RIICO
GROW WITH RAJASTHAN

Rajasthan State Industrial Development & Investment Corporation Ltd., EPIP Neemrana Distt. Alwar.301705
Email: neemrana@riico.co.in
CIN :U13100RJ1969SGC001263
Tel. No. 01494-246215- Fax- 01494-246214

Annexure 'A-4'

भवन निर्माण अनुज्ञा

क्रमांक 1324
दिनांक 14/6/16

मै0. वनचारी होटल प्रा0. लि0
भूखण्ड संख्या सीसी–1,
औद्योगिक क्षेत्र नीमराना–प्रथम

विषयः भवन अनुज्ञा रीको भू–निपटान नियम, 1979 के अन्तर्गत।

महोदय,
आपका प्रार्थना–पत्र दिनांक 16.05.2016 के संदर्भ में भवन निर्माण/ पुनः निर्माण या महत्वपूर्ण परिवर्तन के लिये जो प्रस्ताव भूखण्ड संख्या सीसी–1 औद्योगिक क्षेत्र नीमराना–प्रथम जिला अलवर के लिए प्रस्तुत किए गये थे, उनकी स्वीकृति निम्न शर्तो के साथ दी गई है–

1. भवन निर्माण स्वीकृति मानचित्र के अनुसार ही किया जावेगा तथा किसी भी प्रकार का उल्लघंन (डेवियेशन) नहीं किया जावेगा।
2. भूखण्ड के स्वामी एवं मानचित्र तैयार करने वाले तकनीकीविज्ञ का कर्तव्य होगा कि वो वह सुनिश्चित कर ले कि स्वीकृति मानचित्र प्रचलित विनियमों के अनुरूप है। यदि कोई उल्लघंन जानकारी में नहीं है, रीको को अधिकार होगा कि किसी भी स्थिति में उल्लघंन की जानकारी होने पर भवन मानचित्रों की दी गई अनुज्ञा रद्द/बदली जा सकती है तथा रीको में किसी भी प्रकार की क्षतिपूर्ती का हकदार नहीं होगा।
3. उक्त स्वीकृति के कारण यदि रीको को किसी न्यायालय या सक्षम अधिकारी के साथ किसी कार्यवाही में कोई भी खर्च, नुकसान, मुआवजा देना पडें या देने योग्य हो तो प्रार्थी उनकी इस क्षति का पूर्ण करने के लिए बाध्य होगा।
4. दरवाजे एवं खिडकियां इस प्रकार लगाए जोयेगें कि वो सड़क की ओर निकले हुए नहीं होगें।
5. ऊपर वर्णित शर्तो एवं अन्य कोई सम्बन्धित शर्त या पालन नहीं होने पर भवन अनुज्ञा रद्द मानी जावेगी।
6. स्वामी भवन के परिसर को स्वीकृति उपयोग अनुसार (व्यवसायिक) ही उपयोग में लेगा।
7. तृतीय एवं चतुर्थ तल मे दर्शाये गये कमरो को व्यवसायिक/होटल/ऑफिस उपयोग मे ही लेना होगा इन पर किसी प्रकार का आवासीय उपयोग नही लिया जा सकेगा।
8. भूखण्ड में एसटीपी का प्रावधान करना होगा, निगम की नालियो में किसी प्रकार के पानी का निस्तारण नही करना होगा तथा ठोस कचरे का निस्तारण अपने स्तर पर करना होगा।
9. तकनीकीविज्ञ के निरीक्षण में स्वामी निर्माण कार्य करवायेगा जिसके सम्बन्ध में सूचना रीको को पूर्व में देनी होगी। यदि तकनिकीविज्ञ को बदला जाता है तो इसकी सूचना 48 घंटे के अन्दर यथोचित प्रमाण पत्र में रीको को देनी होगी

भवदीय

14/6/16
वरिष्ठ क्षेत्रीय प्रबन्धक

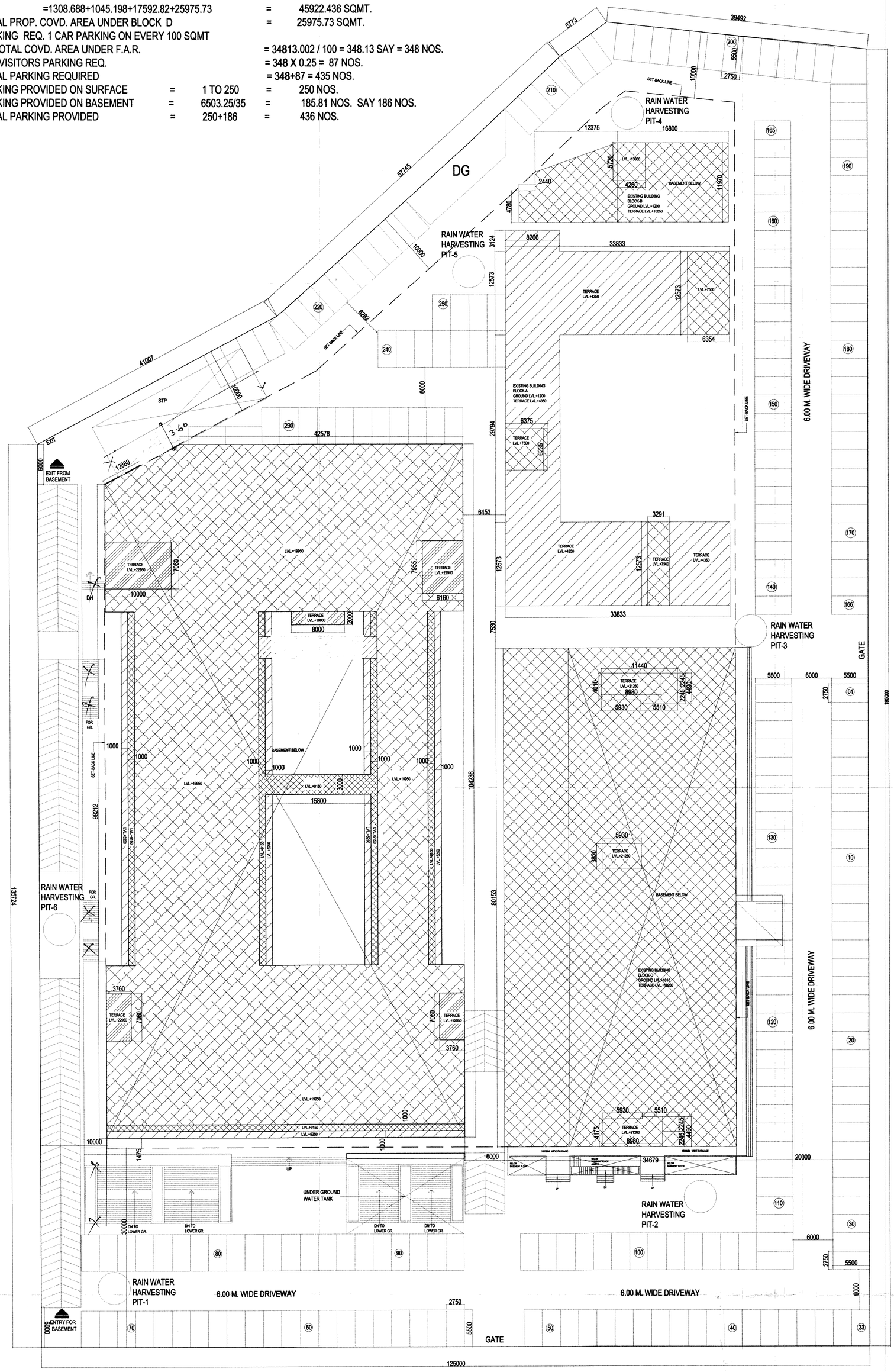
संलग्नः स्वीकृत मानचित्र का एक सैट।

AREA STATEMENT

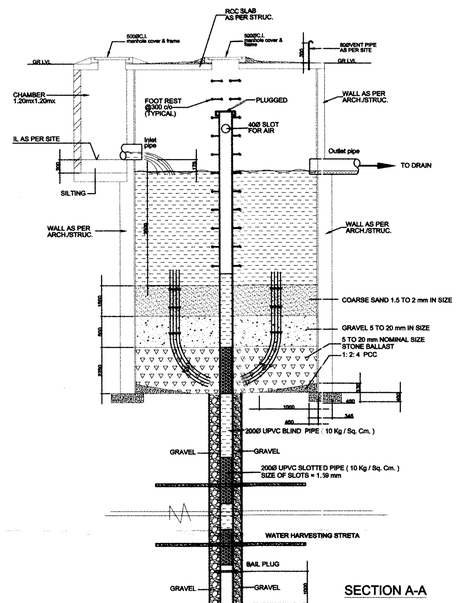
TOTAL AREA OF THE PLOT	=		21809.00 SQMT.
PERM. COVD. AREA ON GROUND FLOOR @ 45 %	=		9814.05 SQMT.
PERM. F.A.R. @ 200 %	=		43618.00 SQMT.
TOTAL EXIT. & PROP. COVD. AREA ON GROUND FLOOR UNDER BLOCK = A+B+C+D	=		
= 1147.70+273.245+2779.626+4730.10	=		8930.671 SQMT.
GROUND COVERAGE ACHIVED	=		40.95 %
TOTAL EXIT. & PROP. COVD. AREA UNDER F.A.R.	=		
UNDER BLOCK = A+B+C+D	=		
= 1308.688+1020.831+12607.463+19876.02	=		34813.002 SQMT.
F.A.R. ACHIVED	=		159.63%
TOTAL EXIT. & PROP. COVD. AREA ON ALL FLOOR	=		
UNDER BLOCK=A+B+C+D			
=1308.688+1045.198+17592.82+25975.73	=		45922.436 SQMT.
TOTAL PROP. COVD. AREA UNDER BLOCK D	=		25975.73 SQMT.

PARKING REQ. 1 CAR PARKING ON EVERY 100 SQMT
OF TOTAL COVD. AREA UNDER F.A.R. = 34813.002 / 100 = 348.13 SAY = 348 NOS.
25% VISITORS PARKING REQ. = 348 X 0.25 = 87 NOS.
TOTAL PARKING REQUIRED = 348+87 = 435 NOS.

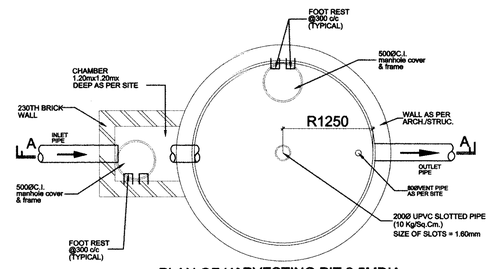
PARKING PROVIDED ON SURFACE	=	1 TO 250	=	250 NOS.
PARKING PROVIDED ON BASEMENT	=	6503.25/35	=	185.81 NOS. SAY 186 NOS.
TOTAL PARKING PROVIDED	=	250+186	=	436 NOS.



SITE PLAN



SECTION A-A



PLAN OF HARVESTING PIT 2.5MDIA

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN FOR THE PROPOSED COMPLEX SHALL BE DONE ACCORDING TO RELEVANT I.S. CODES AND PROVISION FOR THE FOLLOWING SHALL BE MADE FIRE FIGHTING , GARBAGE DISPOSAL, SEWERAGE DISPOSAL , LIGHTING ARESTOR, SOLAR ENERGY, RAIN WATER HARVESTING AND RAMP FOR HANDICAP PERSONS.

NOTES:

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2. VENTILATION SYSTEM PROVIDED AS/NBC.
3. THIS DRG. IS COPYRIGHT AND PROPERTY OF R.A.S.S. ARCHITECTS AND IT IS NOT TO BE REPRODUCED, COPIED, HANDED OVER TO A THIRD PARTY.
4. WRITTEN DIMENSIONS ARE TO BE FOLLOWED TROUGHOUT.
5. TERRACE TO ACCOMODATE ALL THE GENERAL SERVICES (WATER TANKS, MACHINE ROOMS ETC.)

PROJECT:

EXISTING AND REVISED COMMERCIAL BUILDING PLANS ON PLOT NO.- CC-1 AT RICCO INDUSTRIAL AREA NEEMRANA (RAJASTHAN)

ARCHITECTS
RASS ARCHITECTS
RE-FRAMED ARCHITECTURAL SOLUTIONS AND SERVICES.
ARCHITECTS ENGINEERS & INTERIOR DESIGNERS
46 , JACARANDA MARG , DLF PH-II GGN , HARYANA -122002
PHONE: 0124-2387001 , 9990337996 , 9990406886

CLIENT:-

M/S VANCHARI HOTELS PVT. LTD.

DRG. TITLE

SITE PLAN AND AREA STATEMENT

OWNER SIGN.

For Vanchari Hotels Pvt. Ltd.
Authorised Signatory

ARCHITECT SIGN.

AR. SANDEEP SINGH BHOHI
CA/2010/48436

SCALE :- 1:200

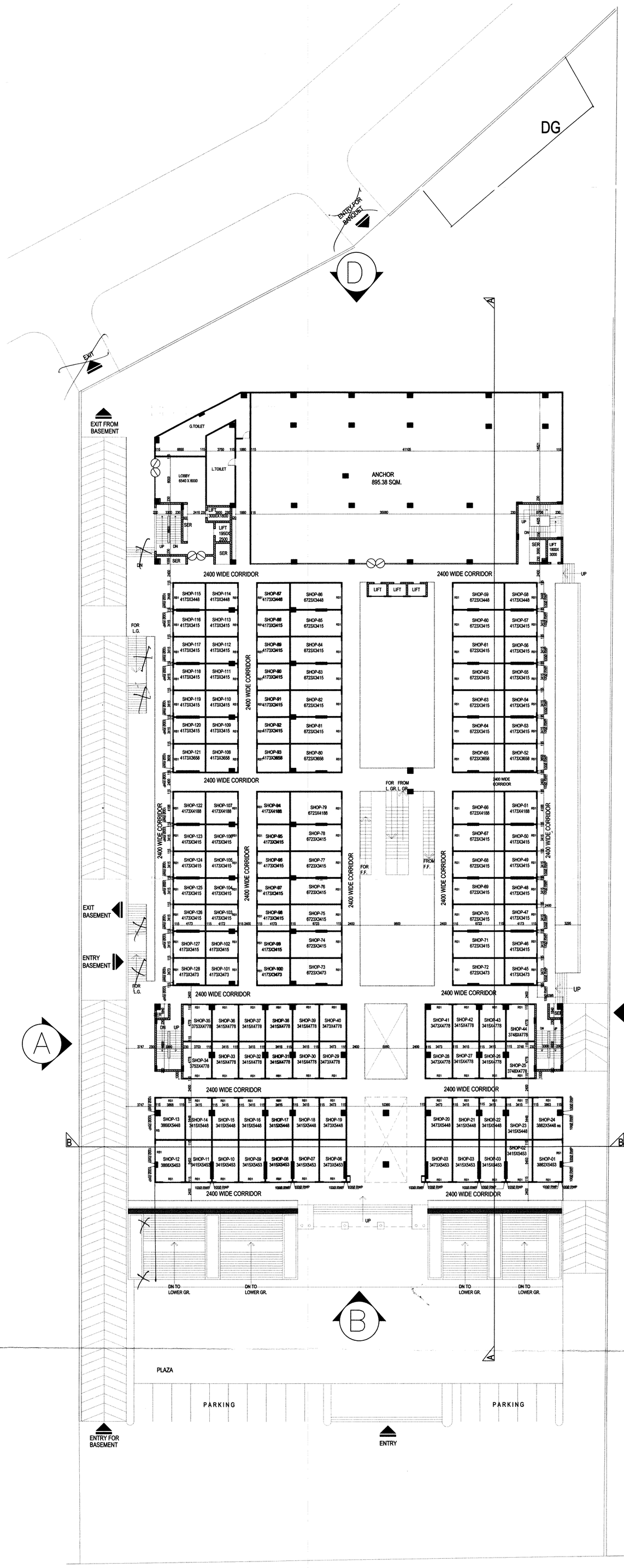
DATE : 12-05-2016

DRG. NO. 01

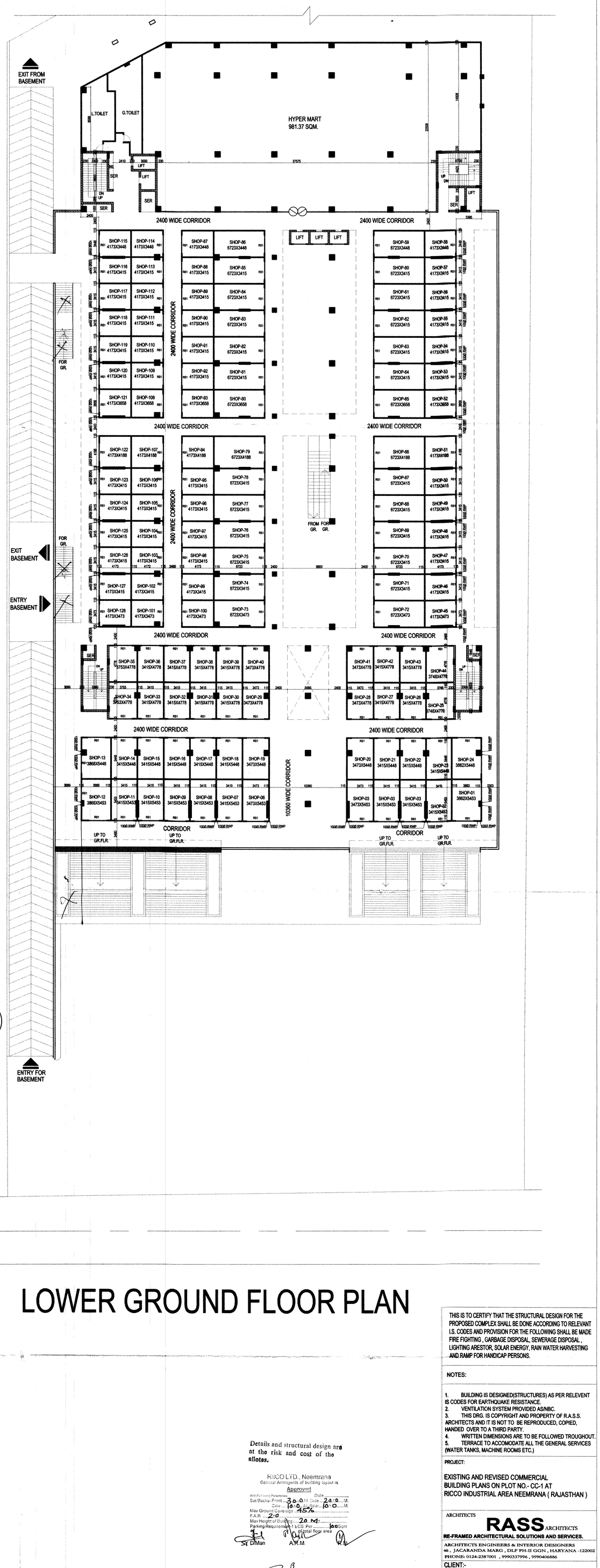
N

Details and structural design are at the risk and cost of the allotee.

RIICO LTD., Neemrana
General Arrangents of building layout is Approved
With Following Parameters
Set Backs- Front 3.00 M. Side 20.0 M.
Side 10.0 M. Rear 12.0 M.
Max Ground Coverage 45%
F.A.R. 2.0
Max Height of Building 20 M.
Parking Requirement 1 ECS Per 10.0 sqm of total floor area
Dy. Man A.R.M. Sr. Regional Manager
RIICO LTD.
NEEMRANA (Alwar)



GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN

Details and structural design are at the risk and cost of the allotes.

RIICO LTD., Neemrana
General Arrangents of building layout is
Approved
With Following Parameters Date .....
Set Backs- Front ...3.0.0 M. Side ...2.4.0.... M.
Side ...1.0.0.... Rear...1.0.0.... M.
Max Ground Coverage ...45%.....
F.A.R .....2.0.....
Max Height of Building ...20 M.....
Parking Requirement 1 ECS Per .....1.0.0 Sqm
of total floor area

Sr. D/Man A.R.M. R.M.

Sr. Regional Manager
RIICO LTD.
NEEMRANA (Alwar)

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN FOR THE PROPOSED COMPLEX SHALL BE DONE ACCORDING TO RELEVANT I.S. CODES AND PROVISION FOR THE FOLLOWING SHALL BE MADE FIRE FIGHTING , GARBAGE DISPOSAL, SEWERAGE DISPOSAL , LIGHTING ARESTOR, SOLAR ENERGY, RAIN WATER HARVESTING AND RAMP FOR HANDICAP PERSONS.

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PROJECT:

EXISTING AND REVISED COMMERCIAL BUILDING PLANS ON PLOT NO.- CC-1 AT RICCO INDUSTRIAL AREA NEEMRANA (RAJASTHAN)

ARCHITECTS
RASS ARCHITECTS
RE-FRAMED ARCHITECTURAL SOLUTIONS AND SERVICES.
ARCHITECTS ENGINEERS & INTERIOR DESIGNERS
46 , JACARANDA MARG , DLF PH-II GGN , HARYANA -122002
PHONE: 0124-2387001 , 9990337996 , 9990406886

CLIENT:-

M/S VANCHARI HOTELS PVT. LTD.

DRG. TITLE

FLOOR PLANS BLOCK-D

OWNER SIGN.

For Vanchari Hotels Pvt. Ltd.

Authorised Signatory

ARCHITECT SIGN.

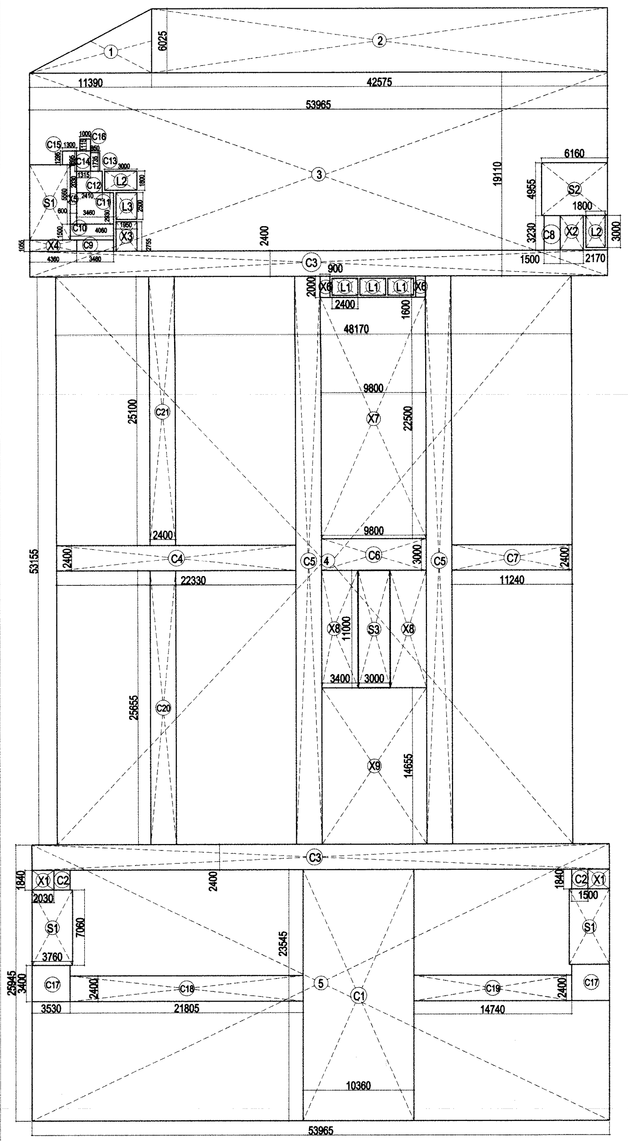
AR. SANDEEP SINGH BHOHI
CA/2010/48436

SCALE :- 1:200

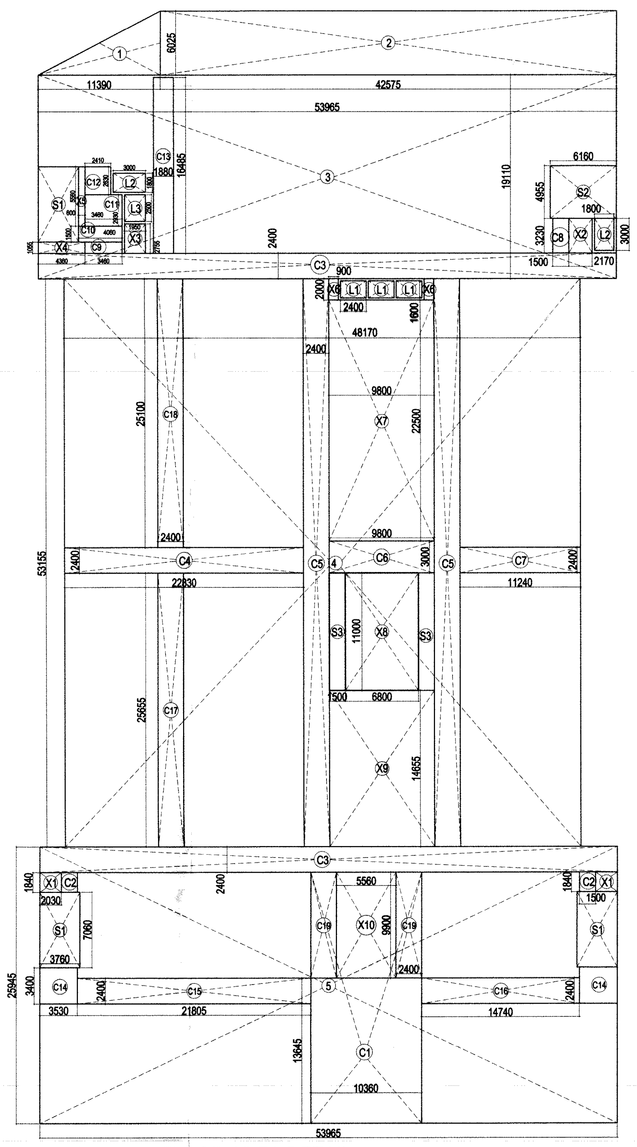
DATE : 12-05-2016

DRG. NO. 08

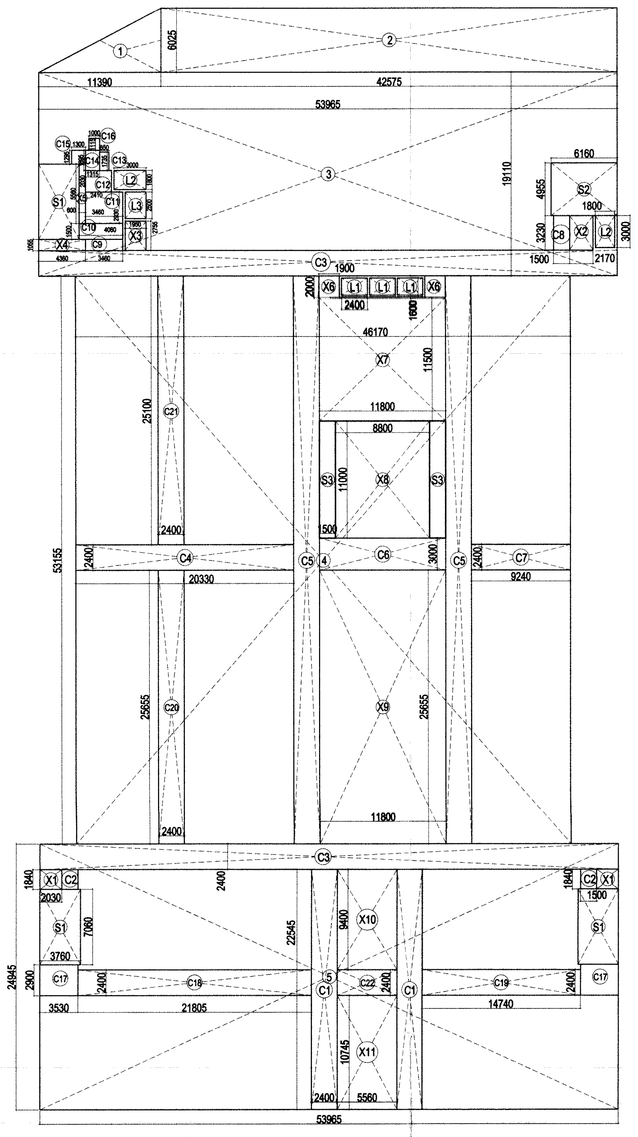
N



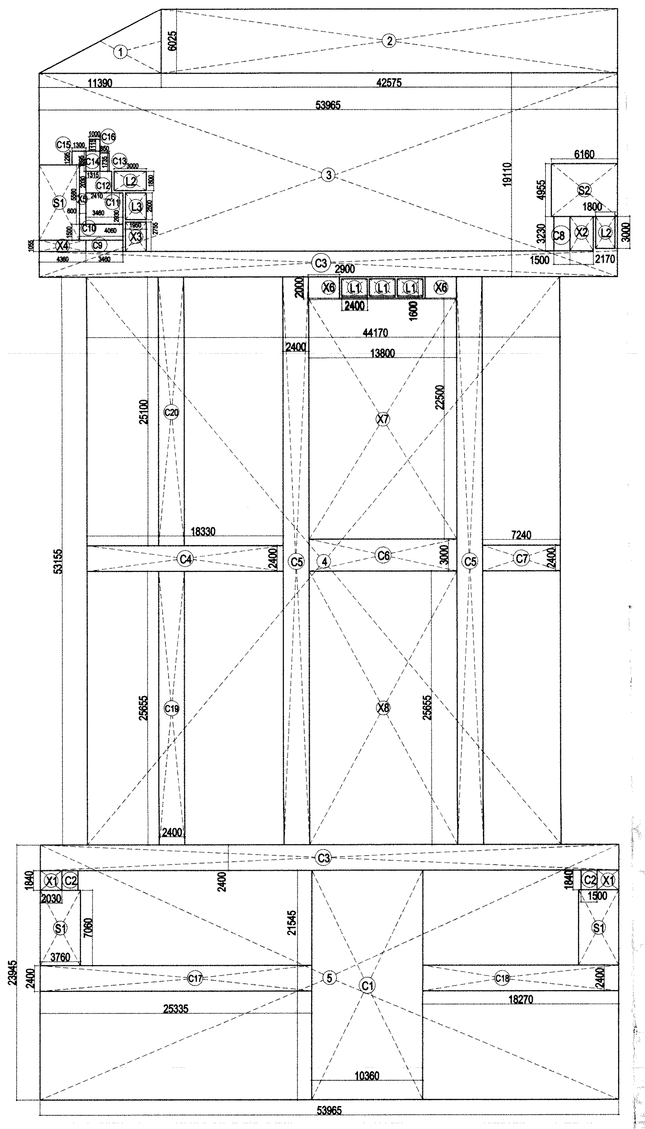
LOWER GROUND FLOOR AREA DETAIL



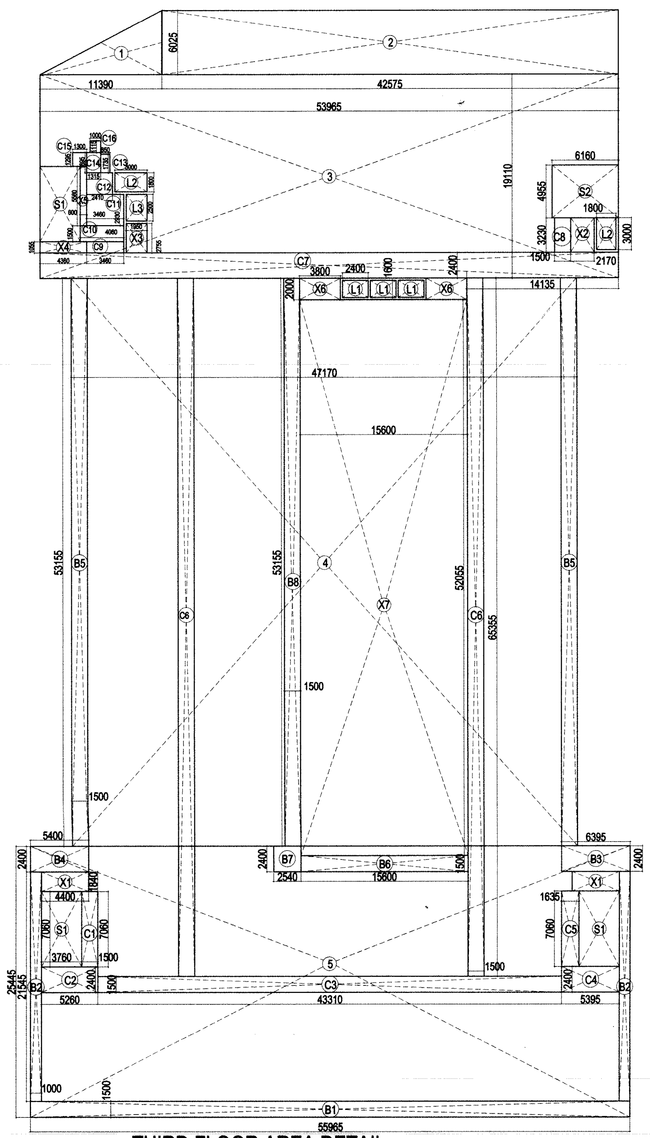
GROUND FLOOR AREA DETAIL



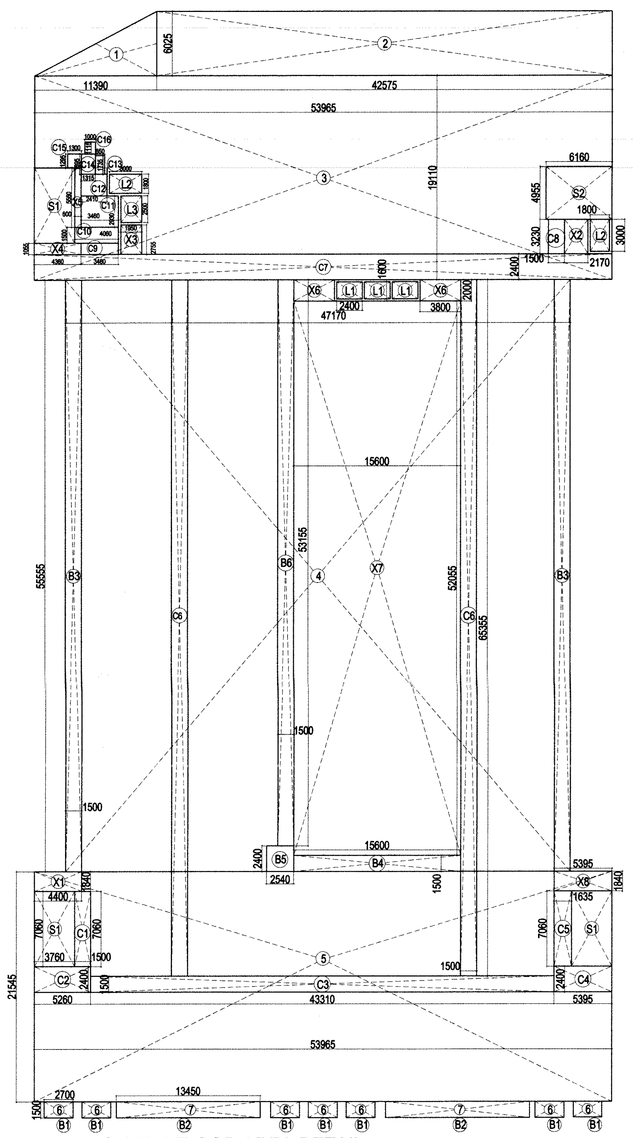
FIRST FLOOR AREA DETAIL



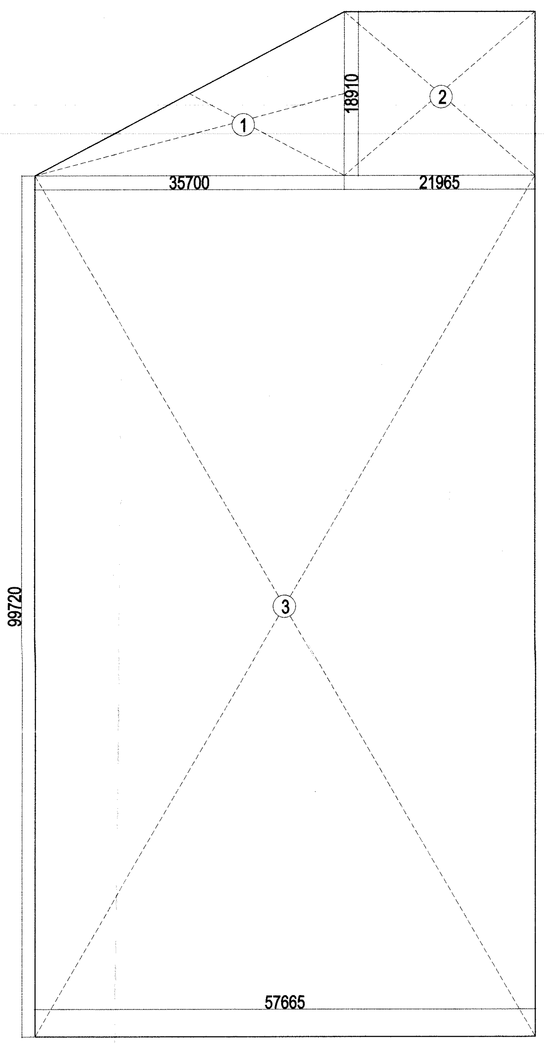
SECOND FLOOR AREA DETAIL



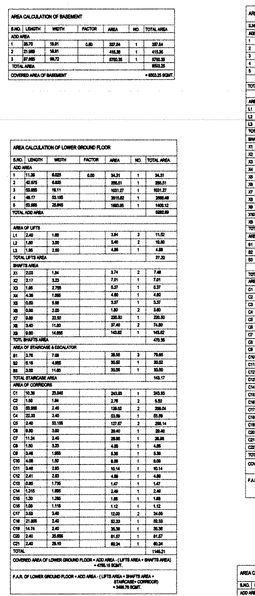
THIRD FLOOR AREA DETAIL

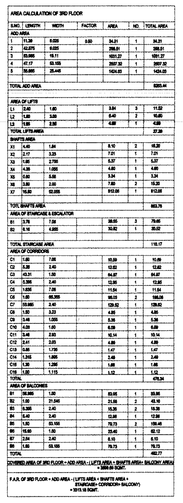


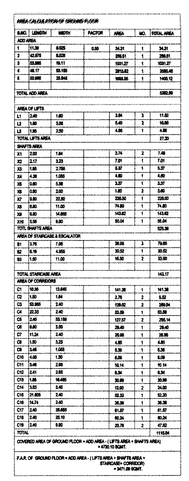
FOURTH FLOOR AREA DETAIL

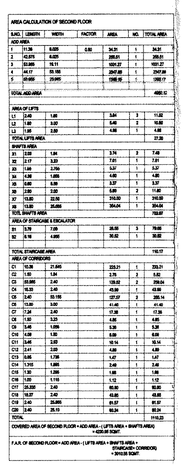


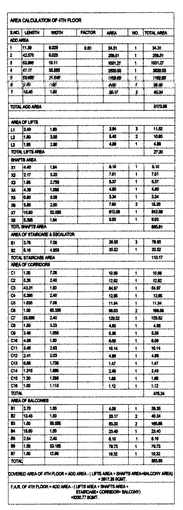
BASEMENT AREA DETAIL











Details and structural design are at the risk and cost of the allottee.

RICCO LTD., Neemrana
General Arrangeme of building Typical s
Approved
Site Drawing Prepared by — Date 14.06.16
Set Backs- Front 20.0 M. Side 20.0 M
Side 10.0 M. Rear 10.0 M
Max Ground Coverage 45%
F.A.R 2.0
Max Height of Building 20 M.
Parking Requirement 1 ECS Per 100.00sqm
Plot Area Total Floor area
Sr. D/Man
ARM
Sr. Regional Manager
RICO LTD.
NEEMRANA (Alwar)

PROJECT:

EXISTING AND REVISED COMMERCIAL BUILDING PLANS ON PLOT NO.- CC-1 AT RICCO INDUSTRIAL AREA NEEMRANA (RAJASTHAN)

ARCHITECTS

RASS ARCHITECTS

RE-FRAMED ARCHITECTURAL SOLUTIONS AND SERVICES.

ARCHITECTS ENGINEERS & INTERIOR DESIGNERS
46 , JACARANDA MARG , DLF PH-II GGN , HARYANA -122002
PHONE: 0124-2387001 , 9990337996 , 9990406886

CLIENT:-

M/S VANCHARI HOTELS PVT. LTD.

DRG. TITLE

AREA DETAIL BLOCK-D

OWNER SIGN.

For Vanchari Hotels Pvt. Ltd.
Authorised Signatory

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ARCHITECT SIGN.

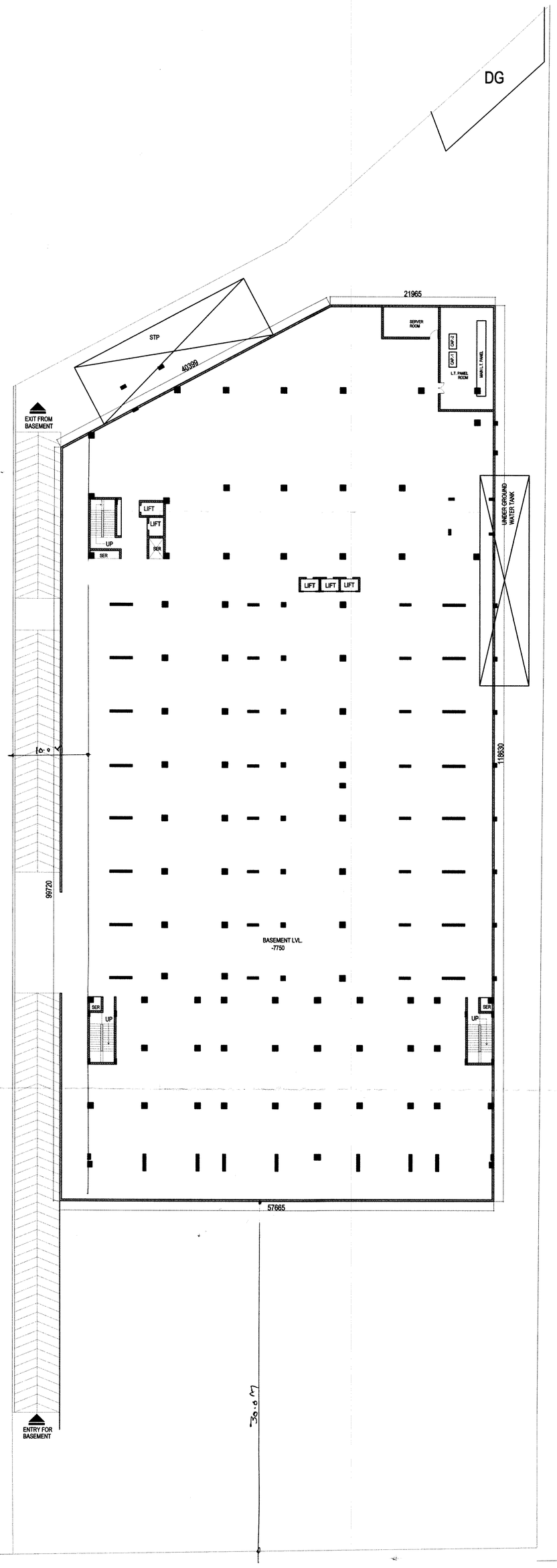
AR. SANDEEP SINGH BHOHI
CA/2010/45436

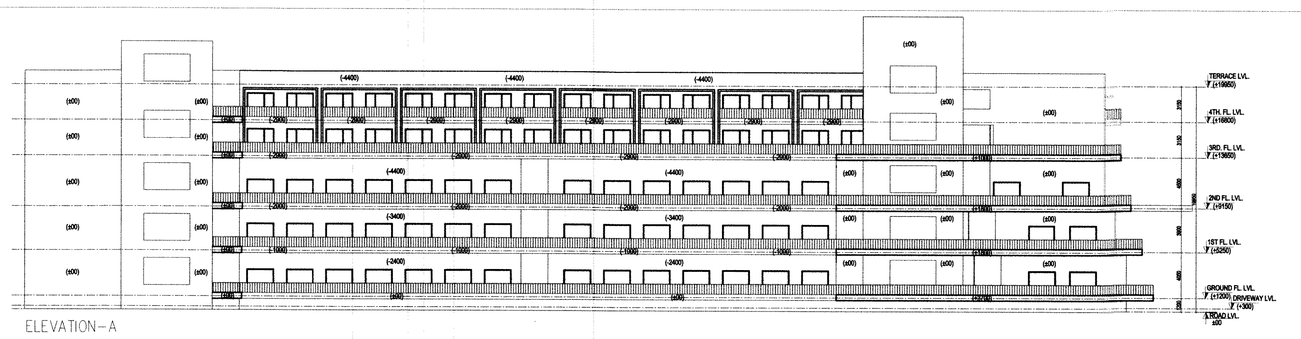
SCALE :- 1:200

DRG. NO. 11

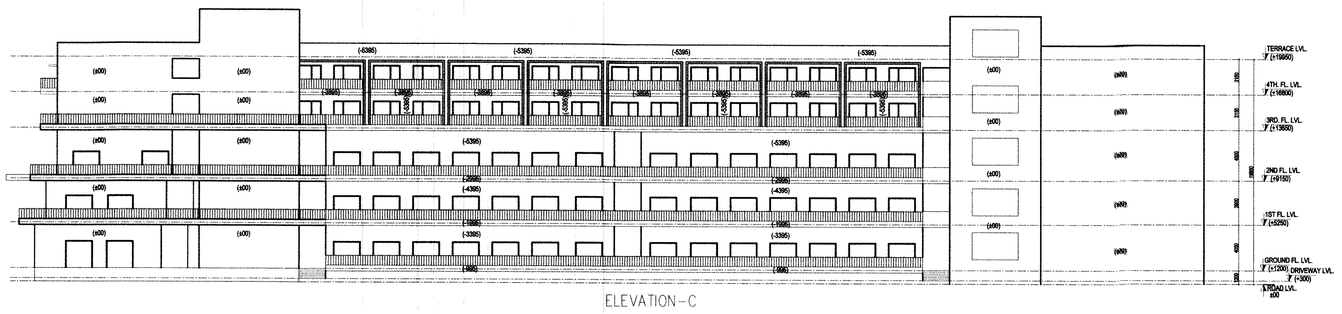
DATE : 12-05-2016

N





ELEVATION – A



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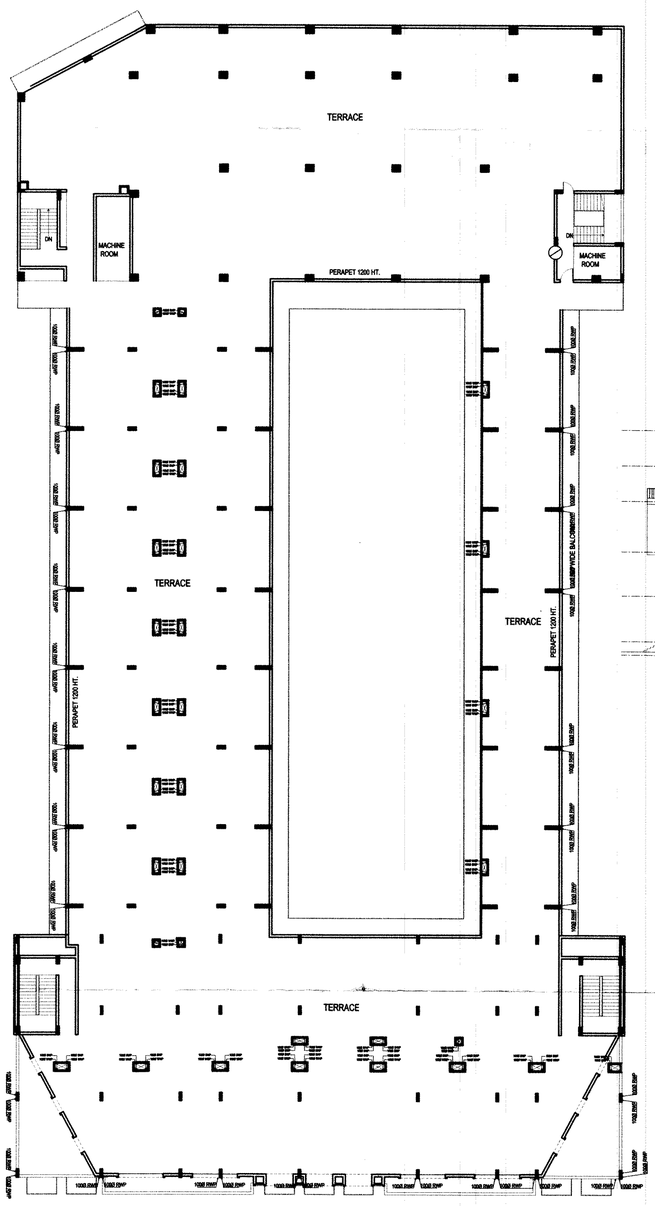
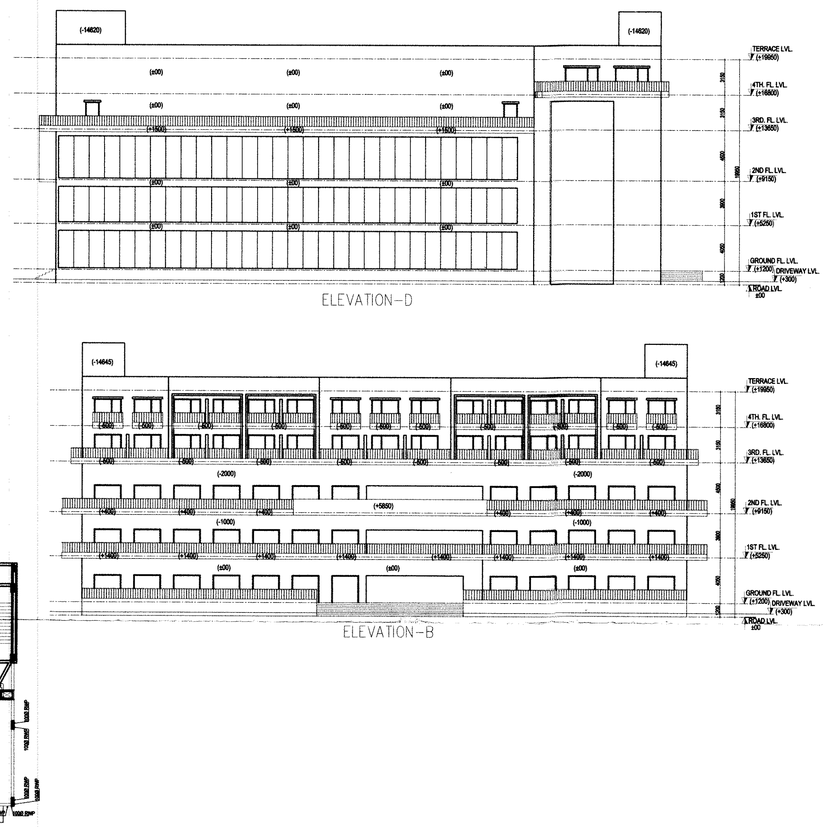
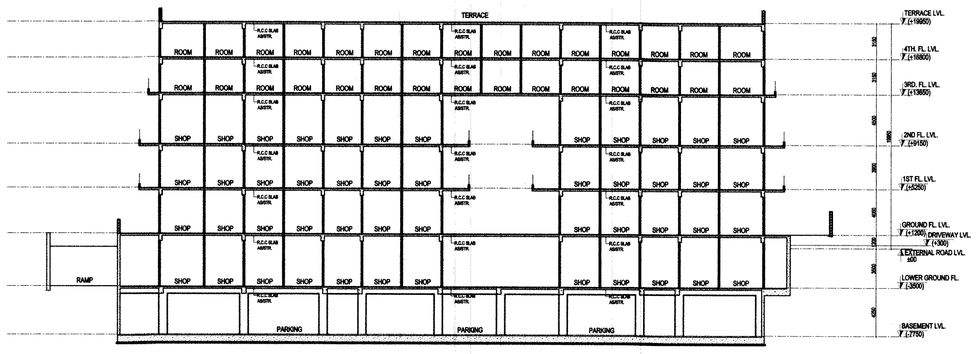


TERRACE FLOOR PLAN



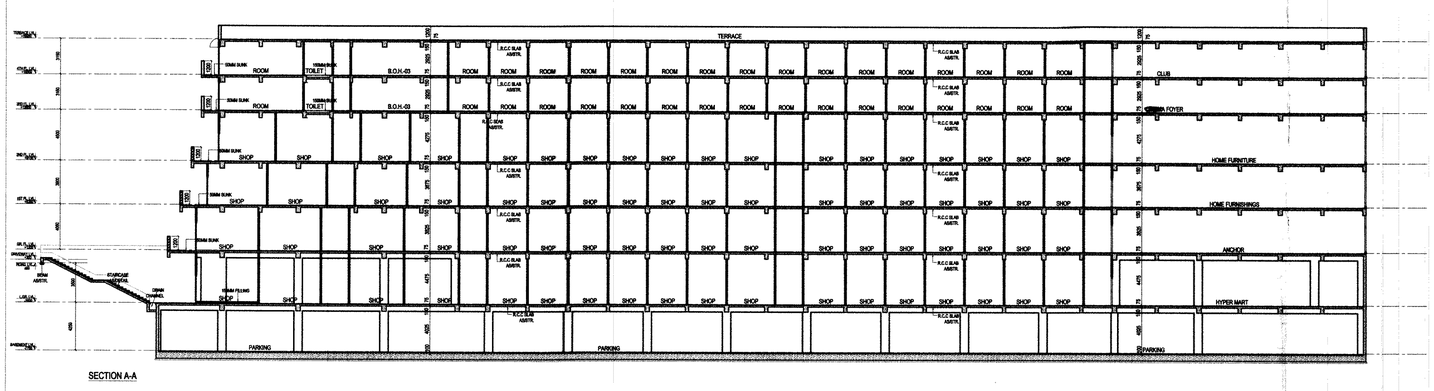
ELEVATION – D

ELEVATION – B



SECTION B-B

BASEMENT PLAN



Details and structural design are at the risk and cost of the allotes.

RIICO LTD., Neemrana
General Arrangements of building layout is
Approved
With Following Parameters
Set Backs- Front 30.0 M. Side 20.0 M.
Side 10.0 M. Rear 10.0 M.
Max Ground Coverage 45%
F.A.R 2.0
Max Height of Building 20 M.
Parking Requirement as ECS Per 100 Sqm of total floor area

Sr. Regional Manager
RIICO LTD.
NEEMRANA (Alwar)

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN FOR THE PROPOSED COMPLEX SHALL BE DONE ACCORDING TO RELEVANT I.S. CODES AND PROVISION FOR THE FOLLOWING SHALL BE MADE FIRE FIGHTING , GARBAGE DISPOSAL, SEWERAGE DISPOSAL , LIGHTING ARESTOR, SOLAR ENERGY, RAIN WATER HARVESTING AND RAMP FOR HANDICAP PERSONS.

NOTES:

1. BUILDING IS DESIGNED(STRUCTURES) AS PER RELEVENT IS CODES FOR EARTHQUAKE RESISTANCE.
2. VENTILATION SYSTEM PROVIDED AS/NBC.
3. THIS DRG. IS COPYRIGHT AND PROPERTY OF R.A.S.S. ARCHITECTS AND IT IS NOT TO BE REPRODUCED, COPIED, HANDED OVER TO A THIRD PARTY.
4. WRITTEN DIMENSIONS ARE TO BE FOLLOWED TROUGHOUT.
5. TERRACE TO ACCOMODATE ALL THE GENERAL SERVICES (WATER TANKS, MACHINE ROOMS ETC.)

PROJECT:

EXISTING AND REVISED COMMERCIAL BUILDING PLANS ON PLOT NO.- CC-1 AT RICCO INDUSTRIAL AREA NEEMRANA (RAJASTHAN)

ARCHITECTS
RASS ARCHITECTS
RE-FRAMED ARCHITECTURAL SOLUTIONS AND SERVICES.
ARCHITECTS ENGINEERS & INTERIOR DESIGNERS
46 , JACARANDA MARG , DLF PH-II GGN , HARYANA -122002
PHONE: 0124-2387001 , 9990337996 , 9990406886

CLIENT:-

M/S VANCHARI HOTELS PVT. LTD.

DRG. TITLE FLOOR PLANS, SECTIONS AND ELEVATIONS BLOCK–D

OWNER SIGN.

For Vanchari Hotels Pvt. Ltd.
Authorised Signatory

ARCHITECT SIGN.

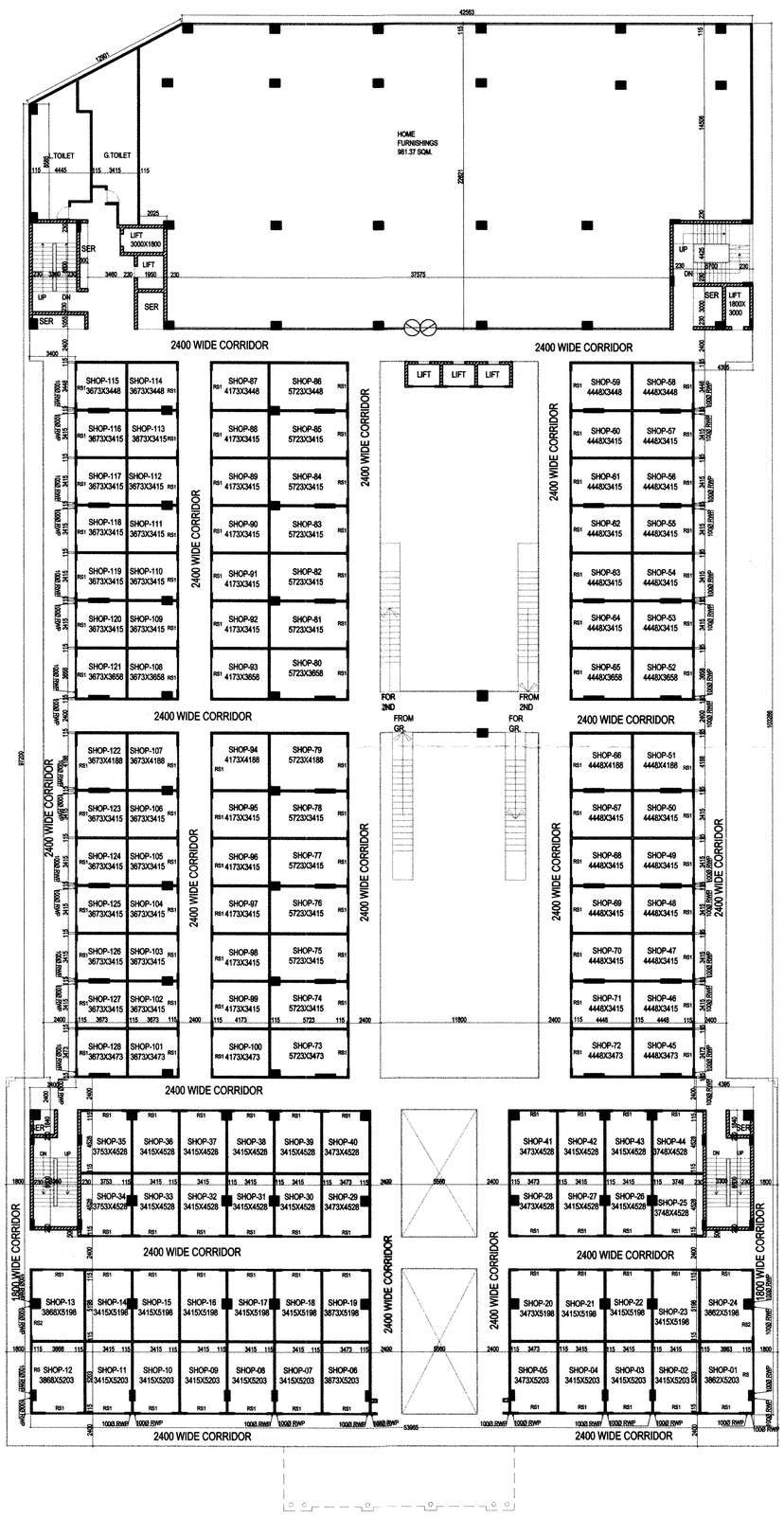
AR. SANDEEP SINGH BHOHI
CA/2016/68436

SCALE :- 1:200

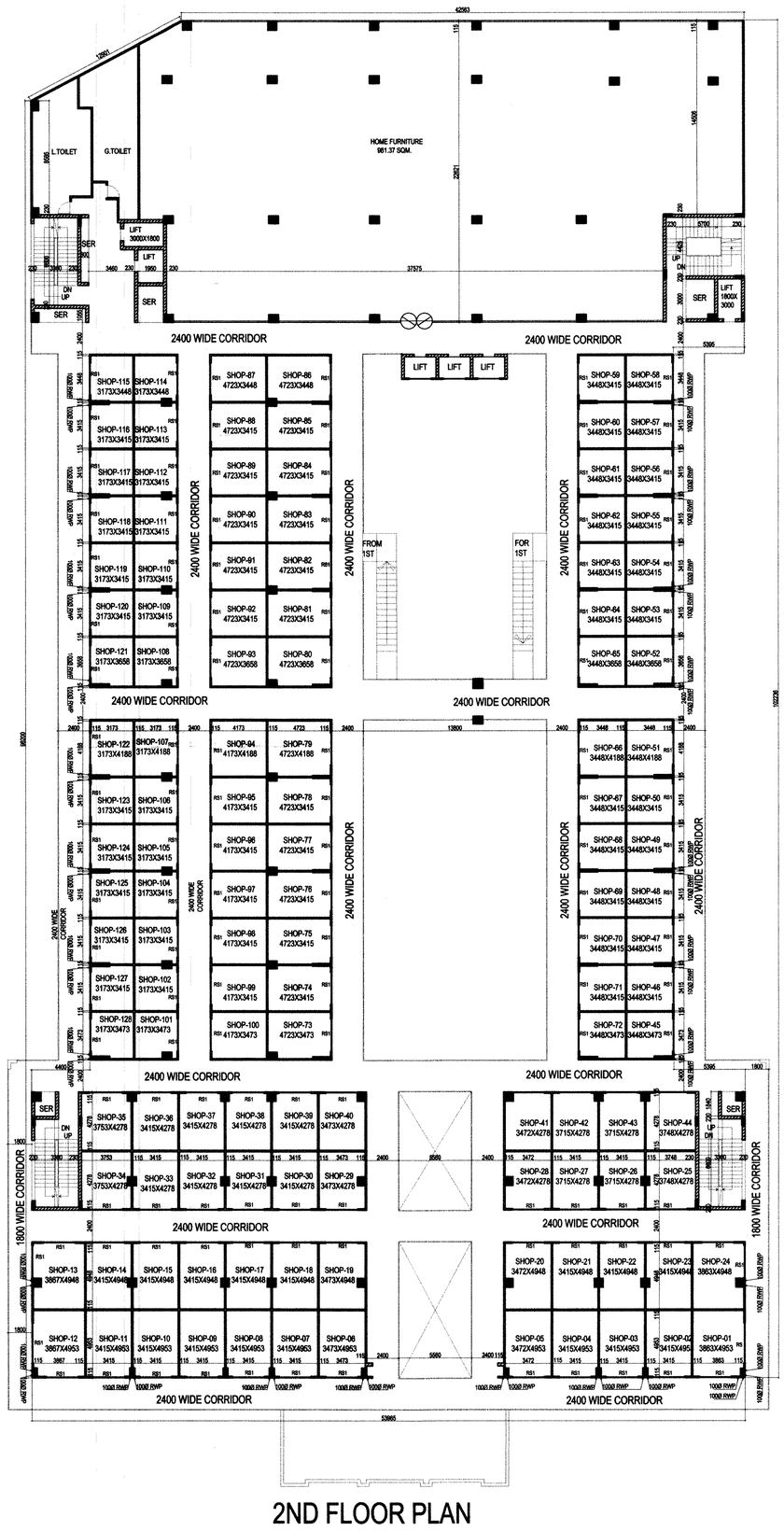
DATE : 12-05-2016

DRG. NO. 10

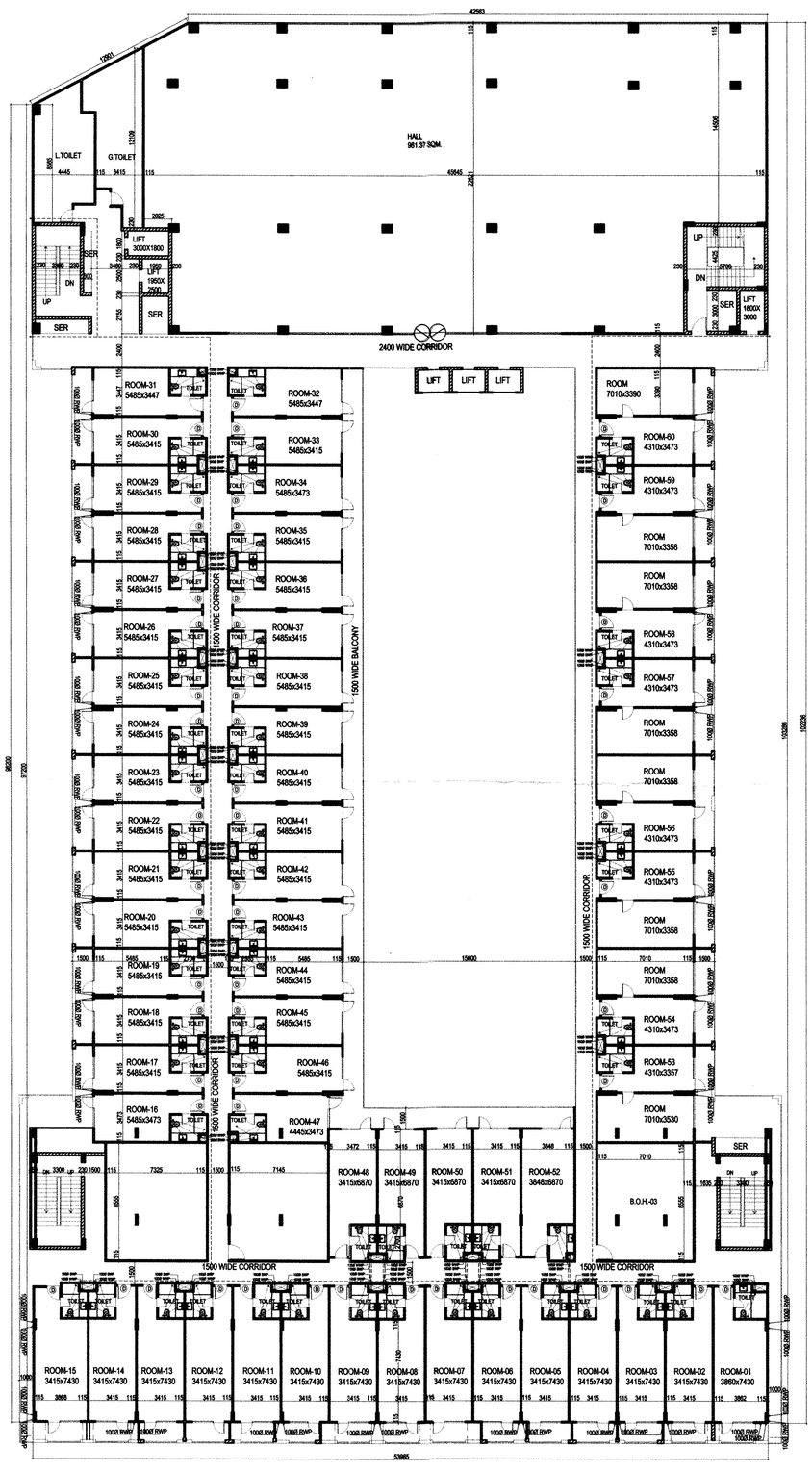
N



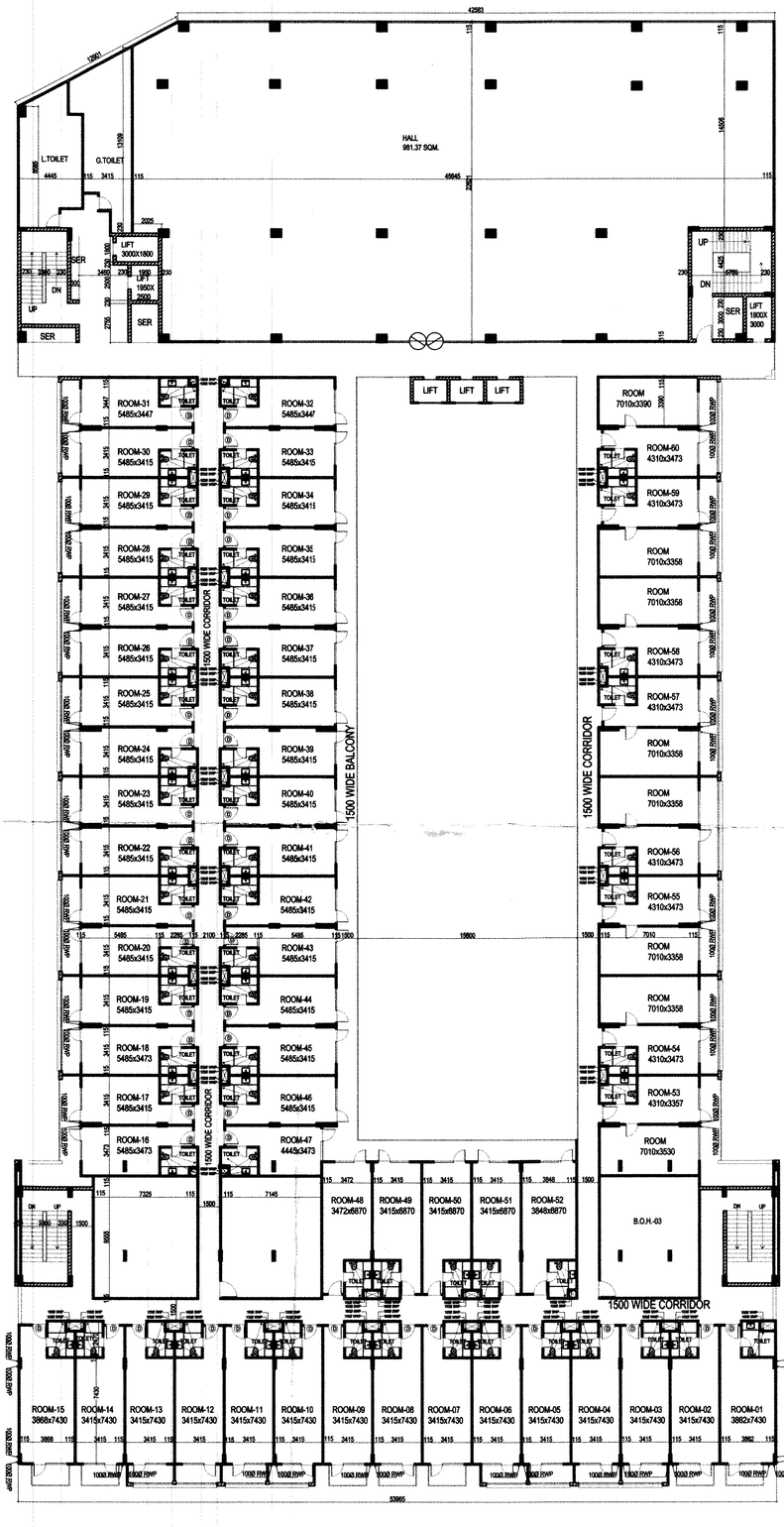
FIRST FLOOR PLAN



2ND FLOOR PLAN



3rd FLOOR PLAN



4Th FLOOR PLAN

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN FOR THE PROPOSED COMPLEX SHALL BE DONE ACCORDING TO RELEVANT I.S. CODES AND PROVISION FOR THE FOLLOWING SHALL BE MADE FIRE FIGHTING , GARBAGE DISPOSAL, SEWERAGE DISPOSAL , LIGHTING ARESTOR, SOLAR ENERGY, RAIN WATER HARVESTING AND RAMP FOR HANDICAP PERSONS.

NOTES:

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4. WRITTEN DIMENSIONS ARE TO BE FOLLOWED TROUGHOUT.
5. TERRACE TO ACCOMODATE ALL THE GENERAL SERVICES (WATER TANKS, MACHINE ROOMS ETC.)

PROJECT:

EXISTING AND REVISED COMMERCIAL BUILDING PLANS ON PLOT NO.- CC-1 AT RICCO INDUSTRIAL AREA NEEMRANA (RAJASTHAN)

ARCHITECTS

RASS ARCHITECTS

RE-FRAMED ARCHITECTURAL SOLUTIONS AND SERVICES.

ARCHITECTS ENGINEERS & INTERIOR DESIGNERS
46., JAGARANDA MARG , DLF PH-II GGN , HARYANA -122002
PHONE: 0124-2387001 , 9990337996 , 9990406886

CLIENT:-

M/S VANCHARI HOTELS PVT. LTD.

DRG. TITLE

FLOOR PLANS BLOCK-D

Details and structural design are at the risk and cost of the allotee.

OWNER SIGN.

For Vanchari Hotels Pvt. Ltd.

Authorised Signatory

RICCO LTD., Neemrana
General Arrangements of building layout is Approved
Date: 14.06.16
Set Backs- Front: 30.0 M. Side: 20.0 M.
Side: 10.0 M. Rear: 10.0 M.
Max Ground Coverage: 45%
F.A.R.: 2.0
Max Height of Building: 20 M.
Parking Requirement: 1 ECS Per 100 Sqm of total floor area
Sr. Regional Manager
RIICO LTD.
NEEMRANA (Alw.)

ARCHITECT SIGN.

AR. SANDEEP SINGH BHOHI
CA/2010/48436

SCALE :- 1:200

DATE : 12-05-2016

DRG. NO. 09

N