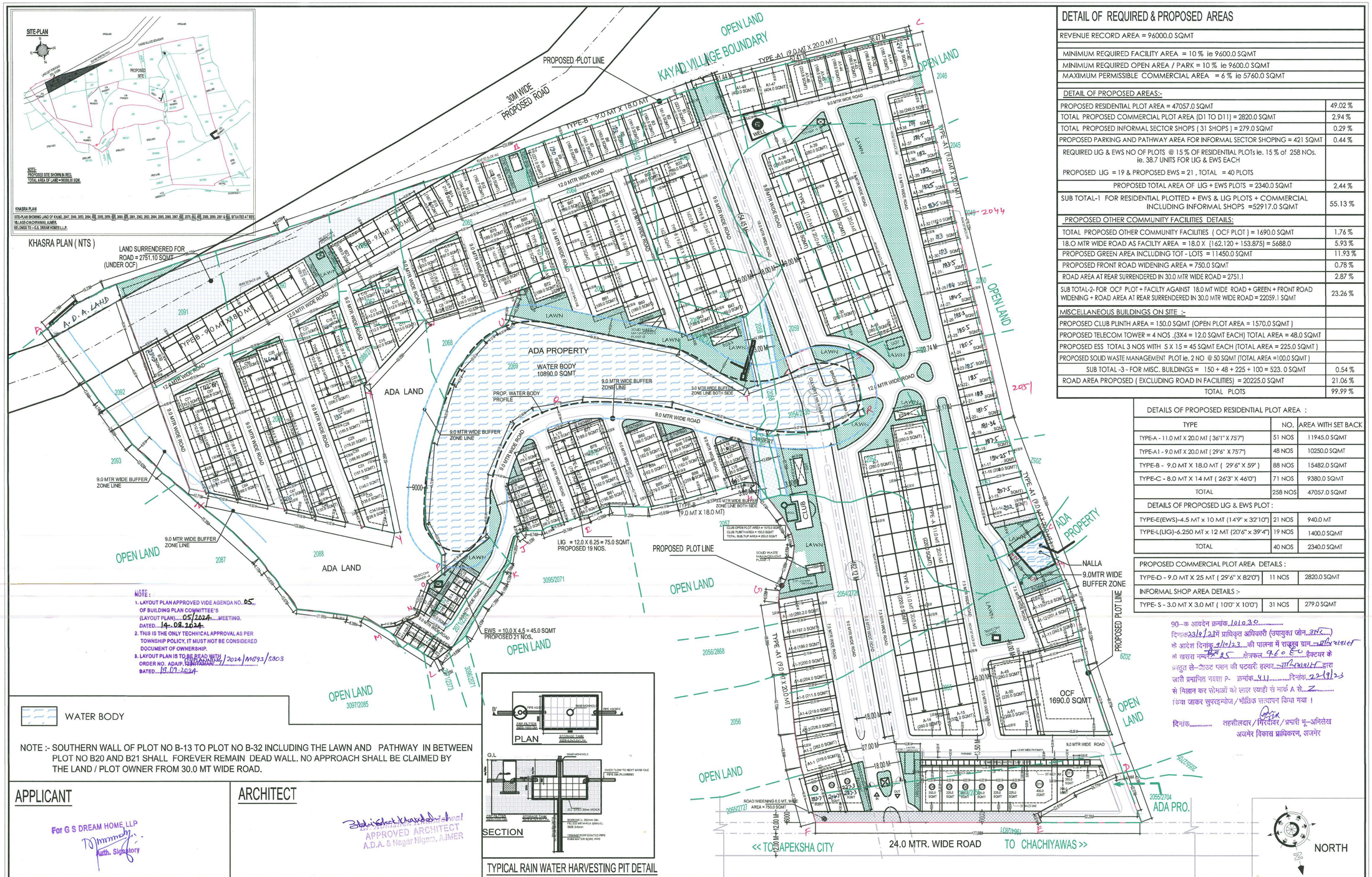

NOTE :
1. LAYOUT PLAN APPROVED VIDE AGENDA NO..05 OF BUILDING PLAN COMMITTEE'S (LAYOUT PLAN)....05/2024.....MEETING. DATED....14.08.2024.
2. THIS IS THE ONLY TECHNICAL APPROVAL AS PER TOWNSHIP POLICY, IT MUST NOT BE CONSIDERED DOCUMENT OF OWNERSHIP.
3. LAYOUT PLAN IS TO BE READ WITH ORDER NO. ADA/P.[illegible]/2024/M893/5303 DATED....19.07.2024

NOTE :- SOUTHERN WALL OF PLOT NO B-13 TO PLOT NO B-32 INCLUDING THE LAWN AND PATHWAY IN BETWEEN PLOT NO B20 AND B21 SHALL FOREVER REMAIN DEAD WALL. NO APPROACH SHALL BE CLAIMED BY THE LAND / PLOT OWNER FROM 30.0 MT WIDE ROAD.

APPLICANT

For G S DREAM HOME LLP
Auth. Signatory

ARCHITECT

APPROVED ARCHITECT
A.D.A. & Nagar Nigam, AJMER

DETAIL OF REQUIRED & PROPOSED AREAS

REVENUE RECORD AREA = 96000.0 SQMT	
MINIMUM REQUIRED FACILITY AREA = 10 % ie 9600.0 SQMT	
MINIMUM REQUIRED OPEN AREA / PARK = 10 % ie 9600.0 SQMT	
MAXIMUM PERMISSIBLE COMMERCIAL AREA = 6 % ie 5760.0 SQMT	
DETAIL OF PROPOSED AREAS:-	
PROPOSED RESIDENTIAL PLOT AREA = 47057.0 SQMT	49.02 %
TOTAL PROPOSED COMMERCIAL PLOT AREA (D1 TO D11) = 2820.0 SQMT	2.94 %
TOTAL PROPOSED INFORMAL SECTOR SHOPS (31 SHOPS) = 279.0 SQMT	0.29 %
PROPOSED PARKING AND PATHWAY AREA FOR INFORMAL SECTOR SHOPING = 421 SQMT	0.44 %
REQUIRED LIG & EWS NO OF PLOTS @ 15 % OF RESIDENTIAL PLOTs ie. 15 % of 258 NOs. ie. 38.7 UNITS FOR LIG & EWS EACH PROPOSED LIG = 19 & PROPOSED EWS = 21 , TOTAL = 40 PLOTS	
PROPOSED TOTAL AREA OF LIG + EWS PLOTS = 2340.0 SQMT	2.44 %
SUB TOTAL-1 FOR RESIDENTIAL PLOTTED + EWS & LIG PLOTS + COMMERCIAL INCLUDING INFORMAL SHOPS =52917.0 SQMT	55.13 %
PROPOSED OTHER COMMUNITY FACILITIES DETAILS:	
TOTAL PROPOSED OTHER COMMUNITY FACILITIES (OCF PLOT) = 1690.0 SQMT	1.76 %
18.O MTR WIDE ROAD AS FACILTY AREA = 18.0 X (162.120 + 153.875) = 5688.0	5.93 %
PROPOSED GREEN AREA INCLUDING TOT - LOTS = 11450.0 SQMT	11.93 %
PROPOSED FRONT ROAD WIDENING AREA = 750.0 SQMT	0.78 %
ROAD AREA AT REAR SURRENDERED IN 30.0 MTR WIDE ROAD = 2751.1	2.87 %
SUB TOTAL-2- FOR OCF PLOT + FACILTY AGAINST 18.0 MT WIDE ROAD + GREEN + FRONT ROAD WIDENING + ROAD AREA AT REAR SURRENDERED IN 30.0 MTR WIDE ROAD = 22059.1 SQMT	23.26 %
MISCELLANEOUS BUILDINGS ON SITE :-	
PROPOSED CLUB PLINTH AREA = 150.0 SQMT (OPEN PLOT AREA = 1570.0 SQMT)	
PROPOSED TELECOM TOWER = 4 NOS .(3X4 = 12.0 SQMT EACH) TOTAL AREA = 48.0 SQMT	
PROPOSED ESS TOTAL 3 NOS WITH 5 X 15 = 45 SQMT EACH (TOTAL AREA =225.0 SQMT)	
PROPOSED SOLID WASTE MANAGEMENT PLOT ie. 2 NO @ 50 SQMT (TOTAL AREA =100.0 SQMT)	
SUB TOTAL -3 - FOR MISC. BUILDINGS = 150 + 48 + 225 + 100 = 523. 0 SQMT	0.54 %
ROAD AREA PROPOSED (EXCLUDING ROAD IN FACILITIES) = 20225.0 SQMT	21.06 %
TOTAL PLOTS	99.99 %

DETAILS OF PROPOSED RESIDENTIAL PLOT AREA :		
TYPE	NO.	AREA WITH SET BACK
TYPE-A - 11.0 MT X 20.0 MT (36'1" X 75'7")	51 NOS	11945.0 SQMT
TYPE-A1 - 9.0 MT X 20.0 MT (29'6" X 75'7")	48 NOS	10250.0 SQMT
TYPE-B - 9.0 MT X 18.0 MT (29'6" X 59')	88 NOS	15482.0 SQMT
TYPE-C - 8.0 MT X 14 MT (26'3" X 46'0")	71 NOS	9380.0 SQMT
TOTAL	258 NOS	47057.0 SQMT
DETAILS OF PROPOSED LIG & EWS PLOT :		
TYPE-E(EWS)-4.5 MT x 10 MT (14'9" x 32'10")	21 NOS	940.0 MT
TYPE-L(LIG)-6.250 MT x 12 MT (20'6" x 39'4")	19 NOS	1400.0 SQMT
TOTAL	40 NOS	2340.0 SQMT
PROPOSED COMMERCIAL PLOT AREA DETAILS :		
TYPE-D - 9.0 MT X 25 MT (29'6" X 82'0")	11 NOS	2820.0 SQMT
INFORMAL SHOP AREA DETAILS :-		
TYPE- S - 3.0 MT X 3.0 MT (10'0" X 10'0")	31 NOS	279.0 SQMT

90-क आवदेन क्रमांक-1010390
दिनांक 23/4/22 में प्राविकृत अधिकारी (उपायुक्त जोन-3 अजमेर) के आदेश दिनांक 9/10/23 की पालना में राजस्व ग्राम-काचरियावास के खसरा नम्बर 85 क्षेत्रफल-9.60 हैक्टयर के प्रस्तुत ले-आउट प्लान की पटवारी हल्का-[illegible] द्वारा जारी प्रमाणित नक्शा क्रमांक-411 दिनांक-29/9/23 से मिलान कर सीमाओं को लाल स्याही से मार्क A से Z किया जाकर सुपरइम्पोज/भौतिक सत्यापन किया गया ।

दिनांक..... तहसीलदार/गिरदावर/प्रभारी भू-अभिलेख अजमेर विकास प्राधिकरण, अजमेर

PROPOSED SITE LAYOUT PLAN SITUATED AT LAND OF KH.NO. 2047, 2049, 2053, 2054, 2054/2726, 2055, 2059, 2059/2511, 2060, 2060/2512, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2069/2783, 2070, 2071/2374, 2088/2716, 2089, 2090, 2091 & 2873/2055, SITUATED AT REV. VILLAGE-CHACHIYAWAS, AJMER. BELONGS TO :- G.S. DREAM HOME L.L.P.
THROUGH AUTHORIZED SIGNATORY MR. MUKESH KUMAR S/O SHRI KALURAM

J.Er.	ILR / Patwari	Tahsildar	A.T.P. / D.T.P.	DIR. PLAN.	DY. COMMISSIONER.
मनोज कुमार कनिष्ठ अभियन्ता अ.वि.प्रा., अजमेर	सुनिता जाटव भू-अभि. निरीक्षक अ.वि.प्रा., अजमेर	(सुनिता) तहसीलदार	(अनुराग मिश्रा) उप-नगर नियोजक अजमेर विकास प्राधिकरण अजमेर	(मुकेश मित्तल) नि.वि.प्रा. (मास्टर प्लान) अ.वि.प्रा., अजमेर	18.09.24 (भरत राज गुर्जर) उपायुक्त अ.वि.प्रा., अजमेर