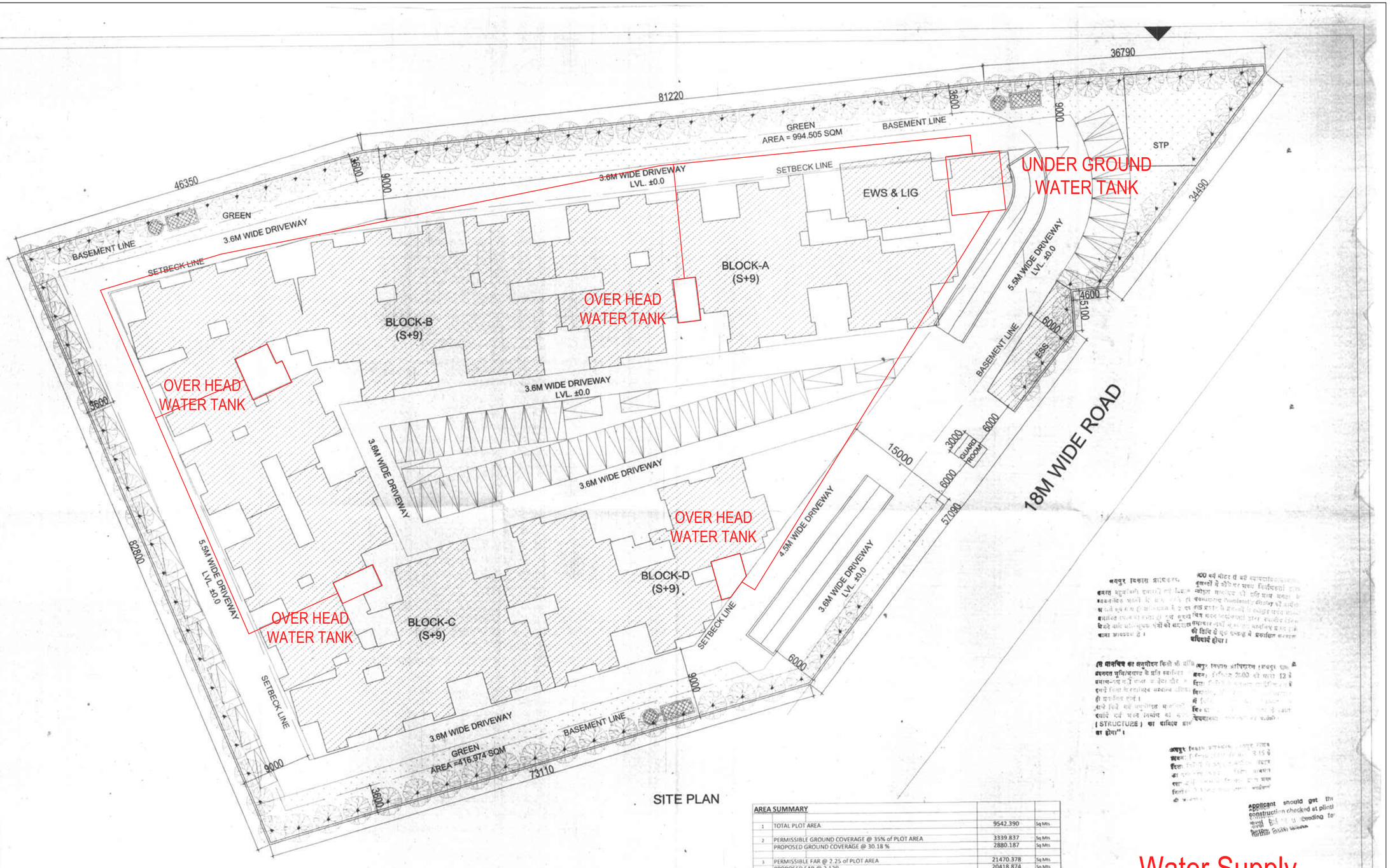

SITE PLAN

AREA CALCULATION

BLOCKS	ENVELOPE AREA (SQM)	CUTOUT AREA (SQM)	GROSS BUILTUP AREA (SQM)	FIRE STAIRCASE AREA (SQM)	BALCONY AREA (SQM)	CUPBOARD AREA (SQM)	BUILTUP AREA (SQM)	COMMUNITY HALL AREA (SQM)	CORRIDOR AREA (SQM)	STORE AREA (SQM)	STAIRCASE AREA (SQM)	SERVICE AREA (SQM)	STILT AREA (SQM)	FAR (SQM)	BUILTUP AREA (EWS) (SQM)
BLOCK-A	7511.830	178.360	**7333.470**	127.500	652.360	59.920	**6493.690**		701.631	215.757	112.960	8.501	625.022	**4829.819**	
BLOCK-B	10961.100	307.390	**10653.710**	128.270	892.860	66.300	**9566.280**	102.194	1124.856	377.712	114.780	19.028	921.875	**6905.835**	
BLOCK-C	7901.730	236.170	**7665.560**	128.270	654.730	51.330	**6831.230**		733.059	236.070	103.870	9.954	658.232	**5090.045**	
BLOCK-D	5072.180	156.630	**4915.550**	135.880	394.960	30.190	**4354.520**		453.942	131.157	103.870	9.954	410.552	**3245.045**	
EWS & LIG	1556.149		**1556.149**				**1556.149**								**1059.918**
BASEMENT			**7441.171**									256.750			
TERRACE			**196.300**									243.173			
SERVICES															
TOTAL	33002.989	878.550	**39761.910**	519.920	2594.910	207.740	**28801.869**	102.194	3013.488	960.696	435.480	547.360	2615.681	**20070.744**	**1059.918**
GROSS BUILTUP AREA			**39761.910**												
BUILTUP AREA							**28801.869**								
TOTAL FAR														**20070.744**	
TOTAL EWS & LIG AREA															**1059.918**
TOTAL STORE AREA										**960.696**					
TOTAL CORRIDOR AREA									**3013.488**						
TOTAL COMMUNITY HALL AREA								**102.194**							
TOTAL SERVICE AREA												**547.360**			

AREA SUMMARY

1	TOTAL PLOT AREA	9542.390	Sq Mts
2	PERMISSIBLE GROUND COVERAGE @ 35% of PLOT AREA	3339.837	Sq Mts
	PROPOSED GROUND COVERAGE @ 30.18 %	2880.187	Sq Mts
3	PERMISSIBLE FAR @ 2.25 of PLOT AREA	21470.378	Sq Mts
	PROPOSED FAR @ 2.139	20418.874	Sq Mts
4	PERMISSIBLE EWS BUILTUP AREA @ 5% of FAR	1020.944	Sq Mts
	PROPOSED EWS BUILTUP AREA @ 5.19%	1059.918	Sq Mts
5	PERMISSIBLE CORRIDOR AREA @ 15 % of FAR	3062.831	Sq Mts
	PROPOSED CORRIDOR AREA @ 14.75 %	3013.488	Sq Mts
6	PERMISSIBLE STORE AREA @ 3% of FAR	612.566	Sq Mts
	PROPOSED STORE AREA @ 4.70 %	960.696	Sq Mts
	EXTRA STORE AREA IN FAR	348.130	Sq Mts
7	PERMISSIBLE COMMUNITY HALL @ 5% of FAR	1020.944	Sq Mts
	PROPOSED COMMUNITY HALL @ 0.50 %	102.194	Sq Mts
8	PERMISSIBLE SERVICE AREA @ 7% of FAR	1429.321	Sq Mts
	PROPOSED SERVICE AREA @ 2.68 %	547.360	Sq Mts
9	REQUIRED GREEN @ 10% of PLOT AREA	954.239	Sq Mts
	PROPOSED GREEN @ 14.79%	1411.479	Sq Mts
	No OF TREES REQUIRED @ 1TREE/100 SQMT OF PLOT AREA	95.424	Nos
	No OF TREES PROVIDED	96.000	Nos
10	ECS REQUIRED @ 75 SQM/ECS	272.252	
	ECS REQUIRED FOR VISITORS @ 25%	68.063	
	ECS REQUIRED FOR ECS & LIG @ 1 SCOOTER/DU	10.000	
	TOTAL ECS REQUIRED	350.315	Nos
	75% FOR CARS AND 20% FOR TWO WHEELERS & 5% FOR CYCLES		
	REQUIRED ECS FOR CARS	262.736	ECS
	REQUIRED ECS FOR SCOOTERS	70.063	ECS
	REQUIRED ECS FOR CYCLES	17.516	ECS
	PROPOSED ECS FOR CARS	266.000	Nos
	PROPOSED ECS FOR TWO WHEELERS	94.667	Nos
	TOTAL ECS PROPOSED	360.667	Nos
11	CARS PROVIDE IN BASEMENT	127.000	Nos
	SCOOTERS PROVIDE IN BASEMENT	284.000	Nos
	NO. OF ECS @ 3 SCOOTERS/ECS	94.667	Nos
	TOTAL NO. OF ECS PROVIDED IN BASEMENT	221.667	Nos
12	CARS PROVIDE IN STILT	84.000	Nos
	TOTAL NO. OF ECS PROVIDED IN STILT	84.000	Nos
13	CARS PROVIDE ON SURFACE	55.000	Nos
	TOTAL NO. OF ECS PROVIDED ON SURFACE	55.000	Nos
14	GROSS BUILTUP AREA	39761.910	Sq Mts

जयपुर विकास प्राधिकरण,
जयपुर मेट्रोपोलिटन क्षेत्र के भीतर 400 वर्ग मीटर से बड़े व्यापारिक भूखण्डों में भवन मानचित्र की स्वीकृति के संबंध में।
जयपुर मेट्रोपोलिटन क्षेत्र के भीतर भवन निर्माण उपविधियां, 2010 के प्रावधानों के अनुसार 400 वर्ग मीटर से बड़े व्यापारिक भूखण्डों पर भवन मानचित्र स्वीकार करने की शक्तियां दिनांक 30.12.2011 को आयोजित प्राधिकरण की बैठक में जयपुर विकास प्राधिकरण को प्रत्यायोजित की गई थी। उक्त शक्तियों के अनुसार भवन मानचित्र स्वीकार करने की विधि के संबंध में दिनांक 01.02.2012 को जारी आदेश के अनुसार भवन मानचित्र स्वीकार करने की विधि दिनांक 01.02.2012 से प्रभावित होगा।

(STRUCTURE) का दायित्व आर्किटेक्ट/इंजीनियर/सुपरवाईजर का होगा"।

जयपुर विकास प्राधिकरण, जयपुर
स्वीकृत किया जाता है।
दिनांक 8.15 से
दिनांक 12 से
का प्रावधान
रखा जाए।
दिनांक तक नवीनीकरण

Applicant should get the construction checked at plinth level before proceeding for further.

Water Supply

OWNER :
SHUBHAM LAND CON Pvt. Ltd.
S-1A, SHREE GOPAL NAGAR,
GOPALPURA BYE PASS ROAD,
JAIPUR

अनुमोदित
पंड लगाओ-हरियालो बढ़ाओ

PROJECT :
UNIQUE SAPPHIRE
KHASRA NO. - 46, VILLAGE SUKHIYA
PATWAR AREA, KALYANPUR,
TEHSIL - SANGANER, JAIPUR

वरिष्ठ नगर नियोजक
अतिरिक्त मुख्य नगर नियोजक
नगर नियोजन विभाग
जयपुर विकास प्राधिकरण, जयपुर

TITLE :
SITE PLAN & AREA CALCULATION

NORTH E S W

ARCHITECTS
DRG.NO.- UB-01

GIAN P. MATHUR AND ASSOCIATES (P) LTD.
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SCALE : 1: 200	ARCHITECT'S SIGN	OWNER'S SIGN
DATE : DEC'12	GIAN P. MATHUR ARCHITECT B. Arch., M.C.A.I.I.A. CA No. 80/5760	
DEALT :- ALI		
CHKD : - RUCHI		