अनुमोदित

Approved except as to construction checked at plinth level before proceeding to further construction

उपनगर नियोजन (BP)
जयपुर विकास प्राधिकरण, जयपुर

नगर नियोजक
भवन मानचित्र समिति
जयपुर विकास प्राधिकरण, जयपुर

भवन मानचित्र समिति (बी.पी.) की 252 वी बैठक दिनांक 23/12/21 में लिये गये निर्णय की अनुपालना में भवन मानचित्र स्वीकृत किया। वि.स./बी.पी.(बी.पी.)/बी-632/दिनांक 29/12/2021 द्वारा अनुमोदित कर जारी किये गये।

SHEET NO. -01

TITLE :-
SITE PLAN

OTHER'S PROPERTY

153.64

SET BACK LINE
PROJECTION LINE

PROPOSED BUILDING

PROPOSED BUILDING

OTHER'S PROPERTY

42.67

9.00

9.00

15.17

15.01

64.87

15.01

PROJECTION LINE

15.01

58.57

97.63

R O A D 100' W I D E

R O A D 60' W I D E

R O A D 100' W I D E

AREA STATEMENT

CALCULATIONS FOR NEW ADDITIONAL B.A.R.

1 TOTAL PLOT AREA= 8897.66 SQ.MT.
2. PREVIOUS AVAILABLE F.A.R. = 2.25 + 1.00 (AGAINST 30.00 M. WIDE ROAD) = 3.25
=PLOT AREA X 3.25 = 8897.66 X 3.25 = 28917.39 SQ.MT.
3.PERMISSIBLE STORE AREA 3% OF F.A.R.= 867.52 SQ.MT.
4.TOTAL PERMISSIBLE F.A.R. (PREVIOUS)
= 28917.39 + 867.52 = 29784.91 SQ.MT.
5. PREVIOUS ACHIEVED F.A.R. = (2.57) = 22911.42 SQ.MT.
6. PERMISSIBLE HEIGHT = 1.5 TIMES OF FRONT ROAD + FRONT SET BACK
= (30.00 X 1.5) + 15.00 = 60.00 M.
7. ACHIEVED HEIGHT = 39.21 M. (INCLUDING STILT HEIGHT)
8. PERMISSIBLE GROUND COVERAGE = 3559.06 SQ.MT.(40%)
9. ACHIEVED GROUND COVERAGE = 3246.05 SQ.MT.(36.48 %)

10. PARKING REQUIRED FOR NEW ACHIEVED B.A.R.=
RESIDENTIAL B.A.R.
B.A.R. \ 115 = 4400.50 / 115 = 38.26 E.C.U. + 10% VISITOR'S PARKING (3.82 E.C.U.)
TOTAL REQUIRED E.C.U. FOR NEW B.A.R = 38.26 + 3.82 = 42.08 SAY 42 E.C.U.
= 75 % CARS = 42 X 75 % = 31.50 SAY 32 CARS.
= 25 % SCOOTERS = 42 X 25 % = 10.5 E.C.U. (32.00 SCOOTERS)
11. TOTAL COMBINED (NEW +PREVIOUS) PARKING REQUIRED =
CAR PARKING = 32 + 294 = 326 CARS
SCOOTER PARKING = 32 + 300 = 332 SCOOTERS

PROVIDED GREEN AREA ON GROUND FLOOR = 897.85 SQ.MT. = 10.02 % OF PLOT AREA
PROVIDED GREEN AREA ON PODIUM = 1076.77 SQ.MT. (12.10%)
TOTAL GREEN AREA = 1974.62 = 22.19 % OF PLOT AREA
D.G. & TRANSFORMER AREA = 82.85 SQ.MT. AT OPEN TO SKY

TOTAL PARKING PROVIDED

PARKING IN	SURFACE CARS	MECHANICAL CARS	TWO WHEELERS	TOTAL E.C.U.
BASEMENT	119.00	33.00	147(49.00)	201.00 E.C.U.
STILT FLOOR	71.00		114 (38.00)	109.00E.C.U.
OPEN GROUND	104.00		72 (24.00)	128.00 E.C.U.
TOTAL E.C.U.	294.00	33.00	333 (111 e.c.u.)	438.00 e.c.u.

LEGEND

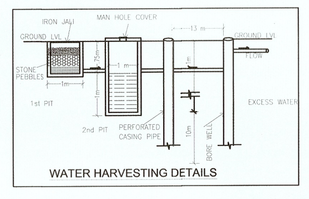
EXISTING BUILT UP AREA OF THE BUILDING

PROPOSED BUILT AREA OF THE BUILDING

AREA STATEMENT

FLOOR WISE AREA STATEMENT

FLOORS	BLOCK AREA	CUT-OUTS	GROSS BUA.	LIFT WELLS	FIRE STAIRS	TERRACE	B.U.A.	CLUB AREA	COMMERCIAL AREA	RESIDENTIAL AREA	PARKING AREA	TOTAL B.A.R.
BASEMENT FLOOR	5880.98	105.73	5775.25	61.88	8.92		5704.46	418.08		253.91	5032.47	671.99
STILT FLOOR	4228.33	0.00	4228.33	61.88	109.91		4056.54	116.06	807.40	0.00	3133.08	923.46
FIRST FLOOR	3485.55	120.88	3364.68	41.42	77.20	306.22	3246.05	428.10		2817.95	0.00	3246.05
SECOND FLOOR	3037.26	97.28	2939.98	41.42	77.20		2821.35			2821.35	0.00	2821.35
THIRD FLOOR	3527.64	407.78	3119.86	41.42	77.20		3001.24			3001.24	0.00	3001.24
FOURTH FLOOR	3527.64	407.78	3119.86	41.42	77.20		3001.24			3001.24	0.00	3001.24
FIFTH FLOOR	3527.64	407.78	3119.86	41.42	77.20		3001.24			3001.24	0.00	3001.24
SIXTH FLOOR	2899.22	104.01	2795.20	30.19	77.20	276.56	2687.80			2687.80	0.00	2687.80
SEVENTH FLOOR	2887.14	131.19	2755.95	30.19	77.20	12.77	2648.55			2648.55	0.00	2648.55
EIGHTH FLOOR	2887.14	131.19	2755.95	30.19	77.20		2648.55			2648.55	0.00	2648.55
NINTH FLOOR	2887.14	131.19	2755.95	30.19	77.20		2648.55			2648.55	0.00	2648.55
TENTH FLOOR	3437.70	451.73	2985.97	30.19	77.20		2878.57			2878.57	0.00	2878.57
ELEVENTH FLOOR	3437.70	451.73	2985.97	30.19	77.20		2878.57			2878.57	0.00	2878.57
TWELFTH FLOOR	3437.70	451.73	2985.97	30.19	77.20		2878.57			2878.57	0.00	2878.57
TERRACE FLOOR	721.09		721.09				721.09					0.00
TOTAL	49809.87	3399.99	46409.88	542.22	1045.28		44822.37		807.40	34166.09	8165.55	35935.72



WATER HARVESTING DETAILS

TITLE:- SUBMISSION DRAWINGS
SITE PLAN

SCALE:- 1= 200 | DATE : 11 / 12 / 2021

PROJECT:-
PROPOSED RESIDENTIAL APARTMENT ON PLOT NO. GH-4 AT OMAXE CITY SCHEME, AJMER ROAD, JAIPUR

NORTH :

Consistent Infratech Pvt. Ltd. JAIPUR
OWNER

Rajesh Mohan Lal Rajoria
Architect
CA/2015/68762
ARCHITECTS