



जयपुर विकास प्राधिकरण, जयपुर

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क्रमांक-जविप्रा/उपा./जोन-14/2021/डी- 1588

दिनांक 21/11/2021

रियासत इन्फांटेंक डवलपर्स एल.एल.पी.,

पंजीकृत कार्यालय- 603, ओके प्लस स्क्वायर,

पटेल मार्ग, मध्यम मार्ग, मानसरोवर, जयपुर।

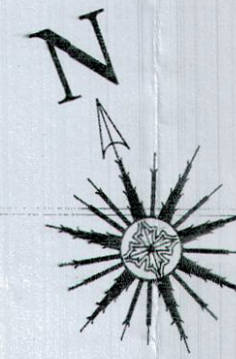
विषय:-निजी खातेदारी की योजना दा रिंग रेजिडेन्सी, ग्राम सीतारामपुरा तह. सांगानेर का अनुमोदित मानचित्र जारी करने बाबत।

उपरोक्त विषयान्तर्गत के क्रम में आप द्वारा प्रस्तुत ग्राम सीतारामपुरा तह. सांगानेर के खसरा नम्बर 219, 220, 221, 222, 230 कुल किता 5 कुल रकबा 2.1000 हैक्ट. भूमि में मुख्यमंत्री जन आवास योजना 2015 के प्रोविजन 3-सी के अन्तर्गत "दा रिंग रेजिडेन्सी" आवासीय योजना का मानचित्र अनुमोदन बी.पी.सी.(एल.पी.) की 297वीं बैठक दिनांक 15.03.2021 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।

संलग्न:-उपरोक्तानुसार।

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

PROPOSED LAYOUT PLAN OF
"THE RING RESIDENCY"
AT VILLAGE - SITARAMPURA, TEH.- SANGANER, JAIPUR.
PROVISION-3C In Chief Minister's Jan Awas Yojana-2015

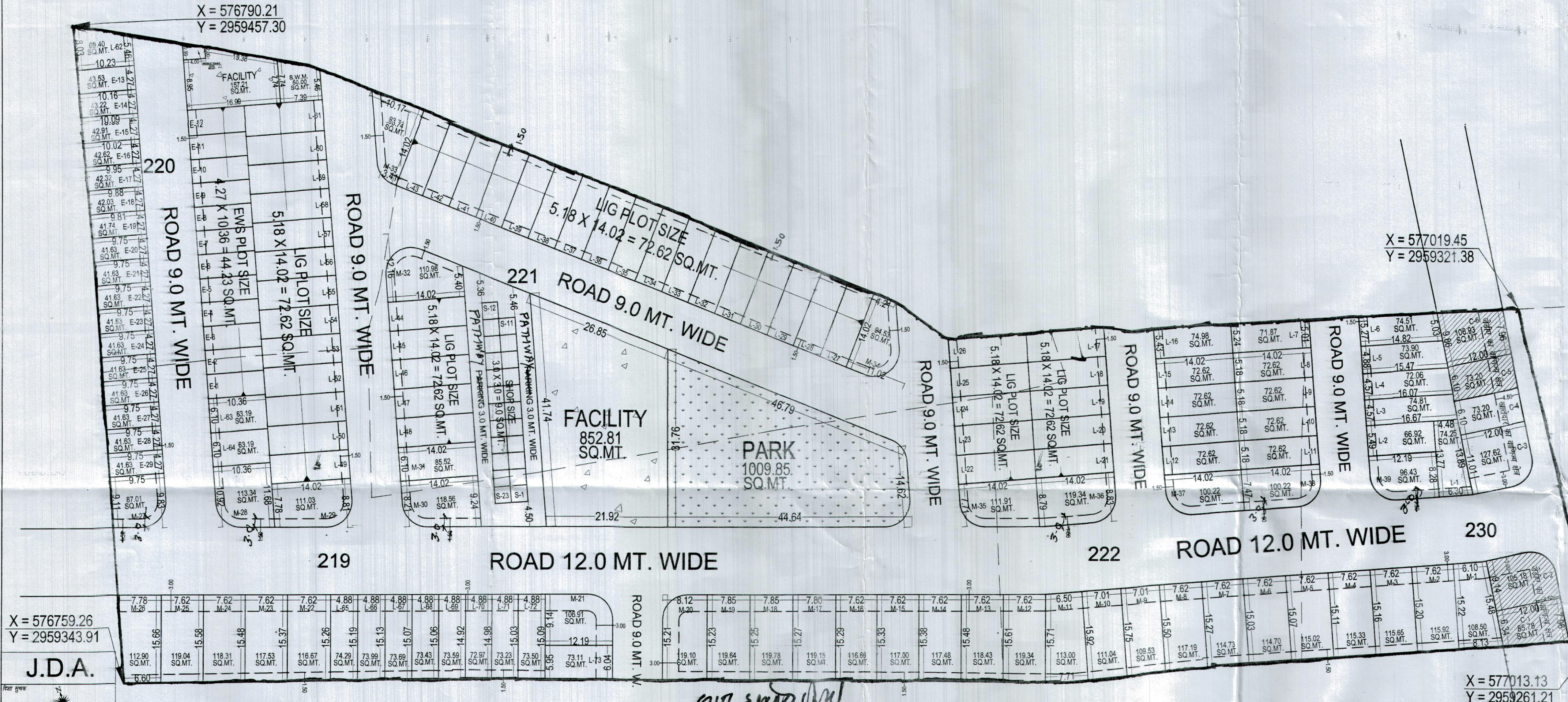


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B
02-11-21

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Y = 2959457.30

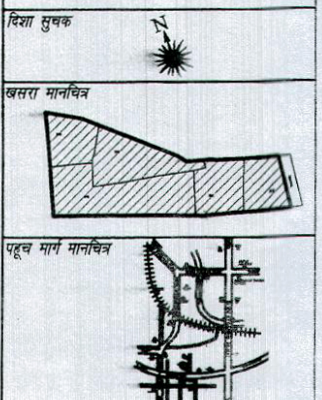
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Y = 2959321.38

ZONAL ROAD 24.0 MT. WIDE
2301600



X = 576759.26
Y = 2959343.91

X = 577013.13
Y = 2959261.21



CATEGORY: PLOTS TO BE CONSTRUCTED			
PLOTS TO BE CONSTRUCTED			
EWS			
LIG			
MIG-A			
AREA ANALYSIS			
S.No.	LAND USED	AREA IN SQ.MT.	(%)
1.	EWS	1245.54	06.17%
2.	LIG	5289.92	26.19%
3.	MIG-A	4351.49	21.55%
4.	RETAIL	207.00	01.02%
(A)	TOTAL (1 TO 4)	11093.96	54.93%
5.	PARK	1009.85	05.00%
6.	FACILITY	1010.02	05.00%
7.	S.W.M.	50.00	0.25%
8.	MOBILE TOWER	10.00	0.05%
9.	ROAD	7022.96	34.77%
(B)	TOTAL (5 TO 9)	9102.83	45.07%
SCHEME AREA			
1.	ARBITERIAL COW	200.80	25.00%
2.	J.D.A. COW	371.10	46.20%
3.	ZONAL ROAD	231.31	28.80%
(C)	TOTAL AREA	803.21	100.00%
GRAND TOTAL (A+B)			
21000.00			
100.00%			

- नोट:-
- आवेदित भूमि की 90ए की कार्यवाही आदेश क्रमांक LU2012/JDA/2020-21/100980 दिनांक 16.02.2021 एवं संशोधित आदेश क्रमांक जविप्रा/उपा./जोन-14/2021/डी-392 दिनांक 18.02.2021 को की गई।
 - योजना दा रिंग रेजिडेंसी ग्राम सीतारामपुरा तहसील सांगानेर खसरा नं. 219, 220, 221, 222, 230 कुलकित 5 कुल रकबा 2.10 हैक्ट. भूमि पर मुख्यमंत्री जनआवास योजना 2015 के प्रोविजन 3-सी हेतु आयुक्त महोदय द्वारा पैरा 34/एन दिनांक 07.03.2021 को स्वीकृति प्रदान की गई।
 - बी.पी.सी.एलपी की 297वीं बैठक दिनांक 15.03.2021 को प्रस्तावित योजना का अनुमोदन किया गया। जिसकी अनुमोदन के बाद जविप्रा/उपा./जोन-14/2021/डी-392 दिनांक 18.02.2021 को स्वीकृति प्रदान की गई।
 - आवेदित भूमि पर मुख्यमंत्री जनआवास योजना 2015 के प्रोविजन 3-सी के अन्तर्गत योजना अनुमोदन हेतु राज्य सरकार के पत्र क्रमांक प.1(74)नविप्रा/जयपुर/2021 जयपुर दिनांक 08.10.2021 से स्वीकृति प्रदान की गई है।
 - योजना का मास्टर विकास योजना 2025 व जोनल डवलपमेंट प्लान प्लानिंग जोन-9 के अनुसार भू-उपयोग औद्योगिक एवं कॉमर्शियल दर्शित है।
 - योजना में प्रत्येक श्रेणी में न्यूनतम 20 प्रतिशत भूखण्डों का विकासकर्ता द्वारा (G+1 FLOOR) निर्माण करवा कर भूखण्ड आवंटित किये जावेगें। जो निम्न प्रकार से है:-
EWS कटेगरी के भूखण्ड- 13, 14, 15, 16, 17, 18 कुल भूखण्ड 06
LIG कटेगरी के भूखण्ड- 17, 18, 19, 20, 21, 27, 28, 29, 30, 31, 32, 33, 62, 65, 66 कुल भूखण्ड 15
MIG कटेगरी के भूखण्ड- 22, 23, 24, 25, 26, 34, 35, 36 कुल भूखण्ड 08
 - योजना में पैरामीटर्स मुख्यमंत्री जनआवास योजना 2015 के प्रोविजन 3-सी व राजस्थान टाउनशिप पोलिसी 2010 के अनुसार देय होंगे।
 - जविप्रा के व्यवसायिक भूखण्ड संख्या सी-1, सी-2, सी-5, सी-6 कुल भूखण्ड 04 एवं खातेदार व्यवसायिक भूखण्ड संख्या सी-3, सी-4 कुल भूखण्ड 02 है।
 - कार्नेर के भूखण्डों का क्षेत्रफल नियमानुसार कम किया जाना है।

A.T.P.
(ZONE-14)

A.T.P.
(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 : RIYASAT INFRATECH DEVELOPERS
LLP

Architect's Name & Registration No. : ANKIT SHARMA (CA/07/40652)

Address (Proposed Building) : Khasra No. 219,220,221,222,230

Village : SITARAMPURA, TEHSIL- SANGANER,
JAIPUR

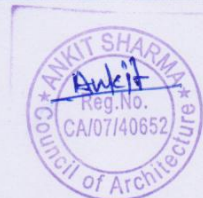
Width of Proposed Road : 24 M

Area (Sq.Mt.) : 21000.00 SQMT.

A) Portion of scheme Builtup area for : 3045.50 SQM
EWS,LIG,MIG

B) Balance Portion of scheme area : 407.80 SQM
Proposed for Developer,
25% Khatedar Plot & Retails

S.No.	Details		Comments	
1.	Size of Plot)		21000.00 SQMT.	
2	Salable Area		As per CMJSY/Township Policy	As per proposal
	(i)	Residential (%)	As per CMJSY/Township Policy	53.91%
	(ii)	Commercial (%)	As per CMJSY/Township Policy	1.02 %
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%	34.77%
4.	Setbacks		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	Saleable Area under EWS/LIG/MIG (Total Builtup Area)	As per Bylaws/ CMJAY Policy	As per proposal
	(i) EWS (PLOT AREA)	As per Bylaws/ CMJAY Policy	390.05 SQM
	(ii) L.I.G. (PLOT AREA)	As per Bylaws/ CMJAY Policy	1493.85 SQM
	(iii) M.I.G. (PLOT AREA)	As per Bylaws/ CMJAY Policy	1161.60 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 RIYASAT INFRATECH DEVELOPERS LLP (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

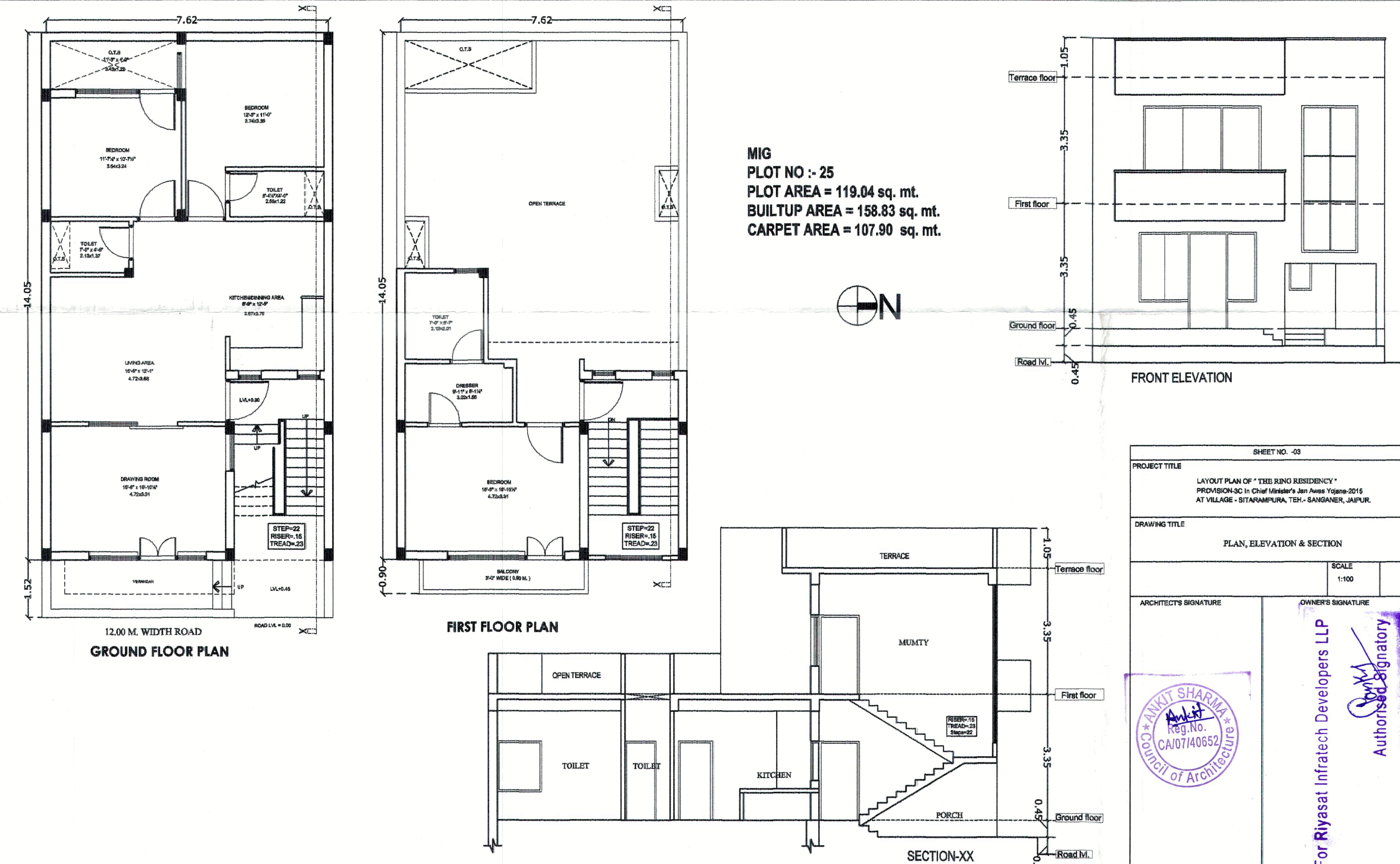
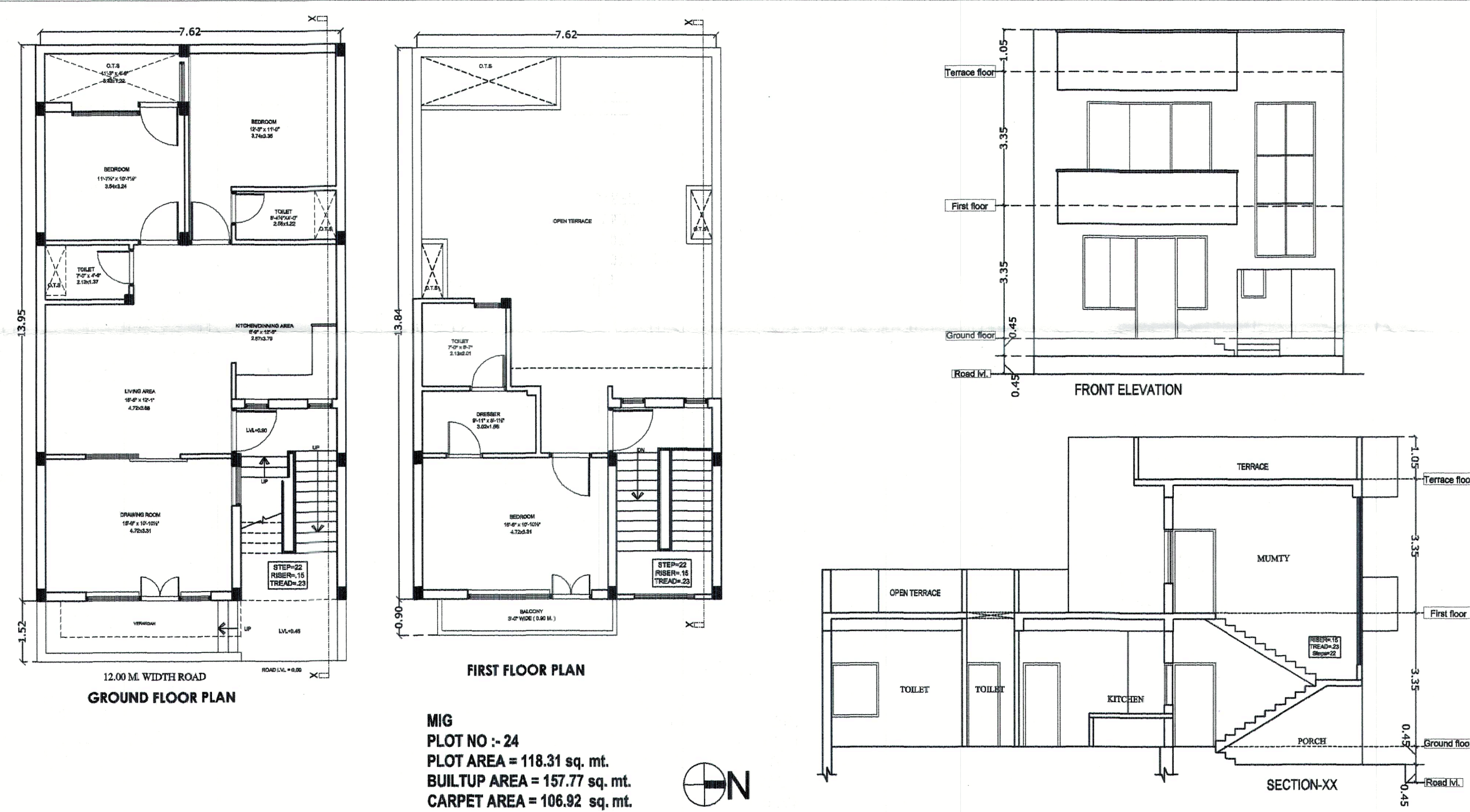
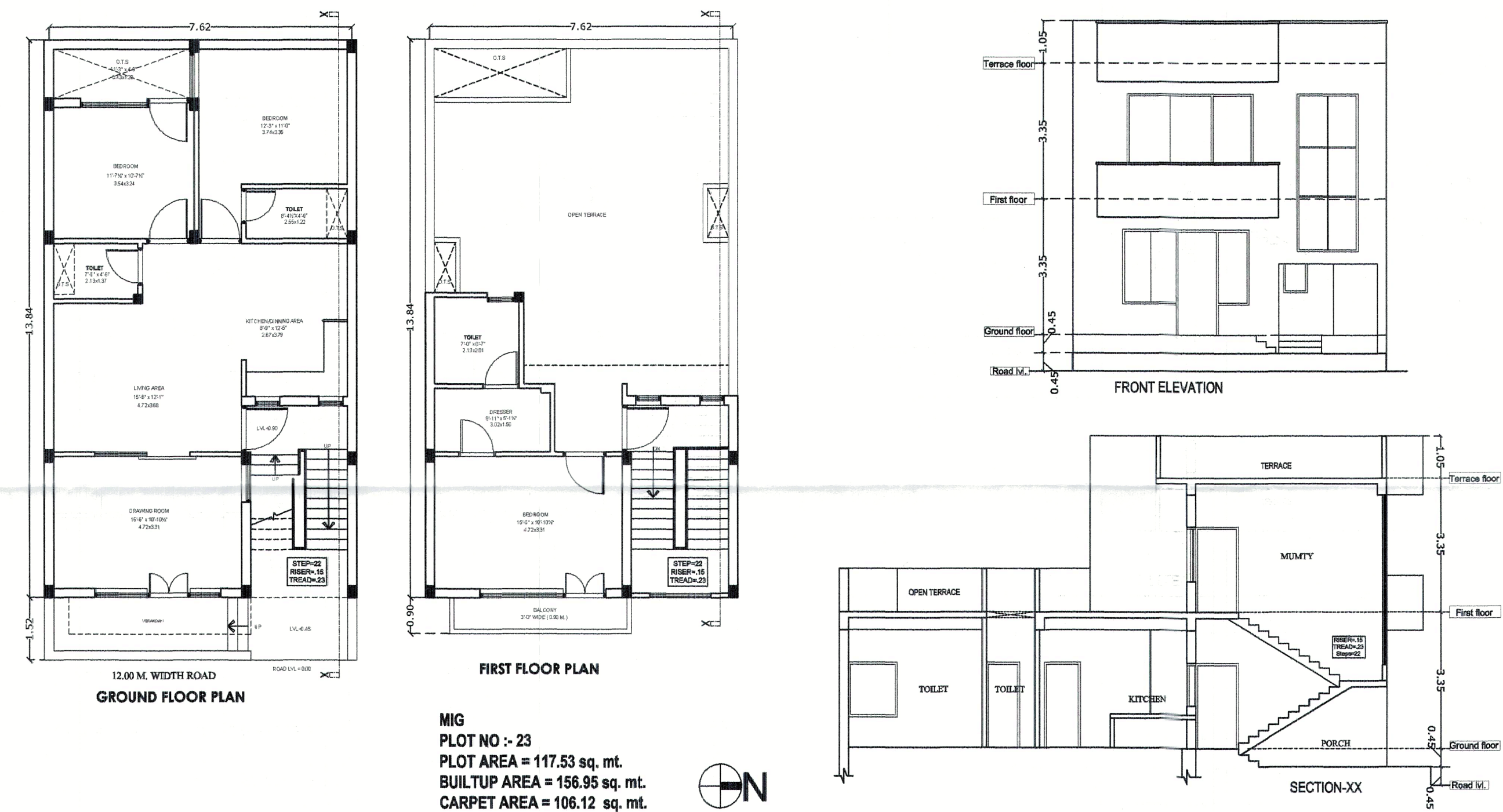
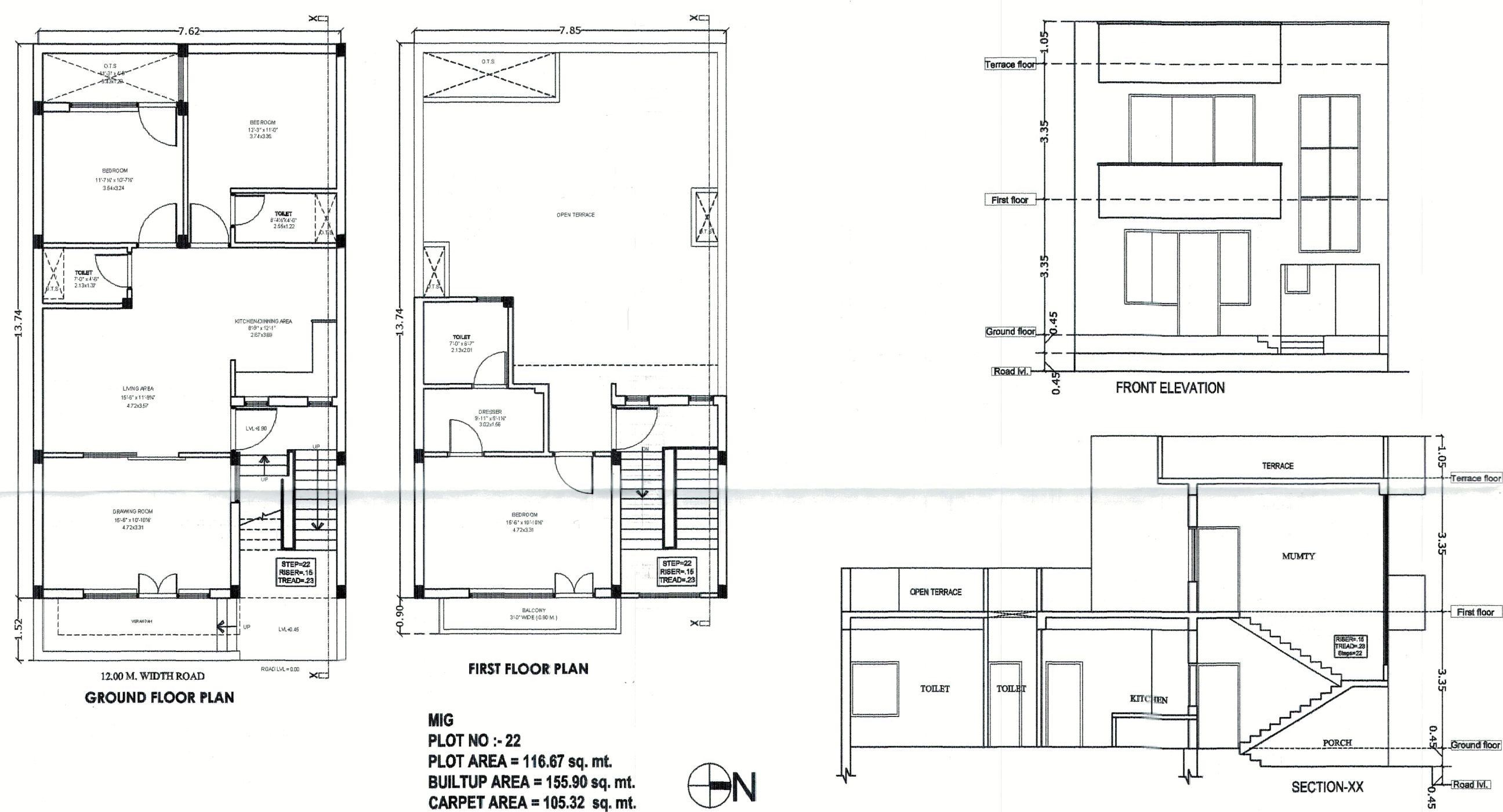
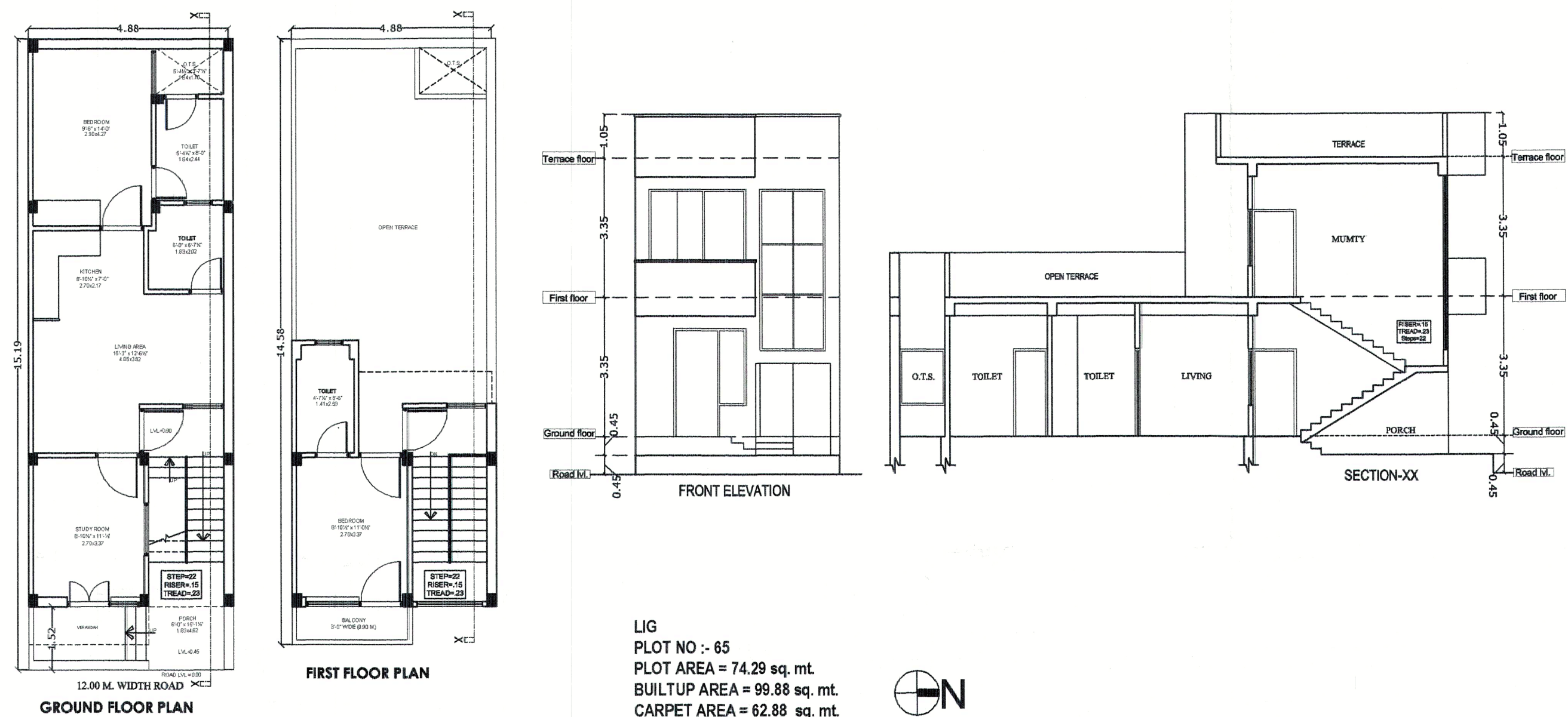
Rs. _____ at _____ (development authority/UIT) Hence the layout plan of plotted development is issued to:

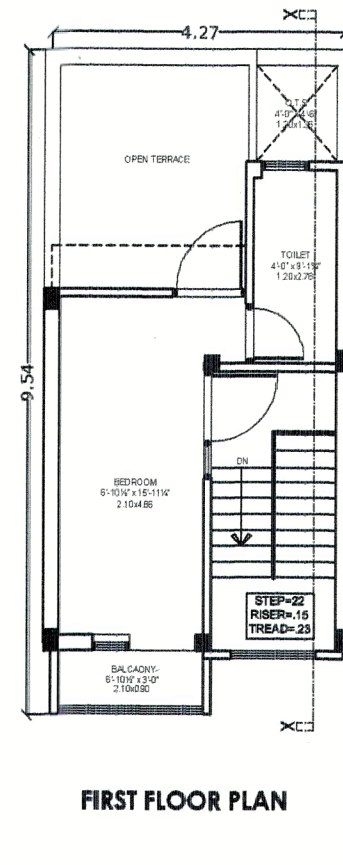
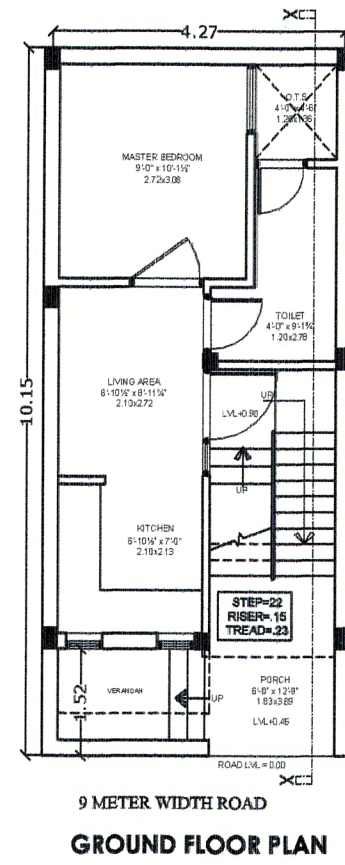
Applicant name : RIYASAT INFRATECH DEVELOPERS LLP
Proposed site : Khasra No. 219,220,221,222,230
Village : SITARAMPURA, TEHSIL- SANGANER, - JAIPUR
Area (Sq Mt) : 21000.00 SQM

Architect:- ANKIT SHARMA

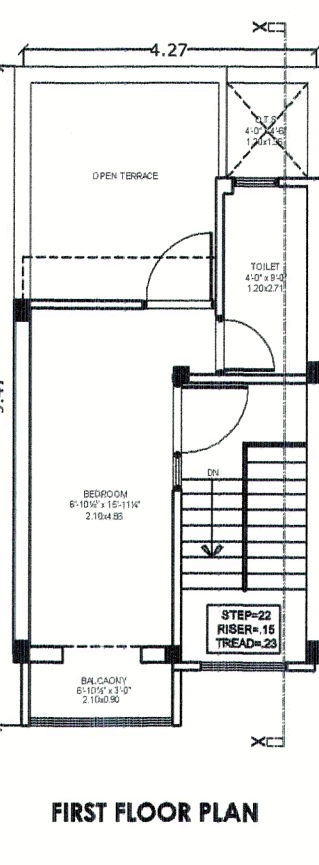
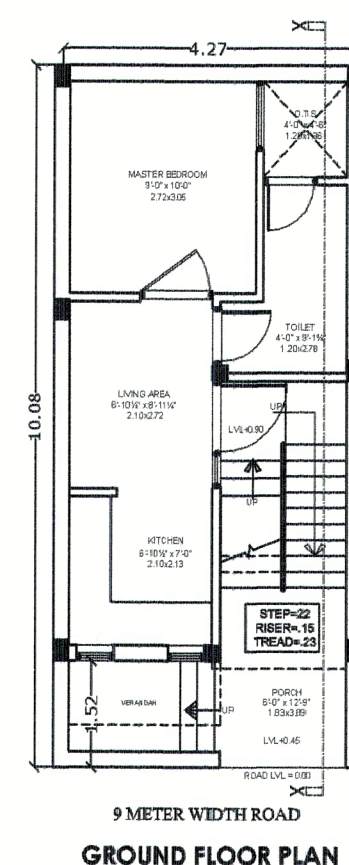
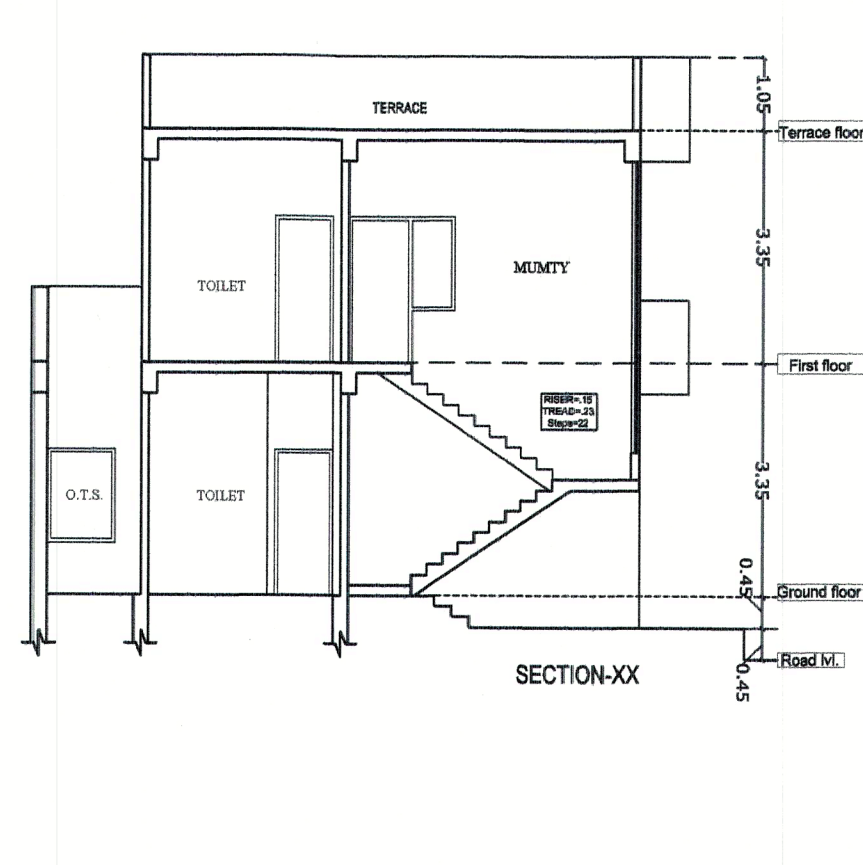
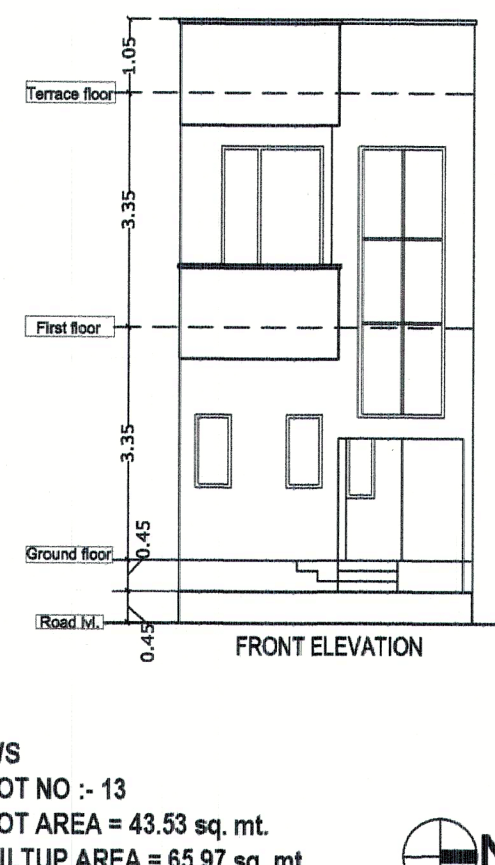
Registration no:- (CA/07/40652)



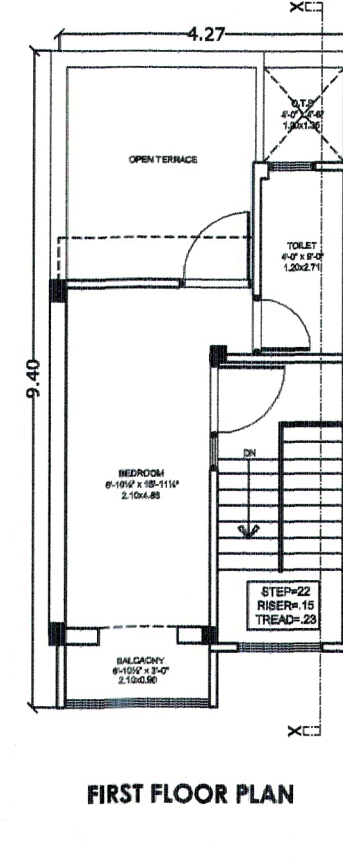
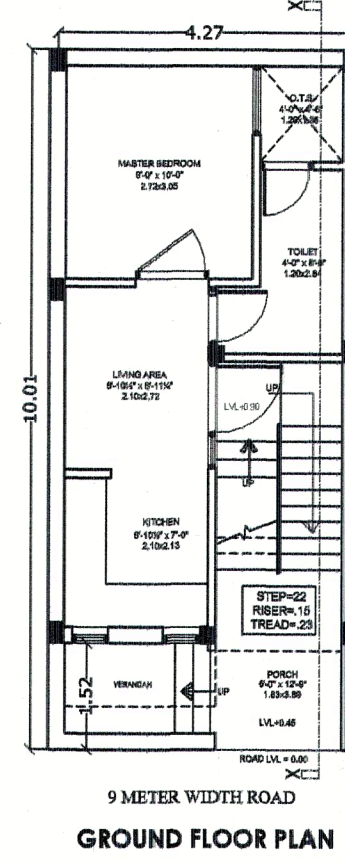
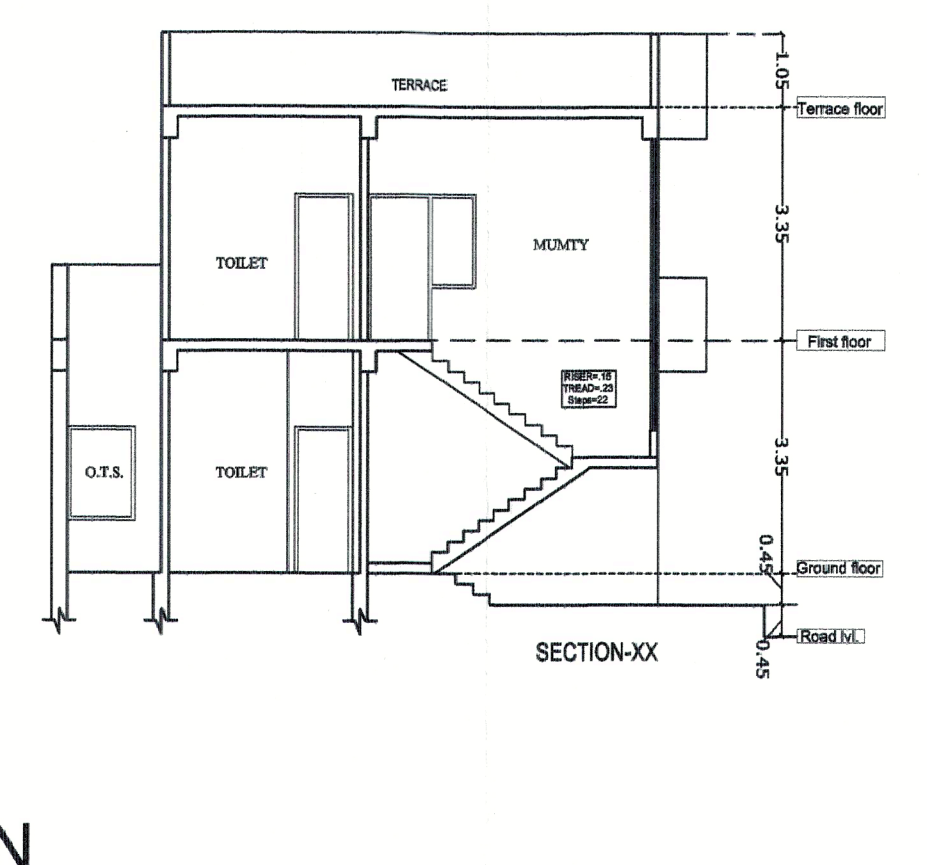
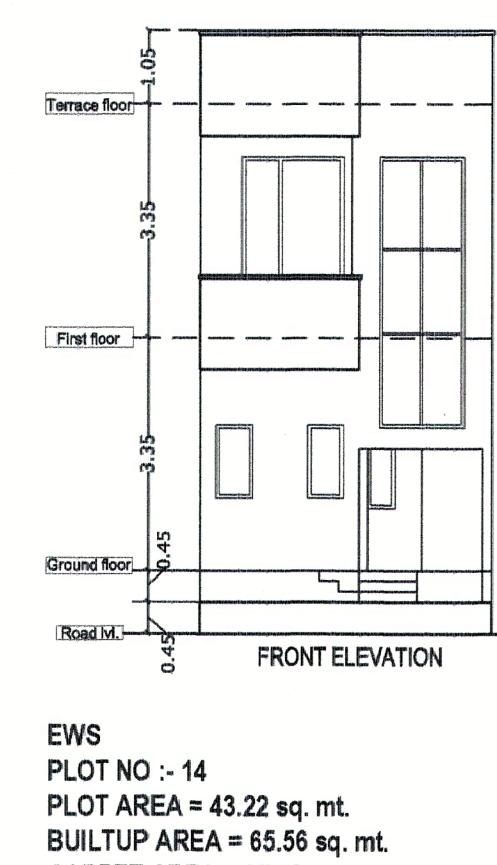




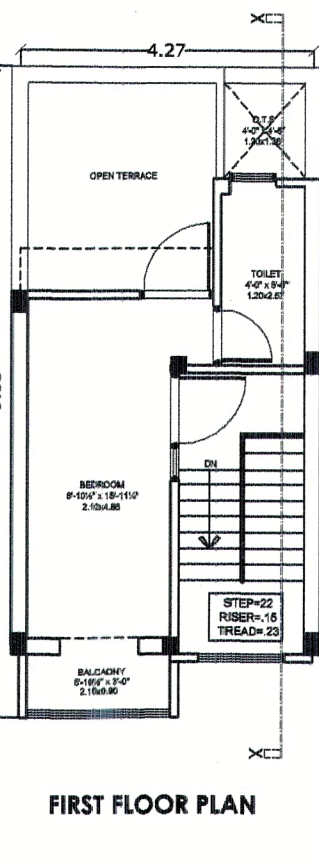
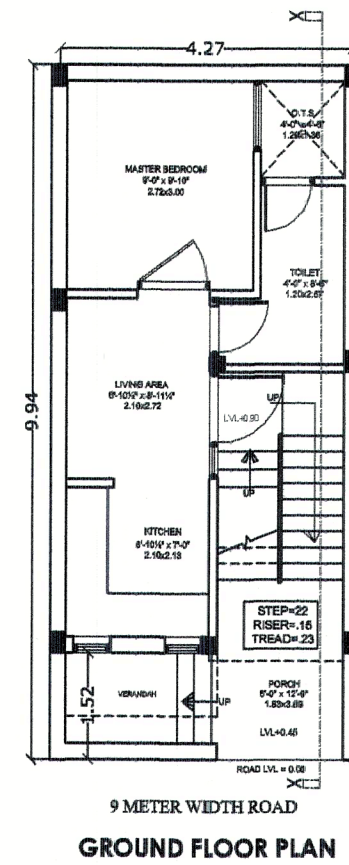
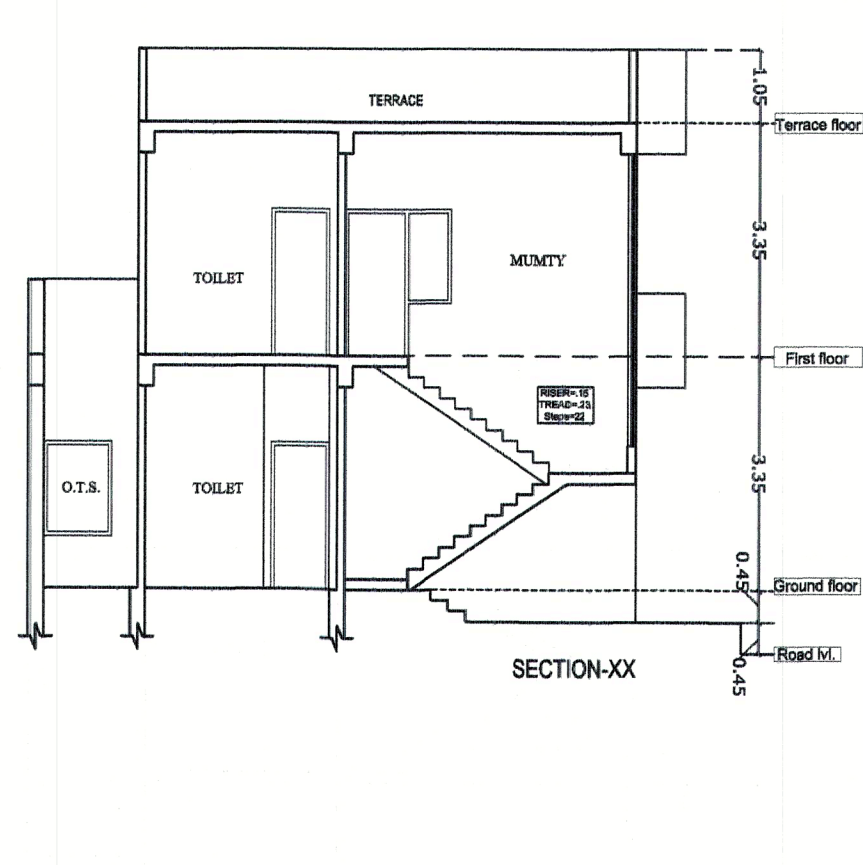
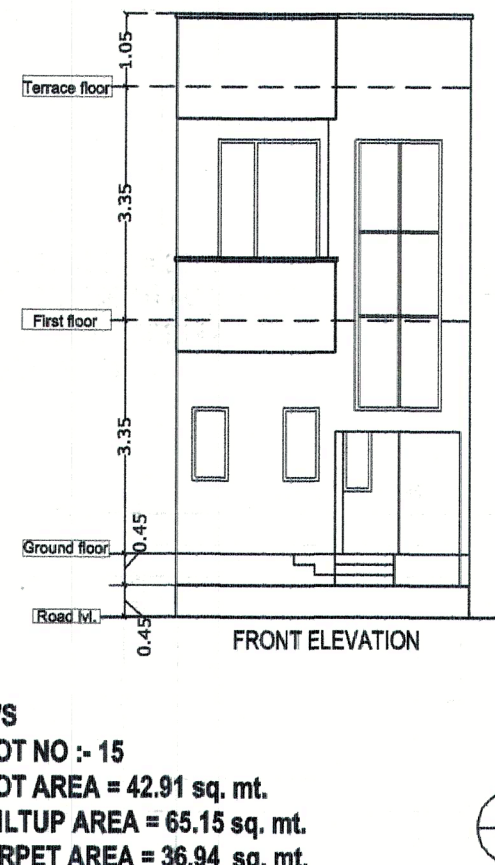
EWS
PLOT NO :- 13
PLOT AREA = 43.53 sq. mt.
BUILTUP AREA = 65.97 sq. mt.
CARPET AREA = 37.70 sq. mt.



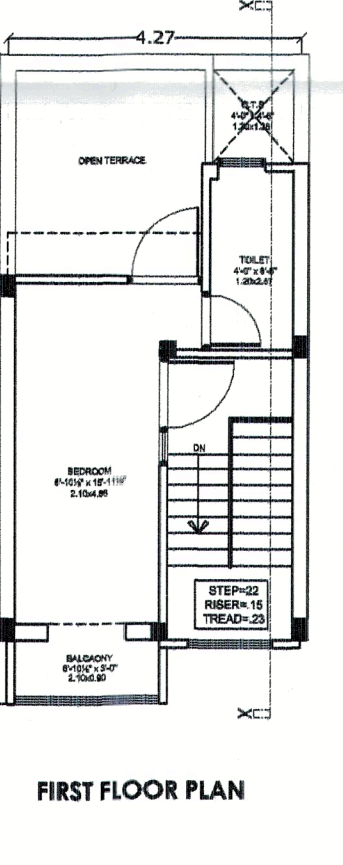
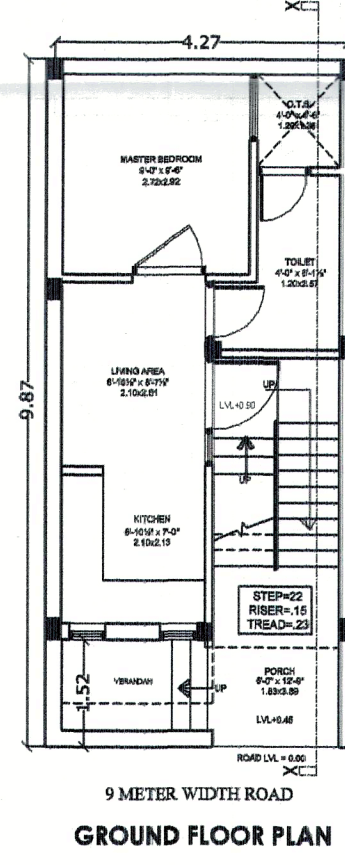
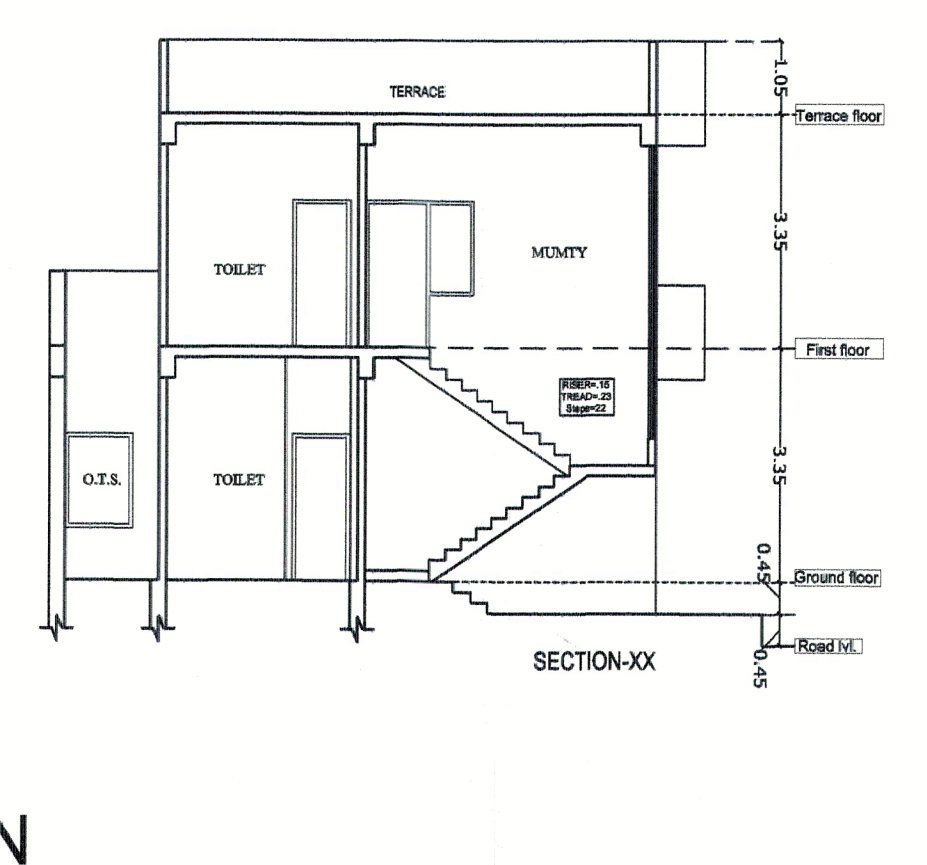
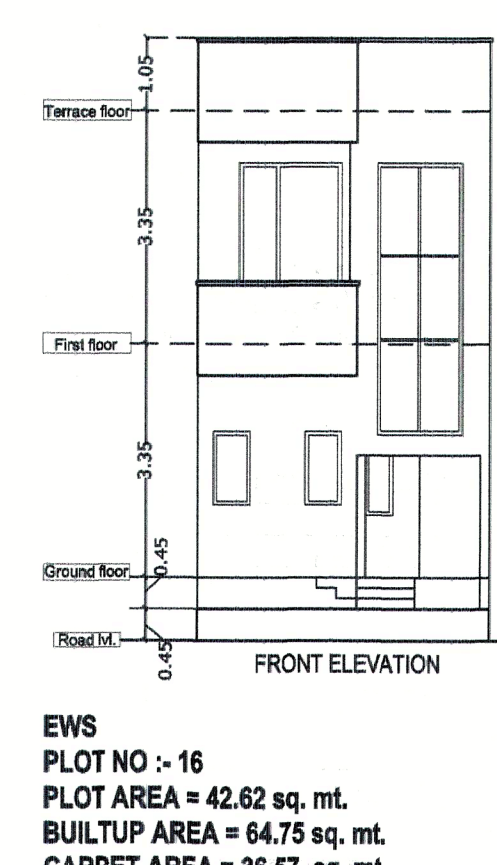
EWS
PLOT NO :- 14
PLOT AREA = 43.22 sq. mt.
BUILTUP AREA = 65.56 sq. mt.
CARPET AREA = 37.32 sq. mt.



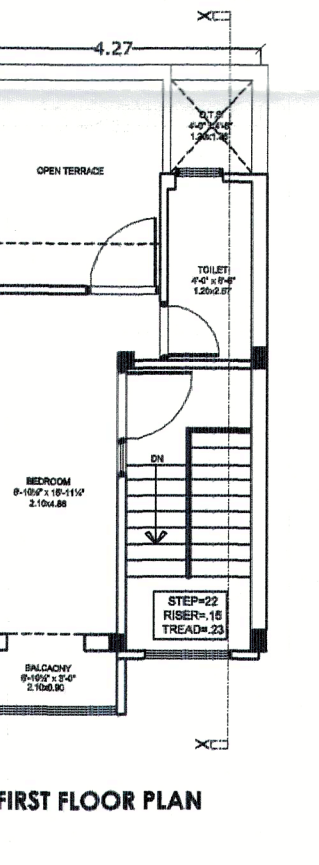
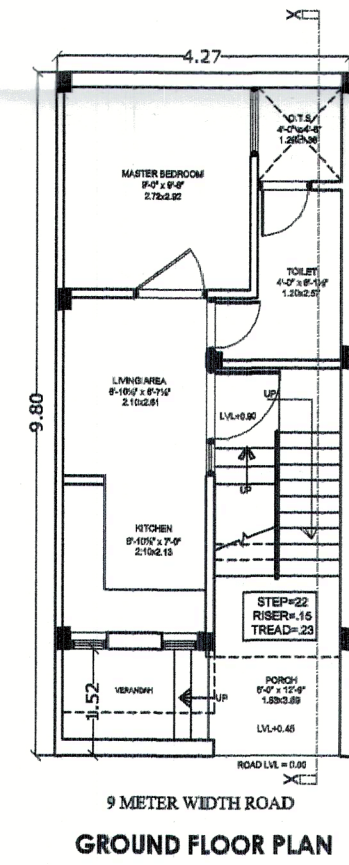
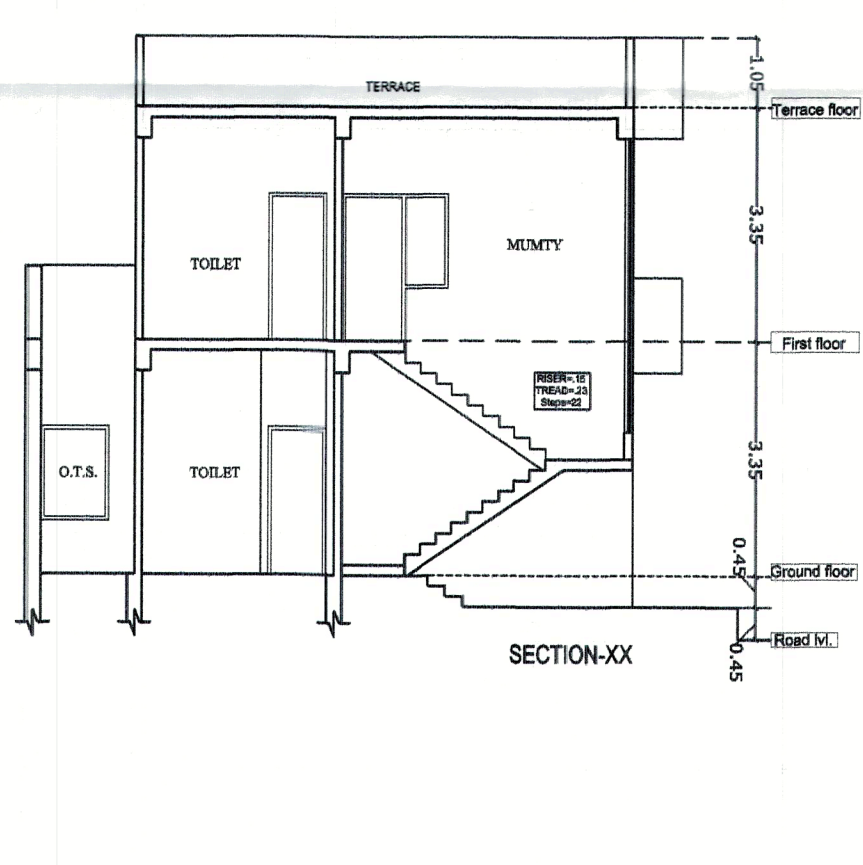
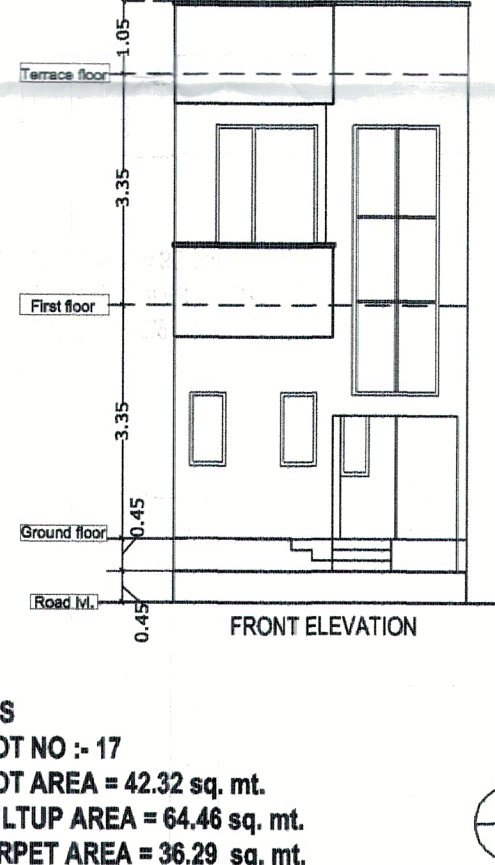
EWS
PLOT NO :- 15
PLOT AREA = 42.91 sq. mt.
BUILTUP AREA = 65.15 sq. mt.
CARPET AREA = 36.94 sq. mt.



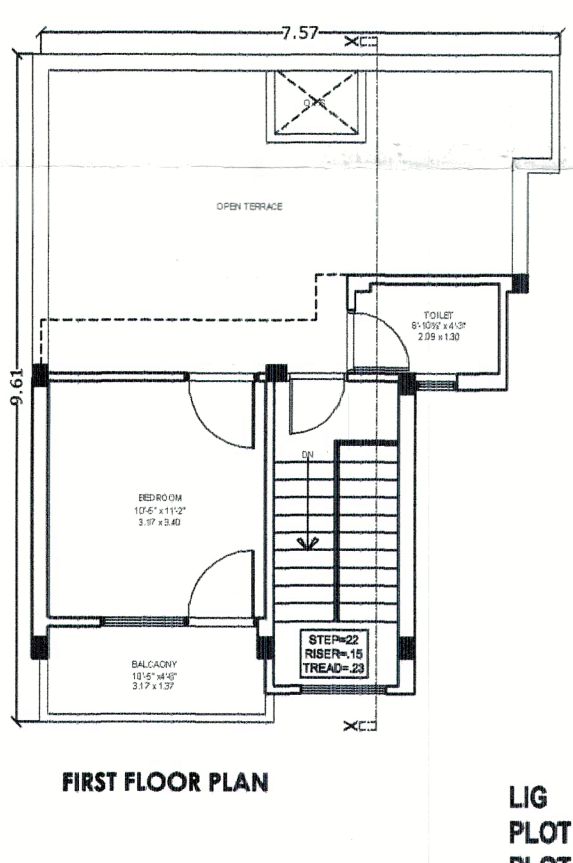
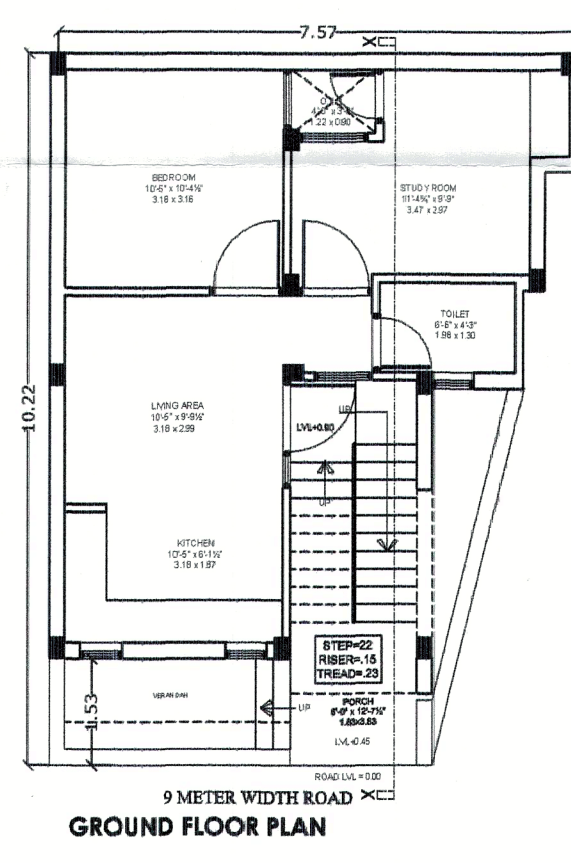
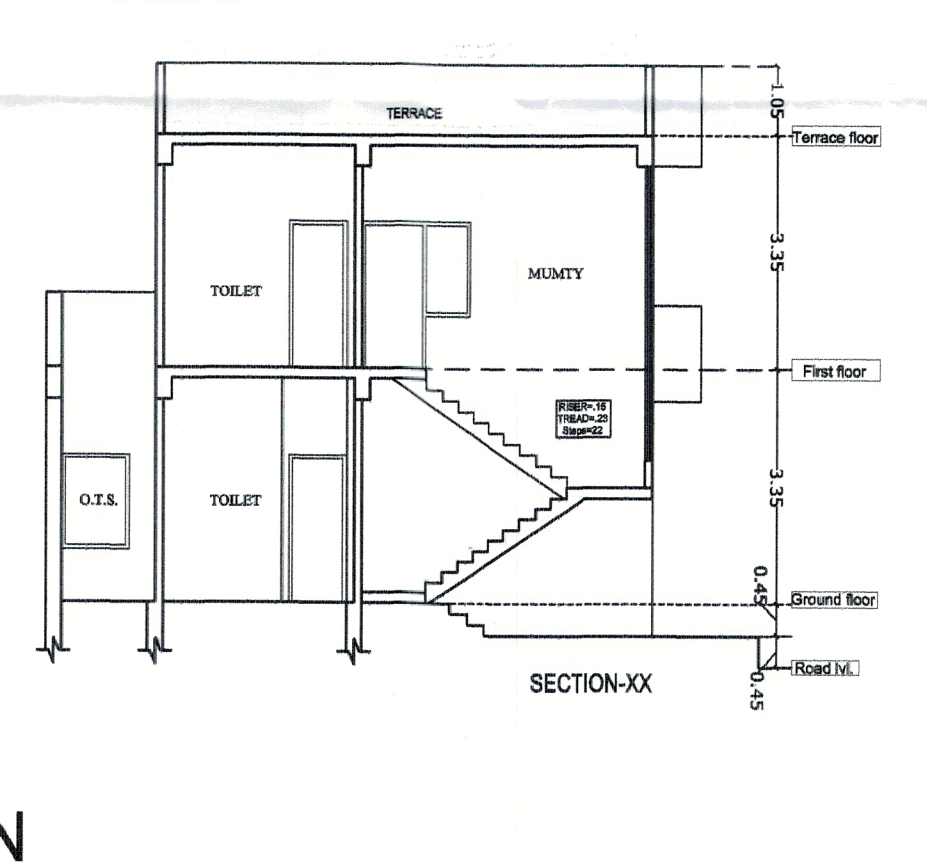
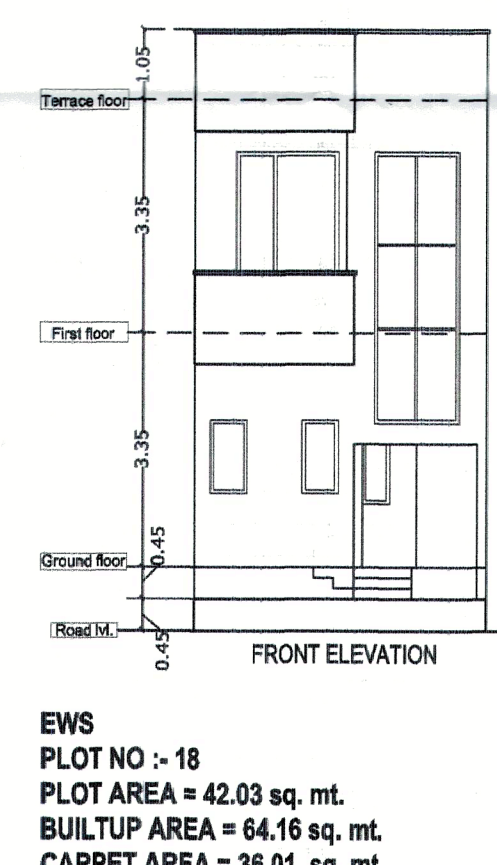
EWS
PLOT NO :- 16
PLOT AREA = 42.62 sq. mt.
BUILTUP AREA = 64.75 sq. mt.
CARPET AREA = 36.57 sq. mt.



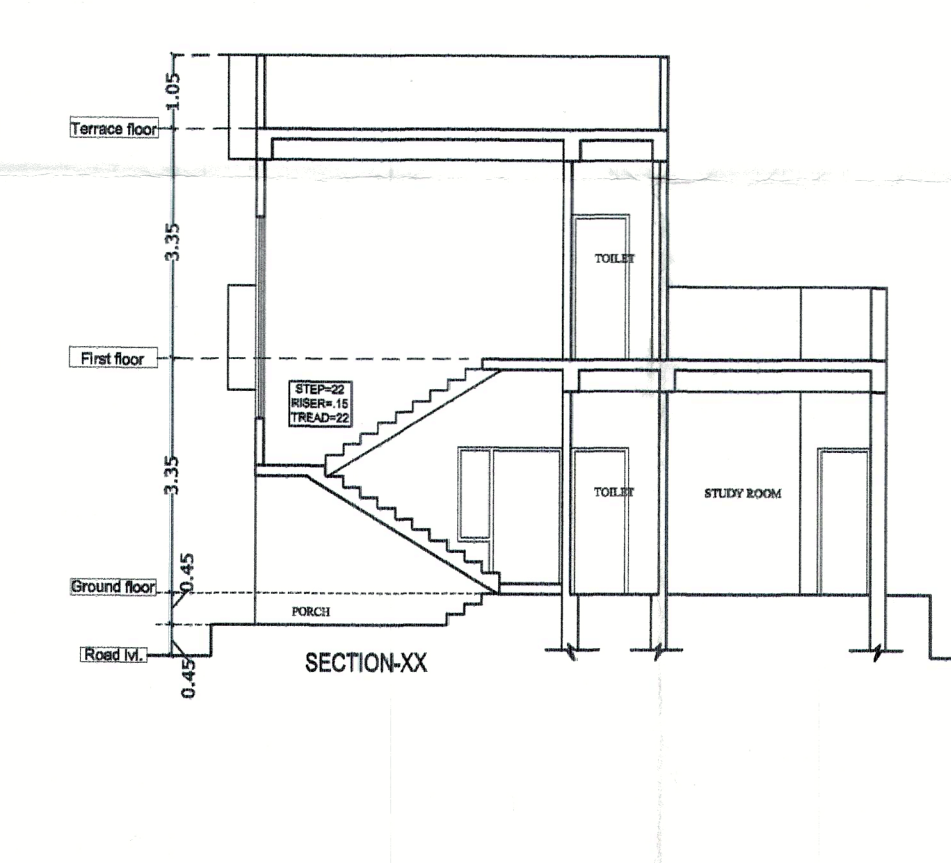
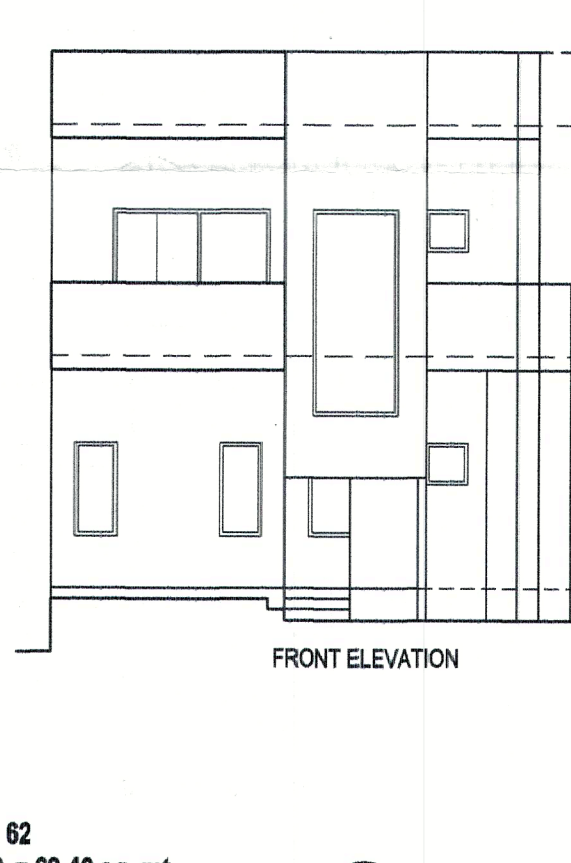
EWS
PLOT NO :- 17
PLOT AREA = 42.32 sq. mt.
BUILTUP AREA = 64.46 sq. mt.
CARPET AREA = 36.29 sq. mt.

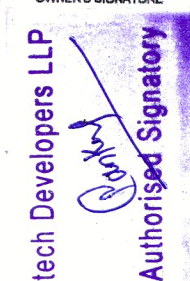
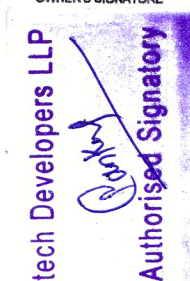


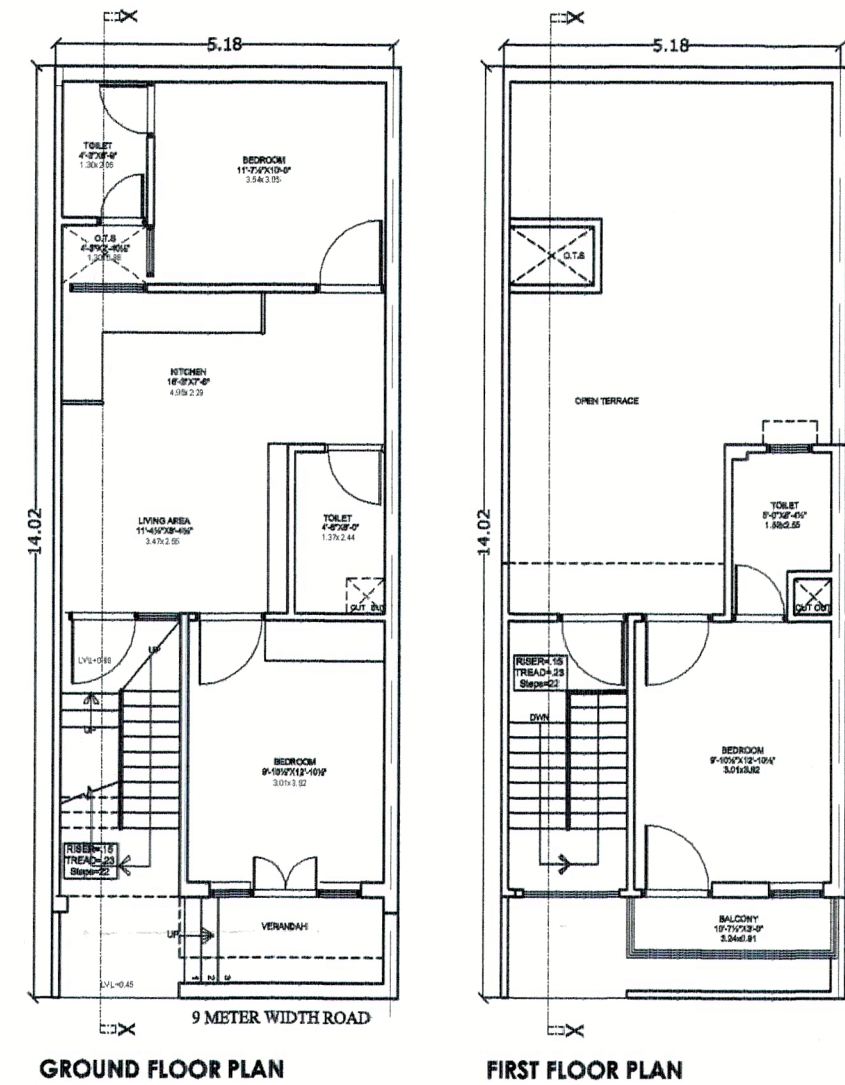
EWS
PLOT NO :- 18
PLOT AREA = 42.03 sq. mt.
BUILTUP AREA = 64.16 sq. mt.
CARPET AREA = 36.01 sq. mt.



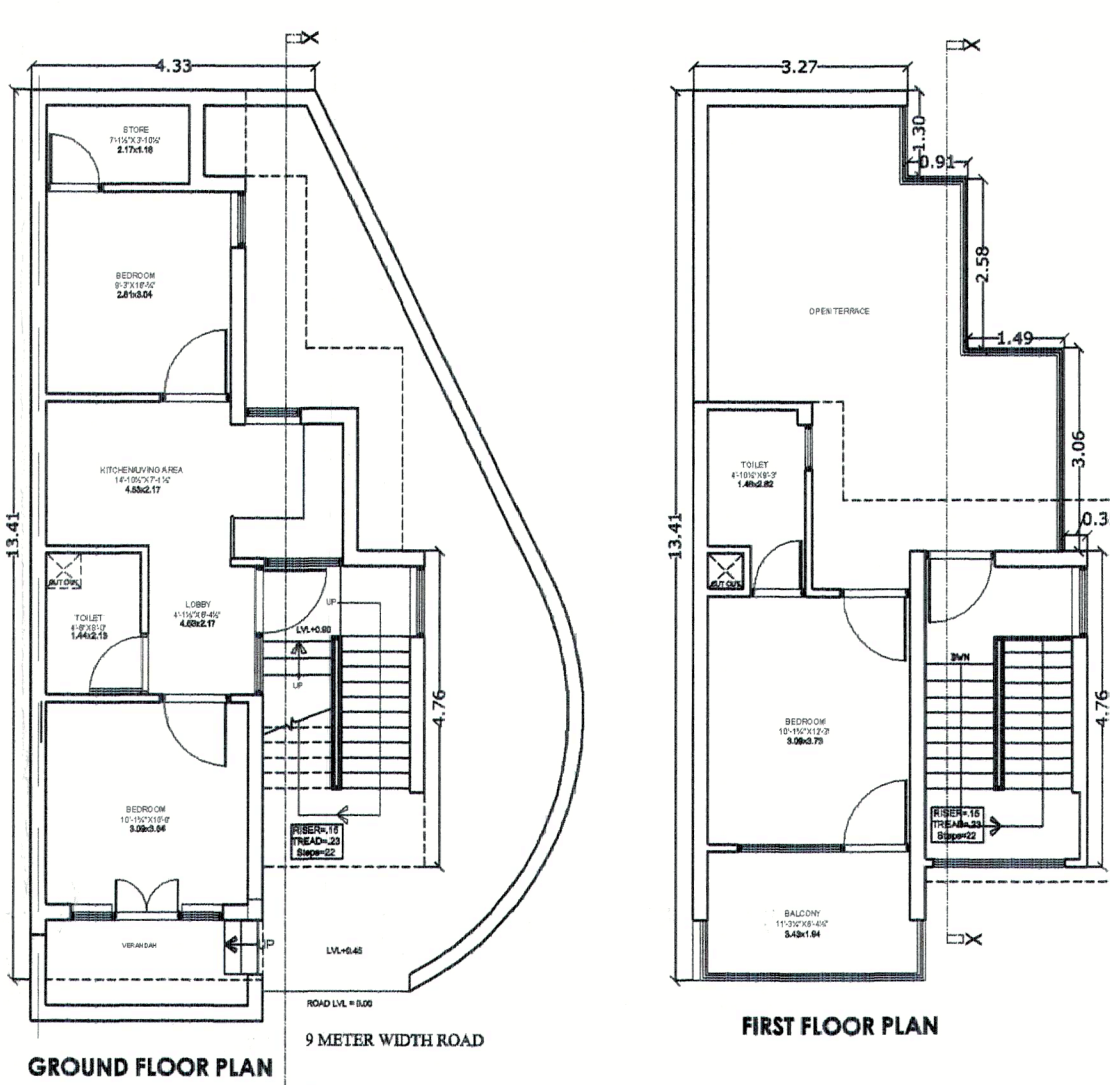
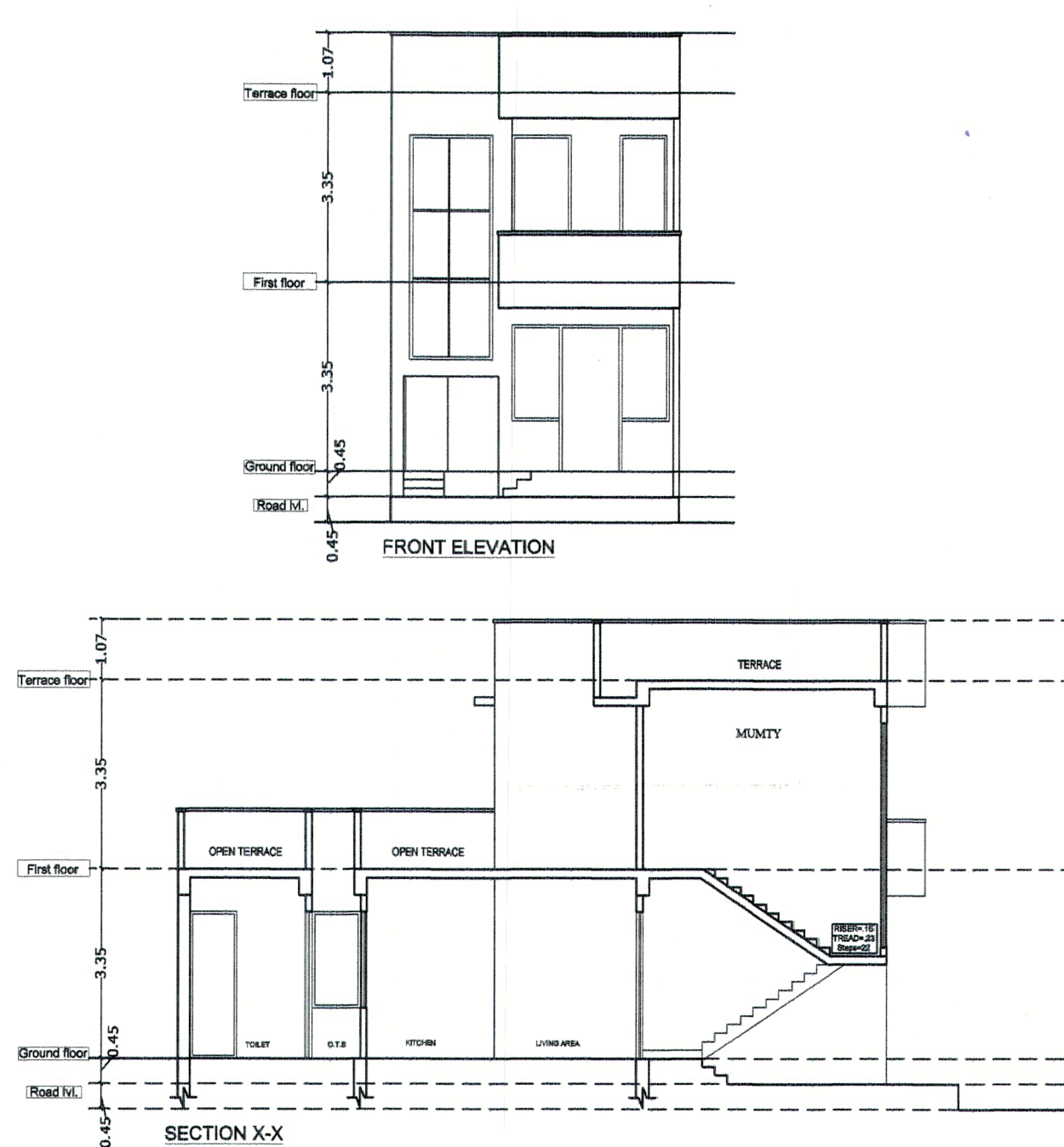
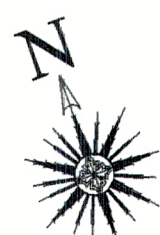
LIG
PLOT NO :- 62
PLOT AREA = 69.40 sq. mt.
BUILTUP AREA = 92.41 sq. mt.
CARPET AREA = 54.32 sq. mt.



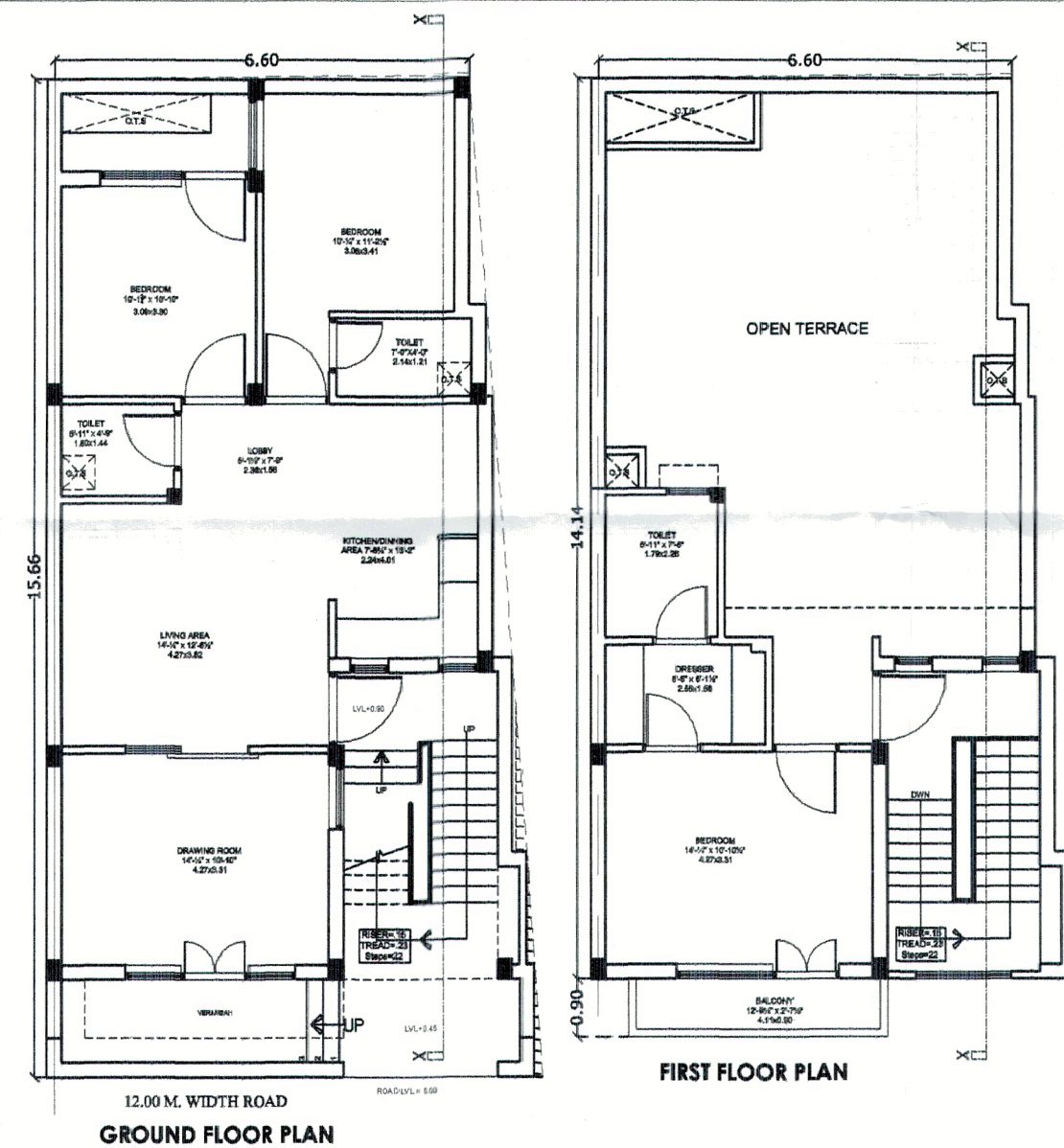
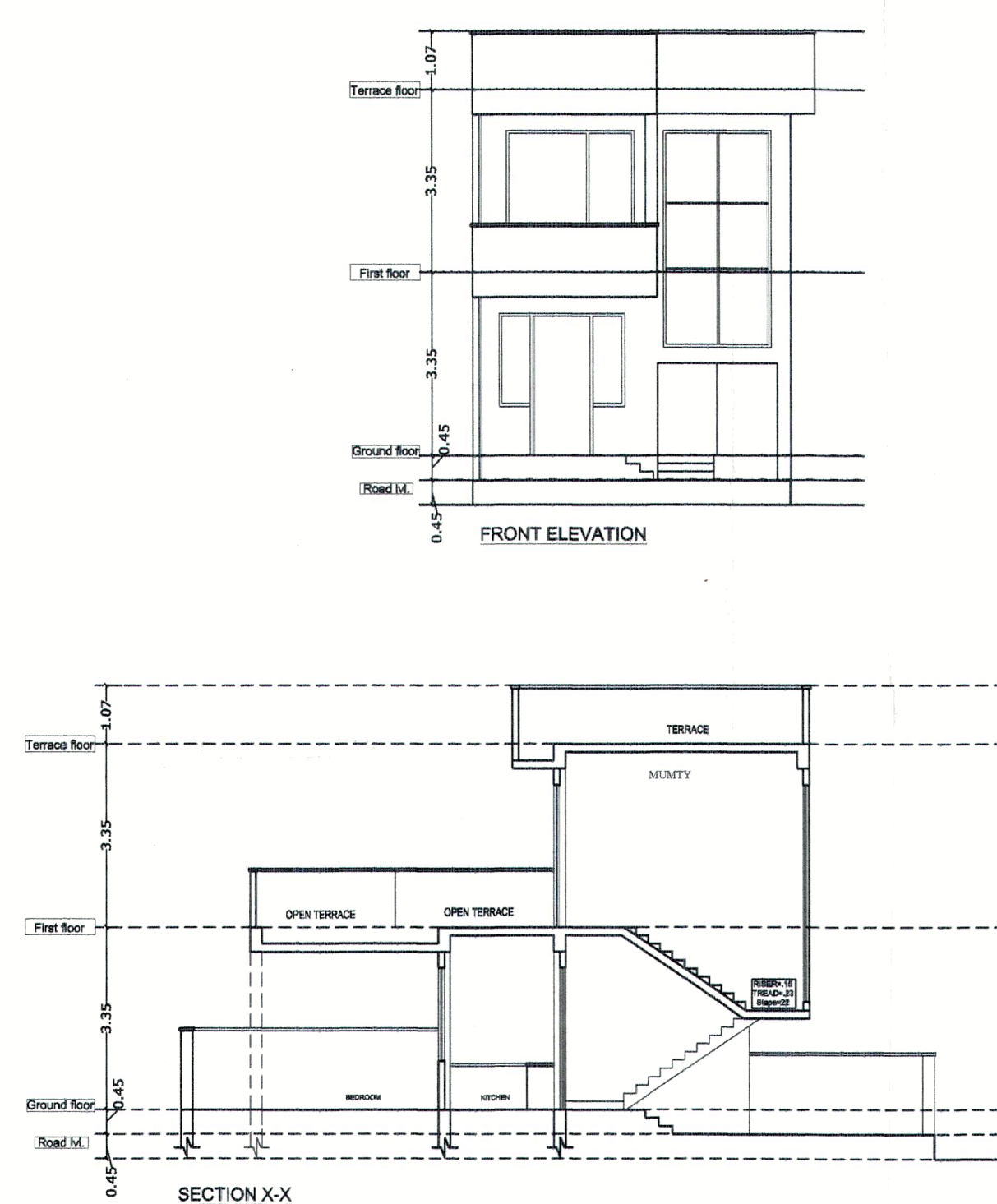
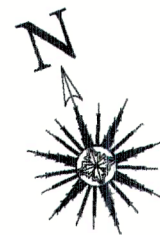
PROJECT TITLE		SHEET NO :- 02	
LAYOUT PLAN OF "THE KINO RESIDENCY"			
PROPOSED TO: Mr. Anand, Anand Nagar, 2018			
AT: VILLAGE: SIVAMANGALAM, TSH: KANDAMANGALAM, JUDICIAL			
DRAWING TITLE		PLAN, ELEVATION & SECTION	
ARCHITECT'S SIGNATURE		OWNER'S SIGNATURE	
			
			
For Riyasat Infratech Developers LLP			
Authorised Signatory			



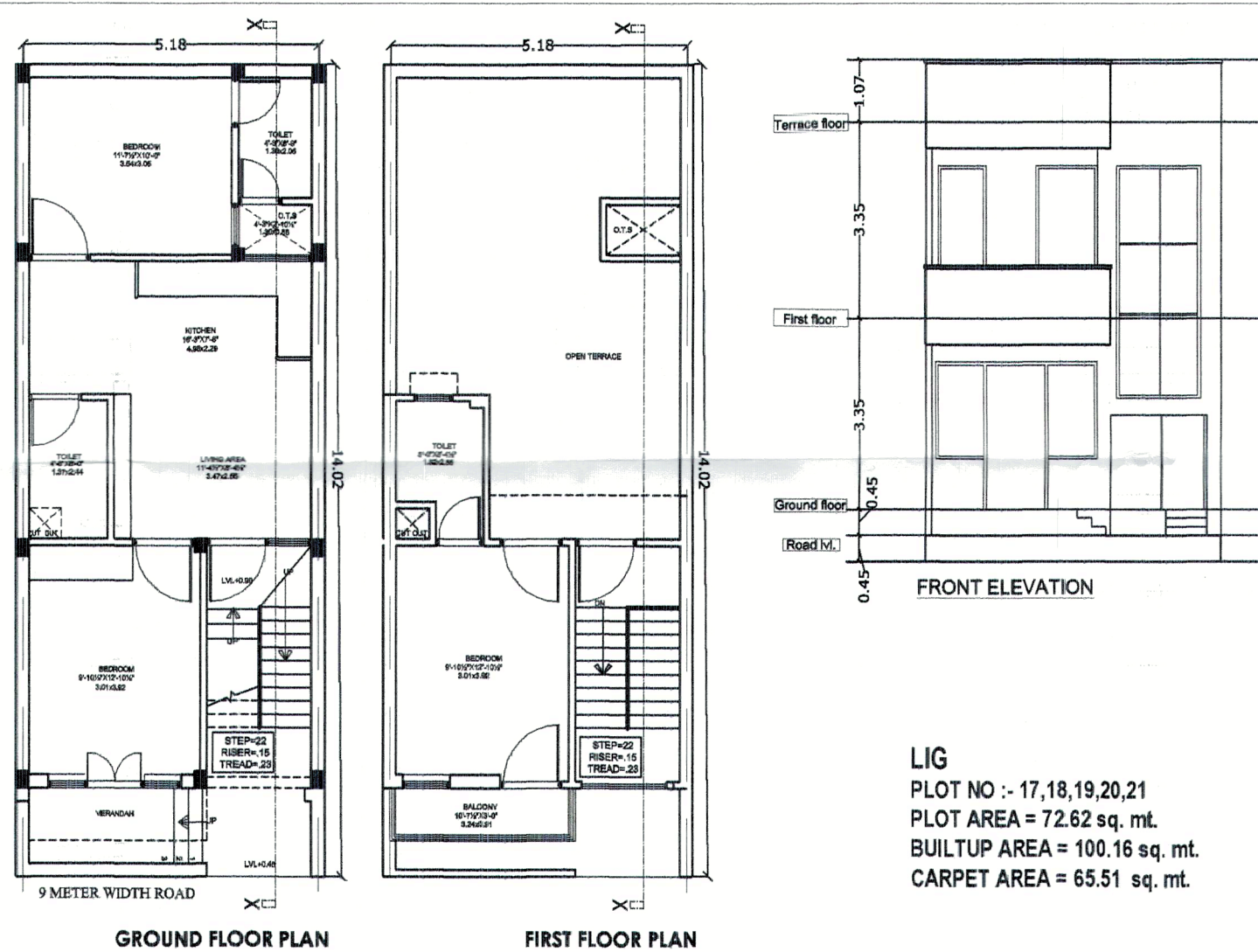
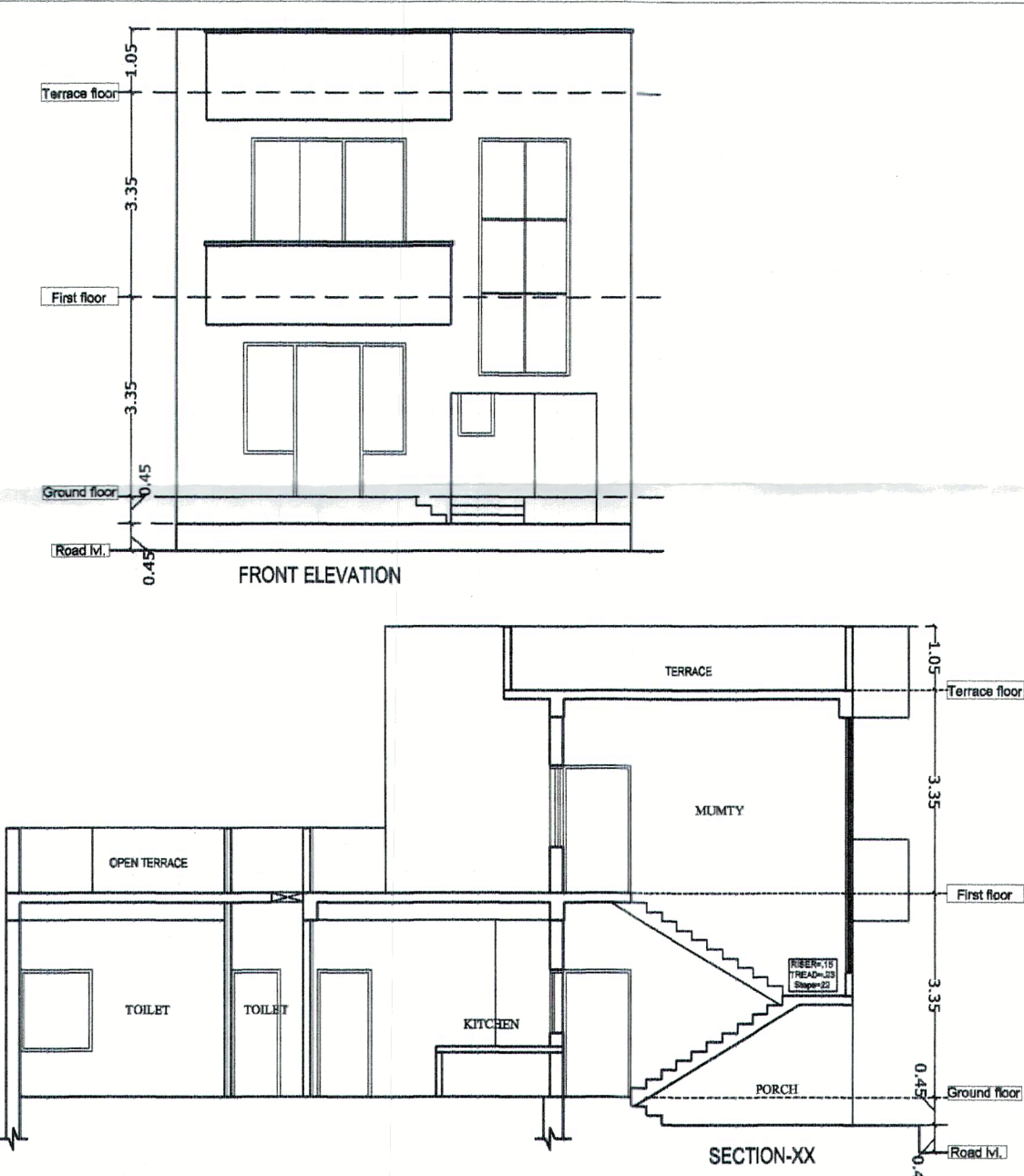
LIG
PLOT NO :- 27,28,29,30,31,32,33
PLOT AREA = 72.62 sq. mt.
BUILTUP AREA = 100.16 sq. mt.
CARPET AREA = 65.51 sq. mt.



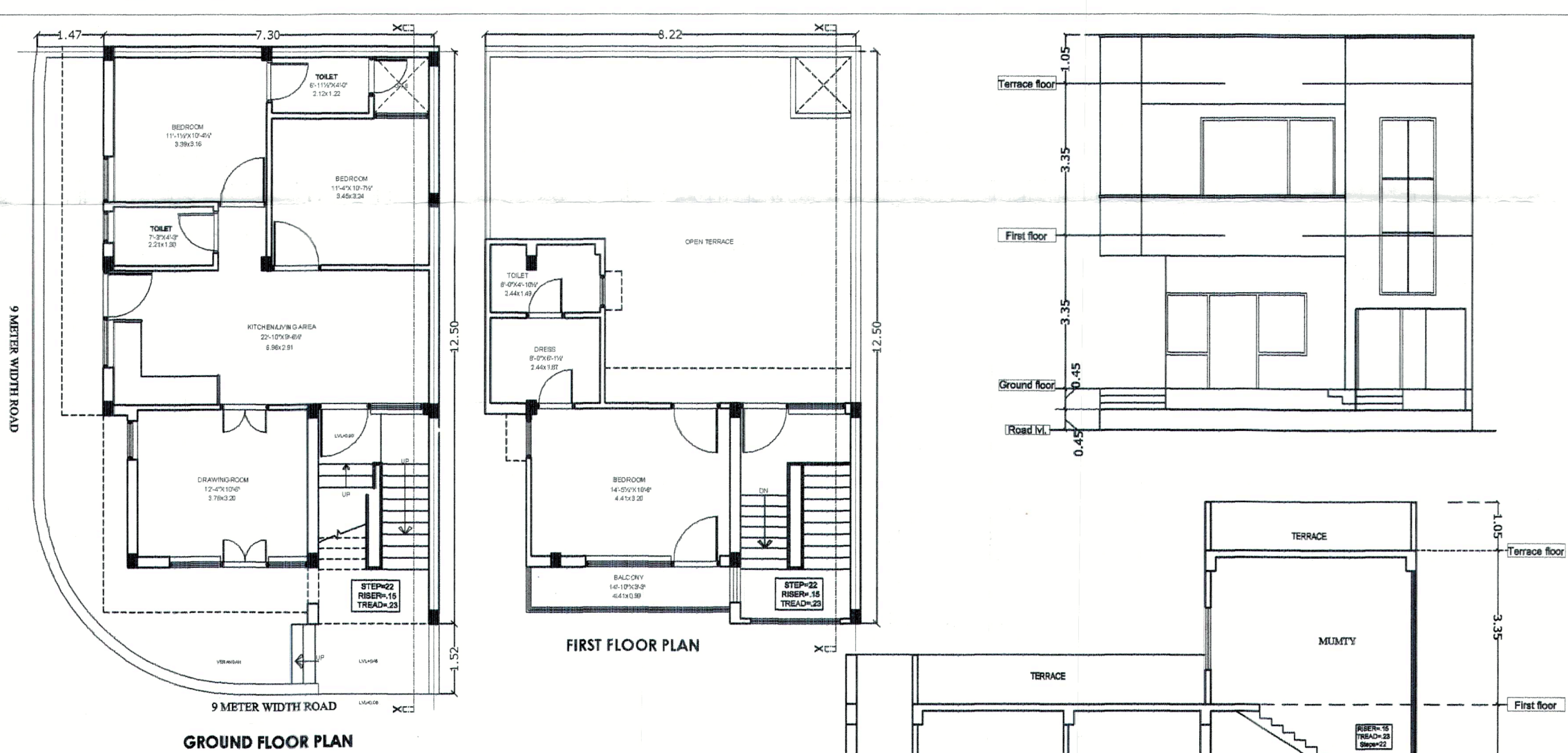
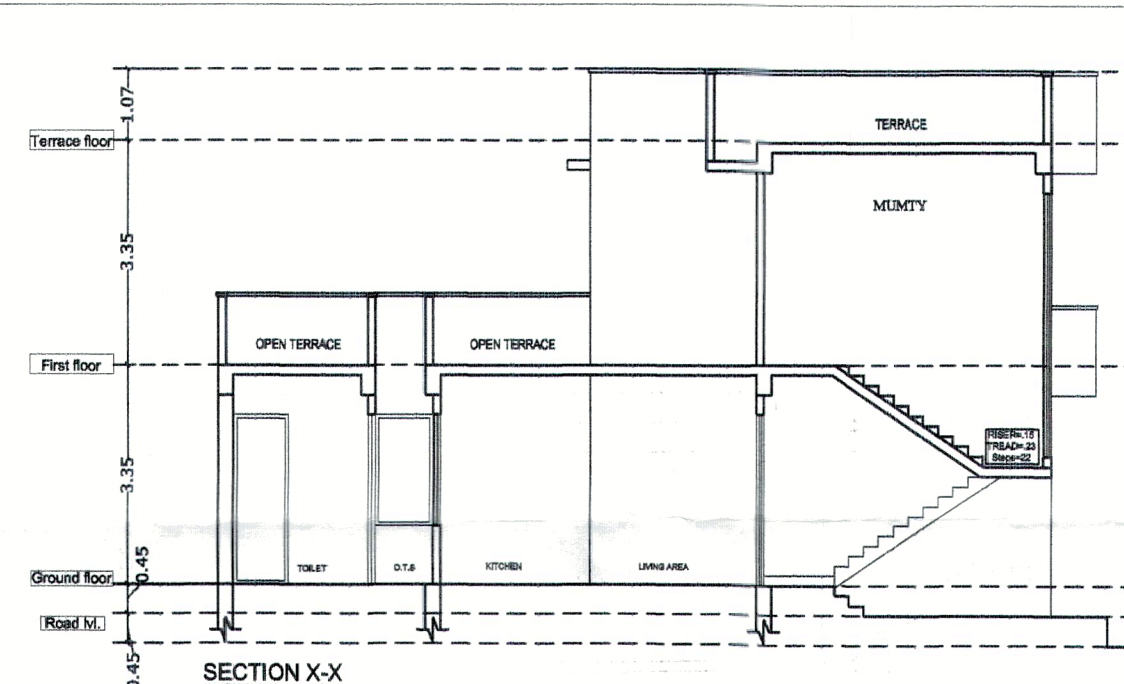
MIG
PLOT NO :- 34
PLOT AREA = 92.69 sq. mt.
BUILTUP AREA = 110.62 sq. mt.
CARPET AREA = 53.66 sq. mt.



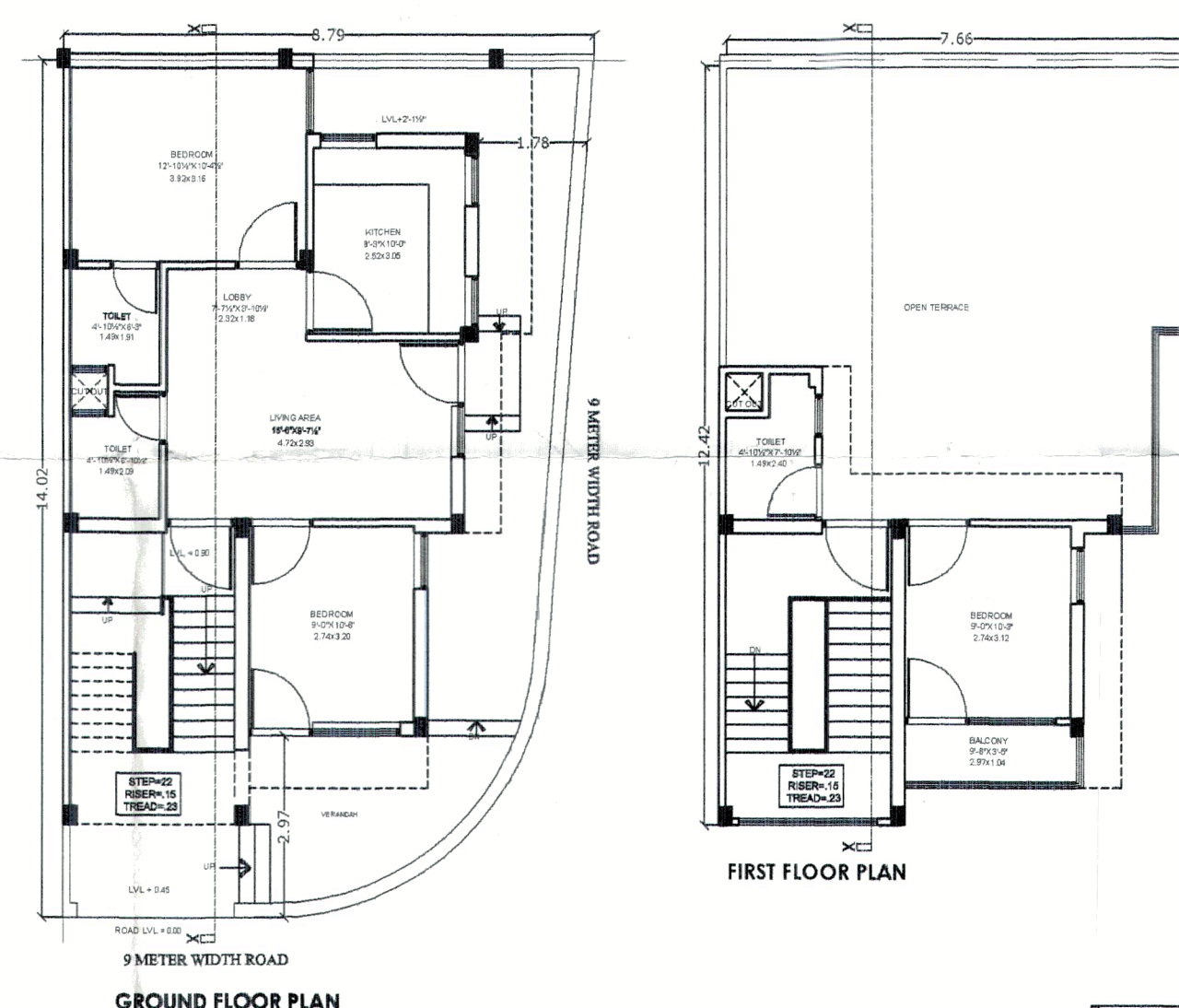
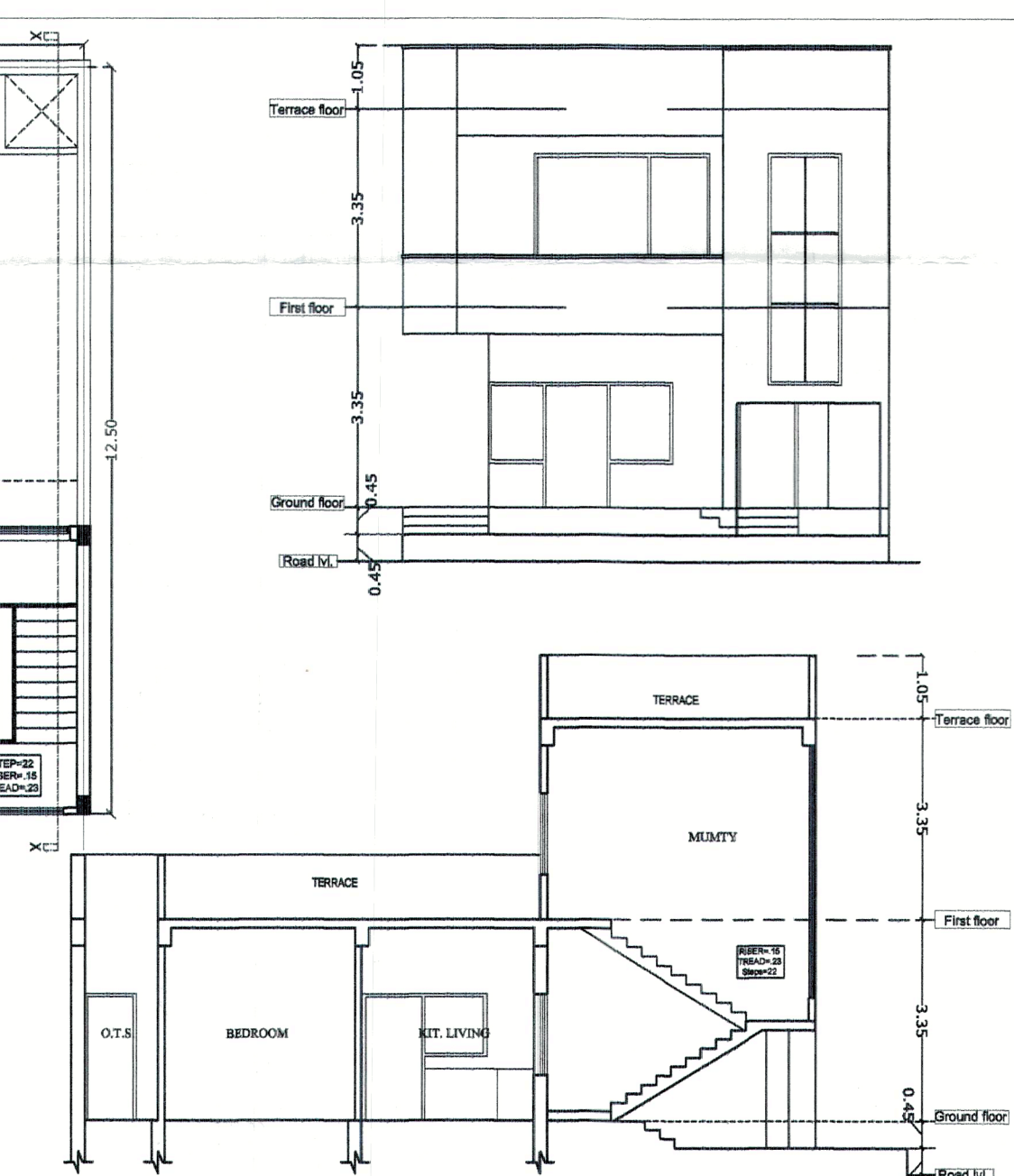
MIG
PLOT NO :- 17,18,19,20,21
PLOT AREA = 72.62 sq. mt.
BUILTUP AREA = 100.16 sq. mt.
CARPET AREA = 65.51 sq. mt.



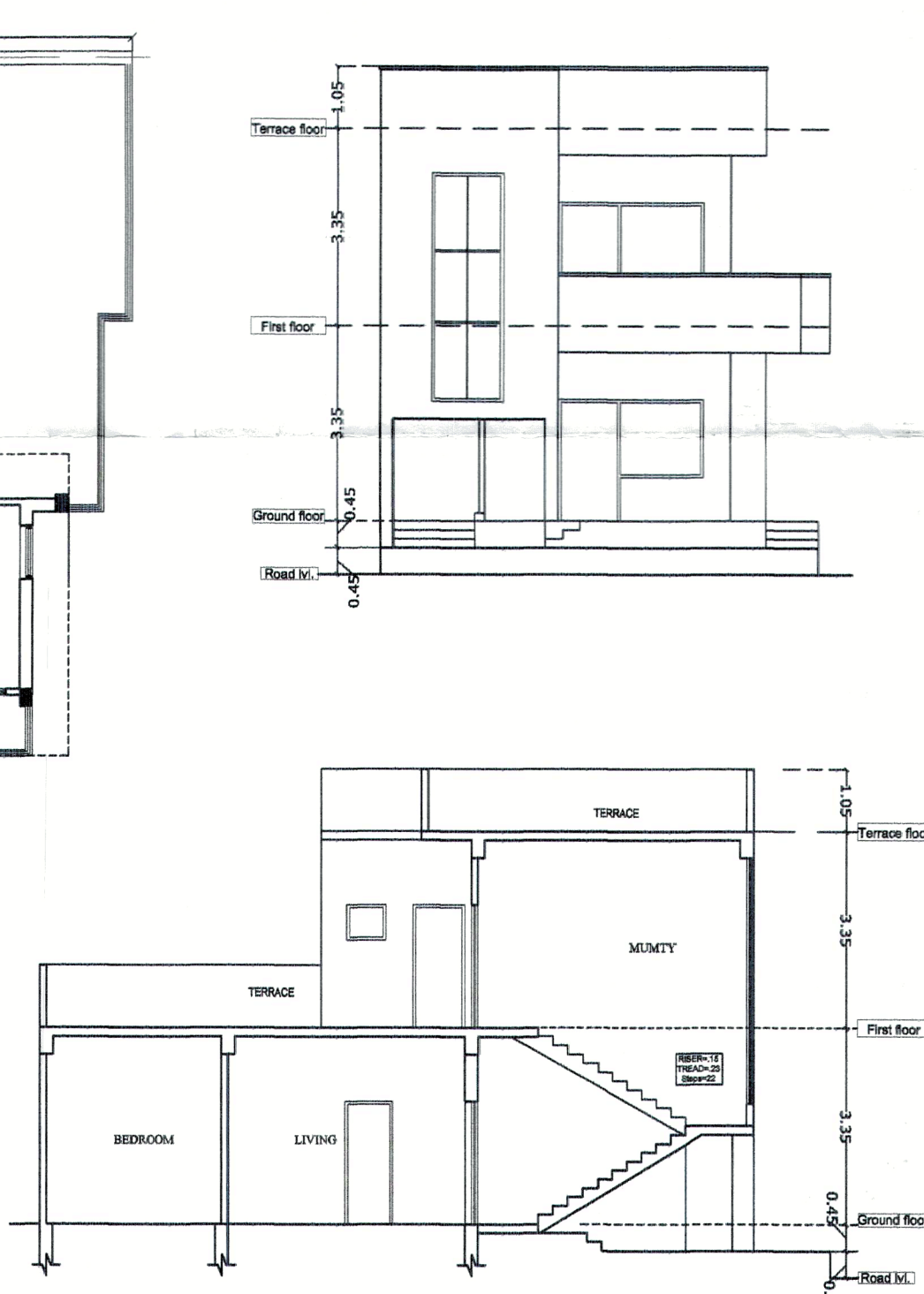
LIG
PLOT NO :- 17,18,19,20,21
PLOT AREA = 72.62 sq. mt.
BUILTUP AREA = 100.16 sq. mt.
CARPET AREA = 65.51 sq. mt.



MIG
PLOT NO :- 36
PLOT AREA = 119.34 sq. mt.
BUILTUP AREA = 144.17 sq. mt.
CARPET AREA = 86.25 sq. mt.



MIG
PLOT NO :- 37
PLOT AREA = 111.91 sq. mt.
BUILTUP AREA = 125.60 sq. mt.
CARPET AREA = 64.41 sq. mt.



SHEET NO. - 04	
PROJECT TITLE "LAYOUT PLAN OF 'THIR KUND SUBSIDENCY'"	
DRAWING TITLE PLAN, ELEVATION & SECTION	
ARCHITECT'S SIGNATURE	OWNER'S SIGNATURE
	
For Riyasat Infraach Developers LLP	

RIYASAT INFRATECH DEVELOPERS LLP

Date 10/11/2021

To, *De-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 " situated at Khasra No. 219, 220, 221, 222, 230 at Village -Sitaramपुर, Tehsil -Sanganer, Jaipur, Rajasthan .
Submitted Layout Plans have been approved by empanelled Architect under CMJAY 2015.

Kindly consider the same.

Thanking You,

For Riyasat Infratech Developers LLP.

For Riyasat Infratech Developers LLP

Pankaj
Authorised Signatory

Pankaj Goyal

(Authorized Signatory)



R-3702
10/11/21
[Signature]



Reg. Off.: 603, Okay Plus Square,
Madhyam Marg, Mansarovar,
Jaipur-302020 (Rajasthan)



gkdevelopers2021@gmail.com



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