

A Note on Drawing Finalisation of AIS Residency Scheme

Dear madam/ sir,

To sum up, in previous one month or so, Self Financed Registrations were invited for booking flats under AIS Residency Scheme, wherein 159 applicants had applied by the extended last date of Dec the 31st, 2020. By way of many suggestions, messages as well as meetings, few changes were contemplated and incorporated as final by us without any cost increase, to name a few are narrated below:

- a. From 4 units to 2 units per floor, giving rise to improved ventilations and privacy, besides adding one more floor, having larger open spaces
- b. Reintroduced Club amenities like badminton courts besides size of swimming pool, gym, multi-purpose hall has been increased. Card room with billiards, indoor games hall, have been added.
- c. Though a tough decision and a super-luxury too, 3 elevators have been retained, as nowadays, elevators come with regenerative power operated gearless and having higher speeds from 1.5 MPS onwards, which in turn reduces travelling and waiting time otherwise drastically.
- d. Balcony at the rear (abutting dining area) has been increased in length providing an access from Bed Room also.
- e. Size of toilet in servant's room has also been increased.

We have now frozen changes except for the Front Balcony in respect of its size, for which by email and WA, opinion was sought categorically, as regards bearing the increase in the cost by ₹1.13 Lakhs. Atleast 2/3 of the applicants i.e. 106, are required to decide upon and proceed accordingly. It is appreciated that as many as 45 officers have consented, but there is still a huge gap to be responded by. It is now again insisted to please respond, either way, however not later than 10th of this month. Immediately thereafter planning will be finalised for further processes.

Time being the essence in any endeavour, it is therefore conveyed that RHB is hard pressed and is proceeding for the present with the plan/ drawing having front balcony (abutting family/ living area), as planned earlier, in seeking Administrative, Financial and Technical clearances from the Government/ competent authority.

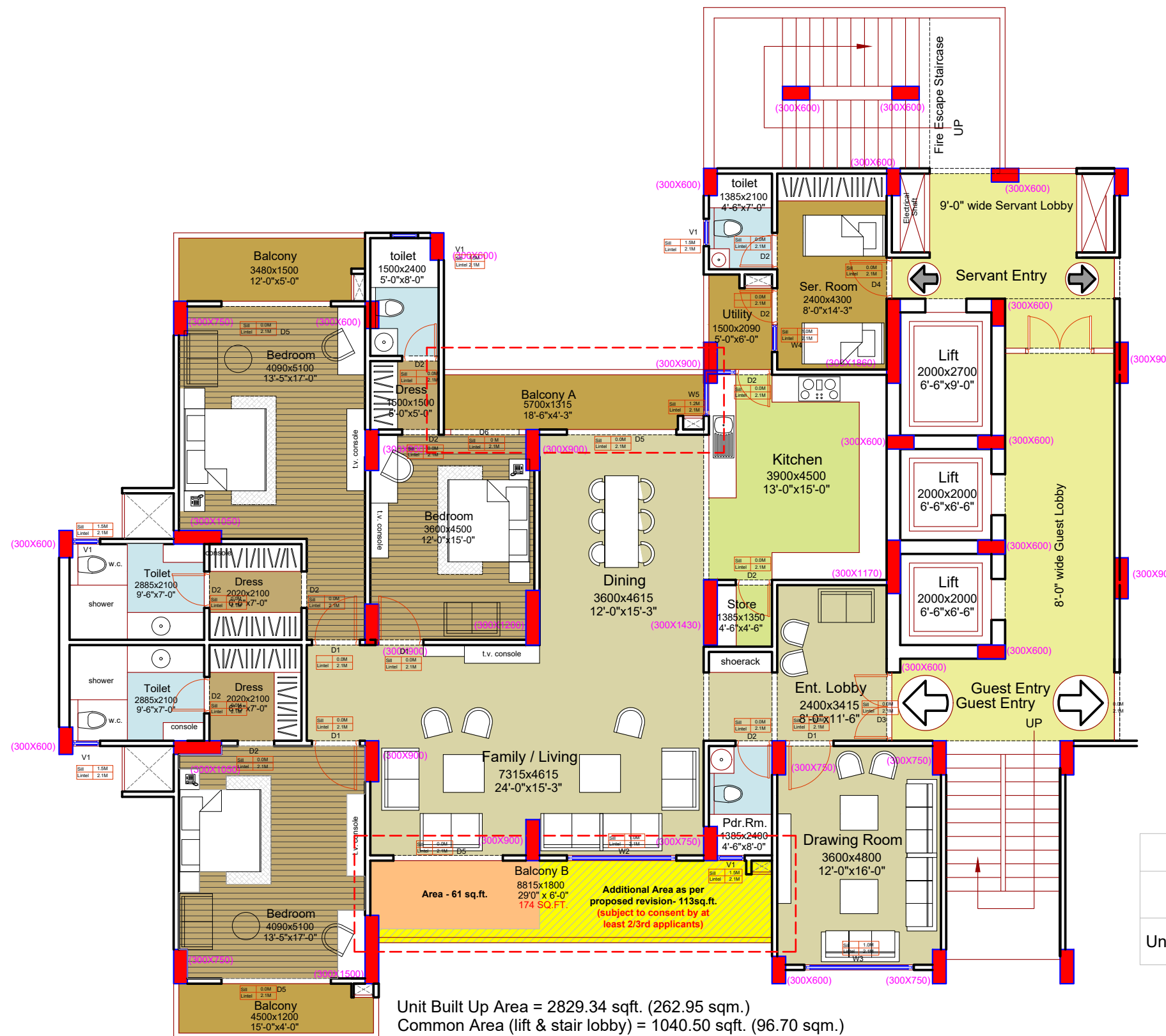
It is informed that upon approval from the Project Committee, the changes would be conveyed and registered with the RERA Rajasthan. Thereafter bids will be invited simultaneously for construction of all the towers, which takes approx a 50 days time to reach to the construction initiation stage i.e. issue of Work Order. Reservation letter demanding 7 advance quarterly installments then would be issued. First such installment starts on expiry of one month of the issue. And after receipt of the first installment, flat number would be allotted by way of Web based Online Draw, data thereof is hosted on Rajasthan Data Centre, owned by RajComp Info Services Ltd. (RISL).

In the hope of long cherished relationship with RHB.

We remain

Thanks and Regards,

For and On Behalf of Rajasthan Housing Board



	Area as per previous design	Area subject to consent by 2/3 rd applicant
Unit Built Up Area	2693 sq.ft 250.24 sq.m	2829.34 sq.ft 262.95 sq.m
Unit Super Built Up Area	3216 sq.ft 298.88 sq.m	3349.58 sq.ft 311.30 sq.m

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SERVICES CONS.

STRUCTURAL CONS.

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3. ALL MEASUREMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTORS PRIOR TO EXECUTION OF WORK AT THE SITE.
4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL, SERVICES & FACILITY PLANNING DRAWINGS.
5. ARCHITECTURAL DRAWINGS ARE TO BE FOLLOWED FOR THE LOCATION OF ALL STRUCTURAL MEMBERS & MASONRY WALLS. FOR SIZES & REINFORCEMENT DETAILS OF STRUCTURAL MEMBERS, RELEVANT STRUCTURAL DRAWINGS ARE TO BE REFERRED.
6. ANY DISCREPANCIES BETWEEN ARCHITECTURAL, STRUCTURAL AND SERVICES DRAWINGS MUST BE BROUGHT TO THE NOTICE OF THE ARCHITECTS IMMEDIATELY & PRIOR TO EXECUTION AT SITE.
7. CO-ORDINATION WITH SERVICES SUCH AS HVAC, PLUMBING & ELECTRICAL, ETC. IS THE RESPONSIBILITY OF THE CONTRACTORS.
8. ALL MASONRY WALLS SHOULD BE ALIGNED WITH THE COLUMNS AS INDICATED ON THE PLAN, IRRESPECTIVE OF THE POSITION AS CALCULATED WITH THE DIMENSIONING.

S.N.	DATE	DETAILS
R0		
R1		
R2		
R3		
R4		
R5		
R6		

SCALE	(N.T.S.)
DRN.	-
CHD.	-
APPD.	RAMESH

CLIENT: RAJASTHAN HOUSING BOARD
 PROJECT: AIS Residency, Sector -17, Pratap Nagar, Sanganer, Jaipur
 DRAWING: TYPICAL UNIT PLAN

Option No.