

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

Date :- 13/02/2020

Applicant Name:-

**NISHANT AGARWAL
PARTNER M/S BRIJ HARI
HOMES LLP**

Architect Name & Registration no:-

SHRI KRISHAN ,CA/99/25451

Address (I Khasra no./Plot no.

**K.NO. 1336 / 306
VILL. - MACHEDA ,
TEHSIL - AMER ,JAIPUR.**

Width of Approach road

30.00 M , 12.0 M

Area (Sq.mt):

9758.06 sqm

a) Portion of Scheme area proposed
for EWS/LIG

9758.06 sqm

b)Balance Portion of the Scheme
area Proposed for Developer.

N.A.

S.No.	Details	Comments	
1	Size of the Plot (EWS/LIG portion)	9758.06 sqm	
2	Setbacks		
		As per Byelaws/CMJAY Policy	As per proposal
	Front	9.00 m	9.14 m
	Side I	6.0 m	7.01 m
	Side II	6.0 m	7.01 m
	Rear	6.0 m	7.01 m
3	GROUND COVERAGE	As per Byelaws/CMJAY Policy 50%	As per proposal 44.28%
4	Basement (If Approved) = 1 no.		
	(i) Ramp (Slope)	1:08	
	(ii) Staircase	7 NO. STAIR	
	(iii)Setbacks	As per Byelaws/CMJAY Policy	As per proposal
	Front	6.0 M	6.0 M
	Side I	6.0 M	6.0 M
	Side II	3.0 M	3.0 M
	Rear	3.0 M	3.0 M
	(iv) Any Other Observation	N.A.	N.A.
5	Height (No.of Floors)=G +13=14 floors	As per Byelaws/CMJAY Policy 51.0 M	As per proposal 39.96 M
6	B.A.R (%)	As per Byelaws/CMJAY Policy 3.375 + ROAD SURRENDERD AREA	As per proposal 5.41

**SHRI KRISHAN
ARCHITECT
CA/99/25451**

13/2/2020

7	Super Builtup Area	As per Byelaws/CMJAY Policy	As per proposal
	(i) E.W.S(A)	30.0 sqm CARPET	36.39 sqm (S.B.A.)
			23.85sqm (C.A.)
	(ii) E.W.S(B)	30.0 sqm CARPET	43.85 sqm (S.B.A.)
			29.97sqm (C.A.)
	(iii) L.I.G (A)	60.0 sqm CARPET	59.04 sqm (S.B.A.)
			43.93 sqm (C.A.)
	(iv) L.I.G (B)	60.0 sqm CARPET	86.42 sqm (S.B.A.)
			59.98 sqm (C.A.)
8	Parking	As per Byelaws/CMJAY Policy	As per proposal
		9 CAR & 1217 SCOOTER	69 CAR
			1317 SCOOTER
9	Cut outs/open to sky/Ducts	As per Byelaws/CMJAY Policy	As per proposal
		N. A.	N.A.
10	Projections/Balconies (Covered/Extended)	As per Byelaws/CMJAY Policy	As per proposal
		N.A.	N.A.
11	Certification of Fire Safety (Final)	REQUIRED AT TIME OF C.C.	N.A.
12	Airport NOC (If Required)	NOT REQUIRED	N.A.
13	Environmental Clearances (If Required)	REQUIRED AT TIME OF C.C.	APPLIED
14	Certification from structural Engineer (Earthquake Resistant)	AS PER NORMS TO BE PROVIDED	PROVIDED
15	Plantation on Site	20%	21.67%
16	Rain Water Harvesting	AS PER NORMS TO BE PROVIDED	PROVIDED
17	Waste water recycling	AS PER NORMS TO BE PROVIDED	PROVIDED
18	Sewerage Treatment Plant	AS PER NORMS TO BE PROVIDED	PROVIDED
19	Provision for solid waster Disposals	AS PER NORMS TO BE PROVIDED	PROVIDED
20	Provisions for solar Panels /Solar water Heater	AS PER NORMS TO BE PROVIDED	PROVIDED
21	Provision for Physically Challenged Persons	AS PER NORMS TO BE PROVIDED	PROVIDED
22	Any Other Observations	N.A.	N.A.

Based on the above facts, the proposal submitted by **by NISHANT AGARWAL PARTNER**

M/ S BRIJ HARI HOMES LLP

(Applicant) is as per the provisions of Building Byelaws and Chief Minister's Jan Awas Yojna -2015.

The Applicant has deposited the charges for Building Plan approval Rs.....

at(Development Authority / UIT). Hence the construction permission is Issued to:

Applicant Name :

**NISHANT AGARWAL
PARTNER M/S BRIJ HARI
HOMES LLP**

PROPOSED BUILDING :

**K.NO. 1336 / 306
VILL. - MACHEDA ,
TEHSIL - AMER ,JAIPUR.**

AREA (sqmt.)

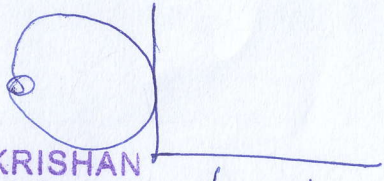
9758.06 sqm

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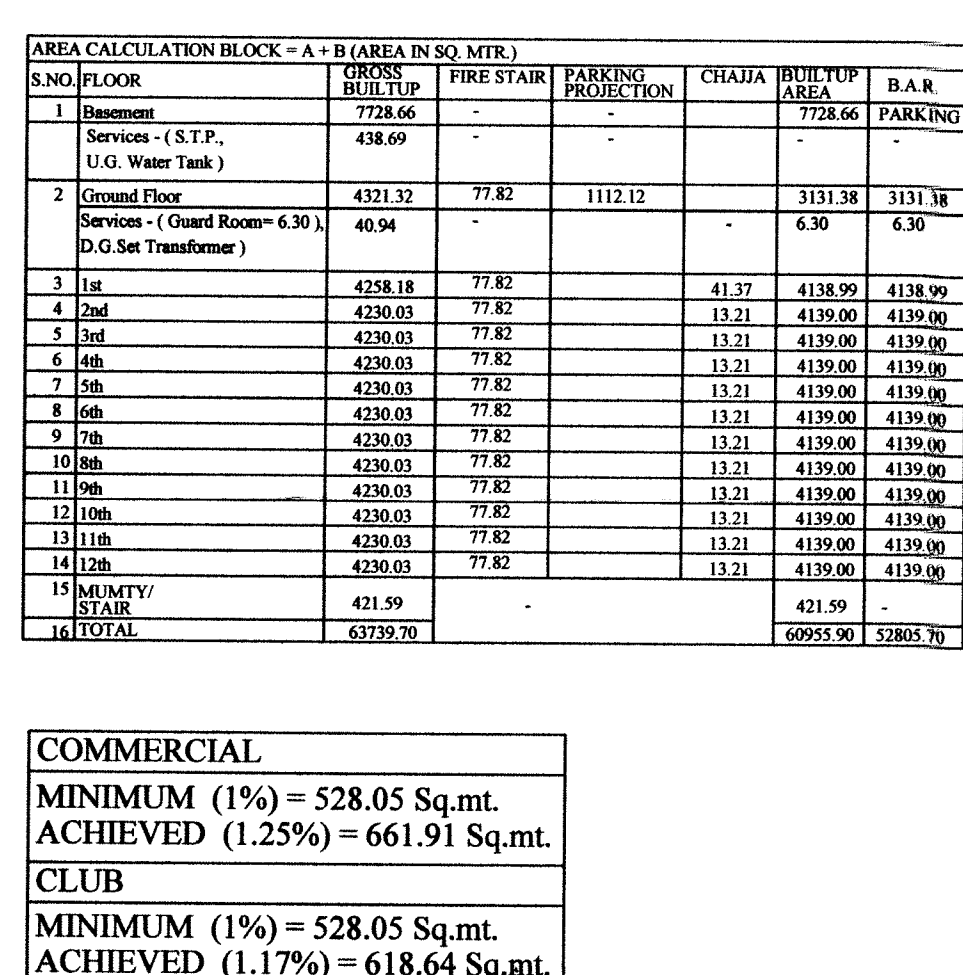
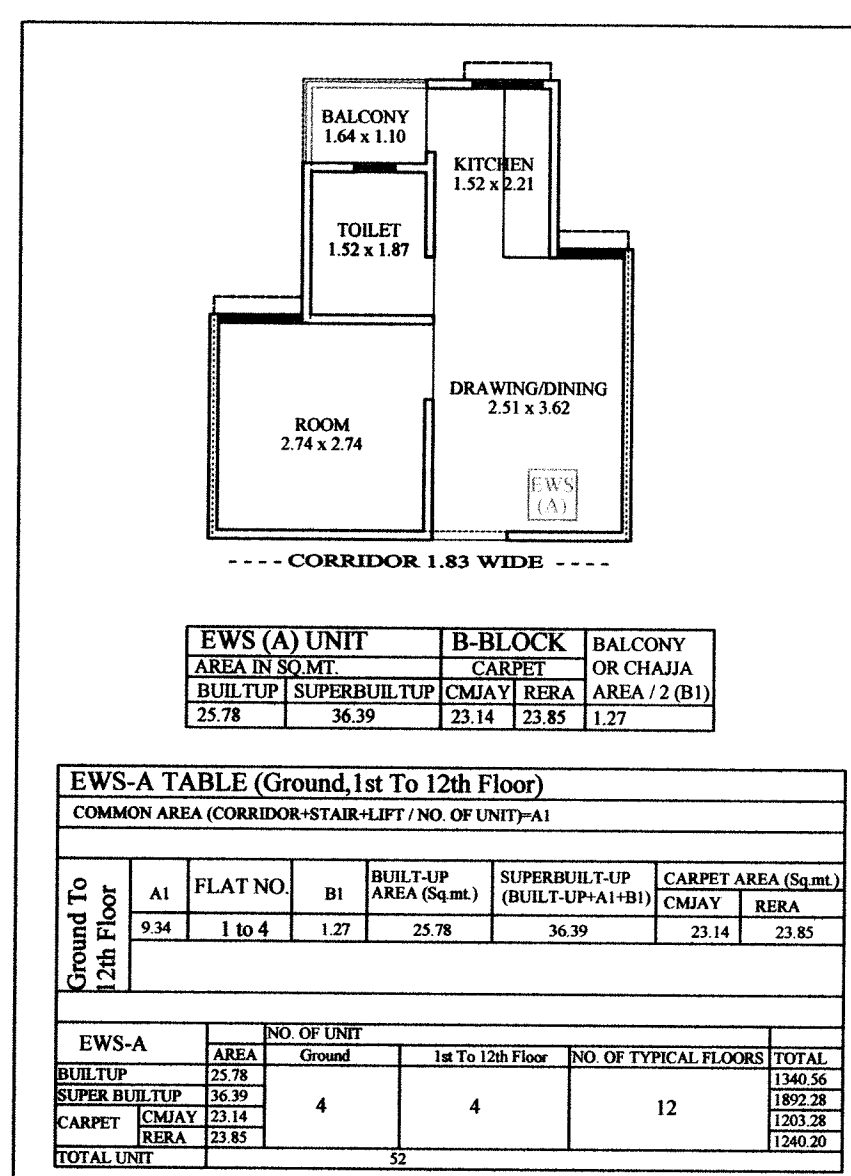
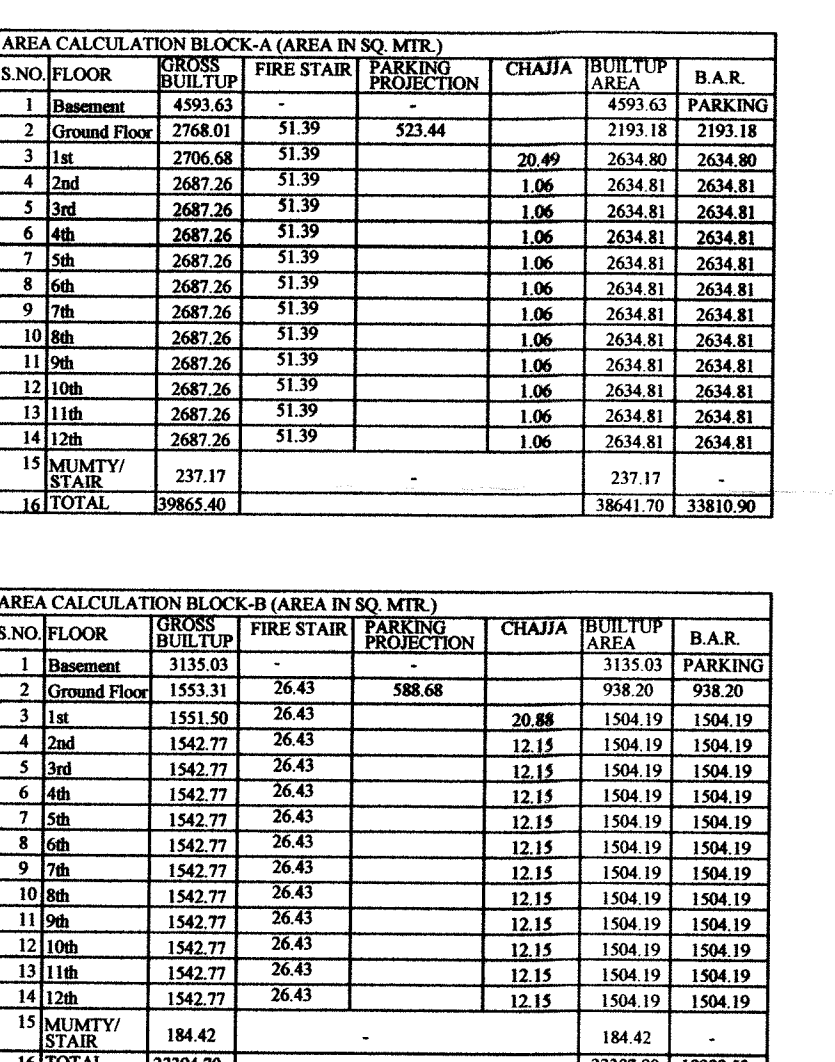
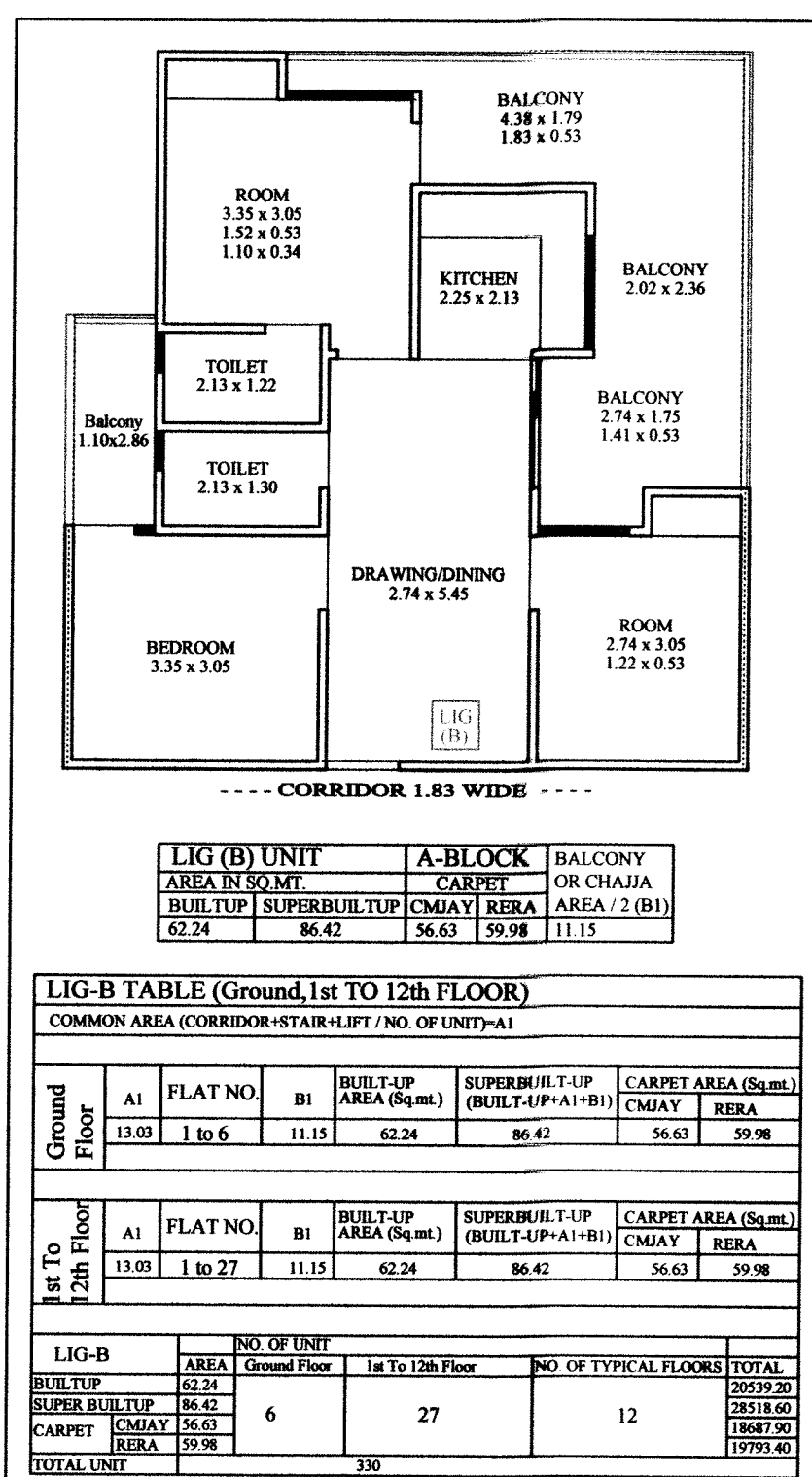
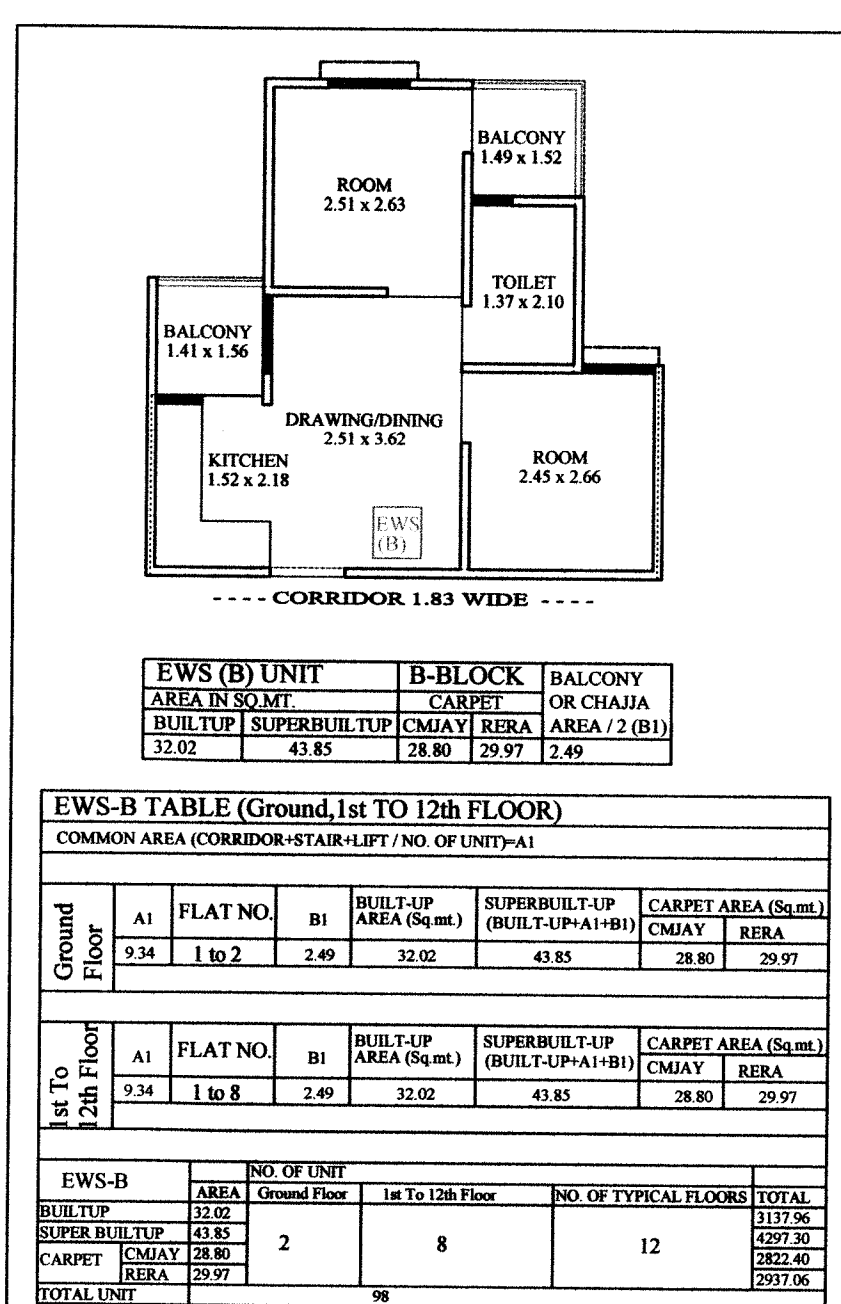
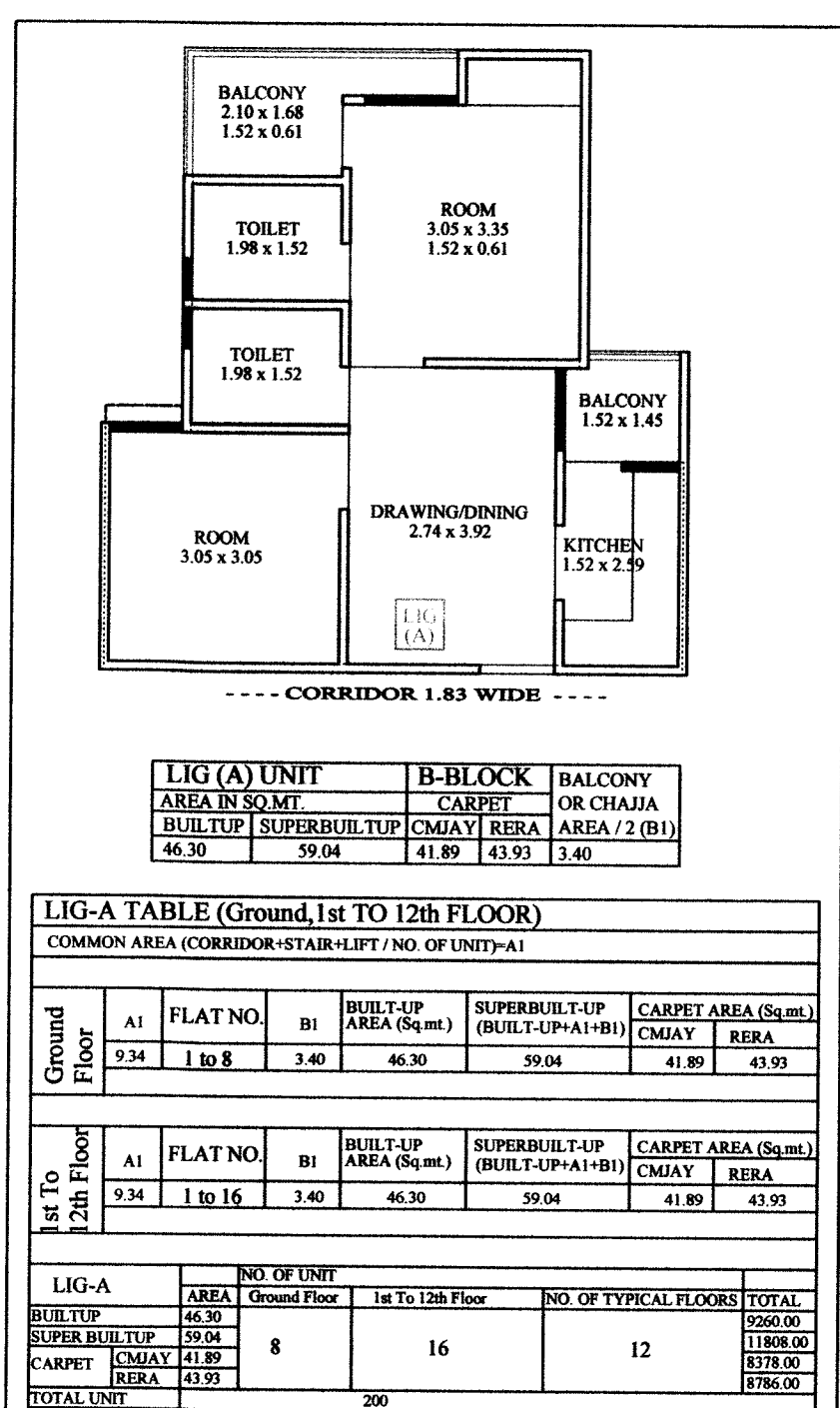
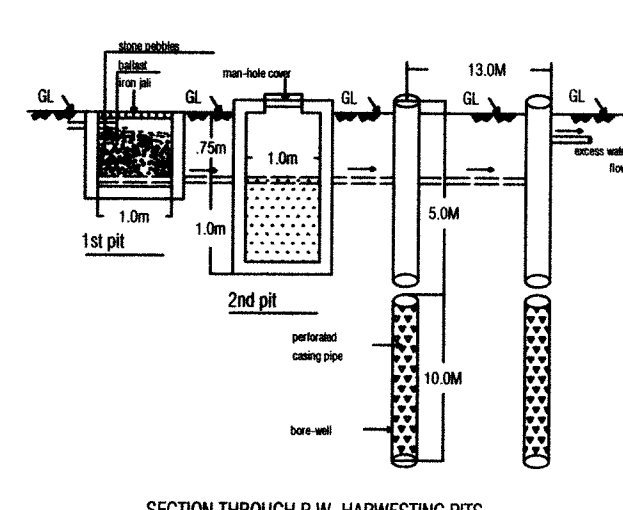
13/2/2020

ARCHITECT :-
REGISTRATION NO.

SHRI KRISHAN
CA / 99 / 25451



SHRI KRISHAN
ARCHITECT
CA/99/25451/ 3/2/2020



S.NO.	REFERENCE :-
1	PLOT AREA = 9758.06 SQ.MT.
2	ZONAL MAP ROAD 30.00 MTR WIDE SURRENDER AREA = 146.90 SQ.MT. ZONAL MAP ROAD 12.00 MTR WIDE SURRENDER AREA = 95.04 SQ.MT.
3	TOTAL STANDARD B.A.R. = 9758.06 x 3.375 = 32933.45 SQ.MT. + + INCENTIVE B.A.R. (3.375) = 9758.06 x 3.375 = 32933.45 SQ.MT. + = (32933.45 + 32933.45 + 146.90 + 95.04) = 66108.84 SQ.MT.
4	ACHIVED B.A.R. = 52805.70 Sq.mt. (5.41%)
5	PERMISSIBLE GROUND COVERAGE = 4879.03 (50.00%)
6	PROPOSED GROUND COVERAGE = 4321.32 Sq.mt. (44.28%)
7	PERMISSIBLE LANDSCAPE (20.00%) = 1951.61 SQ.M.
8	ACHIVED LANDSCAPE (21.67%) = 2115.14 SQ.M. LANDSCAPE IN OPEN (16.67%) = 1627.01 SQ.M. LANDSCAPE AT PODIUM (5.00%) = 488.13 SQ.M.
9	PERMISSIBLE HEIGHT AS PER BYE LAWS = (30.00 x 1.5) + 9.00 = 54.00 Mtr. AS PER CMJAY = 45.00 MTR.
10	ACHIVED HEIGHT = 39.96 MTR. + PLINTH LVL 0.75 MTR. (B + G + 12 FLOOR)
11	TOTAL UNIT LIC = 650 (77.94%) EWS = 150 (22.06%)
12	TOTAL UNIT AREA (Sq.mt.)
13	REQ. SCOOTER / PARKING (A) COMMERCIAL 661.91 / 75 = 8.82 x 1.25 = 11.02 (A) = (9 CAR + 7 SCOOTER) (B) LIC = 530 x 2 = 1060 SCOOTER (C) EWS = 150 x 1 = 150 SCOOTER = 1210 + 7 SCOOTER
14	TOTAL = (9 CAR + 1217 SCOOTER) PROVIDE SCOOTER / PARKING TOTAL = (69 CAR + 1317 SCOOTER)

E.C.U. PROPOSED CAR.	SCOOTERS
BASEMENT	65
STILT FLOOR	01
OPEN	03
TOTAL	69

NOTE:- DRAWING APPROVED BY EMPANELLED ARCHITECT ACCORDING LATTER NO. dz + i + 18 1/36 1/2 ufofo @ ,u,pih @ 2014 @ ikVZ DATED 31-MAY-2017

PROJECT :- PROPOSED RESIDENTIAL BUILDING OF CHIEF MINISTERS JAN AWAS YOJNA - 2015, AT PLOT UNDER KHASRA NO. - 1336 / 306 AT REVENUE VILLAGE - MACHEDA, TEH. - AMER, JAIPUR.

OWNER

ARCHITECT :-

SPACE GRID
C-48, VIDYA APARTMENT, PARAS MARG,
BAPU NAGAR, NEAR JANITA STORE CIRCLE,
JAIPUR-302015
PH-09314918766, 0141-4005508 (0)
Email:-info.spacegrid@gmail.com

PATH :- CHIEF MINISTERS JAN AWAS YOJNA, R12, R12

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SCALE = 1:100