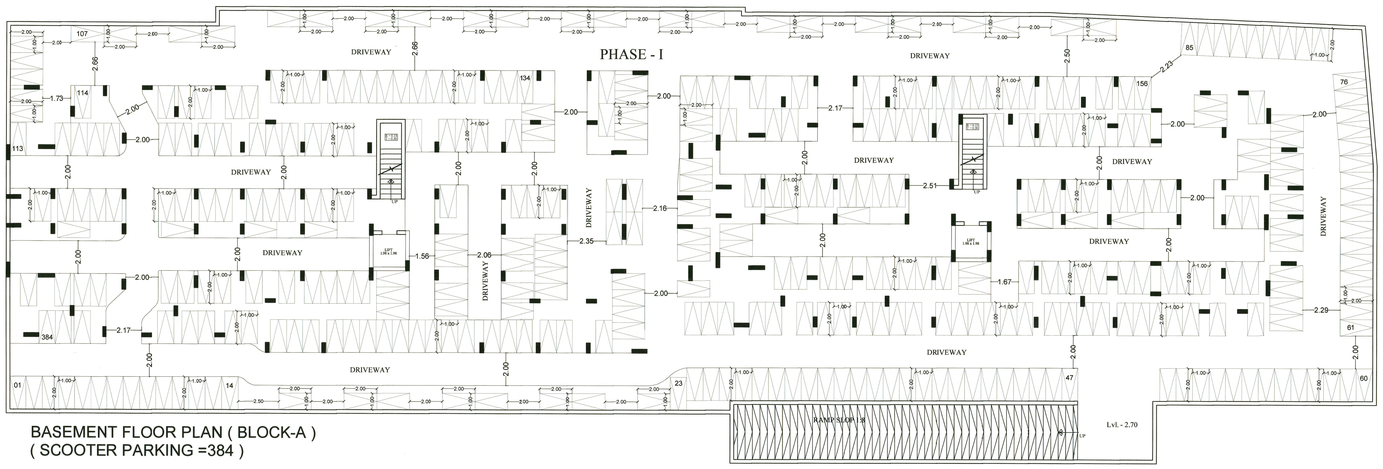
| SHEET NO. -01 | | |
|---|---|---|
| PROJECT TITLE<br>PROPOSED RESIDENTIAL GROUP HOUSING SINGLE PATTA OF CHIEF MINISTER'S. JAN AWAS YOJANA-2015 ( UNDER PROVISION 34 ) IN KHASRA NO. - 2520, 2521, 2535, 2536 AT VILLAGE - GONER, TEHSIL - SANGANER, DISTT. - JAIPUR. | | |
| DRAWING TITLE<br>SITE PLAN | | |
| DATE | SCALE<br>1:200 | NORTH |
| ARCHITECT'S SIGNATURE | OWNER'S SIGNATURE | |
| | For Ravi Surya Affordable Homes Pvt. Ltd.<br>Authorised Signatory | |

Approved subject to construction checked at plinth level before proceeding to further construction

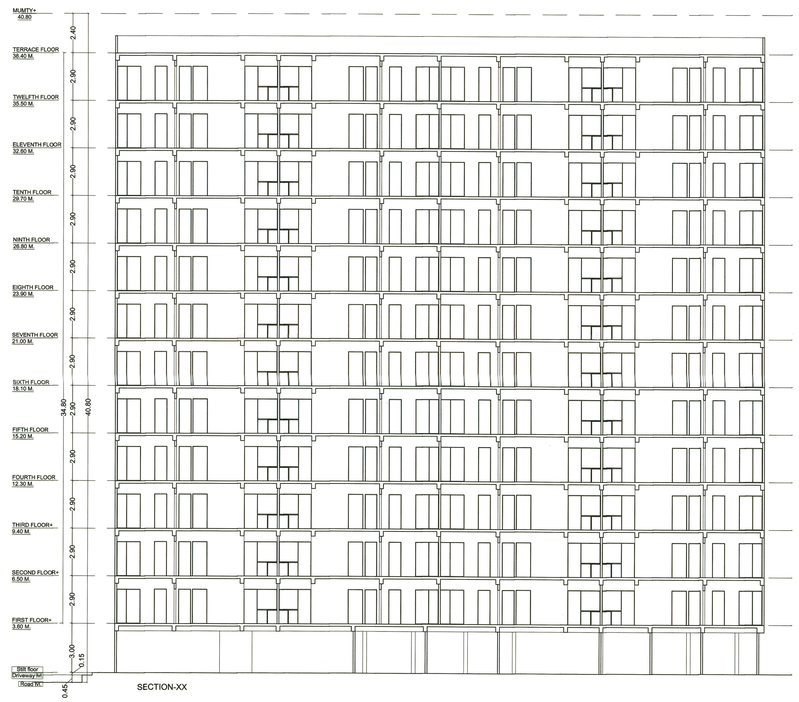
TYPICAL FLOOR PLAN ( 1st to 12th )



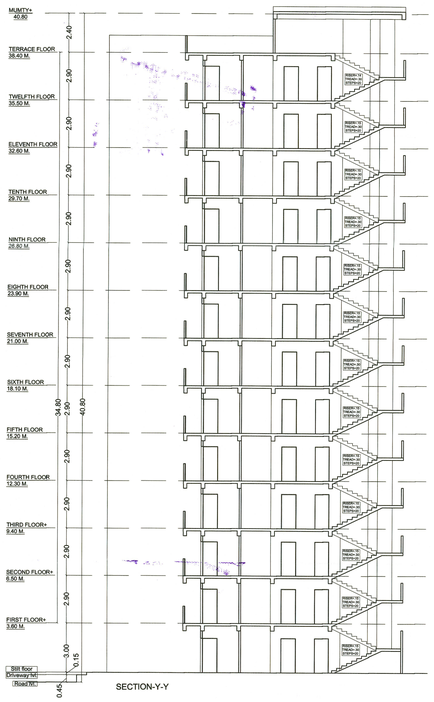

TERRACE FLOOR PLAN




BASEMENT FLOOR PLAN ( BLOCK-A )
( SCOOTER PARKING =384 )




SECTION-XX

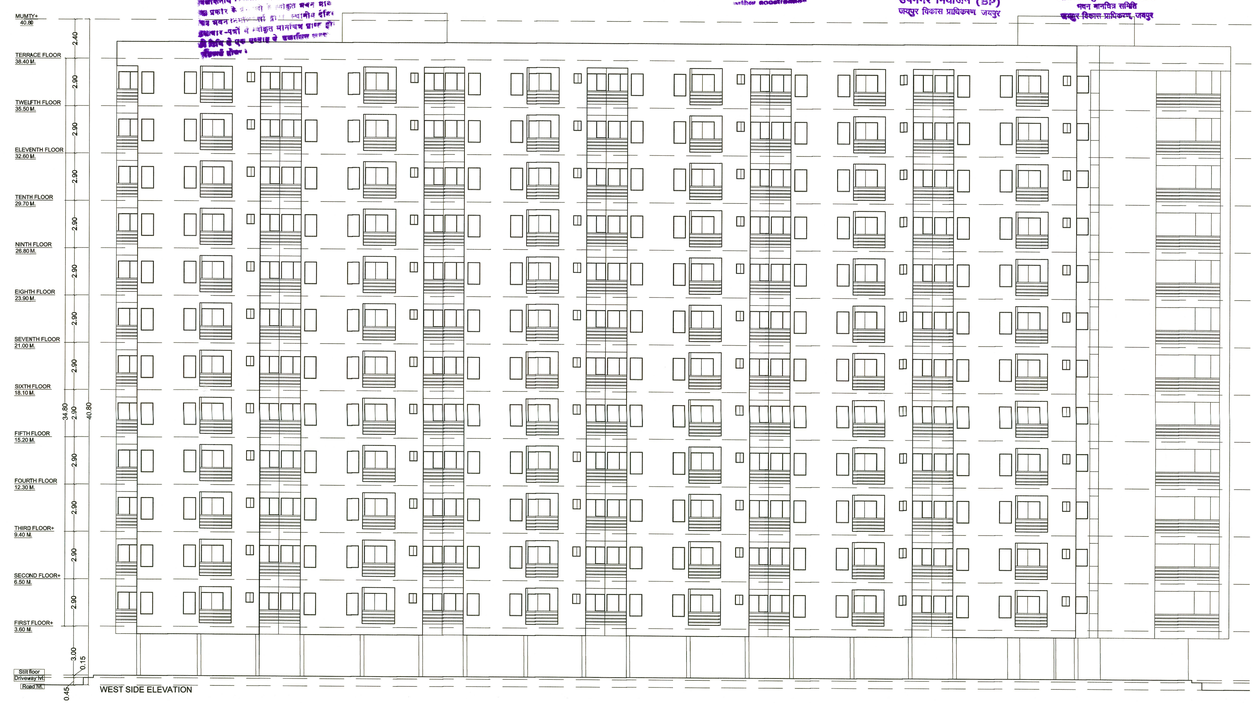



SECTION-Y-Y

| SHEET NO. -02 | | |
|---|---|---|
| PROJECT TITLE | | |
| PROPOSED RESIDENTIAL GROUP HOUSING (SINGLE PATTA OF CHIEF MINISTER'S JAN AWAS YOJANA-2015 ) (UNDER PROVISION 3A ) IN KHASRA NO. - 2520, 2521, 2535, 2536 AT VILLAGE - GONER, TEHSIL - SANGANER, DISTT. - JAIPUR. | | |
| DRAWING TITLE | | |
| FLOOR PLANS & SECTION | | |
| DATE | SCALE 1:200 | NORTH N |
| ARCHITECT'S SIGNATURE | OWNER'S SIGNATURE | |

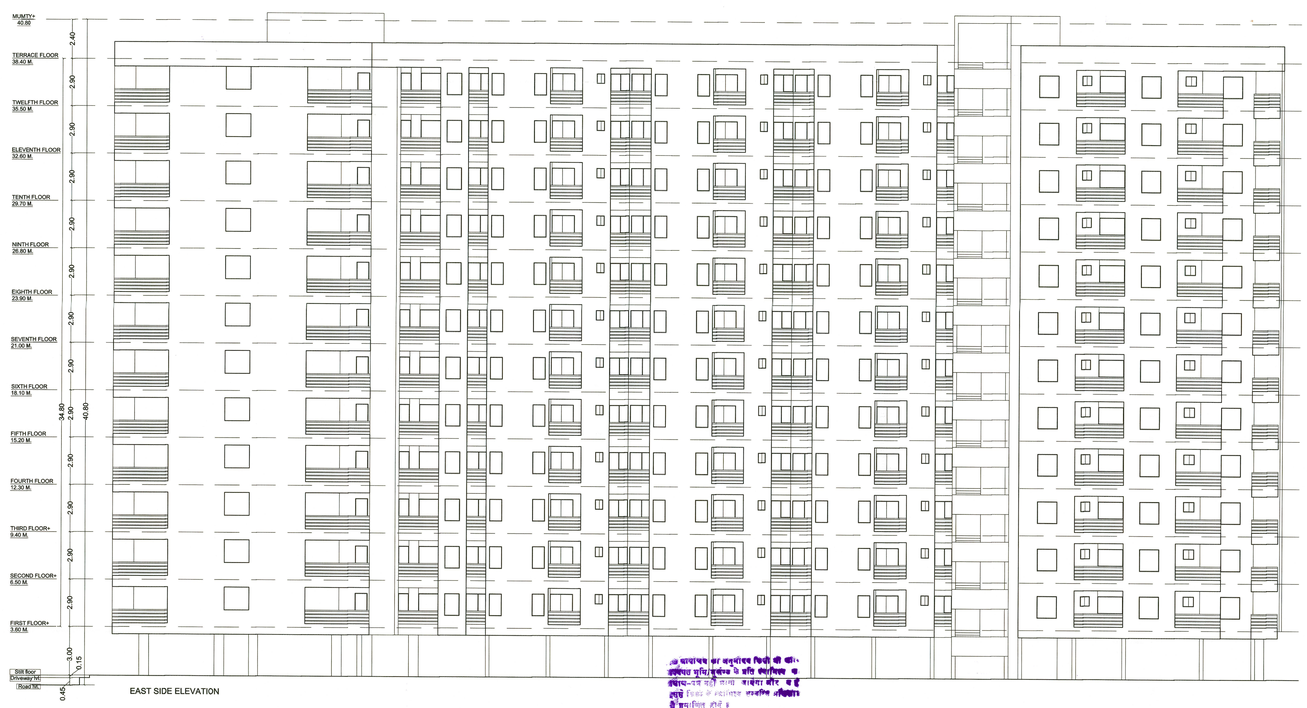
For Ravi Suraj Affordable Homes Pvt. Ltd.
Authorised Signatory

SOUTH SIDE ELEVATION




WEST SIDE ELEVATION

NORTH SIDE ELEVATION




EAST SIDE ELEVATION

अनुमोदित

उपनगर नियोजक (BP)
जयपुर विकास प्राधिकरण, जयपुर

अतिरिक्त मुख्य नगर नियोजक
नगर नियोजन समिति
जयपुर विकास प्राधिकरण, जयपुर

SHEET NO. -03

PROJECT TITLE

PROPOSED RESIDENTIAL GROUP HOUSING SINGLE PATTA OF CHIEF MINISTER'S JAN AWAS YOJANA-2015 ( UNDER PROVISION 3A ) IN KHASRA NO. - 2520, 2521, 2526, 2528 AT VILLAGE - GONER, TEHSIL - SANGANER, DISTT. - JAIPUR.

DRAWING TITLE

ELEVATIONS

| DATE | SCALE | NORTH |
|---|---|---|
| | 1:200 | |

| ARCHITECT'S SIGNATURE | OWNER'S SIGNATURE |
|---|---|
| ANKIT SHARMA Reg. No. CA/07/40983 Council of Architecture | For Rajat Sharma Infrastructure Pvt. Ltd. Authorised Signatory |