



राजस्थान आवासन मण्डल RAJASTHAN HOUSING BOARD

"Awasthawan", Jan Path, Jyoti Nagar, Jaipur 302005; www.urban.rajasthan.gov.in/rhb

AIS Residency Housing Scheme

{Sector 17, Pratap Nagar, Sanganer, Jaipur}

RHB's point-wise stand/ clarification to Queries/Suggestions
[in reply to our email dt 06/07-Jan 2021]

1. Incorporation of badminton court-
Two Badminton courts have been re-incorporated at the basement.
2 Nos of 25.08 m (L) X 8.24 m (B) X 9m (H) has been dedicated now.
2. Request for East facing flats-
All flats particularly major balconies are East facing as per revised plan.
3. Pooja room-
Can be suitably incorporated by individuals as required.
4. At least one master bedroom could have larger toilets and dress-
Area increase will have spiraling effect on cost. As the planning has many cost constraints.
5. Guestrooms (for Club House)-
Many applicants suggested doing away with guest rooms, accordingly plan has been revised.
6. Possibility of conversion of entrance lobby/ waiting area to bedroom or office-
Partition walls must rest on the beams as per the existing plan. Can be incorporated by individuals with light-weight partitions however by the permission of RHB/ Resident Society, however which would lead to compromised other areas of interest viz smaller kitchen, no store and no ventilation to the bedroom/ office
7. Tennis Court-
Now incorporated in the central lawn area. (2 courts of 10.97m X 24m size each)
8. Mini theatre not required-
As suggested, Mini theatre has been dispensed with and in the revised plan, two badminton courts have been added in basement.
9. RHB can provide the skeleton structure only and give option to build everything rest including finishing on their own-
In the Interest of the project, only skeleton cannot be given. Once the work order is placed, cost of some finishes viz paint, flooring & CP Fittings, will be intimated. If one opts for the flat without any of these components, the cost thereof can be adjusted in the final installment.
10. Bathing provision for servant room toilet-
Sufficient bathing space is already there in the servant's toilet.
11. Provision of Chimney in kitchen & AC in all bedrooms, dining, kitchen, living room-
Adequate Copper tubing, drain piping, sockets, etc. will be provided for split AC in all bedrooms, dining, living room and exhaust hole for chimney will be provided above window.
12. Provisions for Rainwater harvesting, sewage disposal and solid waste management should be done-
Rainwater harvesting has been incorporated in design, mandatory as well; Sewage disposal as required has been incorporated and will be connected to existing external sewerage; solid waste management is a part of society management.
13. Adequate number of overhead and underground tank should be provided -
Overhead and underground tanks have been provided with enough capacity including that catering to Fire reserve.
14. Parking and driveway to ensure minimum movement of the vehicles in the premises-
Minimum at-grade vehicular movement with driveway off-setted from Apartment blocks; Wide front lawn insulates Apartment from disturbances of main road.
15. Provision for grocery and medical store within premises-
Incorporated in the form of commercial spaces within the premises.
16. Intercom, video door phone and CCTV provisions to be kept-
Intercom and CCTV has been incorporated; video door phone can be arranged suitably by oneself.

17. Fire safety-
As per National Building Code (NBC) 2016. Fire NOC is also sought.
18. Structure-
RCC Framework structures with brick filler walls and partitions.
19. Compliance with NBC-
NBC 2016 compliant.
20. Gap between adjacent block-
All the blocks are in a row having expansion joint as required.
21. Provision for STP –
No STP required; connection to external sewer line has been provided.
22. DG backup for electricity-
It's there to cater to common area lighting and elevator operation.
23. Will children's play area be equipped with See-Saw, swings etc.-
Yes. Not a big deal.
24. Cost of maintenance of 3 lifts would be too high-
True. As per many suggestions, it has been thought proper to dispense with the third elevator. One passenger and one service elevator has been retained being necessary and useful in the event of breakdown, though power backup has been ensured.
25. Provisions to avoid flooding in basement-
Proper slope in basement floor leading to sump where installed motor shall deliver water outside.
26. What was the need for change of the entire layout? -
 - Orientation of all the flats being identical, Sun exposure is uniform across all flats
 - All flats are now facing a larger lawn
 - More natural light and ventilation; More privacy
27. Allotment of flats should be done excluding the block having club house; Club house block should be left for future planning-
Allotment can be done in such manner.
28. Option for interiors for individuals-
Interior design can be done without disturbing walls and structure.
29. Two parking slot should be made available to each flat-
It's already there.
30. Floor to floor height not mentioned-
Finish Floor storey height is 3.0 M.
31. Electricity standby to individual flats-
Will increase cost, already there are many cost constraints.
32. Modular kitchen-
Can be incorporated by individuals as per personal choice and requirements
33. SS curtain rods for all doors and windows-
Can be incorporated by individuals as per personal choice and requirements
34. Mirror, towel rail, exhaust fan should be provided in toilets-
Bathroom accessories (Mirror, towel rail, towel ring) will be provided by RHB. Exhaust fan to be purchased by individuals.
35. Provision for geyser/ washing machine-
Logistics covered but appliances and installation thereof to be done by allottee.
36. Kitchen platform with sink in servant room-
Can be incorporated by individuals.
37. Monthly maintenance charge / maintenance deposit-
Resident Welfare Society is mandatorily to be formed, which would deal with maintenance of the premises. A Bank account will be opened and a definite sum as fund towards the expenditure, expected in three years, of maintenance and upkeep, watch and ward, lift operation, DG set, common lighting, water charges etc. will be paid by each allottee prior to possession and will be mentioned in the Allotment letter.
38. Office for Resident welfare society-
It's there in basement.
39. Open badminton court with provisions for flood light-
Indoor 2 badminton courts have now been provided in basement.
40. While sleeping legs in South are not advisable-

Flats are broadly symmetrical and mirror image of the other.

41. Squash court-

In the revision, though 2 badminton courts have been reintroduces, yet squash court has been done away with.

42. Extra storage-

There seem to be adequate storage – store, dress etc.

43. Premium 7 Star Club House with guest house should be retained-

Many applicants suggested to remove guest rooms, accordingly plan has been revised. World class facilities will be there as per revised club house plan.

44. Regarding Balconies

- Larger Full length balcony along dining room and living room-
- Balcony shown as alternate on floors
- Balcony with dining area can be increased to give access to the only bedroom which doesn't have an attached balcony-

As per suggestions of Sh. Sachin Mittal and other esteemed applicants, balcony sizes were revised, as below:

- **Balcony A** (Adjacent to dining room) has been increased from 13'0" X 4'3" (55.18 sq.ft.) to 18'6" X 4'3" (80.65 sq.ft) - an increase of 25.47 sq.ft., access to the balcony has also been given from third bedroom, thereby making all bedrooms with balconies. Cost implication for this balcony has however been absorbed within the earlier quoted cost.
- **Balcony B** (Adjacent to family/ living room) can also be revised from 12'3" X 5'0" (**61 sq.ft.**) to 29'0"X 6'0" (**174 sq.ft.**) leading to an increment of 113 sq.ft. This will cost INR 1.13 Lakhs (@ INR 1000 per sq.ft.) which is substantial increase in the construction cost. The change can be incorporated iff at least 2/3rd of the applicants consent for area increase as well as the cost.

{**Attached for your reference-** A Google Location, Site Plan, a typical Block floor and Unit Plan}