जयपुर विकास प्राधिकरण, जयपुर।

ज.वि.प्रा./अति.मु.न.नि./बी.पी.सी.(बीपी)/2021/डी–1572 दिनांकः– 29/11/2021

श्री नरेन्द्र सिंह,
अधिकृत हस्ताक्षरकर्ता,
आशियाना हाउसिंग लिमिटेड,
तृतीय तल, अपैक्स मॉल, लालकोठी,
टौंक रोड़, जयपुर।

विषयः– पुर्नगठित खसरा नम्बर 453, 454, 454/2, 454/1, 432, 433, 478, 479, 480, 484, 485, 434, 434/735, 435, 436, 437, 437/736, 438, 439, 440, 481, 482, 484, 500, 502, 503, 504/1, 478/716, ग्राम–झांई, तहसील–सांगानेर, महेन्द्रा सेज के पास, अजमेर रोड़, जयपुर के प्रस्तावित ग्रुप हाउसिंग के संशोधित भवन मानचित्र बाबत्।

महोदय,

आपका प्रार्थना पत्र दिनांक 12.11.2018 के संदर्भ में पुर्नगठित खसरा नम्बर 453, 454, 454/2, 454/1, 432, 433, 478, 479, 480, 484, 485, 434, 434/735, 435, 436, 437, 437/736, 438, 439, 440, 481, 482, 484, 500, 502, 503, 504/1, 478/716, ग्राम–झांई, तहसील–सांगानेर, महेन्द्रा सेज के पास, अजमेर रोड़, जयपुर में स्थित भूखण्ड़ (79,144.22 वर्गमीटर) पर 41.90 मीटर ऊँचाई के प्रस्तावित ग्रुप हाउसिंग के भवन मानचित्र अनुमोदन के लिए बीपीसी–बीपी की 226वीं बैठक दिनांक 28.05.2020 में प्रस्तुत किये गये थे। प्रश्नगत भूखण्ड़ की ऊँचाई 40 मीटर से अधिक होने के कारण प्रकरण राज्य सरकार को प्रेषित किया गया, राज्य सरकार से स्वीकृति प्राप्त होने में देरी होने के कारण विकासकर्ता द्वारा प्रार्थना पत्र प्रस्तुत कर निवेदन किया गया है कि राज्य सरकार से 40 मीटर ऊँचाई से अधिक की स्वीकृति आने तक 38.95 मीटर ऊँचाई तक के ग्रुप हाउसिंग प्रयोजनार्थ भवन मानचित्र जारी कर दिये जायें। विकासकर्ता द्वारा किये गये निवेदन के क्रम में 38.95 मीटर ऊँचाई (बेसमेन्ट + स्टिल्ट + प्रथम तल से 12 तल) तक के ग्रुप हाउसिंग प्रयोजनार्थ भवन मानचित्र दिनांक 04.12.2020 को जारी किये गये

वर्तमान में राज्य सरकार से 40 मीटर ऊँचाई से अधिक अर्थात 41.90 मीटर ऊँचाई की स्वीकृति दिनांक 10.09.2021 को प्राप्त हो चुकी हैं। अतः 41.90 मीटर ऊँचाई (बेसमेन्ट + स्टिल्ट + प्रथम तल से 13 तल) की भवन निर्माण स्वीकृति एवं भवन मानचित्र निम्न शर्तो के साथ जारी किये जाते हैः–

1. यह भवन अनुज्ञा दिनांक 02.08.2025 (दिनांक 03.08.2018 को जारी संशोधित लीजडीड के अनुसार) तक प्रभावी है।
2. भवन निर्माण स्वीकृत मानचित्र के अनुसार ही किया जावेगा तथा किसी भी प्रकार का उल्लंघन (डेवियेशन) नहीं किया जायेगा।
3. भूखण्ड के स्वामी एवं मानचित्र तैयार करने वाले तकनीकीविज्ञ का कर्त्तव्य होगा कि वो यह सुनिश्चित कर ले कि स्वीकृति मानचित्र प्रचलित मास्टर प्लान/जोनल प्लान के अनुरूप है यदि कोई उल्लंघन जानकारी में नहीं है, प्राधिकरण को अधिकार होगा कि किसी स्थिति में उल्लंघन की जानकारी होने पर भवन मानचित्रों को दी गयी अनुज्ञा रद्द/बदली जा सकती है तथा प्रार्थी प्राधिकरण में किसी भी प्रकार की क्षतिपूर्ति का हकदार नहीं होगा।
4. एकीकृत भवन विनियम 2017 के विनियम संख्या 8.11.2 के अनुसार अपशिष्ठ जल का शुद्धिकरण एवं रिसाईकिलींग हेतु भवन विनियमों के प्रावधानों की पालना सुनिश्चित की जानी होगी।
5. एकीकृत भवन विनियम 2017 के विनियम संख्या 8.11.4 के अनुसार ठोस कचरा निस्तारण हेतु भवन विनियमों के प्रावधानों की पालना सुनिश्चित की जानी होगी।
6. एकीकृत भवन विनियम 2017 के विनियम संख्या 8.11.5 के अनुसार सौर ऊर्जा संयत्र संबंधी भवन विनियमों के प्रावधानों की पालना सुनिश्चित की जानी होगी।
7. एकीकृत भवन विनियम 2017 के विनियम संख्या 10.3 के अनुसार भवन में विद्युत आवश्यकताओं की पूर्ति हेतु संबंधित विद्युत वितरण एजेन्सी के प्रावधानों की पालना एवं एनर्जी कन्र्जेवेशन बिल्डिंग कोड के प्रावधानों की पालना सुनिश्चित की जानी होगी।
8. आप द्वारा एकीकृत भवन विनियम 2017 के विनियम संख्या 15.2 के अनुसार भवन निर्माण प्रारम्भ करते समय एक सूचना पट्ट मौके पर लगाया जायेगा। जिसमें संबंधित आयुक्त/उपायुक्त संबंधित जोन व प्रवर्तन अधिकारी के टेलीफोन नम्बर इत्यादि अंकित किये जाने होंगे व अनुमोदित मानचित्र की सूचना व अनुमोदन की शर्ते अंकित की जायेगी। निर्माण के दौरान अनुमोदित मानचित्र की एक प्रति आवश्यक रूप से निर्माणकर्ता द्वारा मौके पर रखी जायेगी।
9. निर्माण कार्य प्रारम्भ करने से पूर्व आप उपायुक्त जोन–11 प्राधिकरण को निर्धारित प्रपत्र में सूचना प्रस्तुत करेगे।
10. एकीकृत भवन विनियम 2017 के विनियम संख्या 15.5 के अनुसार भवन विनियम के अपेक्षाओं के अनुरूप भवन निर्माण करने की जिम्मेदारी भवन निर्माण अनुज्ञाधारी की होगी।
11. उक्त स्वीकृति के कारण यदि जयपुर विकास प्राधिकरण को किसी न्यायालय, सक्षम अधिकारी तथा नगर भूमि (अधिकतम सीमा एवं विनियम) अधिनियम के तहत नियुक्त अधिकारी के समक्ष किसी कार्यवाही में कोई भी खर्च, नुकसान, मुआवजा देना पडे या देने योग्य हो तो प्रार्थी उनकी इस क्षति को पूर्ण करने के लिए बाध्य होगा।
12. दरवाजे एवं खिड़कियाँ इस प्रकार लगाए जायेगें कि वो सडक की ओर निकले हुए नहीं हों।
13. भूस्वामी प्रत्येक मंजिल के लिए स्वीकृत आवासीय ईकाई से अधिक का निर्माण नहीं करेगा।
14. भूस्वामी भवन के परिसर को स्वीकृत उपयोग के अनुसार ही उपयोग में लेगा।

15. तकनीकीविज्ञ के निरीक्षण में स्वामी निर्माण कार्य करवायेगा जिसके संबंध में सूचना प्राधिकरण को पूर्व में देनी होगी। यदि तकनीकीविज्ञ को बदला जाता है तो इसकी सूचना 48 घन्टे के अन्दर यथोचित प्रमाण–पत्र में प्राधिकरण को देनी होगी।
16. आवेदक द्वारा पार्किंग क्षेत्र की पालना एकीकृत भवन विनियम 2017 के विनियम 10.1.16 के अनुसार सुनिश्चित की जानी होगी।
17. भवन परिसर में आगतुकों की पार्किंग करवाई जाए तथा आगंतुकों हेतु निःशुल्क वाहन पार्किंग का बोर्ड लगवाया जावे।
18. स्वीकृत मानचित्र मौके पर उपयुक्त स्थान पर बोर्ड लगाकर उस पर स्पष्ट रूप से दर्शाने होगें।
19. निर्माण स्थल पर स्वीकृति का विवरण अर्थात अनुमोदित मानचित्र, उपलब्ध पार्किंग की सूचना एवं भवन में सुरक्षा एवं निकास प्लान (Escape Plan) का नक्शा भी प्रदर्शित (Display) उपयुक्त स्थान पर प्रदर्शित किया जावें।
20. भवन का उपयोग प्रांरभ होने पर एक केयर टेकर की नियुक्ति की जावें जिसके पास भवन का मानचित्र, सुरक्षा एवं निकास प्लान (Escape Plan) उपलब्ध रहें। इस प्रकार नियुक्त केयर टेकर के मोबाईल नंबर एवं Land Line Number भी लिये जाकर पुलिस आयुक्त जयपुर महानगर व उपायुक्त जोन को सूचना उपलब्ध करवाई जावें ताकि किसी भी दुर्घटना की स्थिति में बचाव कार्य प्रभावी रूप से किये जा सकें।
21. एकीकृत भवन विनियम 2017 के विनियम संख्या 18.3 की अनुपालना में "गलत तथ्यों पर प्राप्त की गई अथवा तथ्यों को छुपाकर प्राप्त की गई स्वीकृति स्वत निरस्त मानी जायेगी एवं ऐसी निर्माण स्वीकृति प्राप्त करने के लिए आवेदनकर्ता को दोषी माना जायेगा।"
22. प्रश्नगत प्रकरण किसी भी न्यायालय में यदि लंबित है तो उसकी समस्त जिम्मेदारी आवेदक की ही होगी। यदि मानचित्र जारी होने के पश्चात यह अवगत हुआ कि किसी भी माननीय न्यायालय में प्रकरण लंबित है अथवा विपरीत निहित है तो मानचित्र स्वतः ही निरस्त समझे जावेंगें।
23. अनुमोदित भवन मानचित्रों को भवन निर्माण शुरू किये जाने के समय भवन निर्माता द्वारा एक बोर्ड पर सम्पूर्ण ब्यौरा सहित जो पठनीय हो, को ऐसे स्थल पर (मुख्य सड़क की ओर) लगाया जावे, जिससे सभी लोगों को निर्मित किये जाने वाले भवन के अनुमोदन की पूर्ण जानकारी प्राप्त हो सके।
24. भवन निर्माण के समय निर्माण सामग्री से आसपास के भवनों के निवासकर्ताओं को किसी प्रकार की असुविधा न हो, इस हेतु भवन निर्माण के दौरान चारों ओर पर्दे लगवाये जावें।
25. भवन मानचित्र इस शर्त के साथ जारी किये जाते है कि आप द्वारा परियोजना के पूर्णता प्रमाण पत्र के आवेदन के साथ पर्यावरण विभाग एवं अग्निशमन विभाग का अनापत्ति प्रमाण पत्र नगरीय निकाय में जमा कराना होगा, उसके पश्चात ही पूर्णता प्रमाण पत्र जारी किया जायेगा।
26. निर्मित भवन के प्रवेश द्वार के पास भवन में अनुमोदित व उपलब्ध चार पहिया व दो पहिया वाहनों के पार्किंग की सूचना का बोर्ड (डिस्पले) लगवाया जावें।
27. आप द्वारा Split location भूखण्ड़ संख्या 485, ग्राम भम्भोरिया, महिन्द्रा सेज, तहसील सांगानेर, जयपुर पर EWS/LIG का निर्माण मूल भूखण्ड़ की जारी की गई स्वीकृति की दिनांक से 2 वर्ष के भीतर तैयार कर सूचना जविप्रा को दी जानी होगी अन्यथा नियमानुसार कार्यवाही की जावेंगी।

संलग्नः– मानचित्रों की प्रति का 1 सेट (19 मानचित्र)

भवदीय,

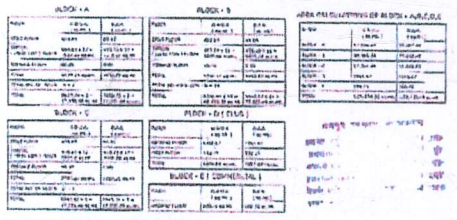
वरिष्ठ नगर नियोजक,
भवन मानचित्र समिति (बीपी)
जयपुर विकास प्राधिकरण, जयपुर।

प्रतिलिपिः– सूचनार्थ एवं आवश्यक कार्यवाही हेतु।

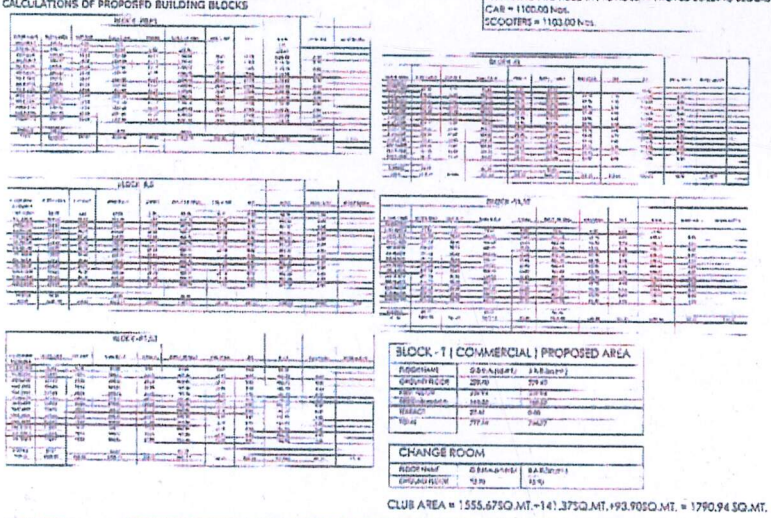
1. मुख्य नियन्त्रक (प्रर्वतन), जयपुर विकास प्राधिकरण, जयपुर को मानचित्रों की प्रति (19 मानचित्र) संलग्न कर अग्रिम कार्यवाही हेतु प्रेषित है।
2. उपायुक्त, जोन–11, जयपुर विकास प्राधिकरण, जयपुर को मानचित्रों की प्रति (19 मानचित्र) संलग्न कर अग्रिम कार्यवाही हेतु प्रेषित है।
3. रजिस्ट्रार, Rajasthan Real Estate Regulatory Authority, 2nd & 3rd Floor, RSIC Building, Udyog Bhavan, Tilak Marg, C-Scheme, Jaipur-302005 को सूचनार्थ प्रेषित हैं।
4. निदेशक, राजस्थान राज्य विद्युत वितरण निगम लि0, विद्युत भवन जनपथ, जयपुर को सूचनार्थ प्रेषित है।
5. मुख्य अभियन्ता, मुख्यालय जन स्वाथ्य अभियांत्रिकी विभाग हसनपुरा रोड, रेल्वे हॉस्पीटल के पास, जयपुर को सूचनार्थ प्रेषित है।
6. उपायुक्त राजस्व–प्रथम, नगर निगम, जयपुर को पत्र क्रमांक एफ. 6()/उपा. रा (प्रथम)/जननि/2019/18 दिनांक 08.03.2019 के क्रम में सूचनार्थ प्रेषित हैं।

वरिष्ठ नगर नियोजक,
भवन मानचित्र समिति (बीपी)
जयपुर विकास प्राधिकरण, जयपुर।

AREA CALCULATIONS OF PREVIOUS APPROVED / EXISTING BUILDING BLOCKS



AREA CALCULATIONS OF PROPOSED BUILDING BLOCKS



PARKING FACILITY AREA CHART OF PREVIOUS APPROVED / EXISTING BUILDING BLOCKS

1. TOTAL B AR AREA CONSUMED IN PREVIOUS APPROVED / EXISTING BUILDING BLOCKS (RESIDENTIAL) = 109926.44 SqM
2. TOTAL B AR AREA CONSUMED IN PREVIOUS APPROVED / EXISTING BUILDING BLOCKS (COMMERCIAL) = 108.76 SqM
   a) ECU @ 115 SqM Required = 109926.44 / 115 = 955.27 E.C.U.
   b) Commercial ECU @ 75 SqM Required = 108.76 / 75 = 1.45 E.C.U.
3. TOTAL E.C.U.
   955.27 + 1.45 = 956.72 E.C.U. SAY 956 E.C.U.
   20% of Visitor parking (100) = 20 nos
   15% of Visitor parking (100) = 15 nos
   10% of Visitor parking (463) = 46 nos
   say Total Visitor parking = 126 nos
   Therefore Total ECU Req. (956 +126) = 1082 nos

PARKING Req.
75% of car req(1082) = 812 Nos
25% of two wheeler (1082) = 271 x 3 = 813 nos

4. PARKING PROVIDED IN PREVIOUS APPROVED BUILDING BLOCKS
   CAR = 1100.00 Nos.
   SCOOTERS = 1103.00 Nos.

PARKING FACILITY AREA CHART OF PROPOSED BUILDING BLOCKS

1. TOTAL B AR AREA CONSUMED = 53532.60 SqM
2. TOTAL COMMERCIAL B A R AREA = 754.57 SqM
3. TOTAL RESIDENTIAL B A R AREA = 52778.76 SqM.
   a) ECU @ 115 SqM Required = 52778.76 / 115 = 458.94 ECU SAY=459 ECU
   b) Commercial ECU @ 75 SqM Required = 754.57 / 75 = 10.05 ECU SAY =10 ECU
4. TOTAL ECU Required :
   A. TOTAL Residential ECU = 459 ECU Req.
   20% of Visitor parking (100) = 20 nos
   15% of Visitor parking (100) = 15 nos
   10% of Visitor parking (139) = 14 nos
   say total visitor parking = 74 nos
   Therefore Total ECU Req. 1459+74)= 535 Nos.
   B. Commercial ECU Required = 10 ECU Req.
   75% of Visitor parking =2.5 nos= 3nos
   therefore total ECU Req. (10+3)= 13 nos

TOTAL ECU Required (Residential + Commercial)= 535+13= 548 nos

PARKING Req.
75% of car req(548) = 411 Nos
25% of two wheeler (548) = 137 x 3 = 411 nos

5. PARKING PROVIDED FOR PROPOSED BUILDING BLOCKS
   CAR = 648 Nos.
   SCOOTERS = 198.00 Nos. / 66 ECU

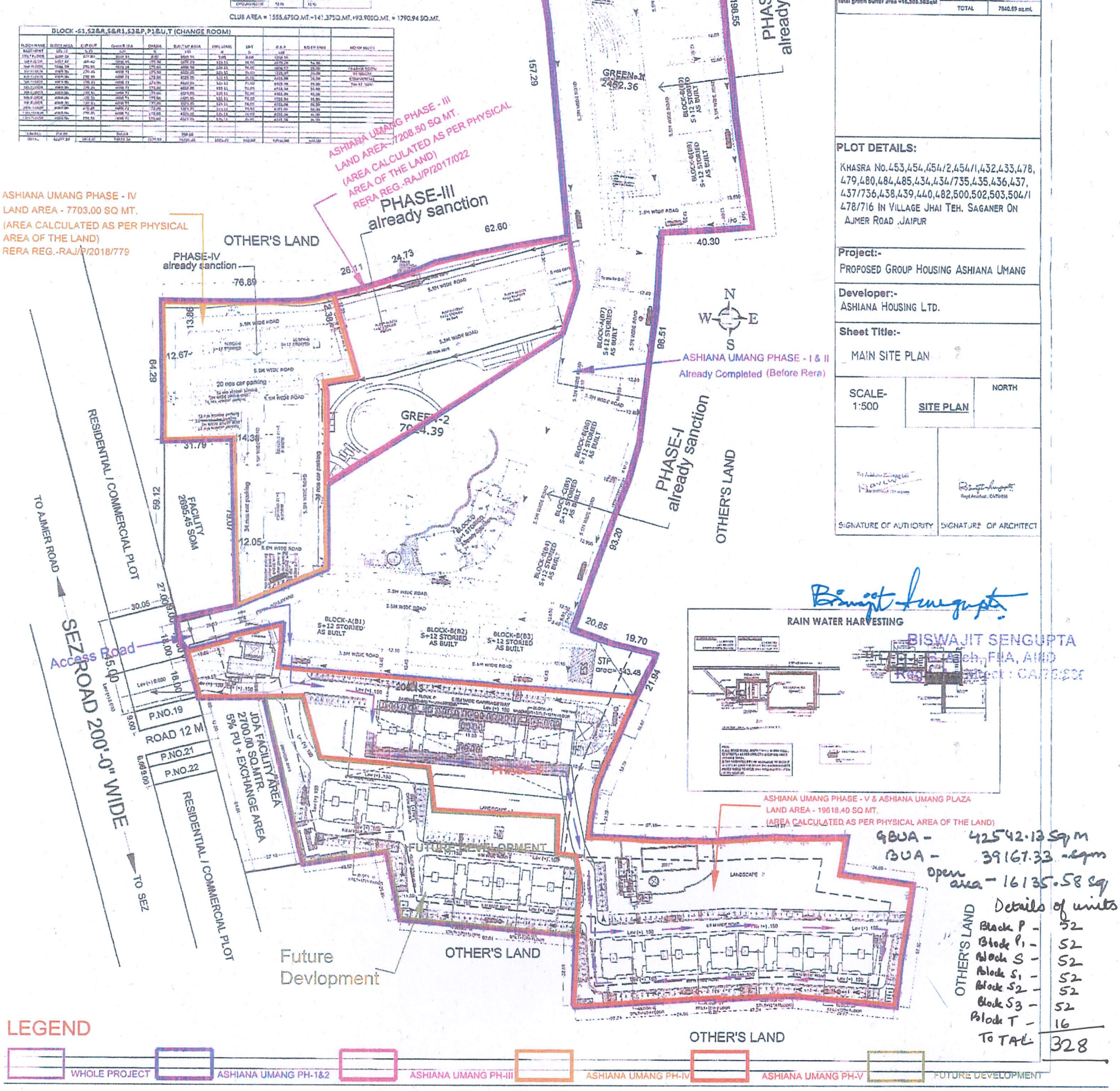
BLOCK - T (COMMERCIAL) PROPOSED AREA		
FLOOR NAME	G.B.A (SQ.MT.)	B.A.R (SQ.MT.)
GROUND FLOOR	229.00	229.00
FIRST FLOOR	229.00	229.00
SECOND FLOOR	165.00	165.00
MEZZO	27.00	0.00
TOTAL	717.00	623.00

CHANGE ROOM		
FLOOR NAME	G.B.A (SQ.MT.)	B.A.R (SQ.MT.)
GROUND FLOOR	10.70	10.70

CLUB AREA = 1555.675SQ.MT.+141.375SQ.MT.+93.90SQ.MT. = 1790.94 SQ.MT.

BLOCK -S1,S2&R,S&R1,S3&P,P1&U,T (CHANGE ROOM)

FLOOR NAME	FLOOR AREA	C/P OUT	Gross B.U.A	CHARA	BUILT UP AREA	STAIR CASE	LIFT	E & P	BALCONY AREA	NO OF BEDS
BASEMENT	189.73	5.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
1ST FLOOR	6688.58	677.80	6010.78	0.00	6010.78	74.95	0.00	1208.56	744.95	
2ND FLOOR	6687.87	604.42	6083.45	0.00	6083.45	133.11	74.95	1279.26	744.95	
3RD FLOOR	6844.79	770.35	6074.44	0.00	6074.44	133.11	74.95	1279.26	744.95	
4TH FLOOR	6844.79	770.35	6074.44	0.00	6074.44	133.11	74.95	1279.26	744.95	CHANGE ROOM
5TH FLOOR	6844.79	770.35	6074.44	0.00	6074.44	133.11	74.95	1279.26	744.95	10 NOS
6TH FLOOR	6844.79	770.35	6074.44	0.00	6074.44	133.11	74.95	1279.26	744.95	CONVENTIONAL
7TH FLOOR	6844.79	770.35	6074.44	0.00	6074.44	133.11	74.95	1279.26	744.95	TOTAL 10 NOS
8TH FLOOR	6844.79	770.35	6074.44	0.00	6074.44	133.11	74.95	1279.26	744.95	
9TH FLOOR	6844.79	770.35	6074.44	0.00	6074.44	133.11	74.95	1279.26	744.95	
10TH FLOOR	6844.79	770.35	6074.44	0.00	6074.44	133.11	74.95	1279.26	744.95	
11TH FLOOR	6844.79	770.35	6074.44	0.00	6074.44	133.11	74.95	1279.26	744.95	
12TH FLOOR	6844.79	770.35	6074.44	0.00	6074.44	133.11	74.95	1279.26	744.95	
13TH FLOOR	6844.79	770.35	6074.44	0.00	6074.44	133.11	74.95	1279.26	744.95	
TOTAL	82297.20	9245.40	72851.80	0.00	72851.80	1599.32	899.40	15351.12	8939.40	



SHEET NO. 01/18

AREA DETAILS:-

RECONSTITUTE AREA = 79,144.22 SqM
B.A.R. ALLOWABLE = 79,144.22 X 2.75 (2 +.75) = 2,17,646.60 SqM
ground coverage Achieved = 19.47 % (10,634. 74+4781.34 SqM)
Total Green Area Req. (79,144.22) = 15 % (11,871.633 SqM)
Total Green Area Provided. = 21.86% (9,476.75 +7640.69 SqM)
Maximum ground coverage allowable(79144.22) = 35% (27,700.47 SqM)

(EWS & LIG PROPOSED)
Utilized B A R = 53,521.95 SqM.
5% of EWS & LIG S.Built Up Area Req = 2676.09 SqM

tree req.	GREEN AREA STATEMENT	
150 SqM. 1 tree req.	GREEN-1	4697.40 SqM.
total plot area 79144.22 SqM. say 79144.22 /150 = 341.42 Req. say = 494.29 Req provided = 500 nos	GREEN-2	3143.29 SqM.
total green buffer area =16,309.36SqM	TOTAL	7840.69 sq.mt.

PLOT DETAILS:

KHASRA NO.453,454,454/2,454/1,432,433,478, 479,480,484,485,434,434/735,435,436,437, 437/736,438,439,440,482,500,502,503,504/1 478/716 IN VILLAGE JHAI TEH. SAGANER ON AJMER ROAD ,JAIPUR

Project:-
PROPOSED GROUP HOUSING ASHIANA UMANG

Developer:-
ASHIANA HOUSING LTD.

Sheet Title:-
MAIN SITE PLAN

SCALE- 1:500	SITE PLAN	NORTH

SIGNATURE OF AUTHORITY

BISWAJIT SENGUPTA
Arch., FIA, AIID
Regd. No. : CA/76/32

SIGNATURE OF ARCHITECT

GBUA - 42542.13 Sq m
BUA - 39167.33 Sq m
Open area - 16135.58 Sq

Details of units :-

Block P -	52
Block P1 -	52
Block S -	52
Block S1 -	52
Block S2 -	52
Block S3 -	52
Block T -	16
TOTAL	328

LEGEND

WHOLE PROJECT | ASHIANA UMANG PH-1&2 | ASHIANA UMANG PH-III | ASHIANA UMANG PH-IV | ASHIANA UMANG PH-V | FUTURE DEVELOPMENT

SHEET NO. 02/18

PARKING FACILITY AREA CHART OF PREVIOUS APPROVED / EXISTING BUILDING BLOCKS

1. TOTAL B AR AREA CONSUMED IN PREVIOUS APPROVED / EXISTING BUILDING BLOCKS (RESIDENTIAL) = 109767.89 Sq.Mt
2. TOTAL B AR AREA CONSUMED IN PREVIOUS APPROVED / EXISTING BUILDING BLOCKS (COMMERCIAL) = 108.76 Sq.Mt
   a) ECU @ 115 SqM Required = 109767.89 / 115 = 954.50 E.C.U.
   b) Commercial ECU @ 75 SqM Required = 108.76 / 75 = 1.45 E.C.U.
3. TOTAL E.C.U.
954.50 + 1.45 = 955.95 E.C.U. SAY 956 E.C.U.

25% of Visitor parking (100) =25 nos
20% of Visitor parking (100) = 20 nos
15% of Visitor parking (100) = 15 nos
10% of Visitor parking (656) = 66 nos
say Total Visitor parking = 126 nos
Therefore Total ECU Req. (956 +126)= 1082 Nos

PARKING Req.
75% of car req(1082) = 812 Nos
25% of Two wheeler.(1082) = 271 x 3 = 813 nos

4. PARKING PROVIDED IN PREVIOUS APPROVED BUILDING BLOCKS
CAR = 1100.00 Nos.
SCOOTERS = 1103.00 Nos.

PARKING FACILITY AREA CHART OF PROPOSED BUILDING BLOCKS

1. TOTAL B AR AREA CONSUMED = 57,619.63 Sq.Mt
2. TOTAL COMMERCIAL B A R AREA = 754.57 Sq.Mt
3. TOTAL RESIDENTIAL B A R AREA = 57,099.62 SqM.
   a) ECU @ 115 SqM Required = 57,099.62 / 115 = 496.51
   say = 497 nos
   b) Commercial ECU @ 75 SqM Required = 754.57 / 75 = 10.06

4. TOTAL ECU Required (497+10) = 507 ECU Req.

25% of Visitor parking (100) =25 nos
20% of Visitor parking (100) = 20 nos
15% of Visitor parking (100) = 15 nos
10% of Visitor parking (207) = 21 nos
say Total Visitor parking = 81 nos
Therefore Total ECU Req. (507+81)= 588 Nos

PARKING Req.
75% of car req(588) = 441 Nos
25% of Two wheeler.(588) = 147 x 3 = 441 nos

5. PARKING PROVIDED FOR PROPOSED BUILDING BLOCKS
CAR = 646 Nos.
SCOOTERS = 198.00 Nos.

PARKING PROVIDE				
S.NO.	FLOOR	CAR	SCOOTER	TOTAL
1.	OPEN SPACE .	266 ECU	60 (20 ECU)	326 ECU
2.	STILT FLOOR	195 ECU	138 (46 ECU)	333 ECU
3.	BASEMENT FLOOR	185 ECU		185 ECU
	TOTAL E.C.U.	646 ECU	198 (66 ECU)	844 ECU

ASHIANA UMANG PHASE - IV
LAND AREA - 7703.00 SQ MT.
(AREA CALCULATED AS PER PHYSICAL AREA OF THE LAND)
RERA REG.-RAJ/P/2018/779

ASHIANA UMANG PHASE - III
LAND AREA - 7208.50 SQ MT.
(AREA CALCULATED AS PER PHYSICAL AREA OF THE LAND)
RERA REG.-RAJ/P/2017/022

ASHIANA UMANG PHASE - V
LAND AREA - 19618.40 SQ MT.
(AREA CALCULATED AS PER PHYSICAL AREA OF THE LAND)

ASHIANA UMANG PHASE - I & II
Already Completed (Before Rera)

PLOT DETAILS:
KHASRA NO.453,454,454/2,454/1,432,433,478, 479,480,484,485,434,434/735,435,436,437, 437/736,438,439,440,482,500,502,503,504/1 478/716 IN VILLAGE JHAI TEH. SAGANER ON AJMER ROAD ,JAIPUR

Project:-
PROPOSED GROUP HOUSING ASHIANA UMANG

Developer:-
ASHIANA HOUSING LTD.

Sheet Title:-
PARKING ARRANGEMENT SITE PLAN

SCALE- 1:500 | SITE PLAN | NORTH

Per Ashiana Housing Limited
Authorised Signatory
SIGNATURE OF CLIENT

BISWAJIT SENGUPTA
B.Arch, FIIA, AIIID
Regd. Architect : CA/75/886
SIGNATURE OF ARCHITECT

LEGEND
WHOLE PROJECT | ASHIANA UMANG PH-1&2 | ASHIANA UMANG PH-III | ASHIANA UMANG PH-IV | ASHIANA UMANG PH-V | FUTURE DEVELOPMENT

SHEET NO. 03/18

अनुमोदित

उपनगर नियोजक (BP)
जयपुर विकास प्राधिकरण, जयपुर

OTHER'S LAND

PHASE-II
already sanction &
completion drg received

PHASE-III
already sanction &
completion drg received

PHASE-IV
already sanction

PHASE-I
already sanction &
completion drg received

OTHER'S LAND

RESIDENTIAL / COMMERCIAL PLOT

TO AJMER ROAD

SEZ ROAD 200'-0" WIDE

TO SEZ

RESIDENTIAL / COMMERCIAL PLOT

OTHER'S LAND

JDA FACILITY AREA
2700.00 SQ.MTR.
5% PU + EXCHANGE AREA

FACILITY
2695.45 SQM

ROAD 12 M

P.NO.19

P.NO.21

P.NO.22

GREEN
INDRADHANUSH PARK
2452.36

GREEN-2
7024.39

LANDSCAPE - 1
4697.40 SqM.

LANDSCAPE - 2
3143.29 SqM.

BLOCK-A(B1) S+12 STORIED AS BUILT

BLOCK-B(B2) S+12 STORIED AS BUILT

BLOCK-B(B3) S+12 STORIED AS BUILT

BLOCK-C(B12) S+12 STORIED AS BUILT

BLOCK-B(B11) S+12 STORIED AS BUILT

BLOCK-B(B9) S+12 STORIED AS BUILT

BLOCK-B(B8) S+12 STORIED AS BUILT

BLOCK-A(B7) S+12 STORIED AS BUILT

BLOCK-B(B6) S+12 STORIED AS BUILT

BLOCK-C(B5) S+12 STORIED AS BUILT

BLOCK-B(B4) S+12 STORIED AS BUILT

BLOCK-C(B14) S+12 STORIED As Built

BLOCK-B(B13) S+12 STORIED As Built

BLOCK-B(B15) S+12 STORIED As Built

BLOCK-B S+12 STORYED

BLOCK-B S+12 STORYED

BLOCK-P BASEMENT+STILT+13TH FLOOR

BLOCK -P1 BASEMENT+STILT+13TH FLOOR

BLOCK-Q STILT+13TH FLOOR

BLOCK -R STILT+13TH FLOOR

BLOCK -R1 STILT+13TH FLOOR

BLOCK -S STILT+13TH FLOOR

BLOCK -S1 STILT+13TH FLOOR

BLOCK -S2 STILT+13TH FLOOR

BLOCK -S3 STILT+13TH FLOOR

BLOCK -T1

BLOCK -T2

BLOCK-I G+1 STORIED Already Sanction

ESS

STP area= 543.48

Space for D G

5.5M WIDE ROAD

6.0M WIDE CARRIAGEWAY

6.0 M WIDE ROAD

6 M WIDE ROAD

9M SET BACK LINE

ENTRY BOULEVARD

20 nos car parking

52 nos scooter parking

2M WIDE DRIVE WAY

24 nos scooter parking

23 nos scooter parking

22 nos scooter parking

2M WIDE DRIVE WAY

22 nos scooter parking

34 nos car parking

34 nos car parking

45 nos cars

46 nos cars

5 nos cars

62 scooter parking

14 scooter parking

10 nos scooter parking

Lev (+) 0.000

Lev (+) .150

Lev (+) .150

Lev (+) .150

ramp down

ramp slope 1:12

ramp UP

CUTOUT ABOVE

treads= .300
risers= .152

LvL.(-)4700

LvL.(-)4.800

LvL.(-)2.800

5.500m Wide Drive way

RETAINING WALL

SHEET NO.04/18

PLOT DETAILS:

KHASRA NO.453,454,454/2,454/1,432,433,478, 479,480,484,485,434,434/735,435,436,437, 437/736,438,439,440,482,500,502,503,504/1 478/716 IN VILLAGE JHAI TEH. SAGANER ON AJMER ROAD ,JAIPUR

Project:-

PROPOSED GROUP HOUSING ASHIANA UMANG

Developer:-

ASHIANA HOUSING LTD.

Sheet title:-

BASEMENT FLOOR PLAN
STILT FLOOR PLAN

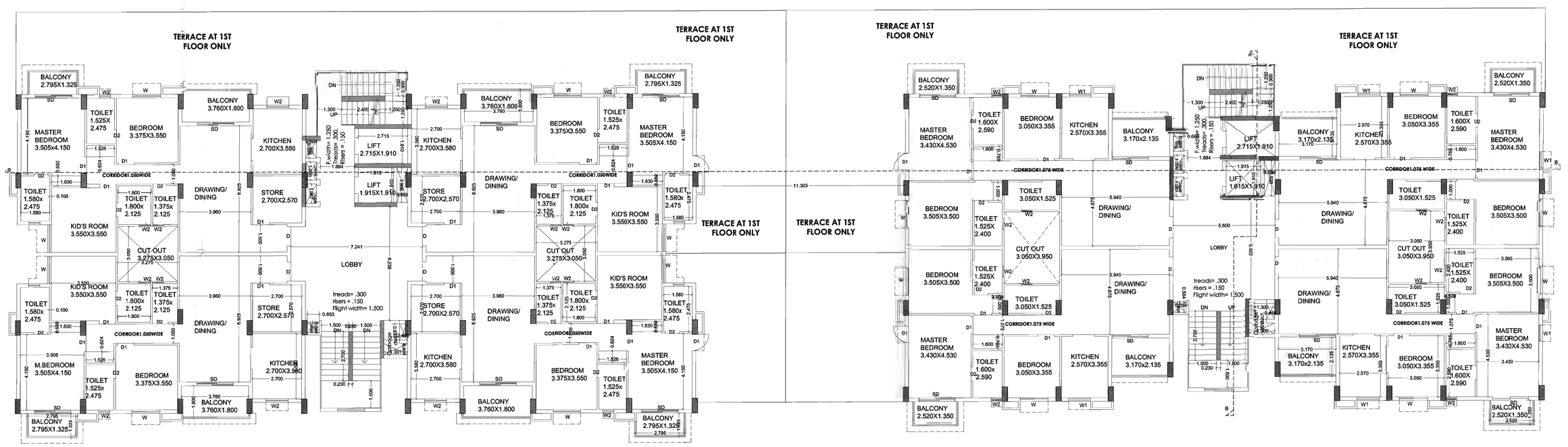
SCALE-1:100 | **BLOCK-P&P1 RESIDENCE** | NORTH variable/site plan

For Ashiana Housing Limited
Authorised Signatory
SIGNATURE OF CLIENT

BISWAJIT SENGUPTA
B.Arch, FIIA, AIID
Regd. Architect : CA/75/886
Regd.Architect : CA/75/886
SIGNATURE OF ARCHITECT

FRONT ELEVATION (BLOCK- P)

FRONT ELEVATION (BLOCK- P1)



FIRST FLOOR PLAN (BLOCK- P)

FIRST FLOOR PLAN (BLOCK- P1)

SHEET NO.05/18

PLOT DETAILS:

KHASRA NO.453,454,454/2,454/1,432,433,478, 479,480,484,485,434,434/735,435,436,437, 437/736,438,439,440,482,500,502,503,504/1 478/716 IN VILLAGE JHAI TEH. SAGANER ON AJMER ROAD ,JAIPUR

Project:-

PROPOSED GROUP HOUSING ASHIANA UMANG

Developer:-

ASHIANA HOUSING LTD.

Sheet title:-

FIRST FLOOR PLAN
FRONT ELvLATION

SCALE-1:100	BLOCK-P&P1 RESIDENCE	NORTH variable/site plan

For Ashiana Housing Limited
Authorised Signatory

SIGNATURE OF CLIENT

BISWAJIT SENGUPTA
B.Arch, FIIA, IRHD
Regd. Architect : CA/75886

SIGNATURE OF ARCHITECT

REAR SIDE ELEVATION (BLOCK- P1)

REAR SIDE ELEVATION (BLOCK- P)

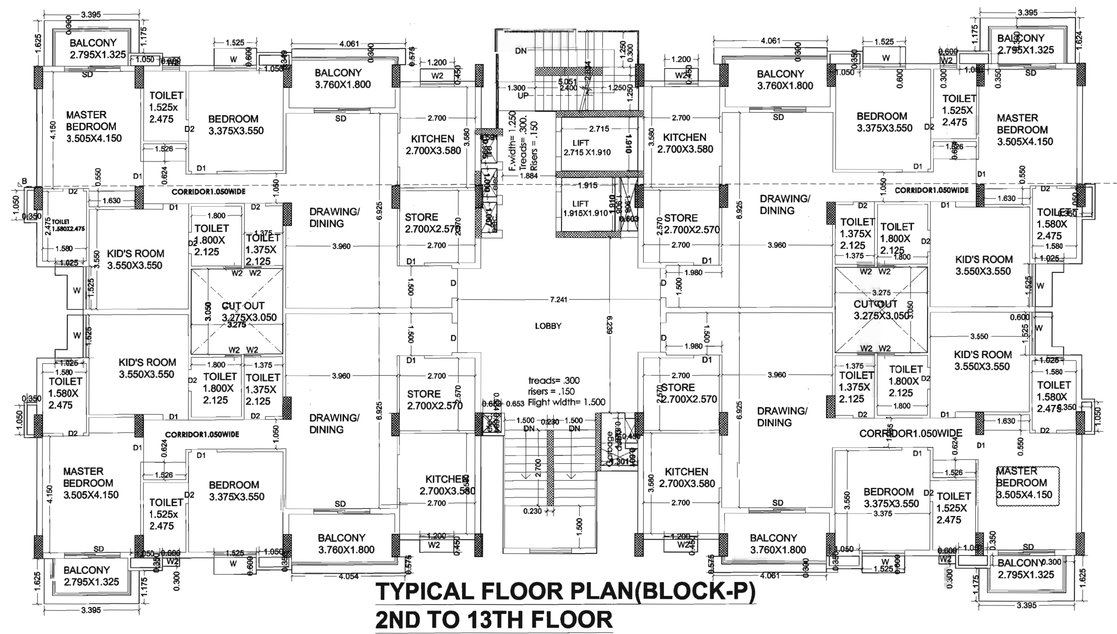
SHEET NO.06/18

SCHEDULE OF DOORS & WINDOWS

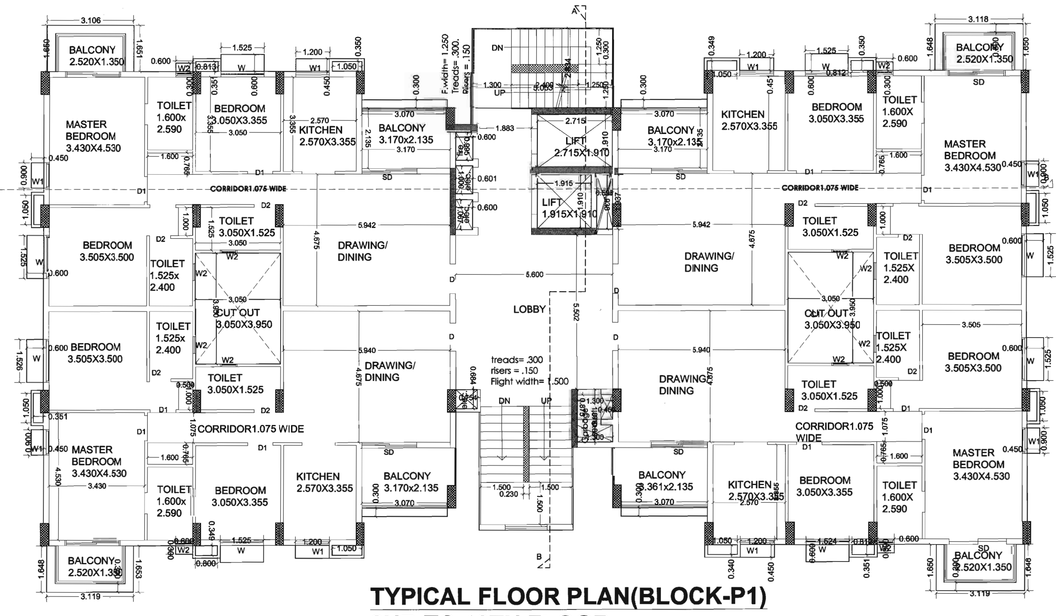
S.NO	TYPE	WIDTH	HEIGHT	CILL. LEV.	LIN. LEV.
1	D	1.05	2.10	0.00	2.10
2	D1	0.90	2.10	0.00	2.10
3	D2	0.75	2.10	0.00	2.10
4	SD	2.00	2.350	0.00	2.350
5	W	1.525	1.60	0.750	2.350
6	W1	1.20	1.300	1.050	2.350
7	W2	0.60	0.90	1.200	2.10

BLOCK -P&P1

FLOOR NAME	BLOCK AREA	CUT OUT	Gross B.U.A.	CHARA	BUILT UP AREA	FIRE STAIR	LIFT	B.A.U.	BSUP UNIT	NO OF BSUP
BASEMENT	1Pc.-35	5.73	170		170			326		
STILT FLOOR	1Pc.-35	6.82	132.89	0.82	132.89			132.89		
1st FLOOR	1292.87	63.19	1229.68	45.87	1183.81	28.65	17.68	1130.28	8.00	
2nd FLOOR	1292.87	63.19	1229.68	45.87	1183.81	28.65	17.68	1130.28	8.00	
3rd FLOOR	1292.87	63.19	1229.68	45.87	1183.81	28.65	17.68	1130.28	8.00	
4th FLOOR	1292.87	63.19	1229.68	45.87	1183.81	28.65	17.68	1130.28	8.00	
5th FLOOR	1292.87	63.19	1229.68	45.87	1183.81	28.65	17.68	1130.28	8.00	
6th FLOOR	1292.87	63.19	1229.68	45.87	1183.81	28.65	17.68	1130.28	8.00	
7th FLOOR	1292.87	63.19	1229.68	45.87	1183.81	28.65	17.68	1130.28	8.00	
8th FLOOR	1292.87	63.19	1229.68	45.87	1183.81	28.65	17.68	1130.28	8.00	
9th FLOOR	1292.87	63.19	1229.68	45.87	1183.81	28.65	17.68	1130.28	8.00	
10th FLOOR	1292.87	63.19	1229.68	45.87	1183.81	28.65	17.68	1130.28	8.00	
11th FLOOR	1292.87	63.19	1229.68	45.87	1183.81	28.65	17.68	1130.28	8.00	
12th FLOOR	1292.87	63.19	1229.68	45.87	1183.81	28.65	17.68	1130.28	8.00	
13th FLOOR	1292.87	63.19	1229.68	45.87	1183.81	28.65	17.68	1130.28	8.00	
TERRACE	148.95		148.95		148.95					
TOTAL	17321.36	804.07	16387.77	585.81	15801.83	372.45	229.84	15292.53	104.00	1 NOS



TYPICAL FLOOR PLAN(BLOCK-P)
2ND TO 13TH FLOOR



TYPICAL FLOOR PLAN(BLOCK-P1)
2ND TO 13TH FLOOR

PLOT DETAILS:
KHASRA NO.453,454,454/2,454/1,432,433,478, 479,480,484,485,434,434/735,435,436,437, 437/736,438,439,440,482,500,502,503,504/1 478/716 IN VILLAGE JHAI TEH. SAGANER ON AJMER ROAD ,JAIPUR

Project:-
PROPOSED GROUP HOUSING ASHIANA UMANG

Developer:-
ASHIANA HOUSING LTD.

Sheet title:-
TYPICAL FLOOR PLAN
REAR SIDE ELVLATION

SCALE-1:100	BLOCK-P&P1 RESIDENCE	NORTH variable/site plan

For Ashiana Housing Limited
Authorised Signatory

BISWAJIT SENGUPTA
B.Arch, FIA, AIID
Regd. Architect : CA/75/886

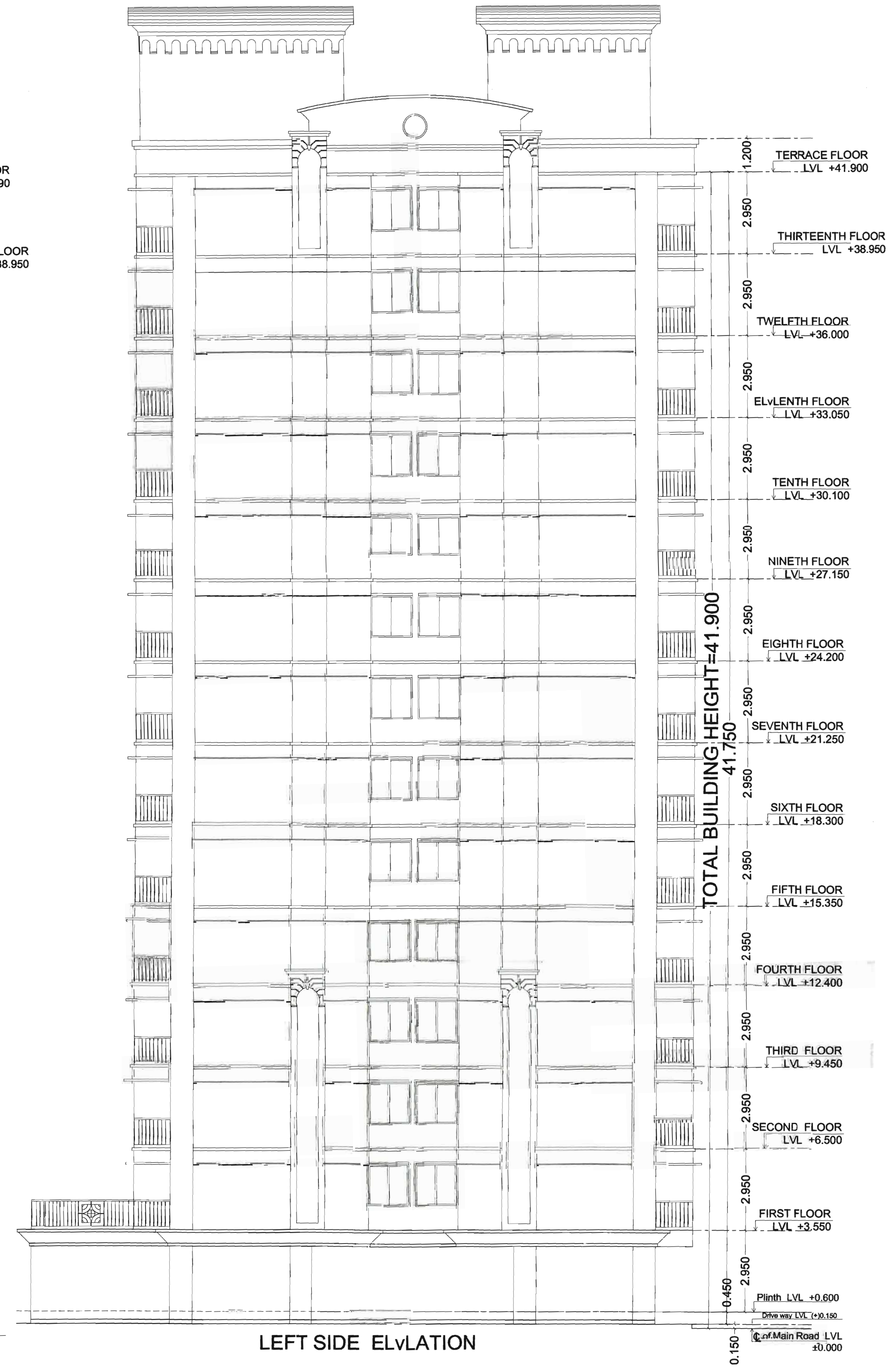
SIGNATURE OF CLIENT

SIGNATURE OF ARCHITECT

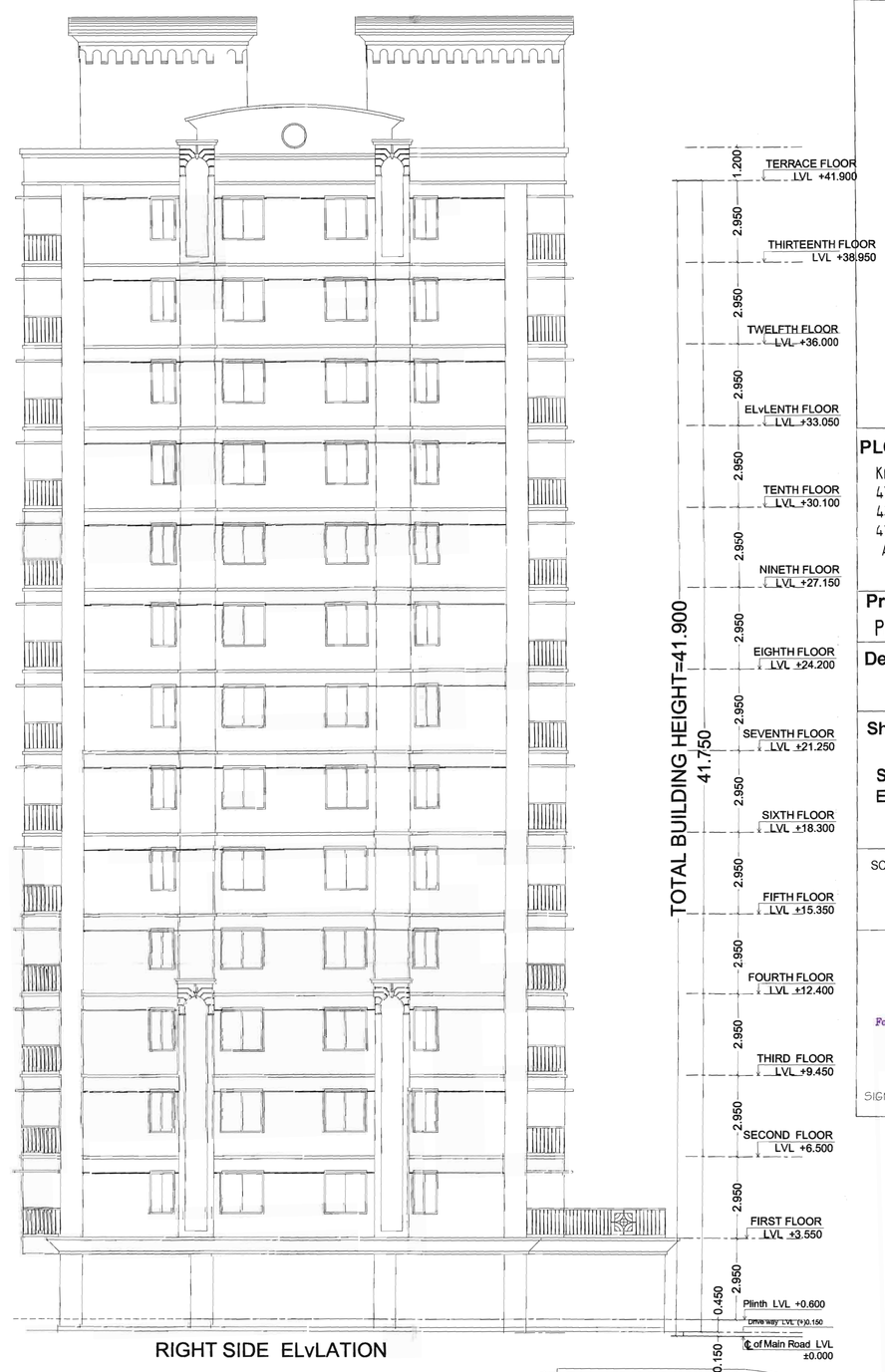
STRUCTURE
28/12/20
1572
20/11/20
Executive Engineer
Assistant Engineer (GP)

SHEET NO.07/18

SECTION AT A-A



LEFT SIDE ELVLATION



RIGHT SIDE ELVLATION

PLOT DETAILS:

KHASRA NO.453,454,454/2,454/1,432,433,478, 479,480,484,485,434,434/735,435,436,437, 437/736,438,439,440,482,500,502,503,504/1 478/716 IN VILLAGE JHAI TEH. SAGANER ON AJMER ROAD ,JAIPUR

Project:-

PROPOSED GROUP HOUSING ASHIANA UMANG

Developer:-

ASHIANA HOUSING LTD.

Sheet title:-

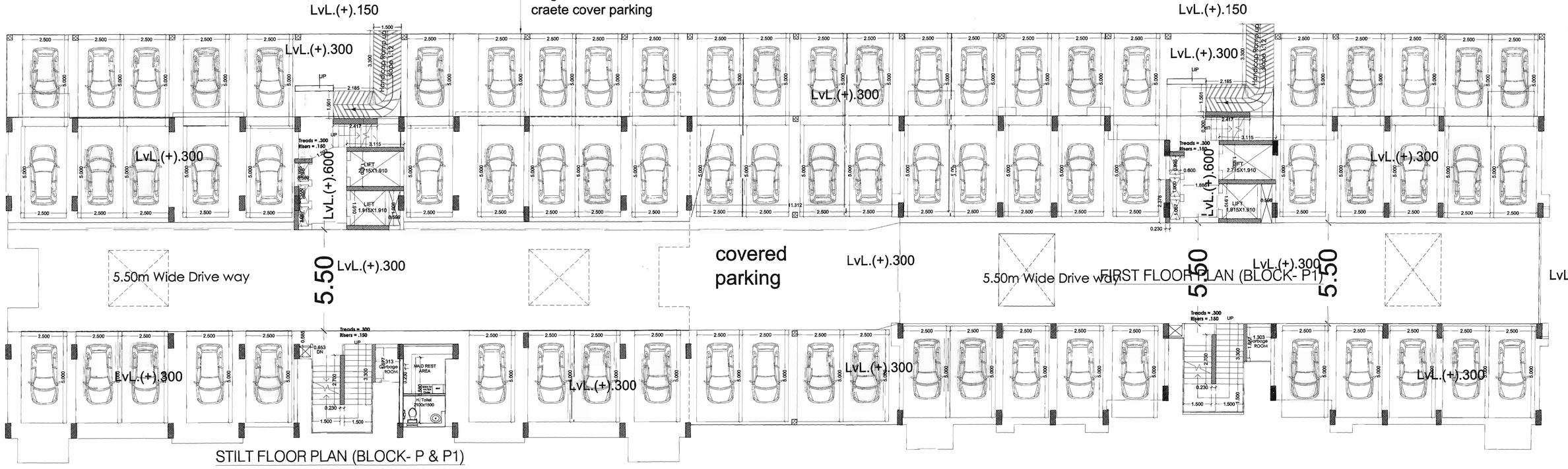
STILT FLOOR PLAN
ELEVATIONS & SECTIONS

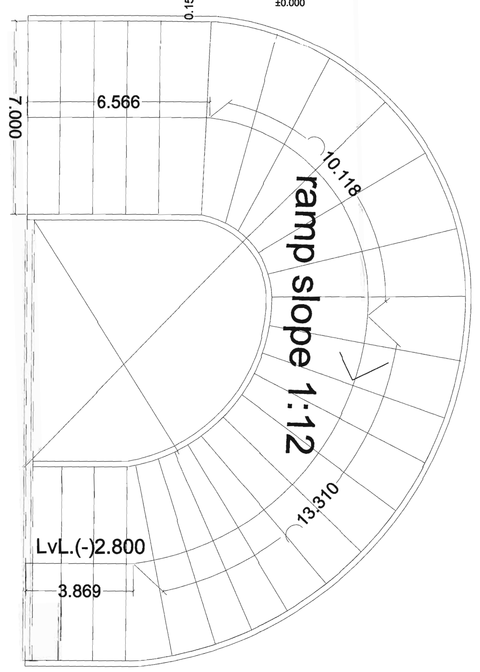
SCALE-1:100 | BLOCK-P&P1 RESIDENCE | NORTH variable/site plan

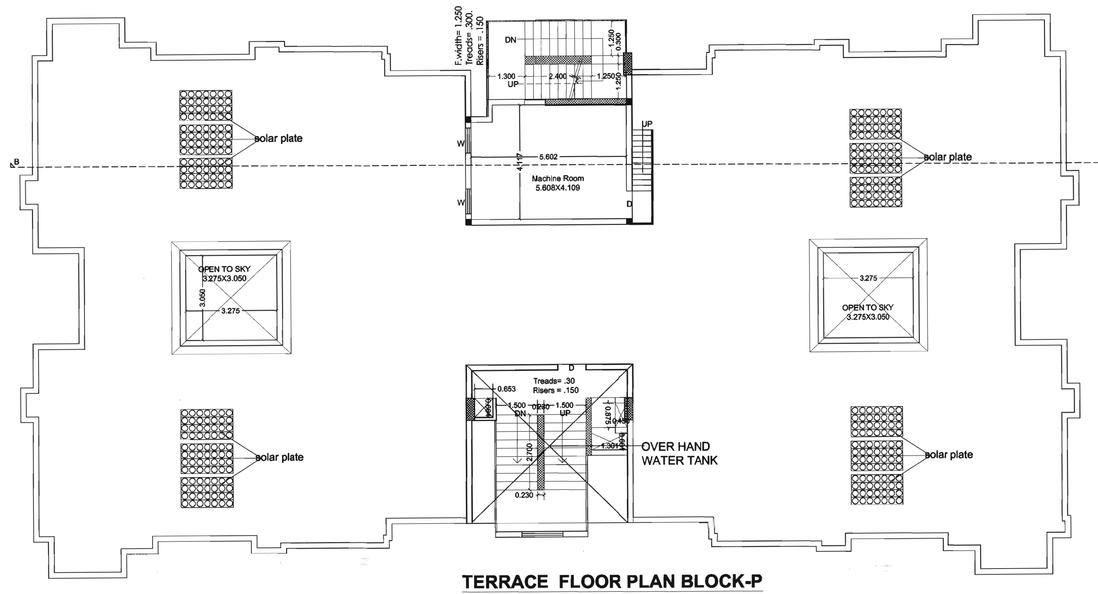
For Ashiana Housing Limited
Authorised Signatory
SIGNATURE OF CLIENT

BISWAJIT SENGUPTA
B.Arch. PRA, AIIID
Regd. Architect : CA/75/886
SIGNATURE OF ARCHITECT

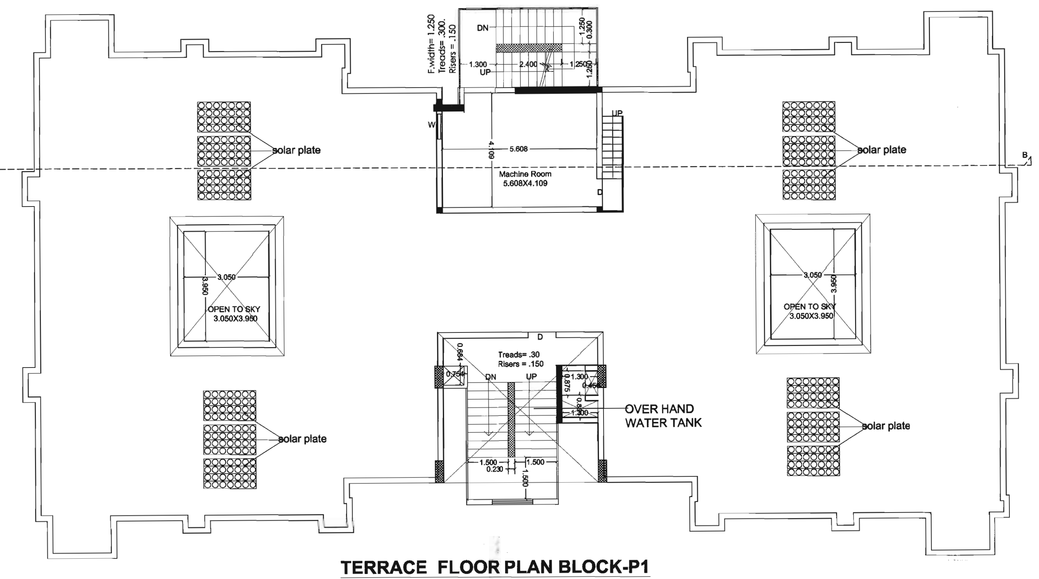
on ground floor, stilt slab extended to craete cover parking







TERRACE FLOOR PLAN BLOCK-P



TERRACE FLOOR PLAN BLOCK-P1

SECTION AT B-B

SHEET NO.08/18

PLOT DETAILS:

KHASRA NO.453,454,454/2,454/1,432,433,478, 479,480,484,485,434,434/735,435,436,437, 437/736,438,439,440,482,500,502,503,504/1 478/716 IN VILLAGE JHAI TEH. SAGANER ON AJMER ROAD ,JAIPUR

Project:-

PROPOSED GROUP HOUSING ASHIANA UMANG

Developer:-

ASHIANA HOUSING LTD.

Sheet title:-

TERRACE FLOOR PLAN & SECTION B-B

SCALE-1:100 | BLOCK-P&P1 RESIDENCE | NORTH variable/site plan

For Ashiana Housing Limited
Authorised Signatory

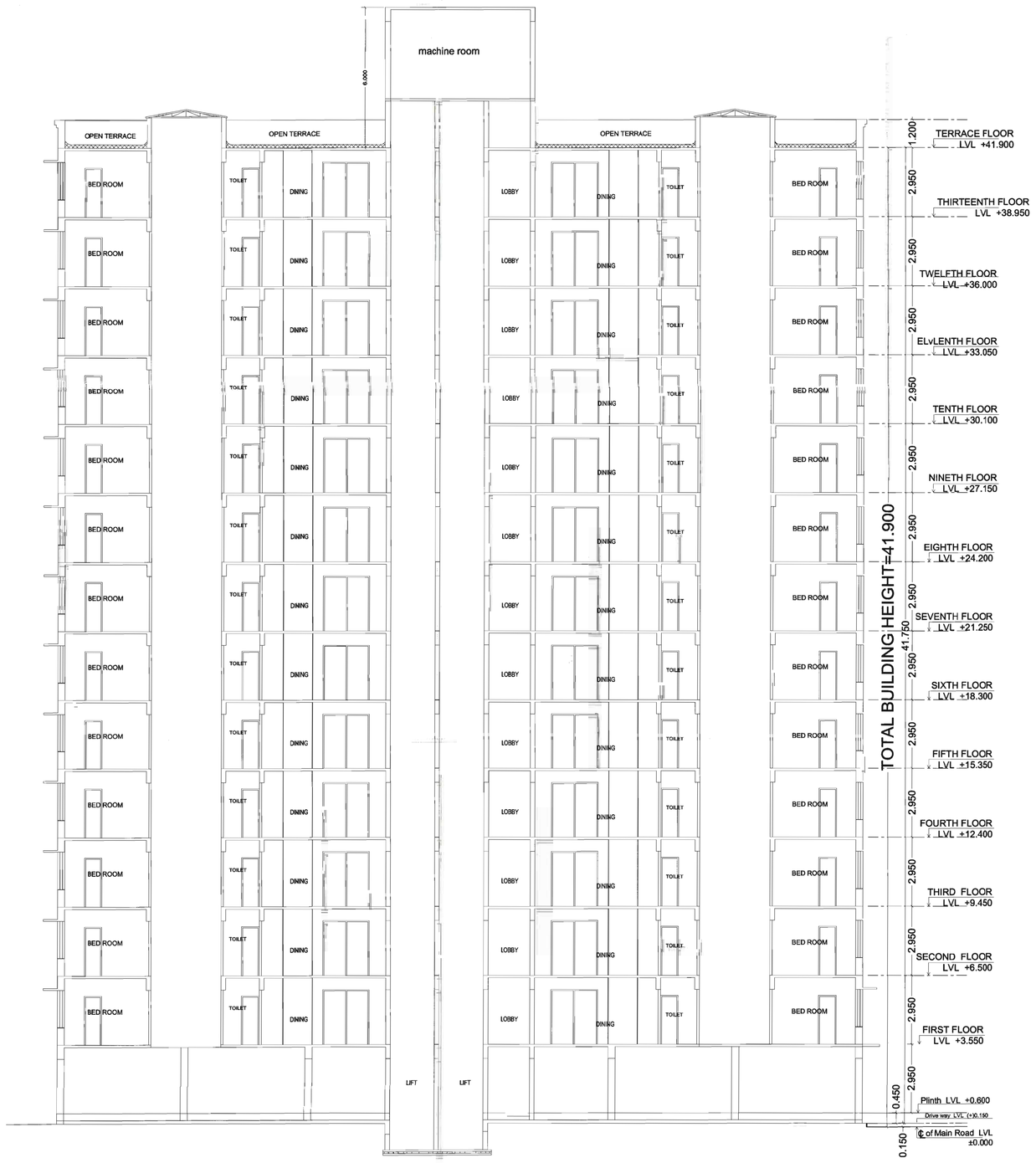
SIGNATURE OF CLIENT

BISWAJIT SENGUPTA
B.Arch, FIA, AIID
Regd. Architect : CA/75/886
Regd.Architect : CA/75/886

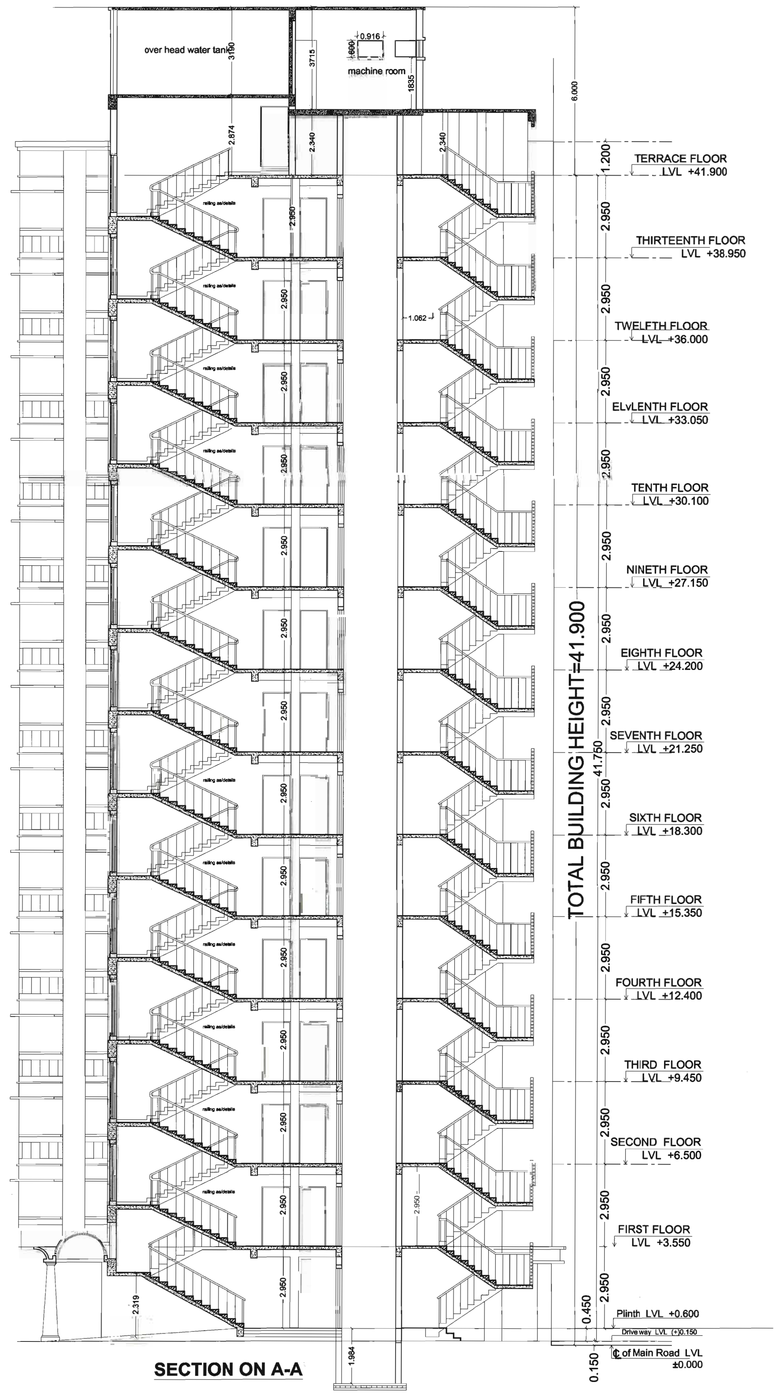
SIGNATURE OF ARCHITECT

226
28/12/2020
1572
23/11/21
उपनगर नियोजन (DP)
जयपुर विकास प्राधिकरण, जयपुर

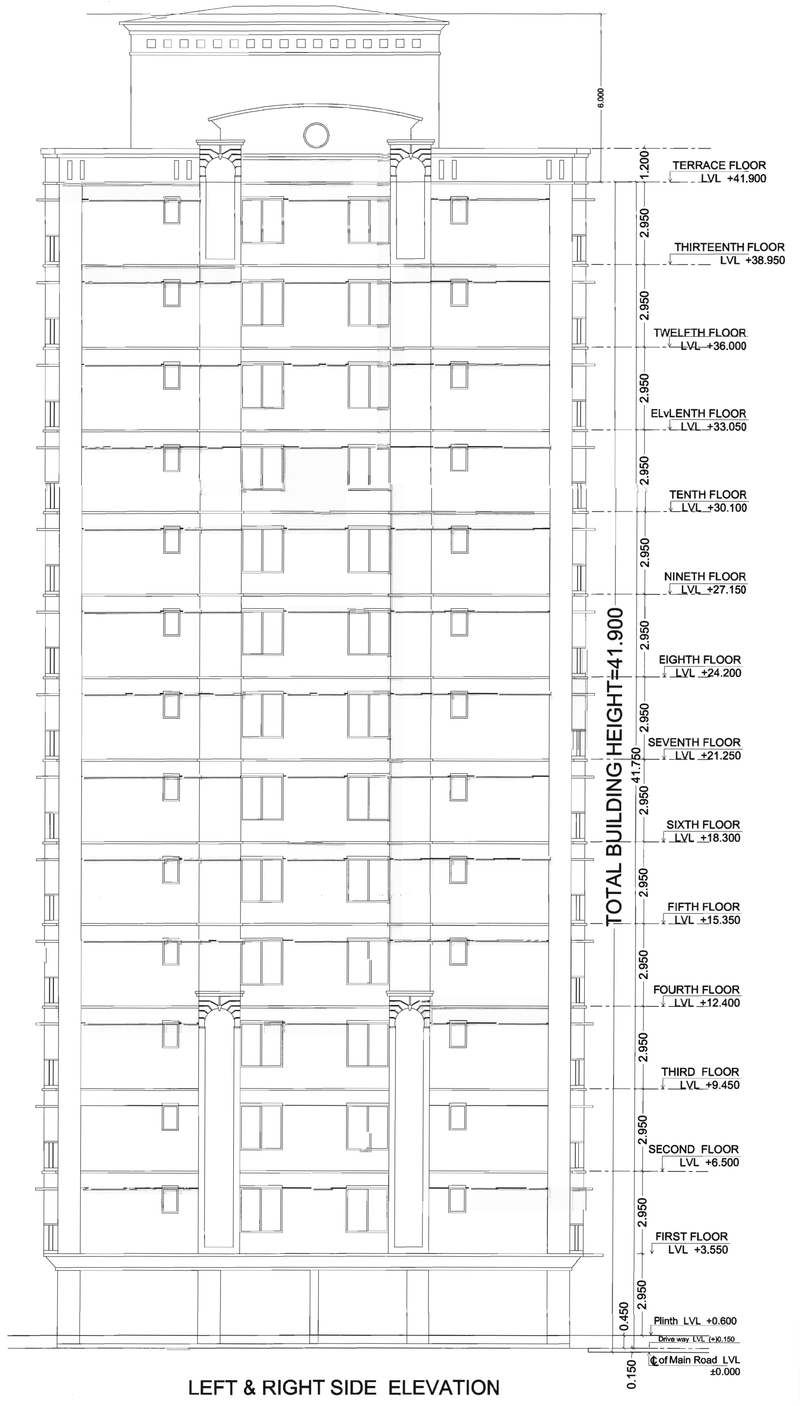
SHEET NO.09/18



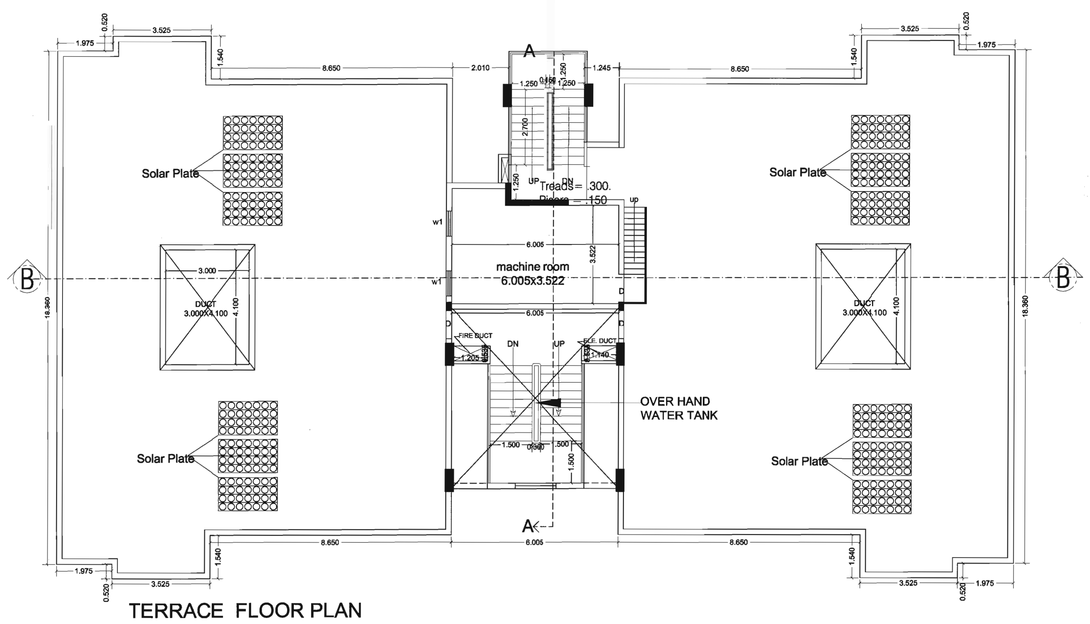
SECTION ON B-B



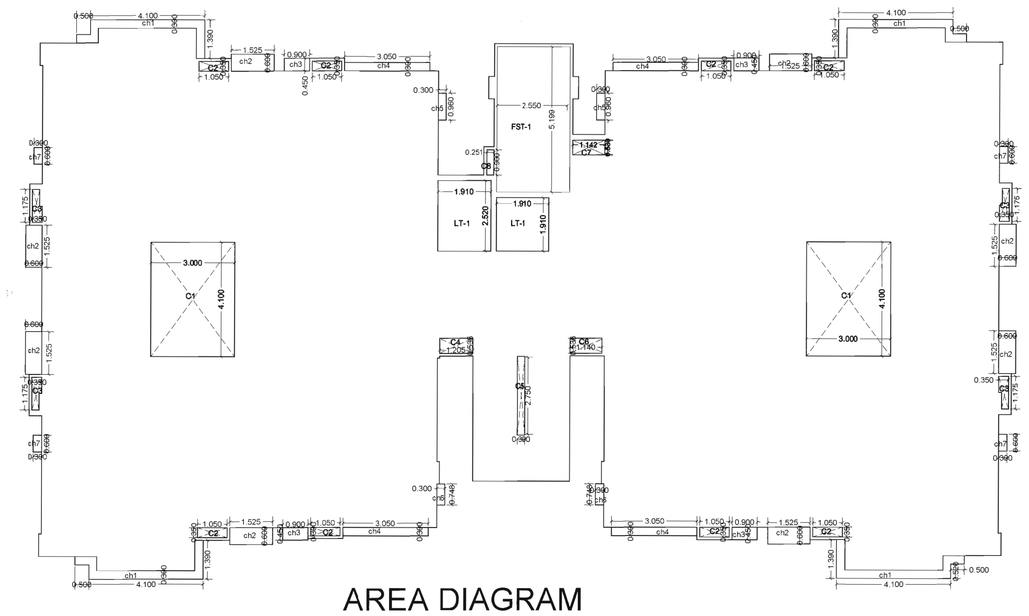
SECTION ON A-A



LEFT & RIGHT SIDE ELEVATION



TERRACE FLOOR PLAN



AREA DIAGRAM

BLOCK -Q

FLOOR NAME / SEGMENT	BLOCK AREA	CUT OUT	Gross B.U.A	CHAJJA	BUILT UP AREA	FIRE STAIR	LIFT	B.A.R	NO OF UNIT	NO OF BLOCK	
TH FLOOR	82.68	1.75	81.43	0.00	81.43			81.43			
2nd FLOOR	585.75	33.87	504.33	21.75	537.58	13.38	8.46	525.34	4.00		
3rd FLOOR	585.75	33.87	504.33	21.75	537.58	13.38	8.46	525.34	4.00		
4th FLOOR	585.75	33.87	504.33	21.75	537.58	13.38	8.46	525.34	4.00		
5th FLOOR	585.75	33.87	504.33	21.75	537.58	13.38	8.46	525.34	4.00		
6th FLOOR	585.75	33.87	504.33	21.75	537.58	13.38	8.46	525.34	4.00		
7th FLOOR	585.75	33.87	504.33	21.75	537.58	13.38	8.46	525.34	4.00		
8th FLOOR	585.75	33.87	504.33	21.75	537.58	13.38	8.46	525.34	4.00		
9th FLOOR	585.75	33.87	504.33	21.75	537.58	13.38	8.46	525.34	4.00		
10th FLOOR	585.75	33.87	504.33	21.75	537.58	13.38	8.46	525.34	4.00		
11th FLOOR	585.75	33.87	504.33	21.75	537.58	13.38	8.46	525.34	4.00		
12th FLOOR	585.75	33.87	504.33	21.75	537.58	13.38	8.46	525.34	4.00		
13th FLOOR	585.75	33.87	504.33	21.75	537.58	13.38	8.46	525.34	4.00		
TERRACE	83.34		83.34		83.34						
TOTAL	8592.57	414.91	8036.06	282.75	7753.31	179.14	109.98	6782.05	52.00	1 NOS.	

PLOT DETAILS:

KHASRA NO.453,454,454/2,454/1,432,433,478, 479,480,484,485,434,434/735,435,436,437, 437/736,438,439,440,482,500,502,503,504/1 478/716 IN VILLAGE JHAI TEH. SAGANER ON AJMER ROAD ,JAIPUR

Project:-

PROPOSED GROUP HOUSING ASHIANA UMANG

Developer:-

ASHIANA HOUSING LTD.

Sheet title:-

TERRACE FLOOR PLAN
AREA DIAGRAM
ELEVATIONS & SECTION

SCALE-1:100	BLOCK- Q RESIDENCE	NORTH variable/site plan

For Ashiana Housing Limited
Authorised Signatory

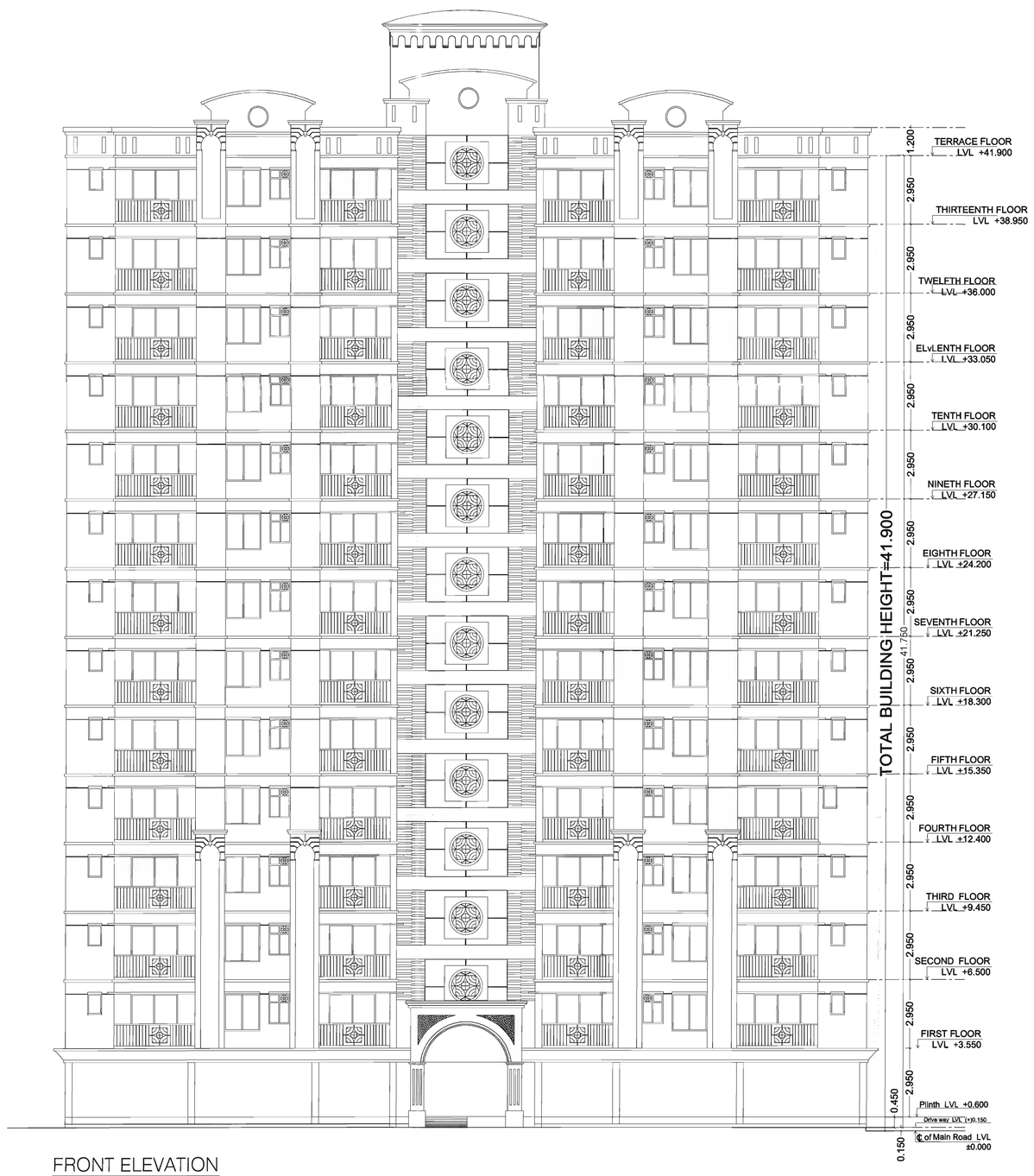
BISWAJIT SENGUPTA
B.Arch, FIA, AIID
Regd. Architect : CA/75/886

Regd.Architect : CA/75/886

SIGNATURE OF CLIENT | SIGNATURE OF ARCHITECT

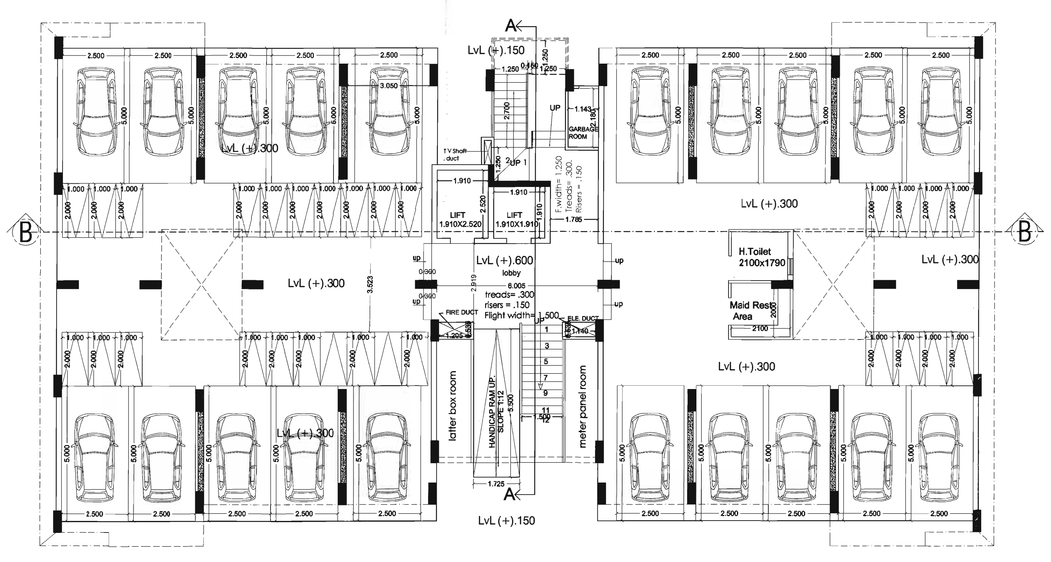
226
28/5/2020
1572
29/11/2021
अनुमोदित
उपखण्ड निरीक्षक (BP)
उपखण्ड अधिकारी

SHEET NO.10/18

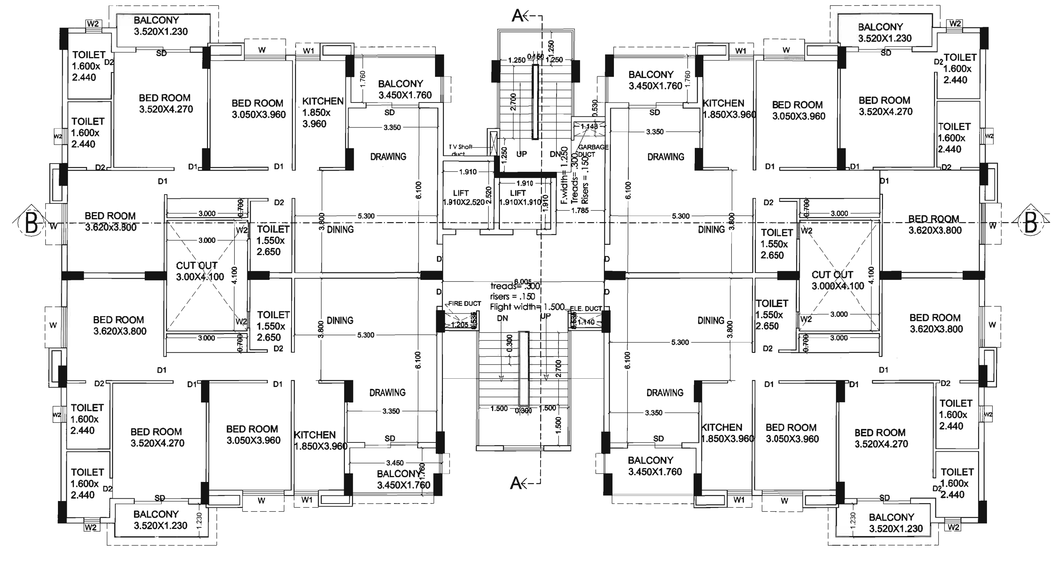


FRONT ELEVATION

REAR SIDE ELEVATION



STILT FLOOR PLAN (BLOCK-Q)



TYPICAL FLOOR PLAN (BLOCK- Q)
1st to 13th Floor

SCHEDULE OF DOORS & WINDOWS

S.NO	TYPE	WIDTH	HEIGHT	CILL. LEV.	LIN. LEV.
1	D	1.05	2.10	0.00	2.10
2	D1	0.90	2.10	0.00	2.10
3	D2	0.75	2.10	0.00	2.10
4	SD	2.00	2.350	0.00	2.350
5	W	1.525	1.60	0.750	2.350
6	W1	1.20	1.300	1.050	2.350
7	W2	0.60	0.90	1.200	2.10

PLOT DETAILS:

KHASRA NO.453,454,454/2,454/1,432,433,478, 479,480,484,485,434,434/735,435,436,437, 437/736,438,439,440,482,500,502,503,504/1 478/716 IN VILLAGE JHAI TEH. SAGANER ON AJMER ROAD ,JAIPUR

Project:-

PROPOSED GROUP HOUSING ASHIANA UMANG

Developer:-

ASHIANA HOUSING LTD.

Sheet title:-

STILT FLOOR PLAN
TYPICAL FLOOR PLAN &
ELEVATIONS

SCALE-1:100 | **BLOCK- Q RESIDENCE** | NORTH variable/site plan

For Ashiana Housing Limited
Authorised Signatory

SIGNATURE OF CLIENT

BISWAJIT SENGUPTA
B.Arch, FIA, AIID
Regd. Architect : CA/75/886

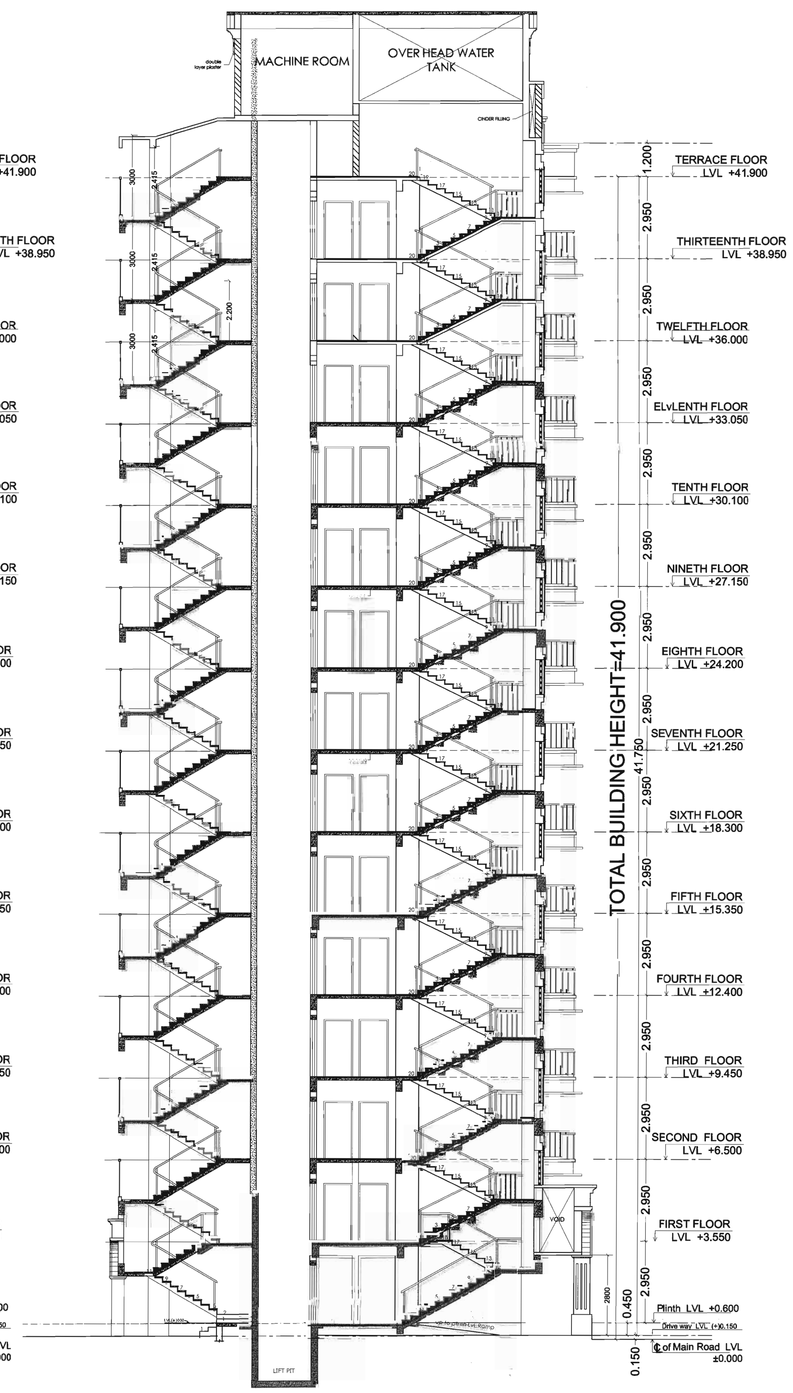
Regd.Architect : CA/75/886

SIGNATURE OF ARCHITECT

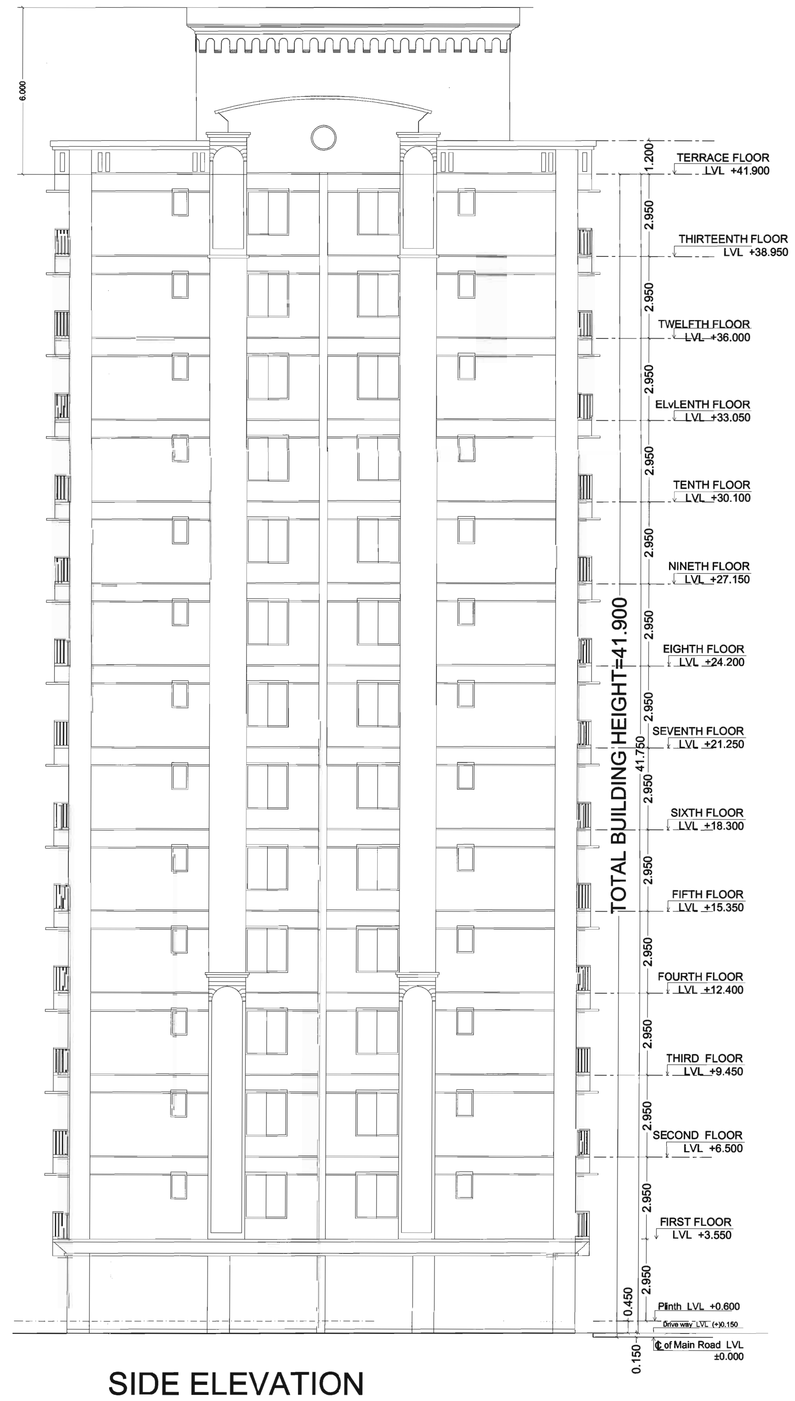
अनुमोदित
सहायक नगर नियोजक
अतिरिक्त नगर नियोजन कार्यालय
जयपुर विकास प्राधिकरण, जयपुर
28/5/20 226
1572
29/11/21

SHEET NO.11/18

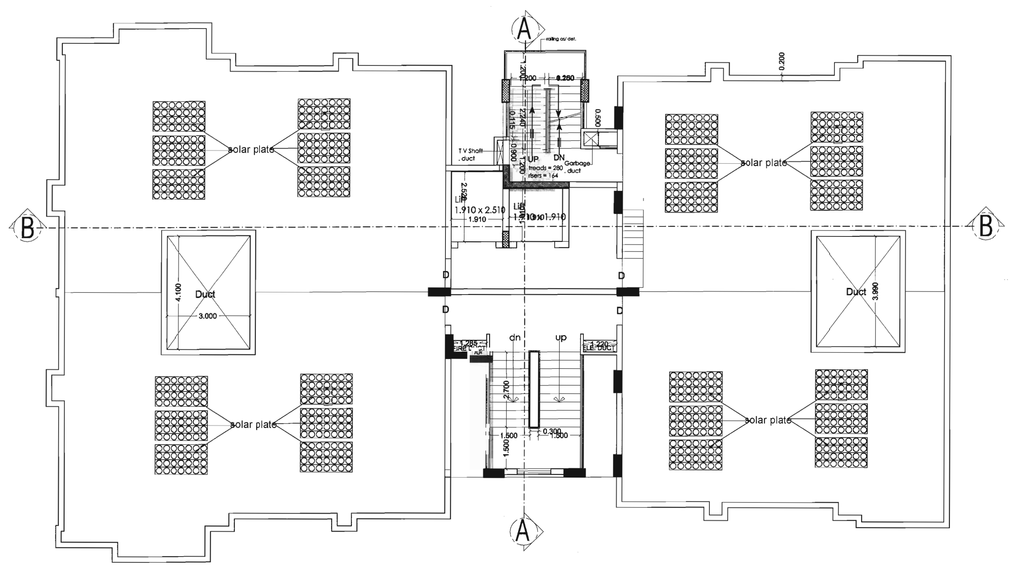
SECTION ON B -B



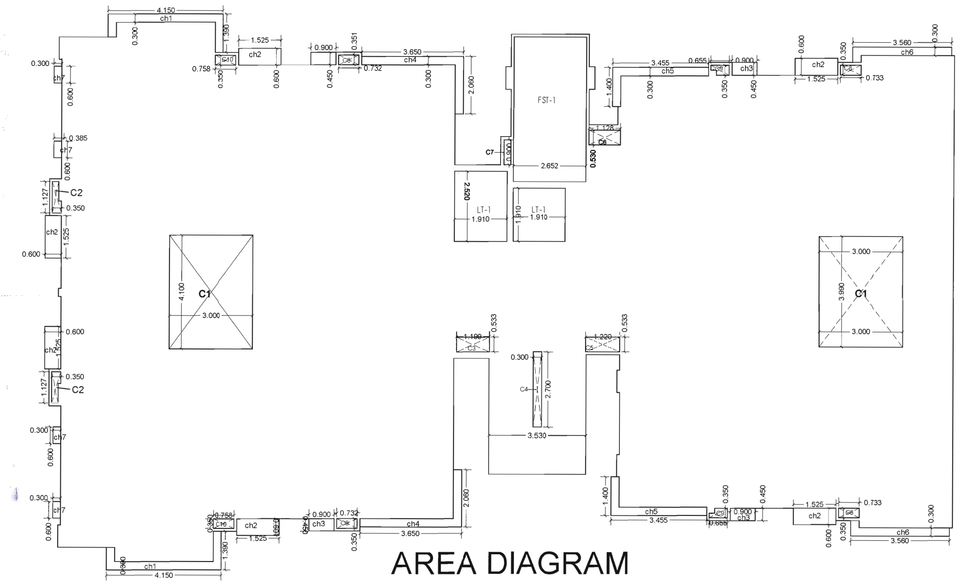
SECTION ON A -A



SIDE ELEVATION



TERRACE FLOOR PLAN



BLOCK -R,S

FLOOR NAME	BLOCK AREA	CUP CUP	Gross BUILA	CHAJA	BUILTUP AREA	FIRE STAIR	LIFT	H.R.R.	NO OF UNIT	NO OF BLOCK
BASEMENT	0%	1.51	84.08	0.00	39.08	0.00	0.00	84.08	0.00	
1ST FLOOR	536.07	79.78	504.25	19.55	484.74	13.78	8.46	462.50	4.00	
2nd FLOOR	536.07	79.78	504.25	19.55	484.74	13.78	8.46	462.50	4.00	
3rd FLOOR	536.07	79.78	504.25	19.55	484.74	13.78	8.46	462.50	4.00	
4th FLOOR	536.07	79.78	504.25	19.55	484.74	13.78	8.46	462.50	4.00	
5th FLOOR	536.07	79.78	504.25	19.55	484.74	13.78	8.46	462.50	4.00	
6th FLOOR	536.07	79.78	504.25	19.55	484.74	13.78	8.46	462.50	4.00	
7th FLOOR	536.07	79.78	504.25	19.55	484.74	13.78	8.46	462.50	4.00	
8th FLOOR	536.07	79.78	504.25	19.55	484.74	13.78	8.46	462.50	4.00	
9th FLOOR	536.07	79.78	504.25	19.55	484.74	13.78	8.46	462.50	4.00	
10th FLOOR	536.07	79.78	504.25	19.55	484.74	13.78	8.46	462.50	4.00	
11th FLOOR	536.07	79.78	504.25	19.55	484.74	13.78	8.46	462.50	4.00	
12th FLOOR	536.07	79.78	504.25	19.55	484.74	13.78	8.46	462.50	4.00	
13th FLOOR	536.07	79.78	504.25	19.55	484.74	13.78	8.46	462.50	4.00	
TERRACE	86.36		86.36		86.36					
TOTAL	7134.86	388.65	6746.25	254.15	6492.06	178.14	109.98	6096.58	52.00	2 NOS

PLOT DETAILS:

KHASRA NO.453,454,454/2,454/1,432,433,478, 479,480,484,485,434,434/735,435,436,437, 437/736,438,439,440,482,500,502,503,504/1 478/716 IN VILLAGE JHAI TEH. SAGANER ON AJMER ROAD ,JAIPUR

Project:-

PROPOSED GROUP HOUSING ASHIANA UMANG

Developer:-

ASHIANA HOUSING LTD.

Sheet title:-

TERRACE FLOOR PLAN
AREA DIAGRAM
ELEVATIONS & SECTION

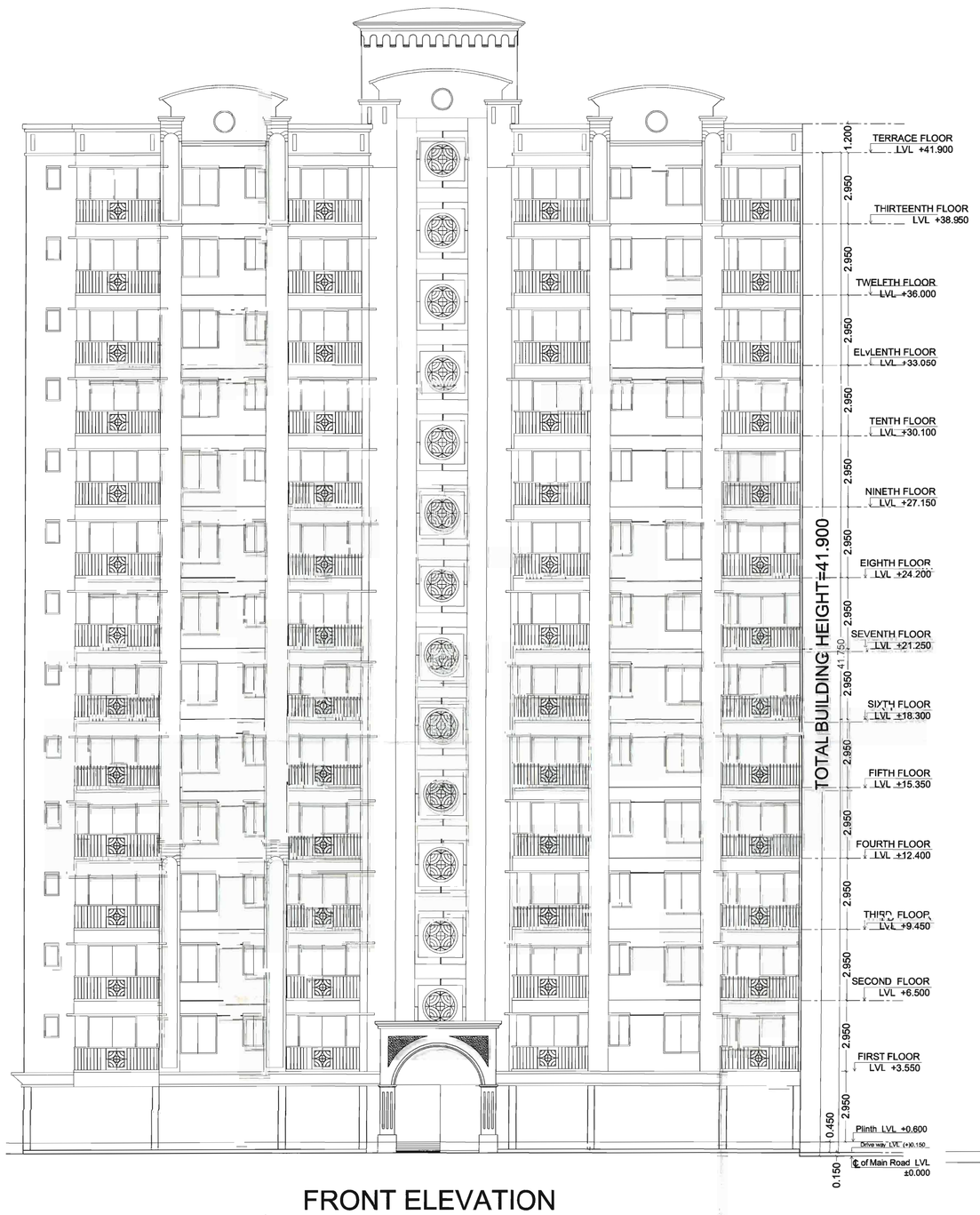
SCALE-1:100	BLOCK-R&S RESIDENCE	NORTH variable/site plan

For Ashiana Housing Limited
Authorised Signatory

SIGNATURE OF CLIENT

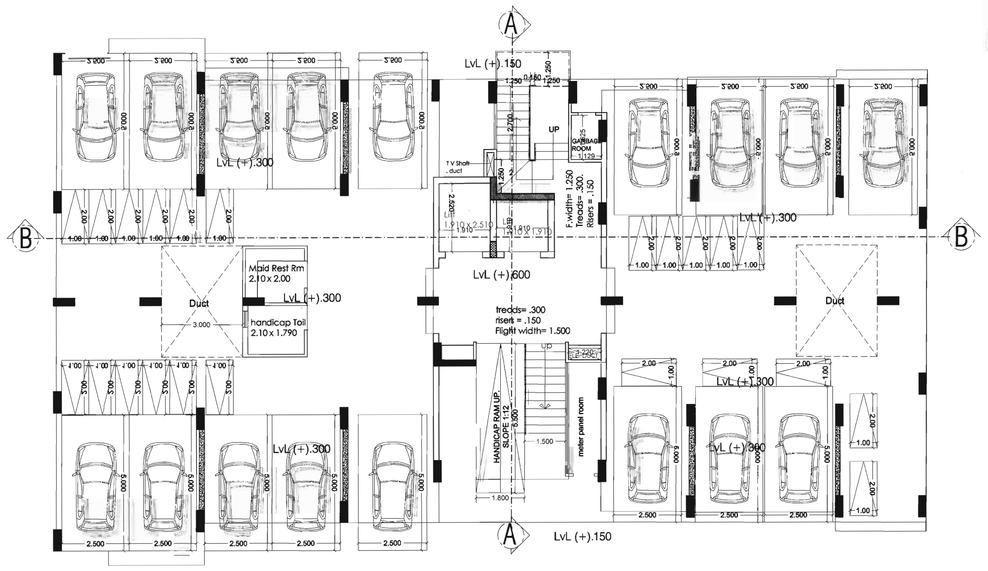
BISWAJIT SENGUPTA
(Arch, FIA, AIID
Regd. Architect : CA/75/886
Regd.Architect : CA/75/886

SIGNATURE OF ARCHITECT

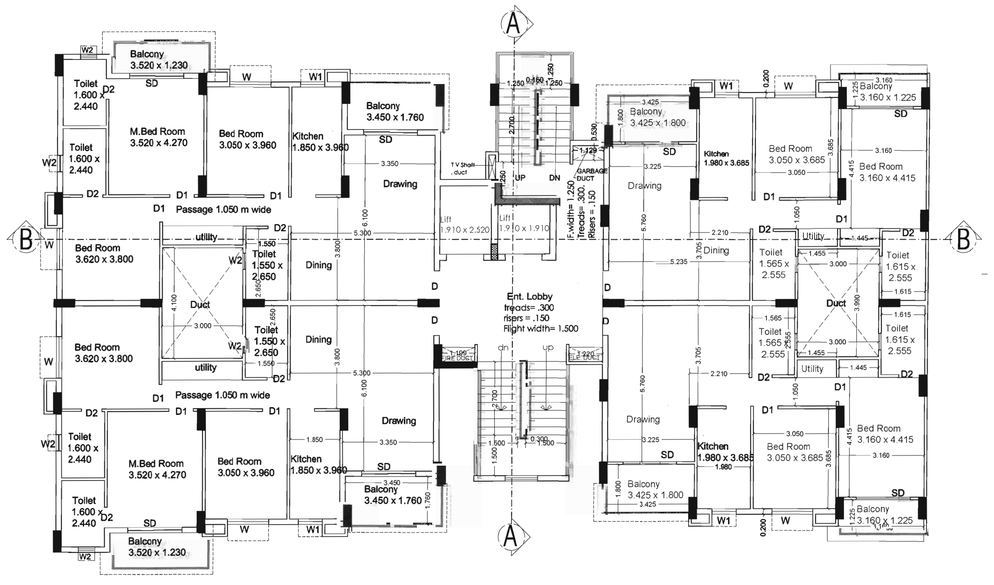


FRONT ELEVATION

REAR SIDE ELEVATION



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN
1st to 13th FLOOR

SCHEDULE OF DOORS & WINDOWS

S.NO	TYPE	WIDTH	HEIGHT	CILL. LEV.	LIN. LEV.
1	D	1.05	2.10	0.00	2.10
2	D1	0.90	2.10	0.00	2.10
3	D2	0.75	2.10	0.00	2.10
4	SD	2.00	2.350	0.00	2.350
5	W	1.525	1.60	0.750	2.350
6	W1	0.90	1.300	1.050	2.350
7	W2	0.60	0.90	1.200	2.10

SHEET NO.12/18

PLOT DETAILS:

KHASRA NO.453,454,454/2,454/1,432,433,478, 479,480,484,485,434,434/735,435,436,437, 437/736,438,439,440,482,500,502,503,504/1 478/716 IN VILLAGE JHAI TEH. SAGANER ON AJMER ROAD ,JAIPUR

Project:-

PROPOSED GROUP HOUSING ASHIANA UMANG

Developer:-

ASHIANA HOUSING LTD.

Sheet title:-

STILT FLOOR PLAN
TYPICAL FLOOR PLAN
& ELEVATIONS

SCALE-1:100 | **BLOCK-R&S RESIDENCE** | NORTH variable/site plan

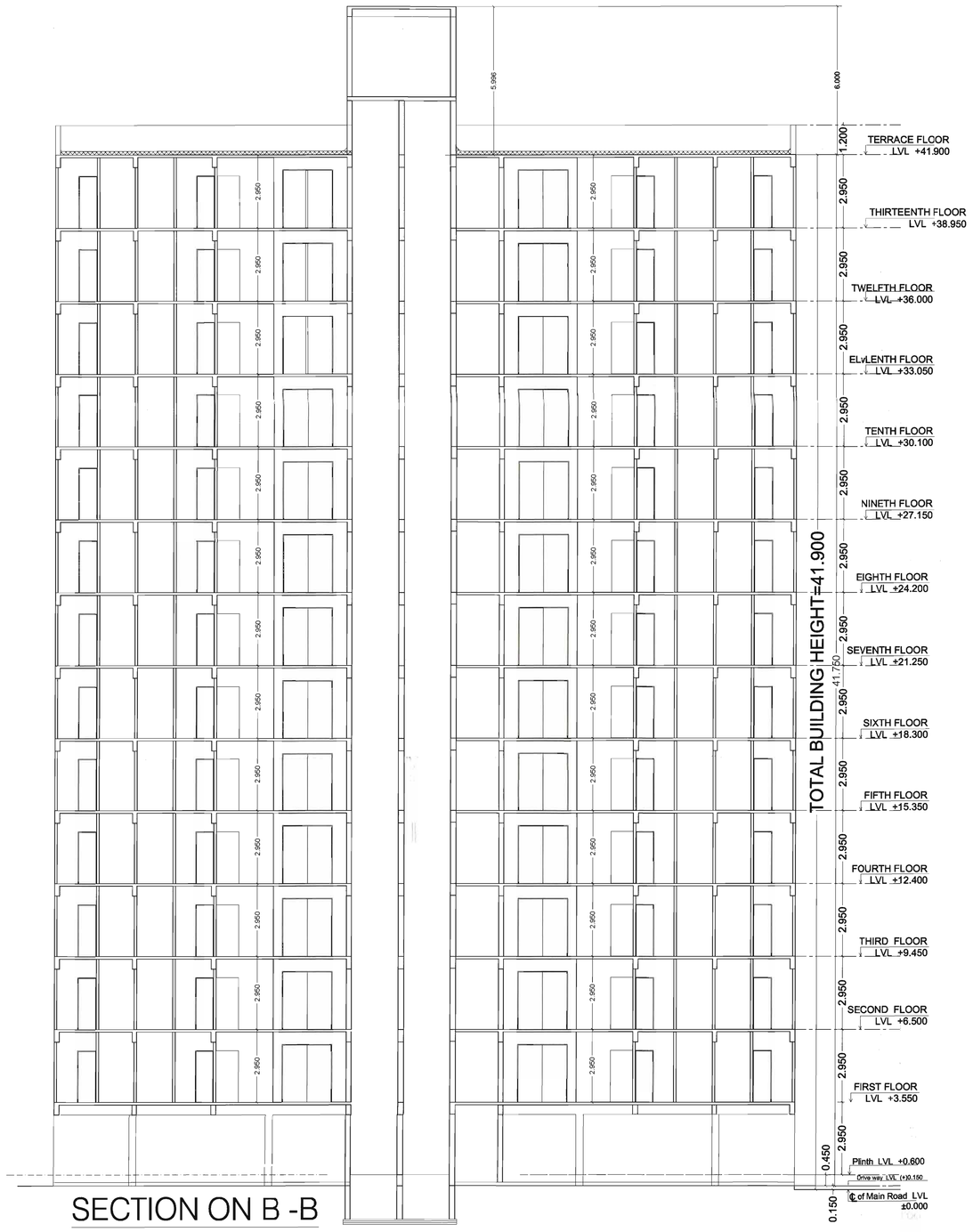
For Ashiana Housing Limited
Authorised Signatory

SIGNATURE OF CLIENT

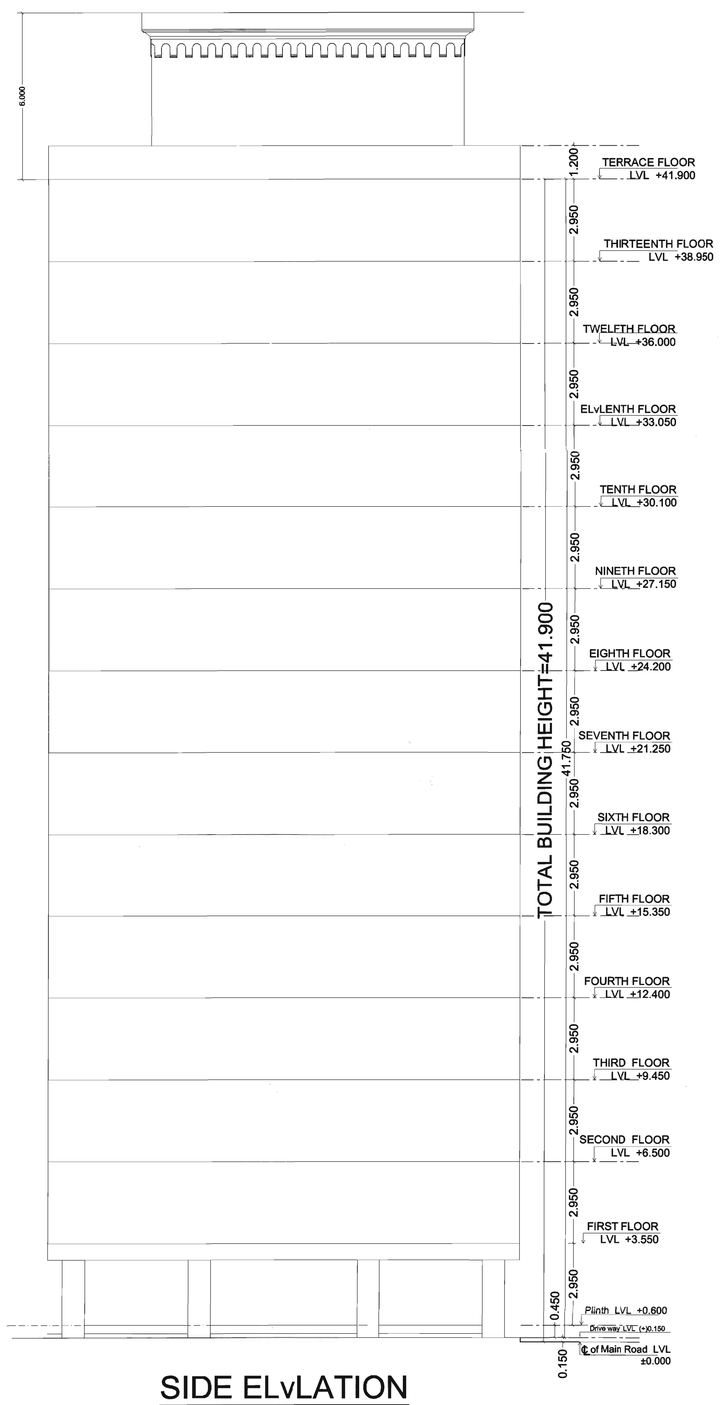
BISWAJIT SENGUPTA
B.Arch, FIIA, AIIID
Regd. Architect : CA/75/886

Regd.Architect : CA/75/886

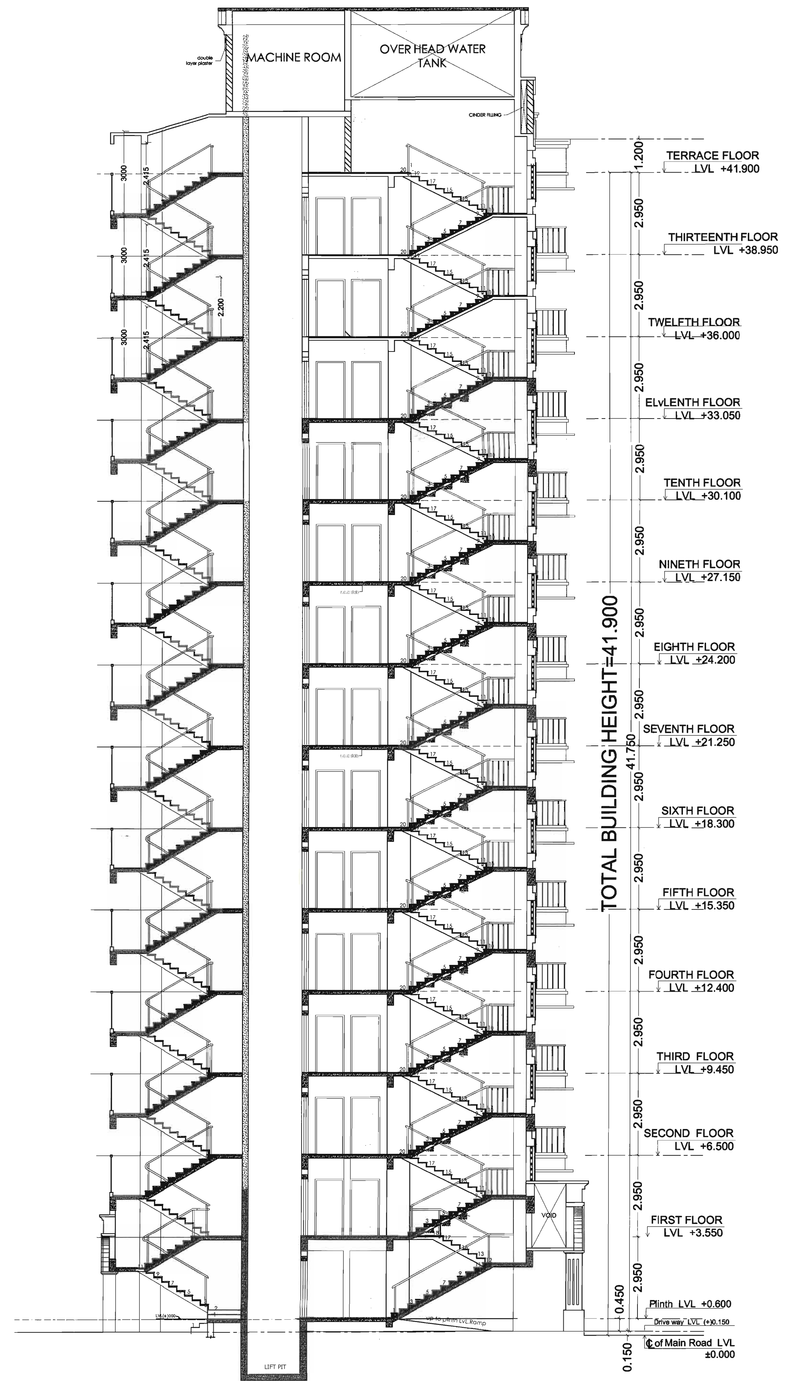
SIGNATURE OF ARCHITECT



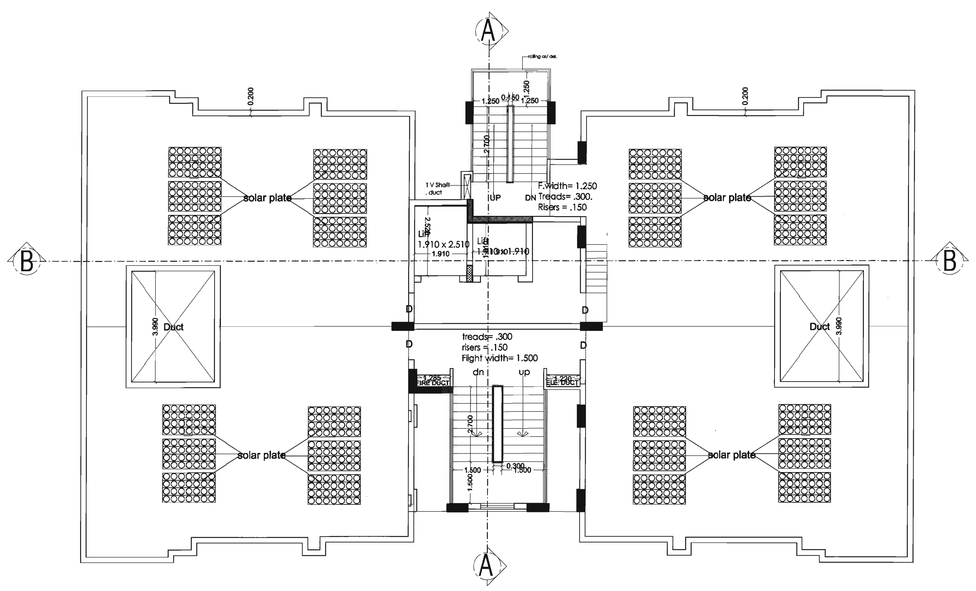
SECTION ON B -B



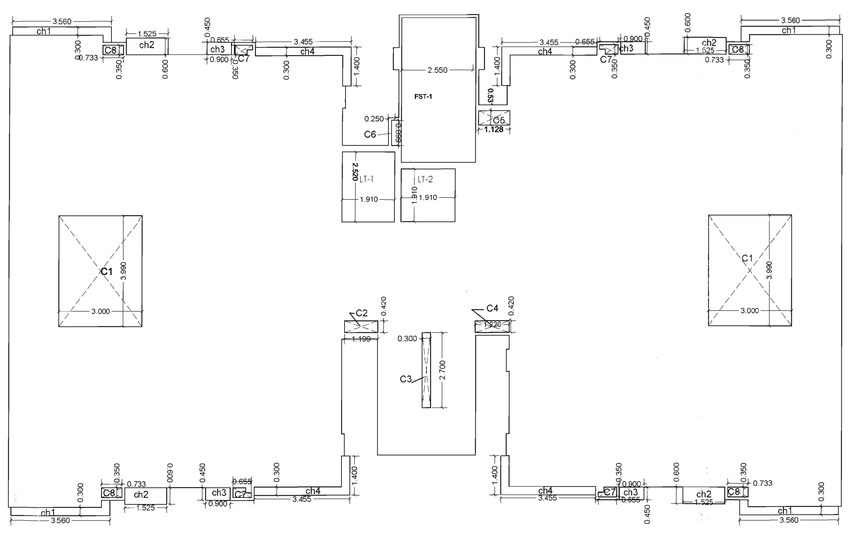
SIDE ELvLATION



SECTION ON A -A



TERRACE FLOOR PLAN



AREA DIAGRAM

BLOCK -S1,S2

FLOOR NAME	BLOCK AREA	CUT OUT	Gross B.UP.A	COVERD	BUILT UP AREA	FIRE STAIR.	LIFT	H.A.S	NO OF UNIT	NO OF BLOCK
BASEMENT										
STILT FLOOR	75.75	1.27	74.48	0.00	74.48	0.00	0.00	74.48		
1st FLOOR	474.43	28.38	446.05	15.32	430.73	13.78	8.46	408.49	4.00	
2nd FLOOR	474.43	28.38	446.05	15.32	430.73	13.78	8.46	408.49	4.00	
3rd FLOOR	474.43	28.38	446.05	15.32	430.73	13.78	8.46	408.49	4.00	
4th FLOOR	474.43	28.38	446.05	15.32	430.73	13.78	8.46	408.49	4.00	
5th FLOOR	474.43	28.38	446.05	15.32	430.73	13.78	8.46	408.49	4.00	
6th FLOOR	474.43	28.38	446.05	15.32	430.73	13.78	8.46	408.49	4.00	
7th FLOOR	474.43	28.38	446.05	15.32	430.73	13.78	8.46	408.49	4.00	
8th FLOOR	474.43	28.38	446.05	15.32	430.73	13.78	8.46	408.49	4.00	
9th FLOOR	474.43	28.38	446.05	15.32	430.73	13.78	8.46	408.49	4.00	
10th FLOOR	474.43	28.38	446.05	15.32	430.73	13.78	8.46	408.49	4.00	
11th FLOOR	474.43	28.38	446.05	15.32	430.73	13.78	8.46	408.49	4.00	
12th FLOOR	474.43	28.38	446.05	15.32	430.73	13.78	8.46	408.49	4.00	
13th FLOOR	474.43	28.38	446.05	15.32	430.73	13.78	8.46	408.49	4.00	
TERRACE	85.24		85.24		85.24					
TOTAL	6329.58	345.71	5958.57	199.16	5759.21	179.14	109.98	5384.85	52.00	2 NOS

अनुमोदित
उपनगर नियोजक (BP)

SHEET NO.13/18

PLOT DETAILS:

KHASRA NO.453,454,454/2,454/1,432,433,478, 479,480,484,485,434,434/735,435,436,437, 437/736,438,439,440,482,500,502,503,504/1 478/716 IN VILLAGE JHAI TEH. SAGANER ON AJMER ROAD ,JAIPUR

Project:-

PROPOSED GROUP HOUSING ASHIANA UMANG

Developer:-

ASHIANA HOUSING LTD.

Sheet title:-

TERRACE FLOOR PLAN
AREA DIAGRAM
ELEVATIONS & SECTION

SCALE-1:100	BLOCK-S1&S2 RESIDENCE	NORTH variable/site plan

For Ashiana Housing Limited
Authorised Signatory

SIGNATURE OF CLIENT

BISWAJIT SENGUPTA
B.Arch. PIA, AIIID
Regd. Architect : CA/75/886

Regd.Architect : CA/75/886

SIGNATURE OF ARCHITECT

226
28/3/2020
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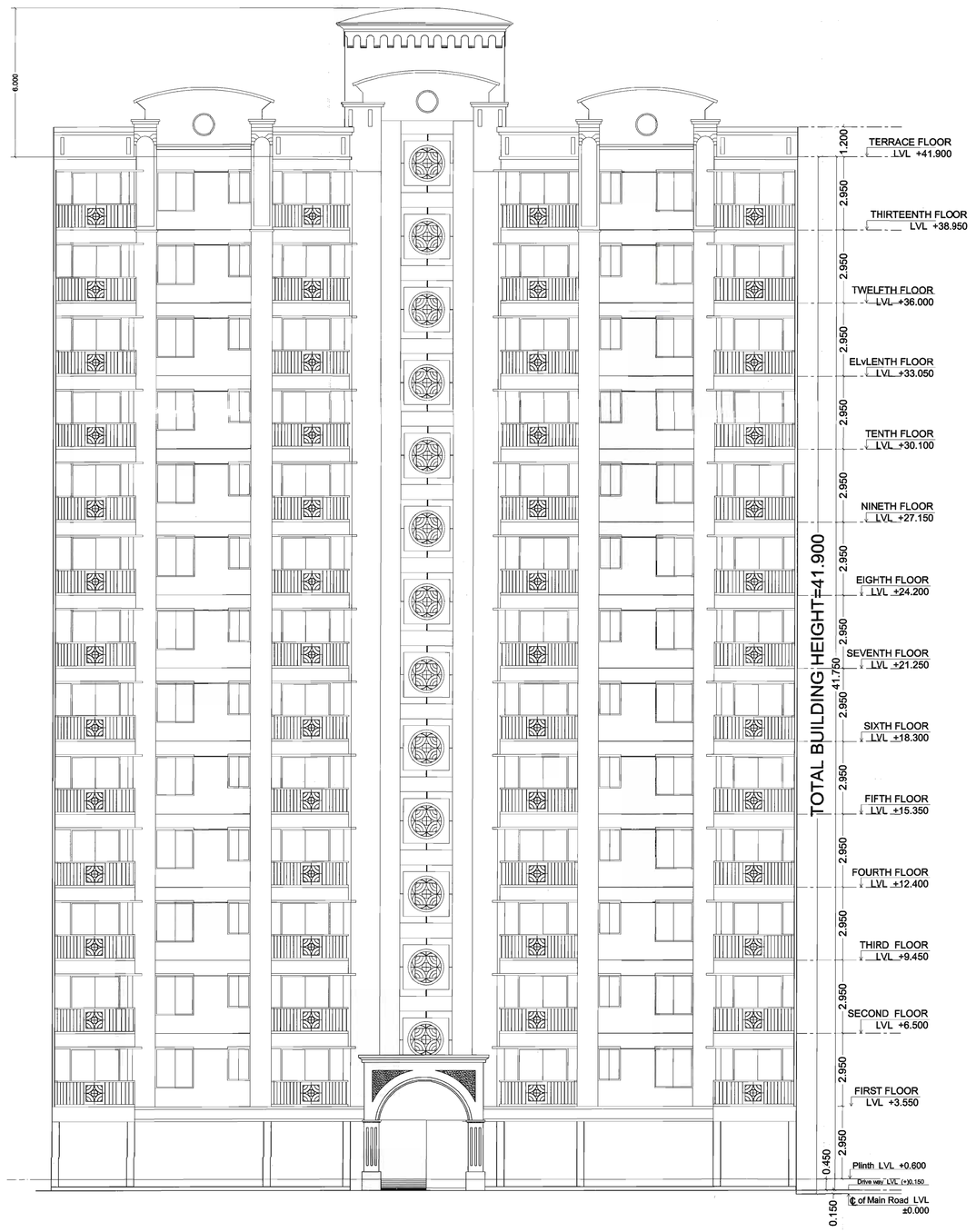
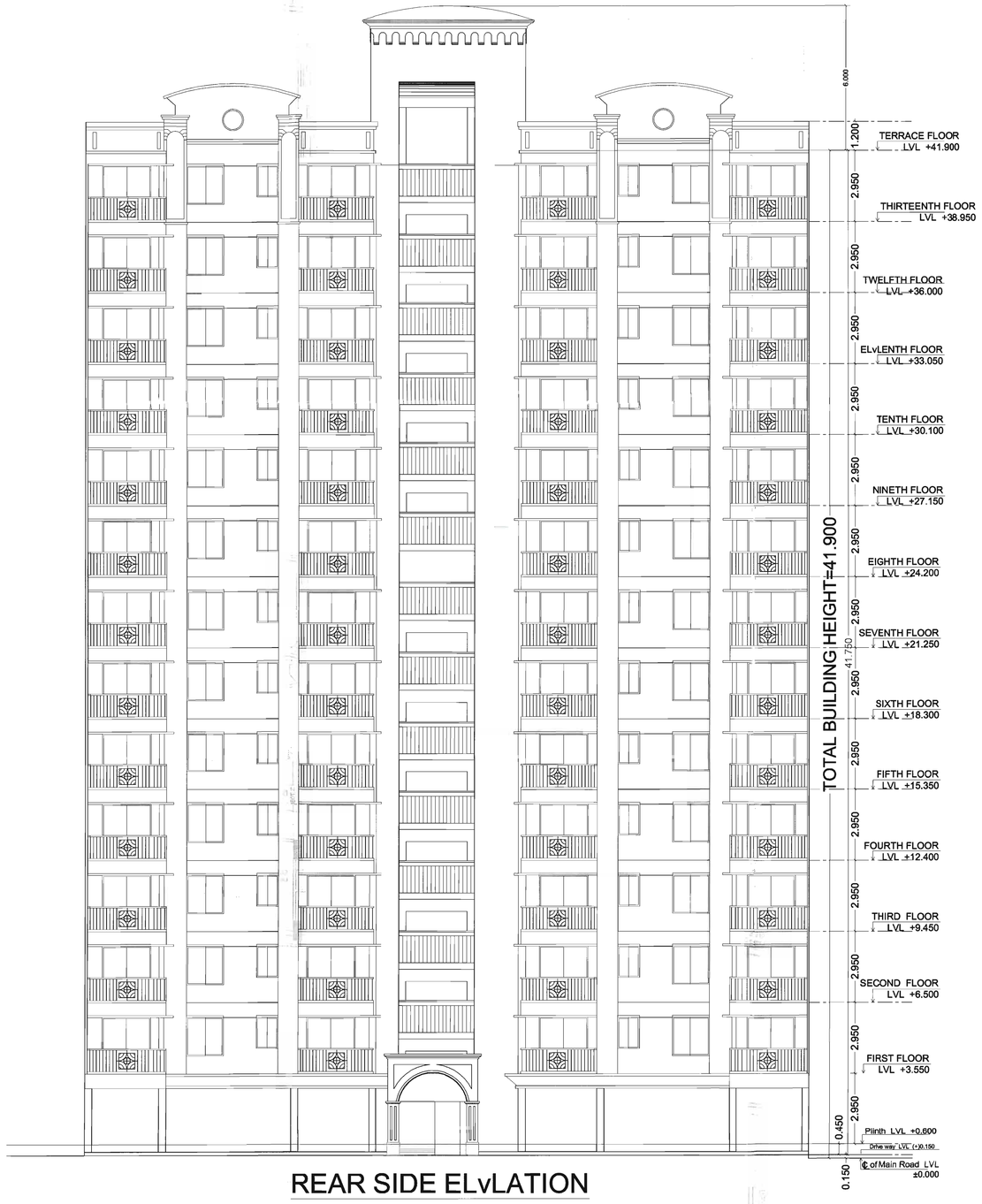
29/11/2021
अनुमोदित
नगर निगम
जयपुर विकास प्राधिकरण, जयपुर
(BP)
STRUCTURE

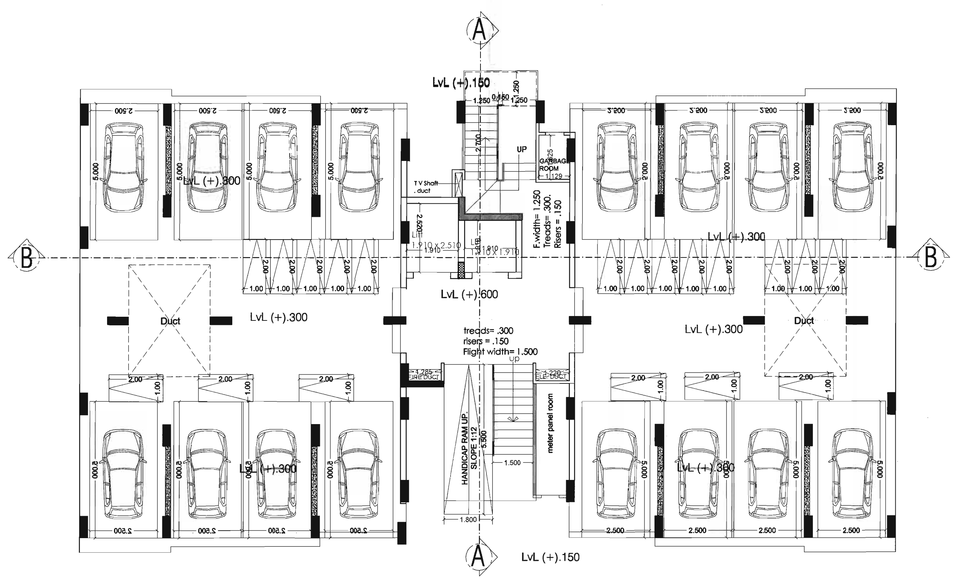
SHEET NO.14/18



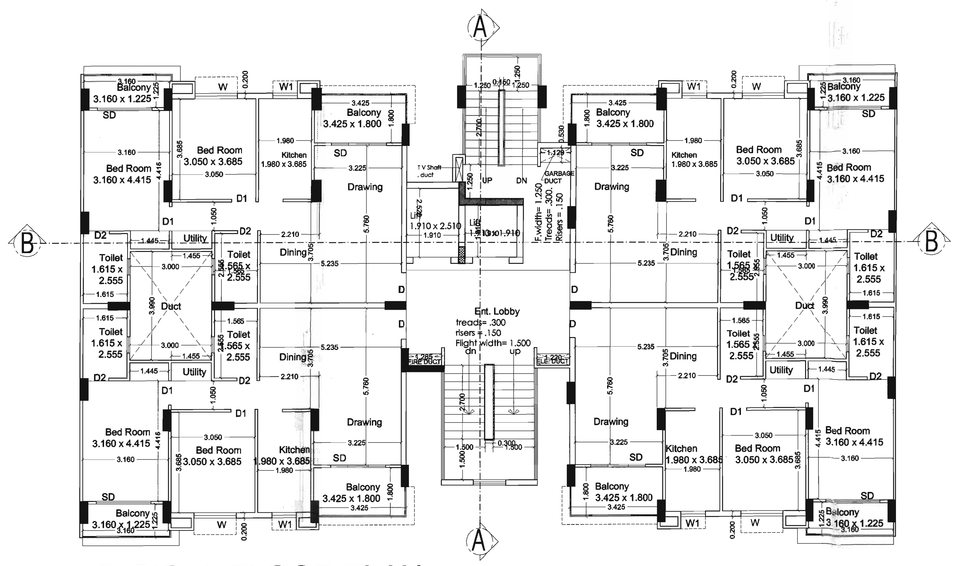
FRONT ELvLATION



REAR SIDE ELvLATION



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN
1st to 13th FLOOR

SCHEDULE OF DOORS & WINDOWS

S.NO	TYPE	WIDTH	HEIGHT	CILL. LEV.	LIN. LEV.
1	D	1.05	2.10	0.00	2.10
2	D1	0.90	2.10	0.00	2.10
3	D2	0.75	2.10	0.00	2.10
4	SD	2.00	2.350	0.00	2.350
5	W	1.525	1.60	0.750	2.350
6	W1	0.90	1.300	1.050	2.350
7	W2	0.60	0.90	1.200	2.10

PLOT DETAILS:
KHASRA NO.453,454,454/2,454/1,432,433,478, 479,480,484,485,434,434/735,435,436,437, 437/736,438,439,440,482,500,502,503,504/1 478/716 IN VILLAGE JHAI TEH. SAGANER ON AJMER ROAD ,JAIPUR

Project:-
PROPOSED GROUP HOUSING ASHIANA UMANG

Developer:-
ASHIANA HOUSING LTD.

Sheet title:-
STILT FLOOR PLAN
TYPICAL FLOOR PLAN
& ELEVATIONS

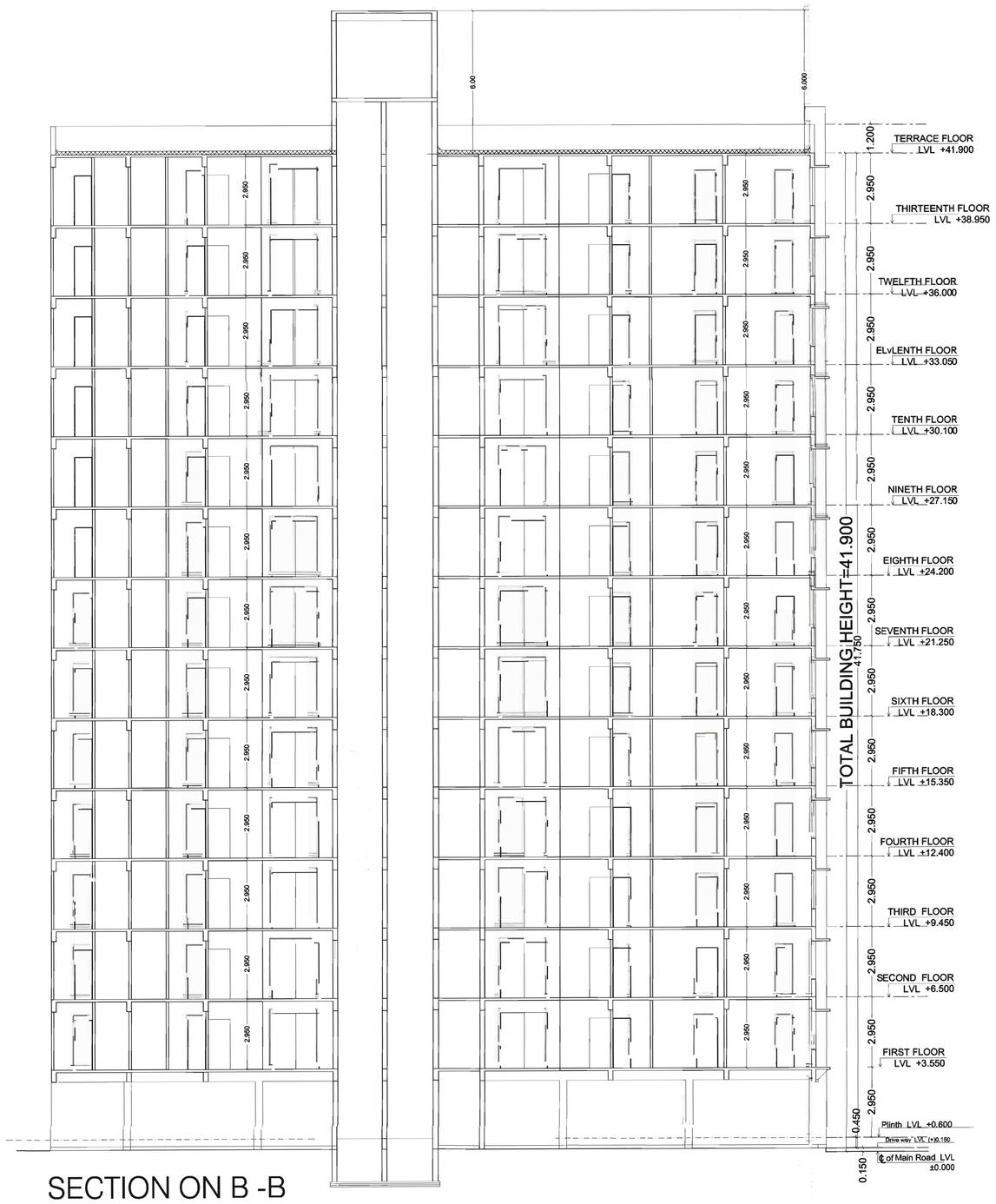
SCALE-1:100 | **BLOCK-S1&S2** | **RESIDENCE** | NORTH | variable/site plan

For Ashiana Housing Limited
Authorised Signatory
SIGNATURE OF CLIENT

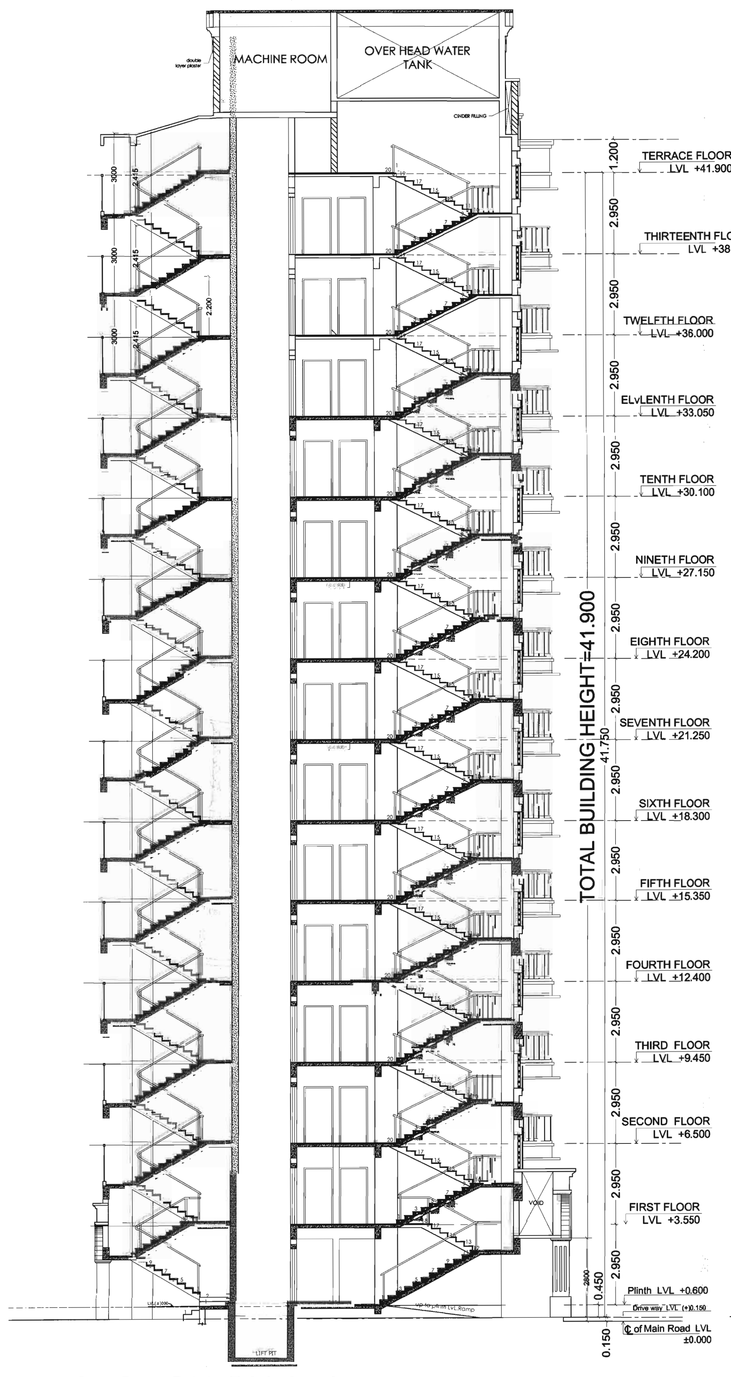
BISWA[illegible]GUPTA
B.A[illegible]
Regd.Architect: CA/75/886
Regd.Architect : CA/75/886
SIGNATURE OF ARCHITECT

226
26/5/2020
1572
29/11/2021
अनुमोदित
उपखण्ड निरीक्षक (SP)
अतिरिक्त नगर नियोजक
अजमेर विकास प्राधिकरण, अजमेर

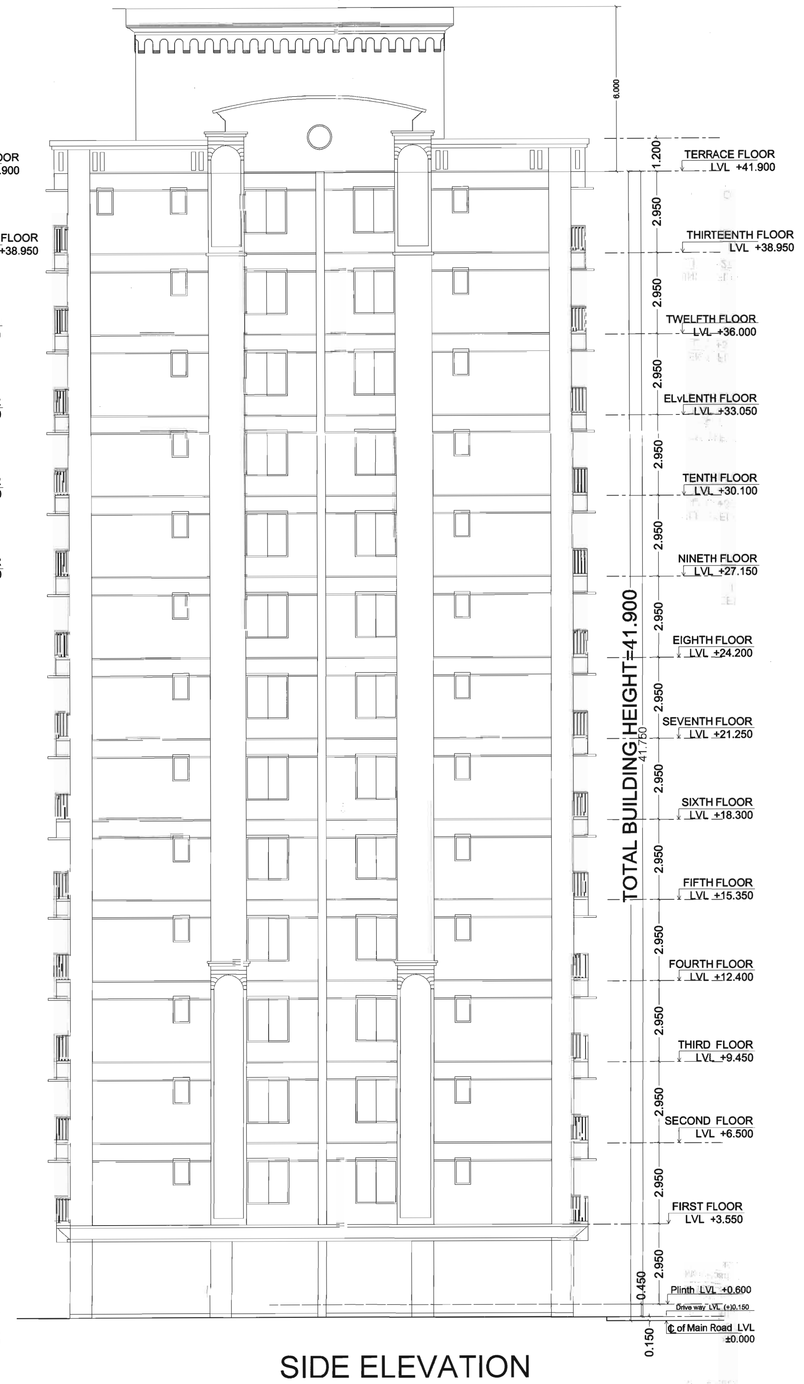
SHEET NO.15/18



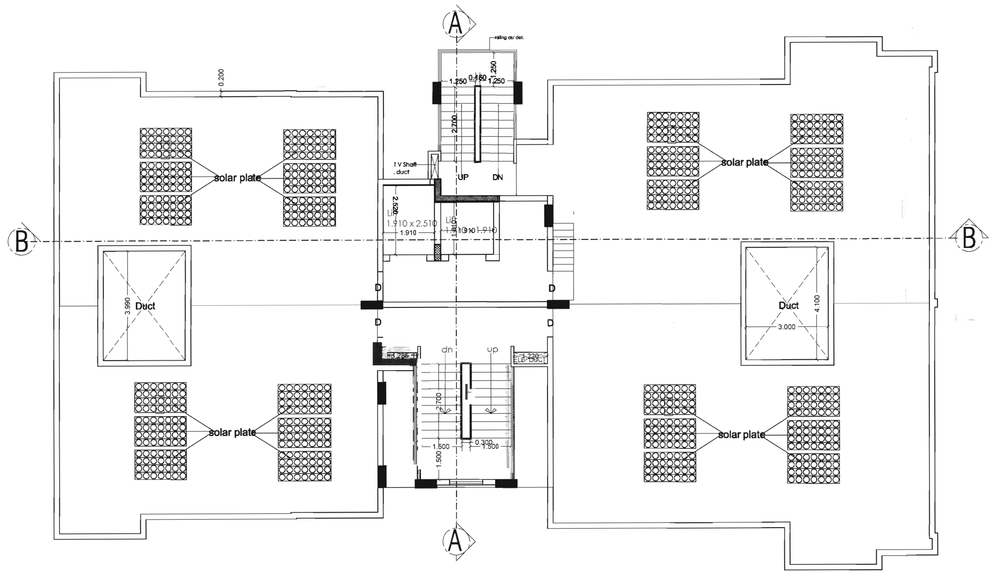
SECTION ON B -B



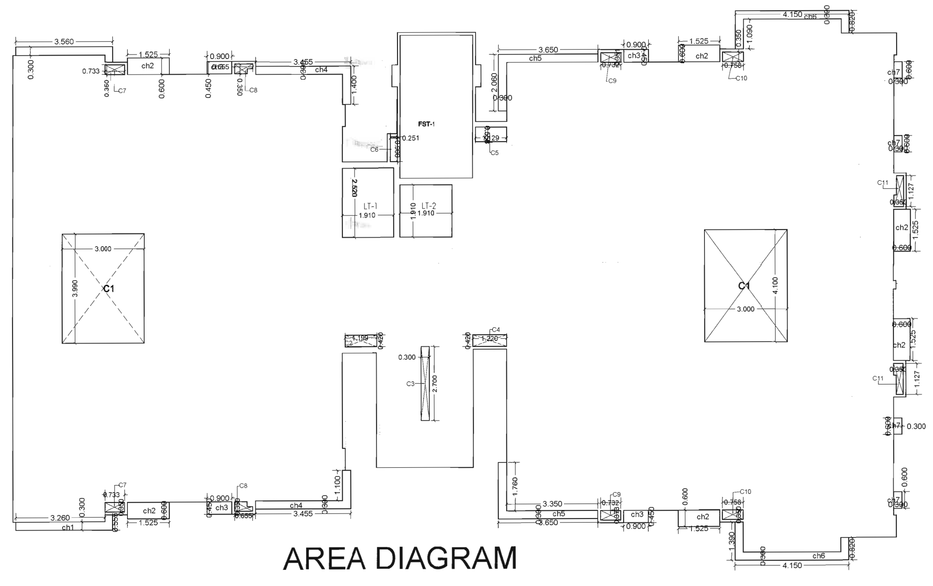
SECTION ON A -A



SIDE ELEVATION



TERRACE FLOOR PLAN



AREA DIAGRAM

BLOCK -R1,S3

FLOOR NAME	BLOCK AREA	CUTOUT	Gross B.U.A	CHAJJA	BUILTUP AREA	FIRE STAIR	LIFT	B.A.R	NO OF UNIT	NO OF BLOCK
BASEMENT										
STILT FLOOR	91.62	1.24	90.38	0.00	90.38	0.00	0.00	90.38		
1st FLOOR	534.02	29.51	504.51	19.55	484.96	13.78	8.46	462.72	4.00	
2nd FLOOR	534.02	29.51	504.51	19.55	484.96	13.78	8.46	462.72	4.00	
3rd FLOOR	534.02	29.51	504.51	19.55	484.96	13.78	8.46	462.72	4.00	
4th FLOOR	534.02	29.51	504.51	19.55	484.96	13.78	8.46	462.72	4.00	
5th FLOOR	534.02	29.51	504.51	19.55	484.96	13.78	8.46	462.72	4.00	
6th FLOOR	534.02	29.51	504.51	19.55	484.96	13.78	8.46	462.72	4.00	
7th FLOOR	534.02	29.51	504.51	19.55	484.96	13.78	8.46	462.72	4.00	
8th FLOOR	534.02	29.51	504.51	19.55	484.96	13.78	8.46	462.72	4.00	
9th FLOOR	534.02	29.51	504.51	19.55	484.96	13.78	8.46	462.72	4.00	
10th FLOOR	534.02	29.51	504.51	19.55	484.96	13.78	8.46	462.72	4.00	
11th FLOOR	534.02	29.51	504.51	19.55	484.96	13.78	8.46	462.72	4.00	
12th FLOOR	534.02	29.51	504.51	19.55	484.96	13.78	8.46	462.72	4.00	
13th FLOOR	534.02	29.51	504.51	19.55	484.96	13.78	8.46	462.72	4.00	
TERRACE	85.27		85.27							
TOTAL	7139.55	384.87	6754.28	254.55	6499.13	179.14	109.98	6205.74	52.00	2 NOS

PLOT DETAILS:

KHASRA NO.453,454,454/2,454/1,432,433,478, 479,480,484,485,434,434/735,435,436,437, 437/736,438,439,440,482,500,502,503,504/1 478/716 IN VILLAGE JHAI TEH. SAGANER ON AJMER ROAD ,JAIPUR

Project:-

PROPOSED GROUP HOUSING ASHIANA UMANG

Developer:-

ASHIANA HOUSING LTD.

Sheet title:-

TERRACE FLOOR PLAN
AREA DIAGRAM
ELEVATIONS & SECTION

SCALE-1:100

BLOCK-R1&S3
RESIDENCE

NORTH
variable/site plan

For Ashiana Housing Limited
Authorised Signatory

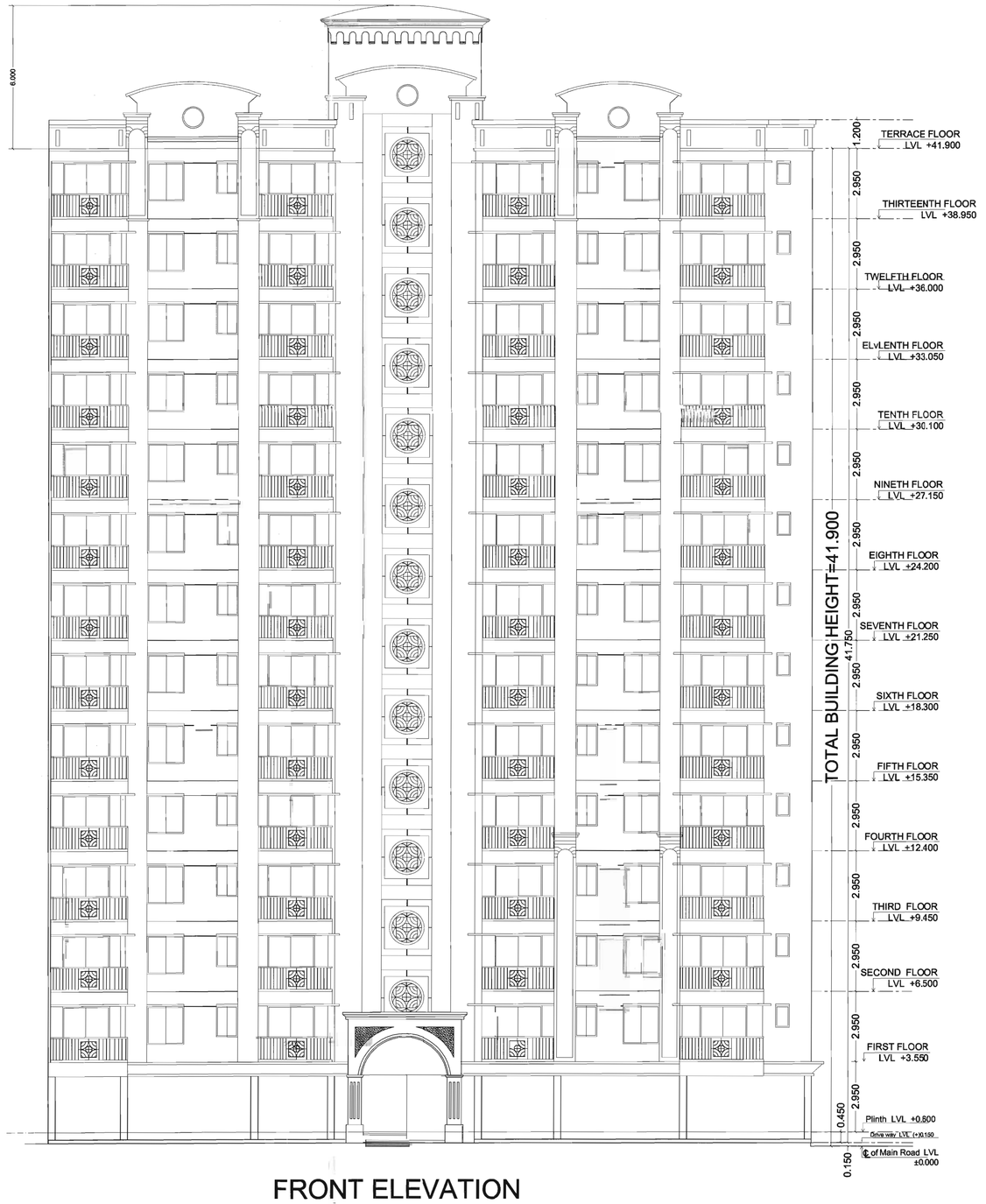
SIGNATURE OF CLIENT

BISWAJIT SENGUPTA
B.Arch, FIIA, AIID
Regd. Architect : CA/75/886

SIGNATURE OF ARCHITECT

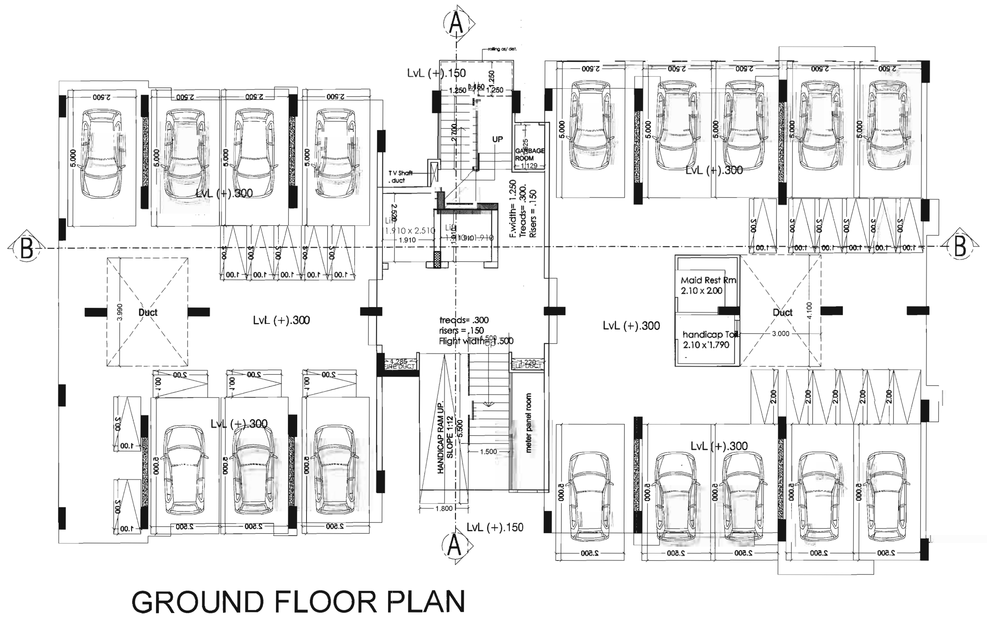
28/5/2020
22.6
15.72
29/11/21
अनुमोदित
Structural Design (GP)
अतिरिक्त नगर नियोजक
जयपुर विकास प्राधिकरण, जयपुर

SHEET NO.16/18

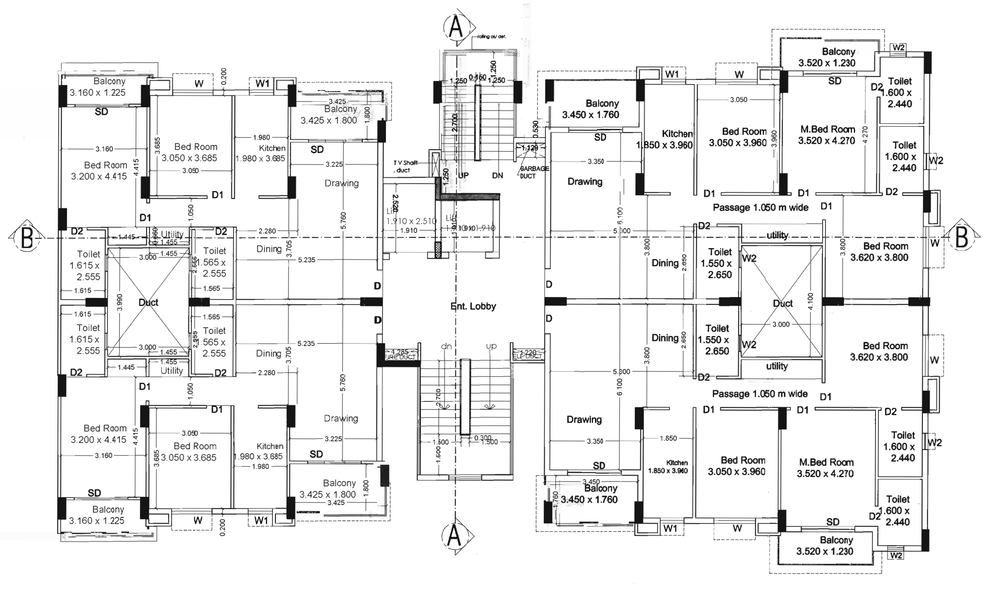


FRONT ELEVATION

REAR SIDE ELEVATION



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN
1st to 13th FLOOR

SCHEDULE OF DOORS & WINDOWS

S.NO	TYPE	WIDTH	HEIGHT	CILL. LEV.	LIN. LEV.
1	D	1.05	2.10	0.00	2.10
2	D1	0.90	2.10	0.00	2.10
3	D2	0.75	2.10	0.00	2.10
4	SD	2.00	2.350	0.00	2.350
5	W	1.525	1.60	0.750	2.350
6	W1	0.90	1.300	1.050	2.350
7	W2	0.60	0.90	1.200	2.10

PLOT DETAILS:
KHASRA NO.453,454,454/2,454/1,432,433,478, 479,480,484,485,434,434/735,435,436,437, 437/736,438,439,440,482,500,502,503,504/1 478/716 IN VILLAGE JHAI TEH. SAGANER ON AJMER ROAD ,JAIPUR

Project:-
PROPOSED GROUP HOUSING ASHIANA UMANG

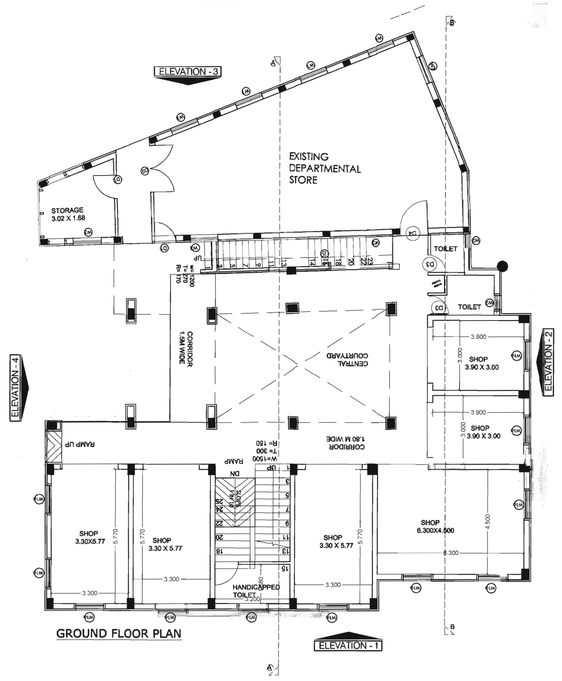
Developer:-
ASHIANA HOUSING LTD.

Sheet title:-
STILT FLOOR PLAN
TYPICAL FLOOR PLAN
& ELEVATIONS

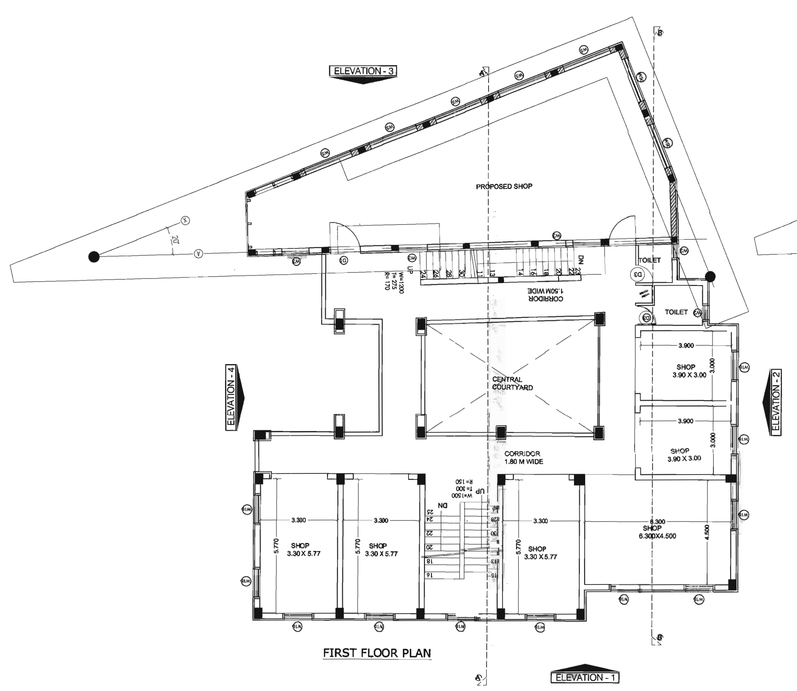
SCALE-1:100 | **BLOCK-R1&S3 RESIDENCE** | NORTH | variable/site plan

For Ashiana Housing Limited
Authorised Signatory
SIGNATURE OF CLIENT

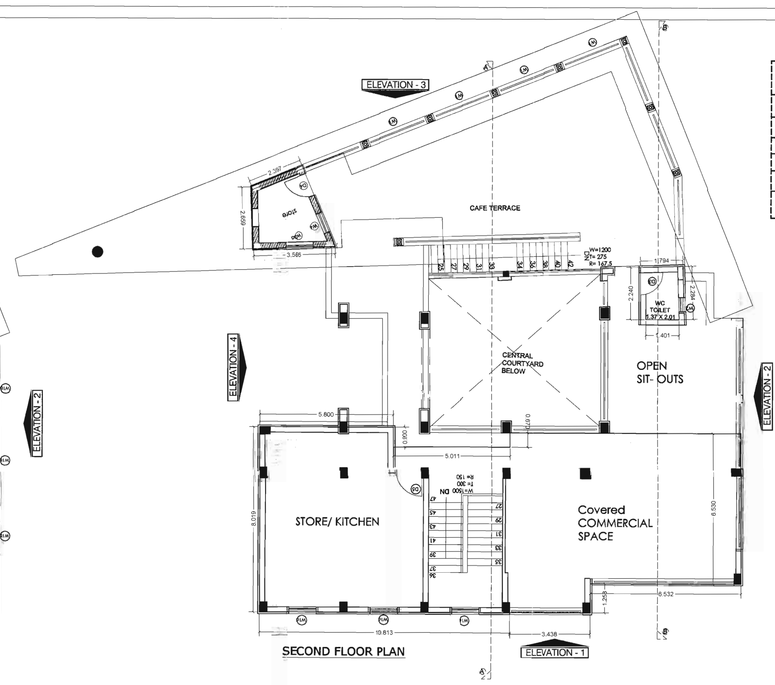
BISWAJIT SENGUPTA
B.Arch, F.I.A, A.I.I.D
Regd. Architect : CA/75/886
Regd.Architect : CA/75/886
SIGNATURE OF ARCHITECT



GROUND FLOOR PLAN



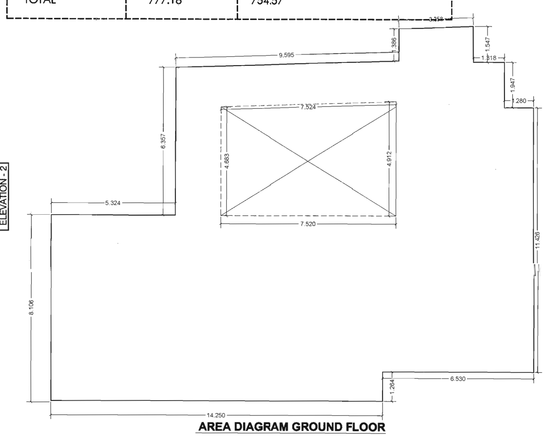
FIRST FLOOR PLAN



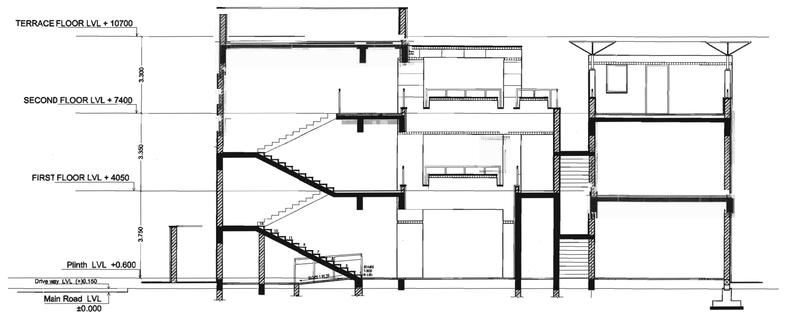
SECOND FLOOR PLAN

BLOCK - T (COMMERCIAL) PROPOSED AREA

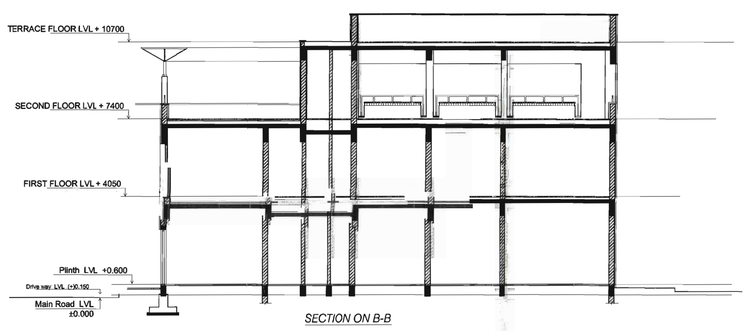
FLOOR NAME	G.B.U.A.(sq.mt.)	B.A.R.(sq.mt.)
GROUND FLOOR	229.40	229.40
FIRST FLOOR	339.94	339.94
SECOND FLOOR	185.23	185.23
TERRACE	22.61	0.00
TOTAL	777.18	754.57



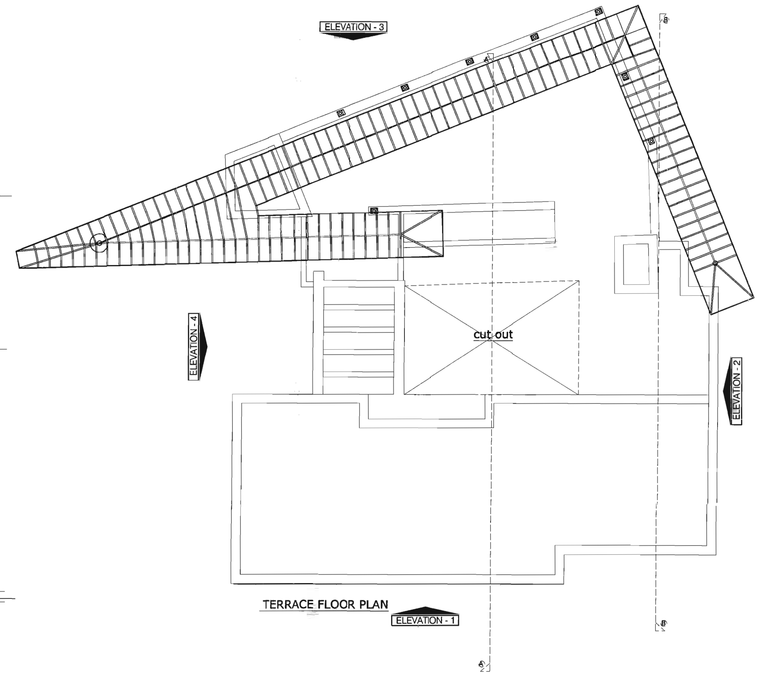
AREA DIAGRAM GROUND FLOOR



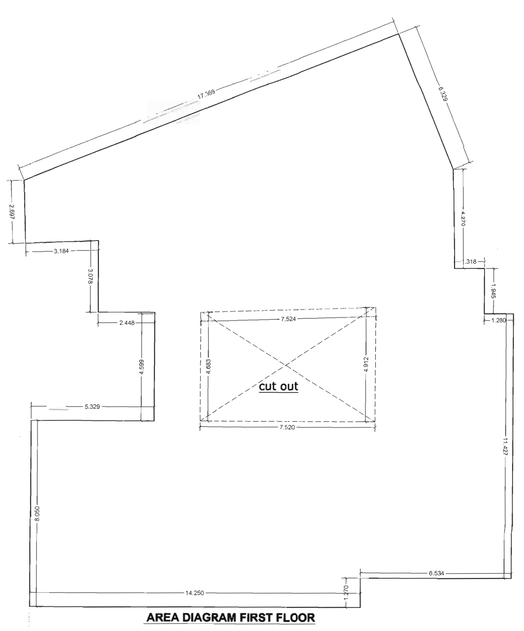
SECTION ON A-A



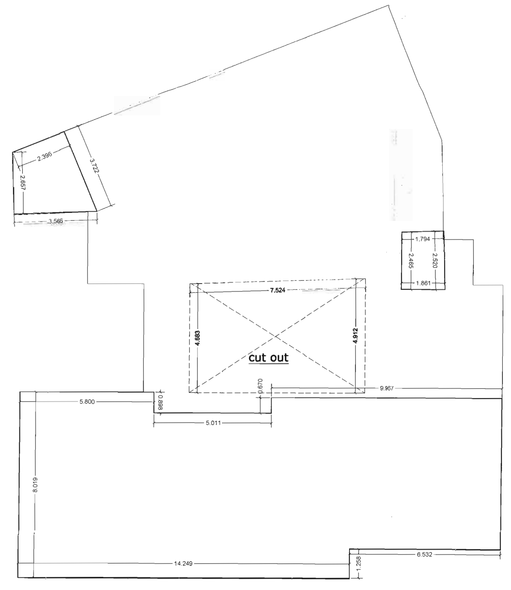
SECTION ON B-B



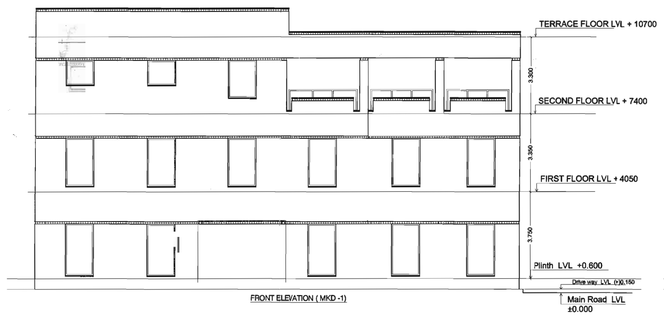
TERRACE FLOOR PLAN



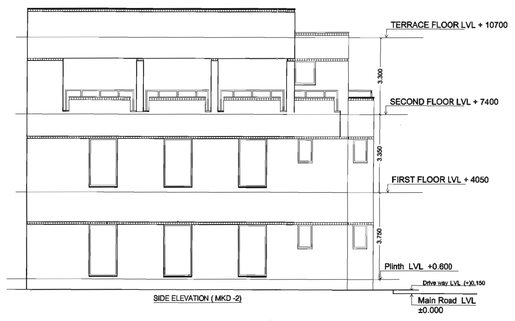
AREA DIAGRAM FIRST FLOOR



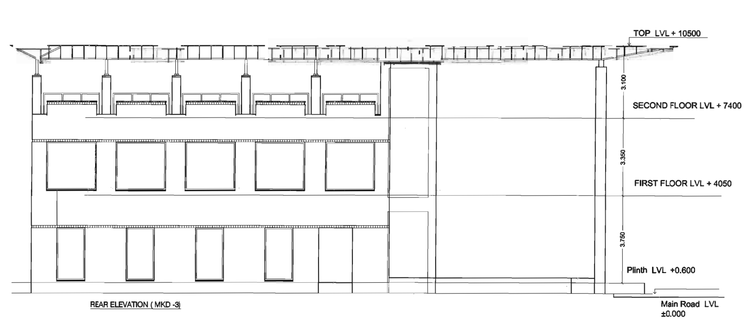
AREA DIAGRAM SECOND FLOOR



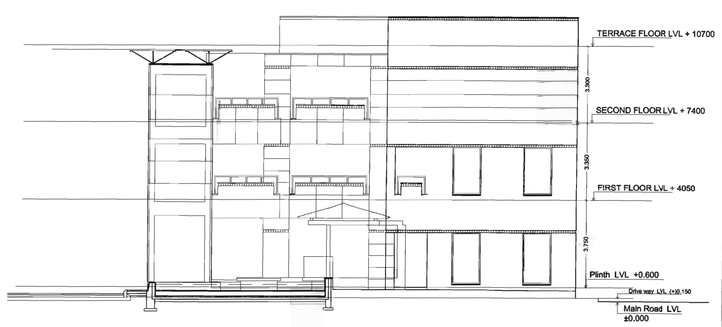
FRONT ELEVATION (MKD -1)



SIDE ELEVATION (MKD -2)



REAR ELEVATION (MKD -3)



SHEET NO. 17/18

WINDOW SCHEDULE

	WIDTH	HEIGHT	SILL LVL	LINTEL LVL	NOs. (Block)	NOs.
WINDOW						
W1	1200	2250	100	2500	4	
W2	600	1000	1350	2500	1	4
W3	1200	1500	850	2500	6	
W4	900	1200	900	2100		
W1a	1200	2210	140	2350		10
W1b	1200	2060	240	2300		11
W1c	1200	1610	690	2300		1
W1d	1200	1060	1240	2300		3
W5	2130	2060	240	2300		5
W5a	2180	1535	765	2300		1
W5b	2200	1535	765			1
DOOR						
D1	1000	2350		2350	2	1
D2	2000	2350		2350	1	
D3	750	2350		2350	1	8
D4	1000	2300		2300	1	
D5	1090	2300		2300		1
DW1	2400	2350		2350		5
DW1a	2400	2300		2300		5
DW2	2170	2350		2350		1
DW2a	2170	2300		2300		1

PLOT DETAILS

KHASRA NO.453,454,454/2,454/1,432,433,478, 479,480,484,485,434,434/735,435,436,437, 437/736,438,439,440,482,500,502,503,504/1 478/716 IN VILLAGE JHAI TEH. SAGANER ON AJMER ROAD ,JAIPUR

Project:-
PROPOSED GROUP HOUSING ASHIANA UMANG

Developer:-
ASHIANA HOUSING LTD.

Sheet title:- **GROUND FLOOR PLAN,FIRST FLOOR PLAN**
TERRACE FLOOR PLAN
SIDE ELEVATION MKD-2&4
GROUND FLOOR AREA DIAGRAM
FIRST FLOOR AREA DIAGRAM
SECTION ON A -A

SCALE- 1:100	(BLOCK- T) COMMERCIAL DRAWING (PLAZA)	NORTH variable/site plan

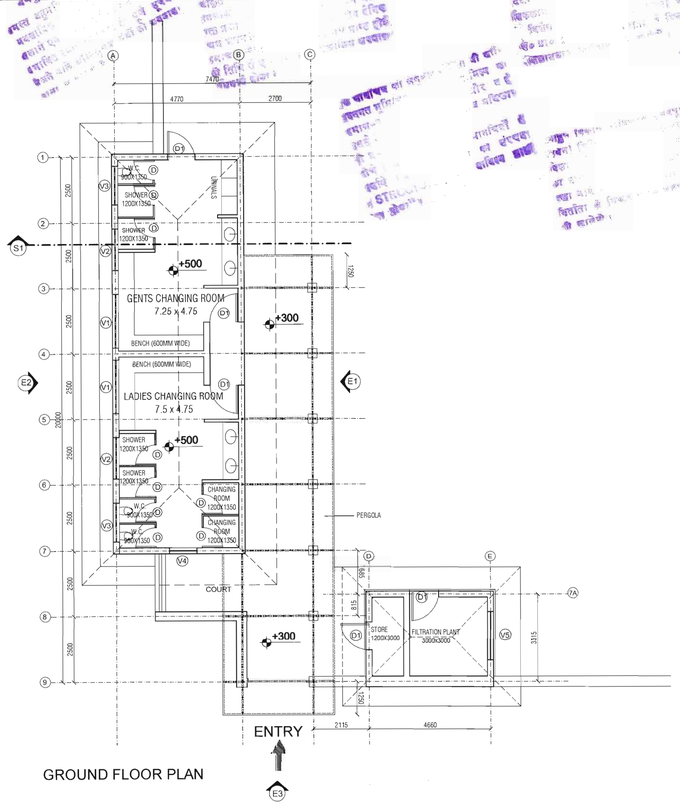
For Ashiana Housing Limited
Authorised Signatory

SIGNATURE OF CLIENT

BISWAJIT SENGUPTA
B.Arch, PIIA, AIID
Regd. Architect : CA/75/886

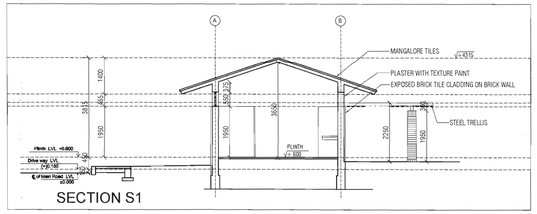
Regd.Architect : CA/75/886

SIGNATURE OF ARCHITECT

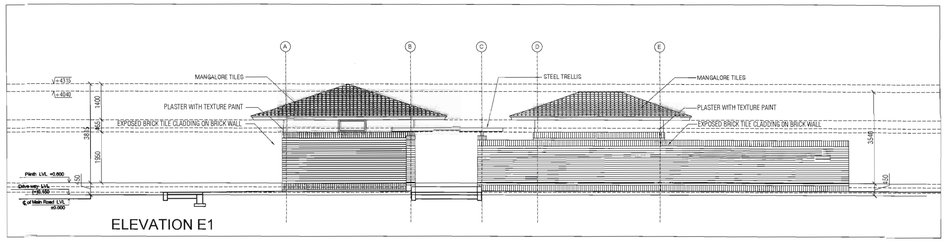


GROUND FLOOR PLAN

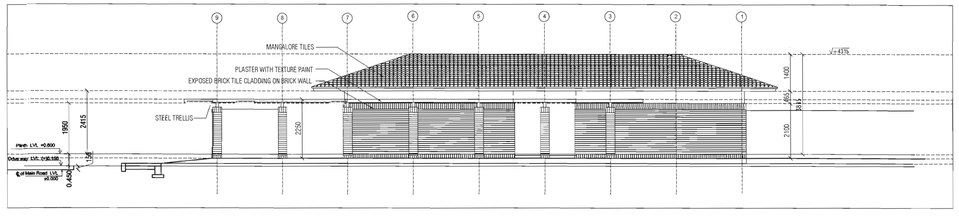
BLOCK - U (CHANGE ROOM)										
FLOOR NAME	BLOCK AREA	CUT OUT	G.B.U.A	CHJJA	B.U.A	FIRE STAIR	LIFT	B.A.R	NO OF BLOCK	
BASEMENT										
G. FLOOR	219.52	125.62	93.90	0.00	93.90	0.00	0	93.90		
TOTAL	219.52	125.62	93.90	0.00	93.90	0.00	0.00	93.90	1 NOS	



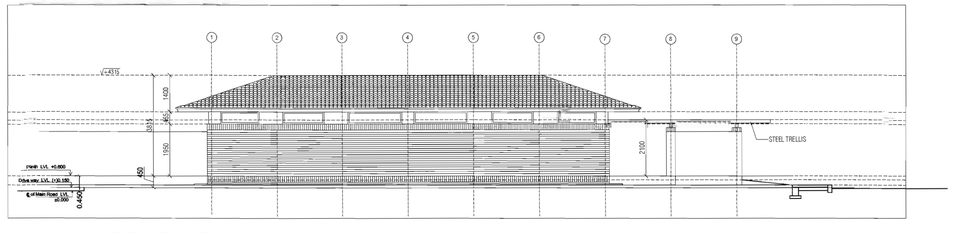
SECTION S1



ELEVATION E1



ELEVATION E3



ELEVATION E2

SHEET NO. 18/18

DOOR WINDOW / SCHEDULE						
S. NO	TYPE	WIDTH	HEIGHT	CILL LEV	LINTEL LVL	DISCRIPTIONS
1	D	.750	2.100	0-00	2.100	FLUSH DOOR
2	D1	1.000	2.100	0-00	2.100	FLUSH DOOR
3						
4	W	1.200	1.350	.750	2.100	FULLY GLAZED SLIDING DOOR
5	W1	1.050	1.350	.750	2.100	FULLY GLAZED SLIDING DOOR
6	W2	.600	900	1.200	2.100	FULLY GLAZED SLIDING DOOR

PLOT DETAILS

KHASRA NO.453,454,454/2,454/1,432,433,478, 479,480,484,485,434,434/735,435,436,437, 437/736,438,439,440,482,500,502,503,504/1 478/716 IN VILLAGE JHAI TEH. SAGANER ON AJMER ROAD ,JAIPUR

Project:-
PROPOSED GROUP HOUSING ASHIANA UMANG

Developer:-
ASHIANA HOUSING LTD.

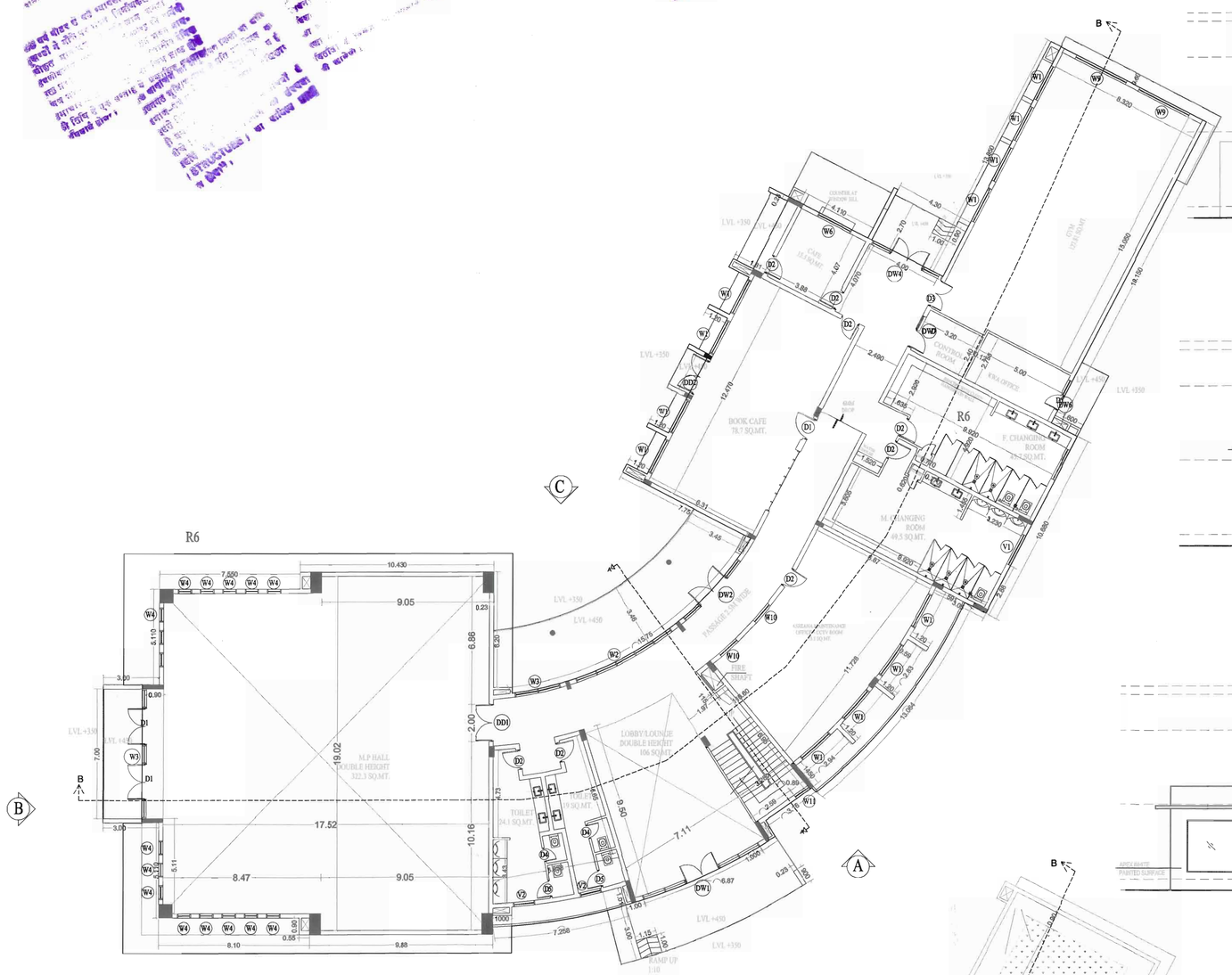
Sheet title:- GROUND FLOOR PLAN
ELEVATIONS, SECTION ON S1

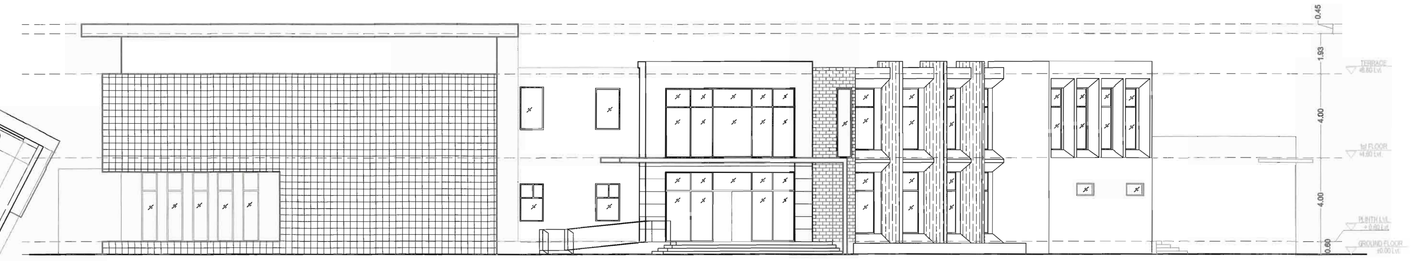
SCALE- 1:100	(BLOCK- U) CHANGE ROOM	NORTH variable/site plan

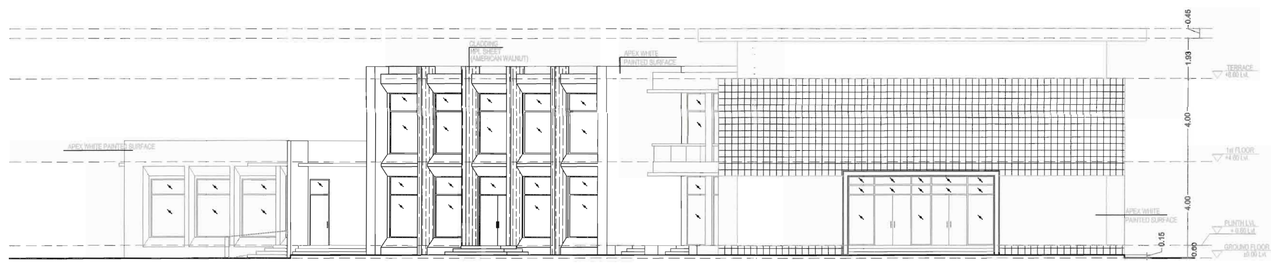
For Ashiana Housing Limited
Authorised Signatory
SIGNATURE OF CLIENT

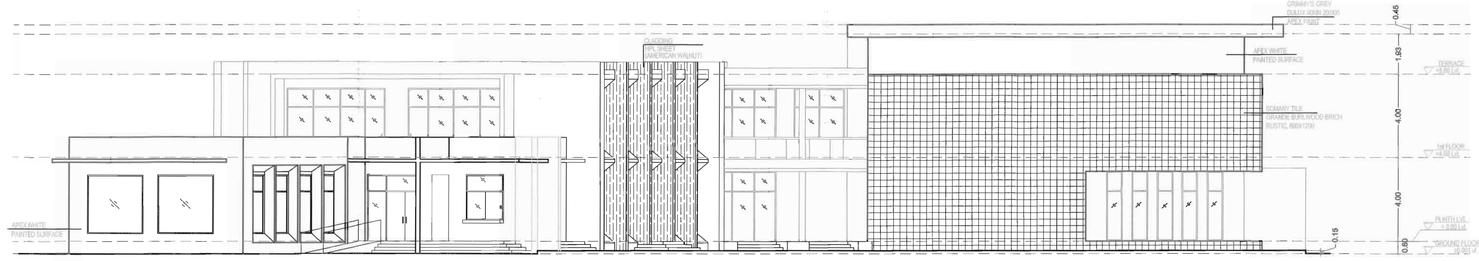
BISWAJIT SENGUPTA
B.Arch, FIIA, AIIID
Regd. Architect : CA/75/886
Regd.Architect : CA/75/886
SIGNATURE OF ARCHITECT

226
28/1/2020
15772
29/11/2021
अनुमोदित
नगरीय नगर नियोजक
भाग सहायक समिति
अजमेर विकास प्राधिकरण, अजमेर
उपखण्ड अधिकारी (P.P)
जयपुर ग्रामीण जयपुरिया

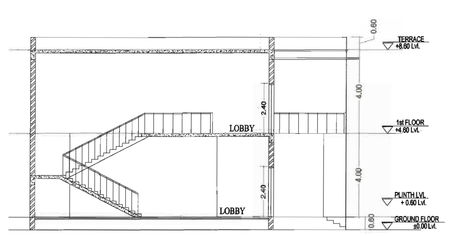



A - SIDE ELEVATION


B- SIDE ELEVATION


C - SIDE ELEVATION

SECTION-B-B



SECTION-A-A

DOOR & WINDOW SCHEDULE

S.NO.	OPENING SIZE	SILL LVL.	LINTEL LVL.	REMARKS	
DW1	6.87X3.32M	0.00m	3.325M	ARC LENGTH	ALL SILL LVL. AND LINTEL
DW2	5.27X3.32M	0.00m	3.325M	ARC LENGTH	LVL. MENTIONED FROM
DW3	7.00X3.32M	0.00m	3.325M		FLOOR FINISHED LVL.
DW4	4.00X3.32M	0.00m	3.175M		
DW5	5.30X3.32M	0.00m	3.325M		
DW6	1.95X3.175M	0.0/1.05m	3.175M		
DW7	1.85X2.40M	0.0/1.05m	2.40M		
D1	1.20X2.40m	0.00m	2.40M		
D2	1.05X2.40m	0.00m	2.40M		
D3	1.50X2.40m	0.00m	2.40M		
D4	0.75X2.10m	0.00m	2.10M		
D5	0.90X2.10m	0.00m	2.10M		
W1	2.00X2.80M	0.375m	3.175M		
W2	5.74X3.32M	0.00m	3.325M	ARC LENGTH	ALL SILL LVL. AND LINTEL
W3	2.48X3.32M	0.00m	3.325M	ARC LENGTH	LVL. MENTIONED FROM
W4	0.75X3.32M	0.00m	3.325M		FLOOR FINISHED LVL.
W5	6.87X3.32M	0.00m	3.325M	ARC LENGTH	
W6	2.00X2.125M	1.05m	3.175M		
W7	1.20X2.275M	1.05m	3.325M		
W8	6.150X1.975M	1.35m	3.325M		
W9	3.00X2.80M	0.375m	3.175M		
W10	1.20X1.50M	0.900m	2.40M		
V1	1.80X1.80m	0.90m	2.70M		
V2	1.150X1.80m	0.90m	2.70M		

SHEET NO. 18a/18

FLOOR	G.B.U.A. (sq.mt.)	B.A.R. (sq.mt.)
GROUND FLOOR	1316.67	1164.87
FIRST FLOOR	532.17	532.17
TOTAL	1848.84 sq.mt.	1697.04 sq.mt.

PLOT DETAILS:

COMPLETION DRAWING (AS BUILT)
PHASE 1& 2 ASHIANA UMANG at Jaipur
Khasra No.453,454,454/2,454/1,432,433,478,
479,480,484,485,434,434/735,435,436,437,
437/736,438,439,440
In Village Jhai Teh. Saganer On Ajmer Road ,
Jaipur

Project:-

Proposed Group Housing Ashiana Umang

Developer:-

Ashiana Housing Ltd.

Sheet title:-

STILT FLOOR PLAN, TYPICAL FL.,TERRACE FLOOR PLAN,FRONT ELEVATION ,SIDE ELEVATION REAR ELEVATION MKD-3 & SECTION

SCALE-1:100

BLOCK-D CLUB HOUSE AS BUILT

NORTH

variable/site plan

Regd.Architect : CA/75/886

SIGNATURE OF AUTHORITY

SIGNATURE OF ARCHITECT