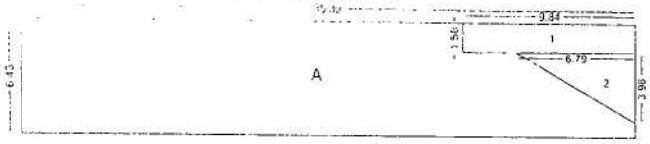
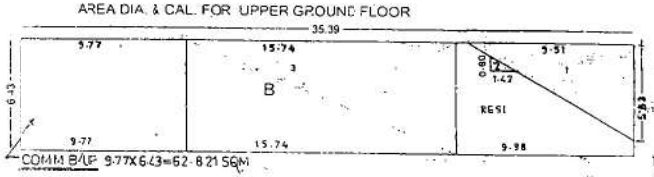
AREA DIA. & CAL. FOR GROUND FLOOR



AREA	
#35.39 A	= 227.55 SQM.
DEDUCTION	
1) = 9.84 X 1.58	= 15.54 SQM.
2) = 6.79 X 3.96	= 13.44 SQM.
TOTAL = 28.98 SQM.	
NET PARKING AREA	
AREA OF A - DEDUCTION	
= 227.55 - 28.98 = 198.57 SQM.	
LOWER GROUND FL B/UP AREA	
= 198.57 SQM.	

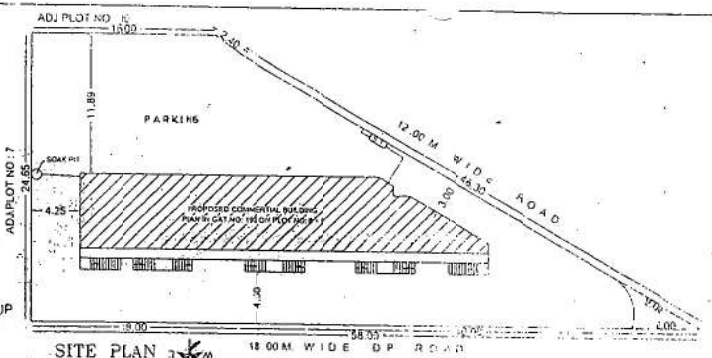
AREA DIA. & CAL. FOR UPPER GROUND FLOOR



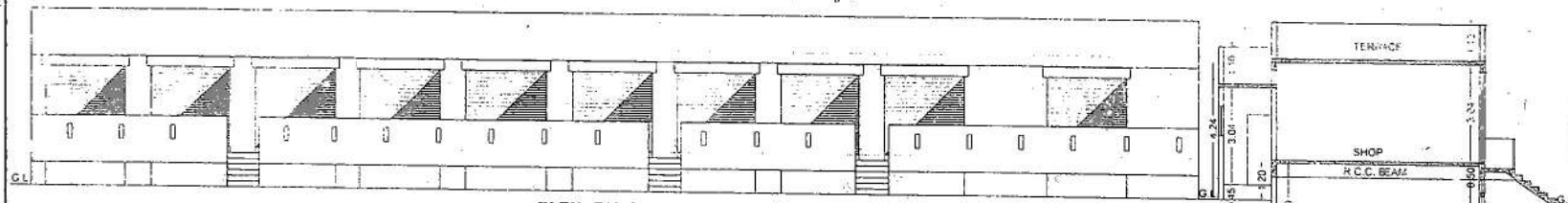
COMM B/UP 9.77X6.43=62.821 SQM

AREA OF B	
#35.39 X 6.43	= 227.55 SQM.
DEDUCTION	
1) 9.51X5.53/2	=26.295SQM.
2) 1.42X0.80/2	= 0.568SQM.
3)15.74X6.43	=101.208 SQM.
TOTAL	128.071 SQM.
AREA OF B-TOTAL DEDUCT	=TOTAL B/UP
257.55 - 128.071	= 99.479 SQM

TOTAL B/UP - COMM.B/UP=RESI.B/UP.
99.479 - 62.821 = 36.658 SQM

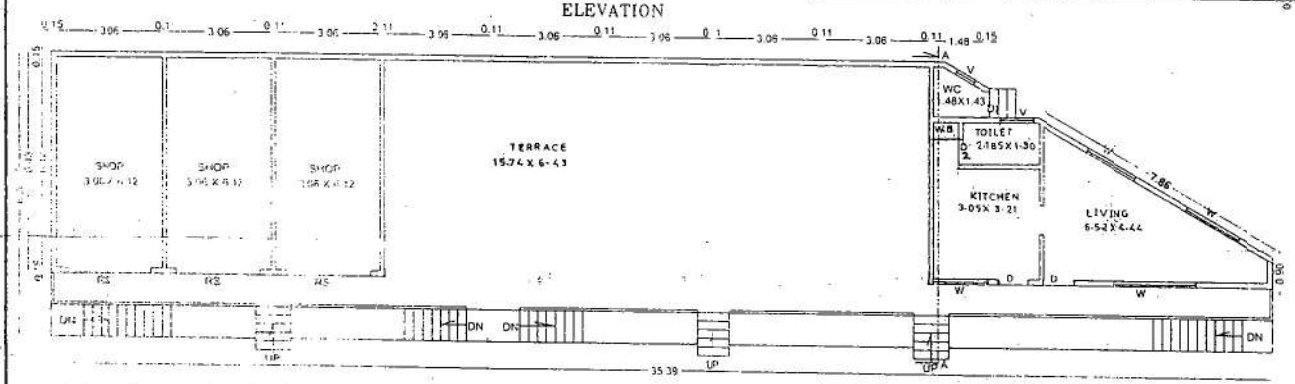


SITE PLAN
SCALE 1:200



ELEVATION

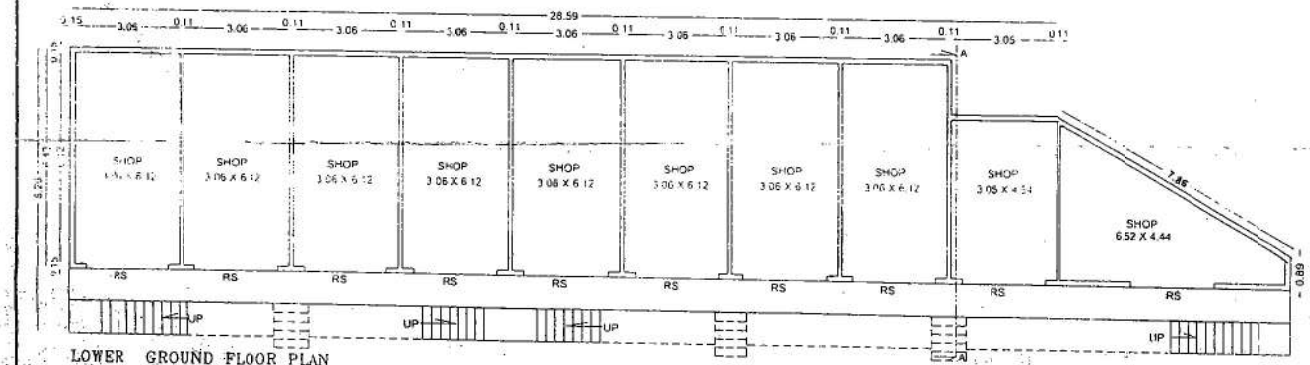
SECTION @ A-A



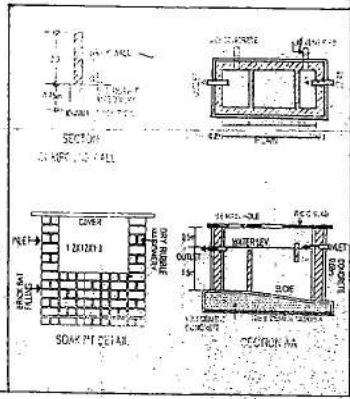
UPPER GROUND FLOOR PLAN
SCALE 1: 100

SCHEDULE OF OPENINGS.					
DOOR	SIZE		WINDOW	SIZE	
RS	2.10 X	2.40	W	1.50 X	1.20
D	1.00 X	2.10	WJ	1.20 X	1.20
DJ	0.90 X	2.10	V	0.60 X	0.30
DS	0.75 X	2.10	VT	2.10 X	0.45

NOTE :-
a) PLOT BOUNDRY SHOWN IN BLACK.
b) PROPOSED WORK SHOWN IN RED.
c) DRAINAGE LINE SHOWN IN RED DOT.



LOWER GROUND FLOOR PLAN
SCALE 1: 100



APPROVAL

JALGAON MUNICIPAL CORPORATION

APPROVED

For Comm. + Residential purpose as amended in green subject to the Conditions as mentioned in the accompanir
Commencement Certificate No. 0592
Date 22/09/2016
Assistant Director of Town Planning
Municipal Corporation of the city of Jalgaon

PROPOSED COMMERCIAL BUILDING
PLAN IN. GAT. NO:192 ON PLOT NO:8+9
AT PIMPRALA TAL.& DIST. JALGAON.

AREA STATEMENT

AREA OF PLOT.	891.85 SQM
PROPOSED COMM.B/UP ON LOWER GR.FLOOR	198.57 SQM.
PROPOSED COMM.B/UP ON UPPER GR. FLOOR	62.821 SQM.
PROPOSED RESI.B/UP ON UPPER GR. FLOOR.	36.658 SQM.
TOTAL B/UP AREA	298.049 SQM.
F.S.I. CONSUMED 0.334	TOTAL COMM. B/UP 261.391 SQM.
F.S.I. BALANCED 0.666	TOTAL RESI. B/UP 36.658 SQM.

OWNER

SHRI.

STRUCTURAL DESIGNER

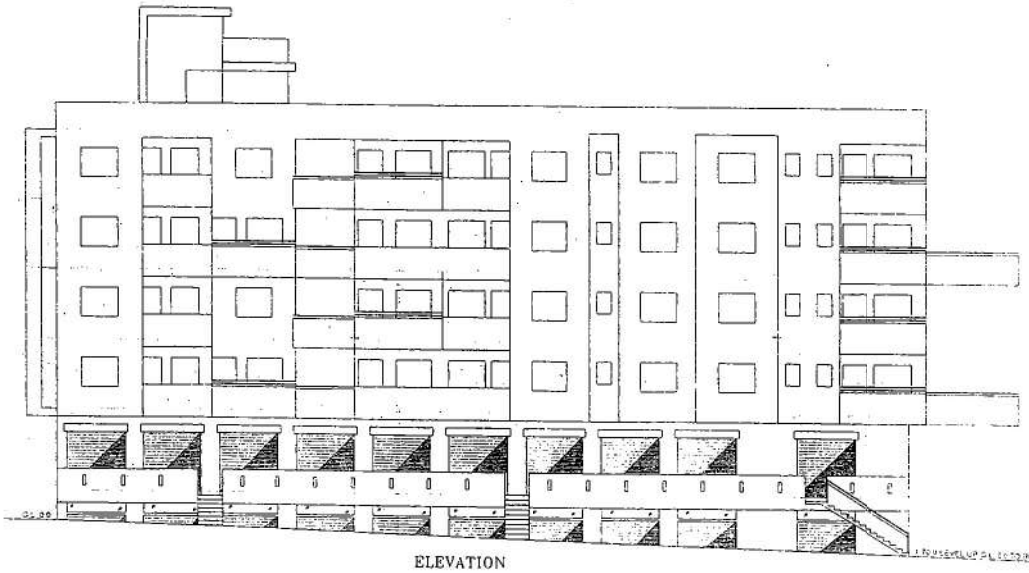
Drawn By: Vishal Sonawane SCALE 1:100 Job No. Date :14/01/2016

ARCHITECT

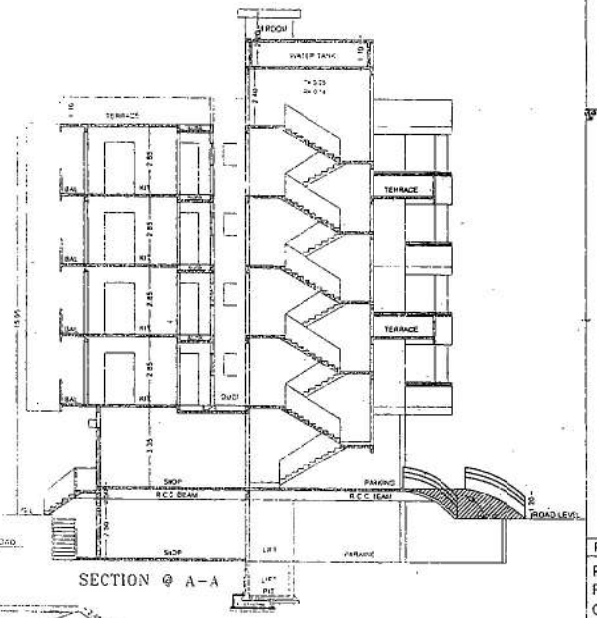
ARCHITECTS
॥ वास्तु Designers ॥

KISHOR M. CHOPADE
11, Ramdas Colony, Behind Pravin Shoppy,
M.J. College to Collector Bunglow Road,
JALGAON 425 002 ☎ : 0257-2238745
Reg.No. CA/94/17554

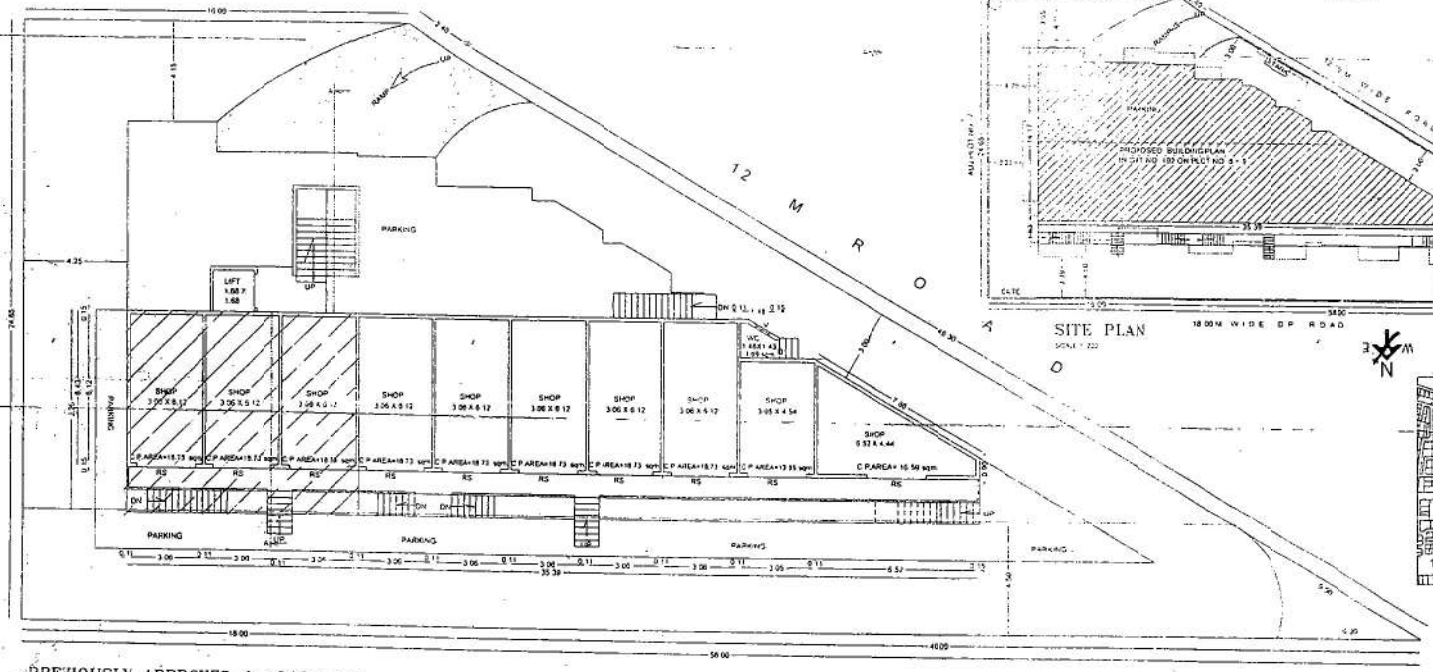
KISHOR M. CHOPADE
11,RAMDAS COLONY, JALGAON.
REG. NO. CA/94/17554



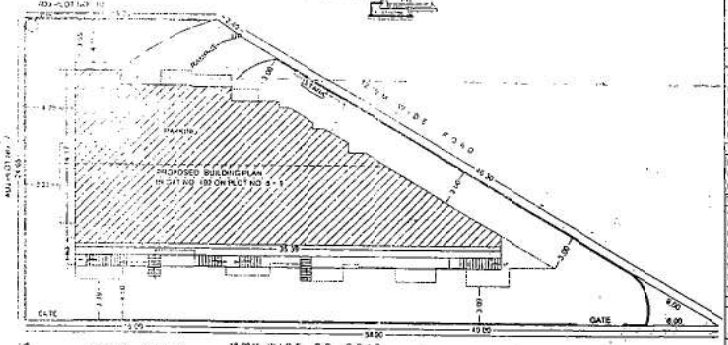
ELEVATION



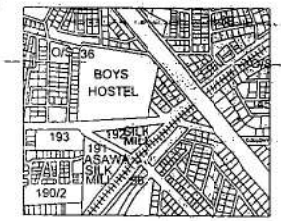
SECTION @ A-A



PREVIOUSLY APPROVED & ADDITIONAL
UPPER GROUND FLOOR PLAN
SCALE 1: 100



SITE PLAN



LOCATION PLAN

NOTES: 1) PREVIOUSLY APPROVED LETTER NO. DATED. /09/2011 SHOWN IN
2) PROPOSED WORK SHOWN IN RED

APPROVAL SHEET NO. 2/2

APPROVED
For Comm. + Residential
Date 08/02/2017
Municipal Corporation of the city of Jalgaon

PROJECT

PROPOSED COMMERCIAL AND RESIDENTIAL BUILDING PLAN IN GAT.NO.192 ON PLOT NO : 8 + 9 AT.PIMPRALA TAL.& DIST. JALGAON

AREA STATEMENT

TOTAL PLOT AREA AS PER LAY OUT	= 891.85 SQM
PERMISSIBLE FSI. (1.1)	= 68.765 SQM
PREMIUM FSI. (0.3)	= 267.55 SQM
PERMISSIBLE T.D.R. (1.90 %)	= 802.95 SQM
PROPOSED TO BE UTILISED T.D.R. (50%) ORC NO.66 DATE- 10-11-10	= 530.0 SQM
TOTAL PLOT AREA	= 1718.515 SQM
PREV.APPRO.LOWER GROUND FL.COMM.BUP.AREA	= 108.57 SQM
PREV.APPRO.UPPER GROUND FL.COMM.BUP.AREA	= 62.82 SQM
PREV.APPRO.UPPER GROUND FL.RESI.BUP.AREA	= 36.956 SQM
TOTAL PREV.APPRO.UPPER GROUND BUP.AREA	= 208.349 SQM
ADDITIONAL UPPER GROUND FL.COMM.BUP.AREA	= 201.15 SQM
PROPOSED FIRST FLOOR RESI.BUP.AREA	= 1,042.66 SQM
PROPOSED SECOND FLOOR RESI.BUP.AREA	= 1,042.66 SQM
PROPOSED THIRD FLOOR RESI.BUP.AREA	= 343.68 SQM
PROPOSED FORTH FLOOR RESI.BUP.AREA	= 343.68 SQM
TOTAL EXCESS BALCONY AREA	= 72.70 SQM
TOTAL COMMERCIAL BUP.AREA	= 201.15 SQM
TOTAL RESIDENTIAL BUP.AREA	= 2186.56 SQM
TOTAL RESI + COMM. + EXCESS BAL. BUP.AREA	= 2,573.31 SQM
F.S.I. CONSUMED	= 1.49
F.S.I. BALANCED	= 0.01

OWNERS

SHRI. HITENDRA S. PATIL

SAU. VAIJNEE A. BOROLE

STRUCTURAL DESIGNER

UJVAL R. CHAUDHARI
M.E.(Struct.)M.I.E. C.E.
Consulting Structural Engineer
J.M.C. Lic.No.863
Reb.No.9422279969

DRAWN BY - VISHAL SONAWANE | SCALE-1:100 | DATE-NOV.10/2016

ARCHITECT

ARCHITECTS T & C ASSOCIATES

KISHOR M. CHOPADE
11, Ramdas Colony, Behind Prem. Cinema,
M.J. College to Collector Bungalow Road,
JALGAON 425 002 ☎ (0257-22) 8145
Reg.No. CA/94/17554

KISHOR M.CHOPADE
T & C ASSOCIATES
11,RAMDAS COLONY, JALGAON.

REG. NO. CA/94/17554

PROPOSED COMMERCIAL AND RESIDENTIAL BUILDING PLAN IN PLOT NO. 8+9 AT PIMPRALA TAL. AND DIST. JALGAON (SHEET NO. 1/2)

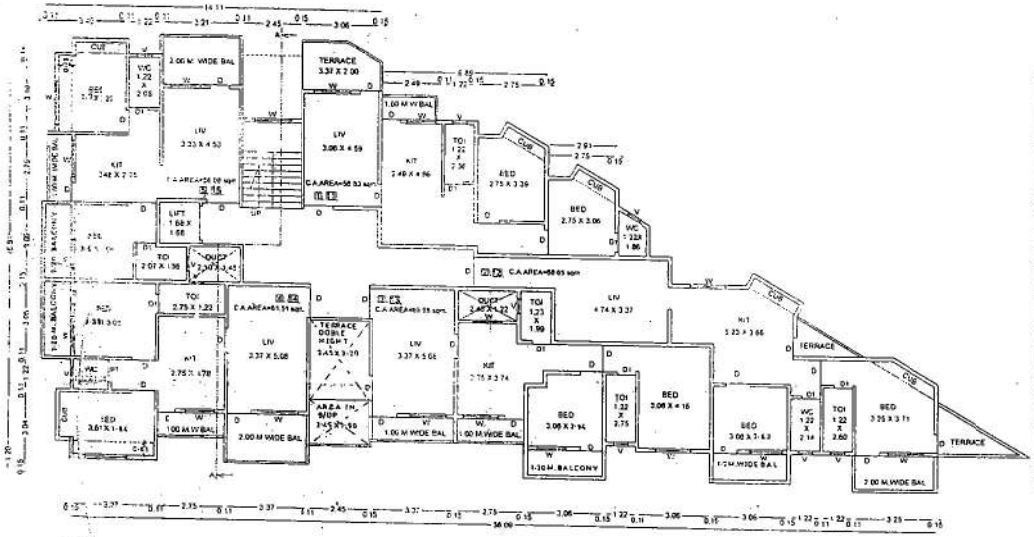
APPROVAL

APPROVED

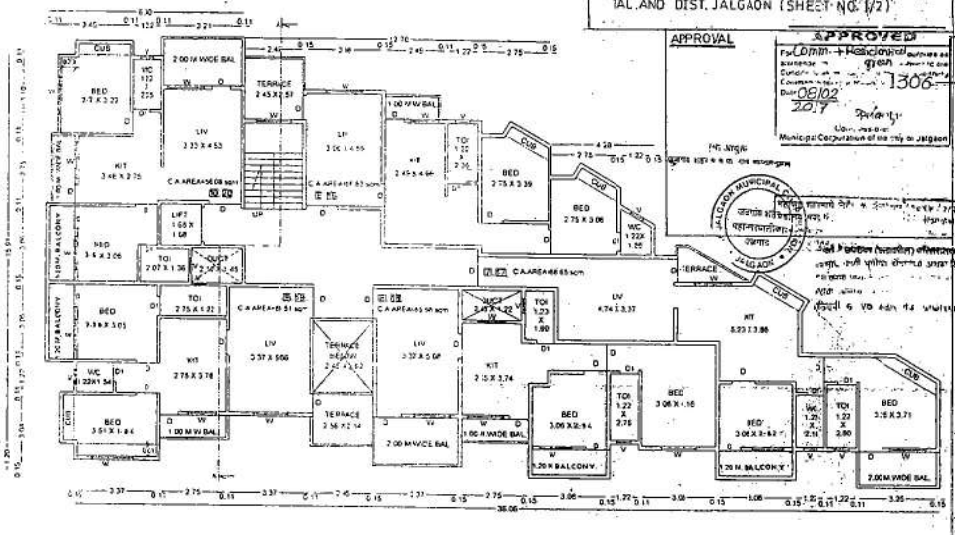
For Comm. + Residential purpose as per proposal

Date 08/02/2017

Municipal Corporation of the city of Jalgaon

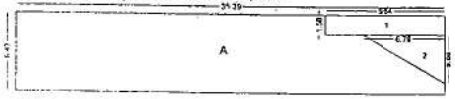


FIRST & THIRD FLOOR PLAN

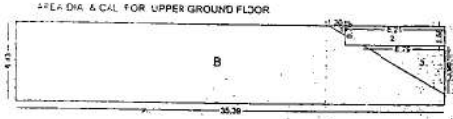


SECOND & FORTH FLOOR PLAN

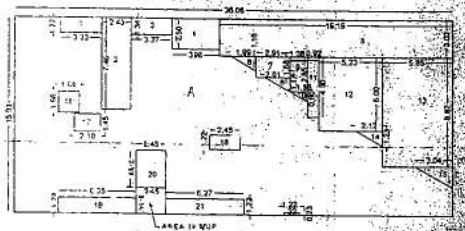
AREA DIA. & CAL FOR LOWER GROUND FLOOR



AREA DIA. & CAL FOR UPPER GROUND FLOOR



AREA DIA. & CAL TYPICAL FIRST, SECOND, THIRD, FORTH, F.LOOR

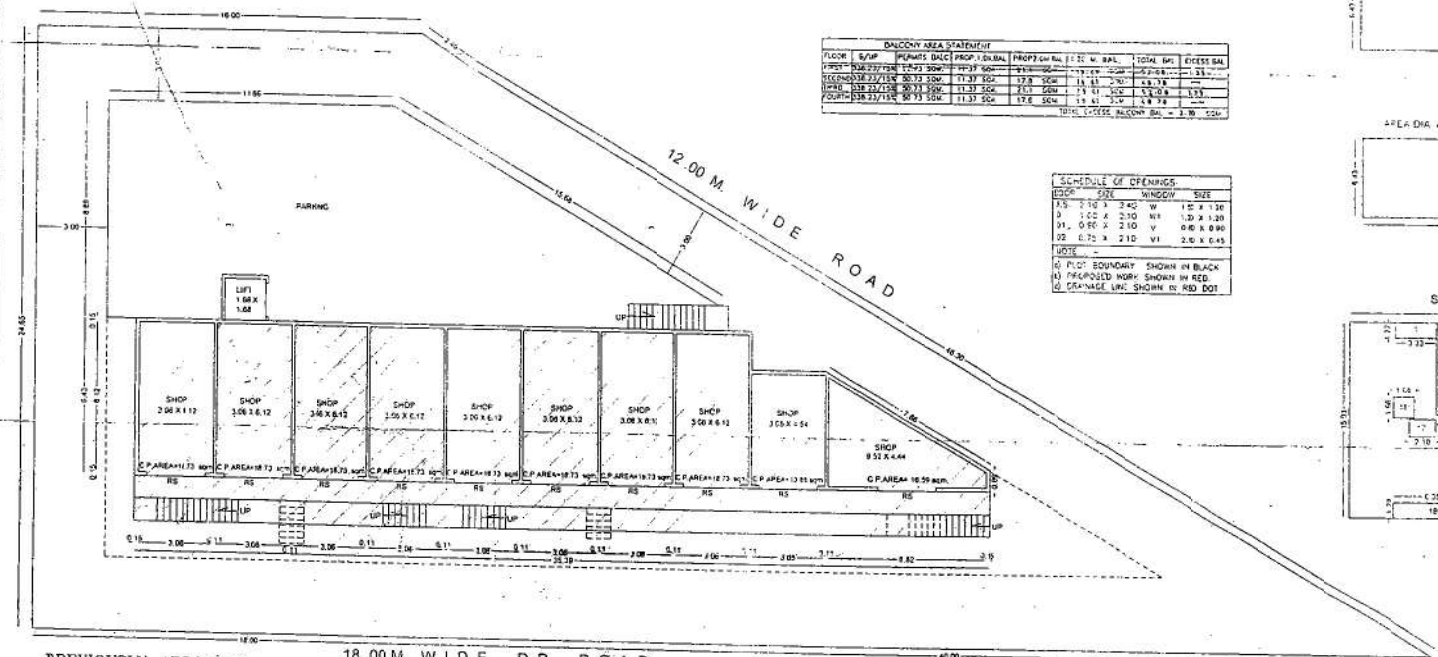


BALCONY AREA STATEMENT							
FLOOR	B/UP	PERMIS. D&C	PROP.	BAL.	PROP. CONSI. BAL.	TOTAL BAL.	EXCESS BAL.
FIRST	536.23/15%	80.73 SQM.	11.37 SQM.	17.0 SQM.	11.37 SQM.	28.37 SQM.	9.64 SQM.
SECOND	536.23/15%	80.73 SQM.	11.37 SQM.	17.0 SQM.	11.37 SQM.	28.37 SQM.	9.64 SQM.
THIRD	536.23/15%	80.73 SQM.	11.37 SQM.	17.0 SQM.	11.37 SQM.	28.37 SQM.	9.64 SQM.
FOURTH	536.23/15%	80.73 SQM.	11.37 SQM.	17.0 SQM.	11.37 SQM.	28.37 SQM.	9.64 SQM.

TOTAL EXCESS BALCONY BAL. = 38.56 SQM.

SCHEDULE OF OPENINGS			
DOOR	SIZE	WINDOW	SIZE
A,S.	2.10 X 3.40	W	1.20 X 1.20
D	0.90 X 2.10	W1	1.20 X 1.20
D1,	0.90 X 2.10	V	0.60 X 0.90
D2	0.75 X 2.10	V1	2.10 X 0.45

NOTE :-
a) PLOT BOUNDARY SHOWN IN BLACK
b) PROPOSED WORK SHOWN IN RED
c) DRAINAGE LINE SHOWN IN RED DOT



PREVIOUSLY APPROVED
LOWER GROUND FLOOR PLAN
SCALE 1:100

18.00 M. WIDE D.P. ROAD

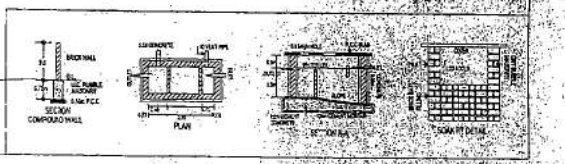
UJVAL R. CHAUDHARI
M.E.(Struct.) M.I.E.,C.E.
Consulting Structural Engineer
LIC.Lic.No.003
Mob.No.9422706689

STRUCTURAL DESIGNER

OWNER

ARCHITECTS & ASSOCIATES

KISHOR M. CHOPADE



NOTE :- PREVIOUSLY APPROVED LETTER NO. DATED /9/2016