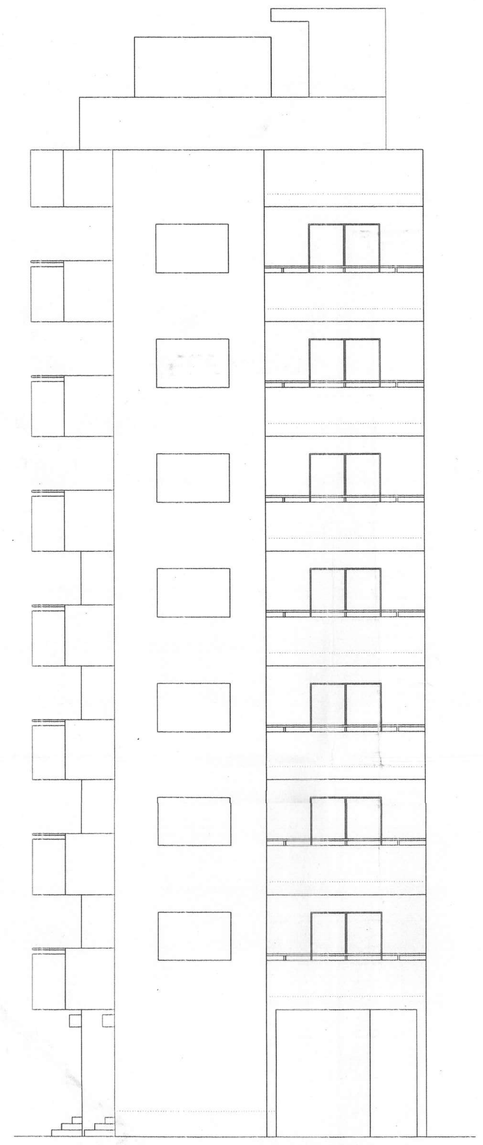
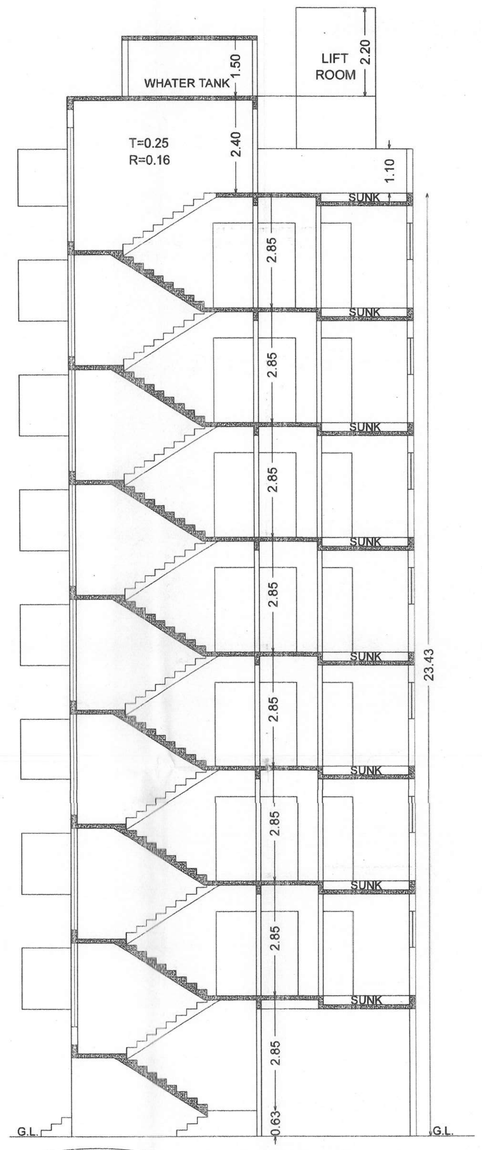


BUILDING-2 ELEVATION



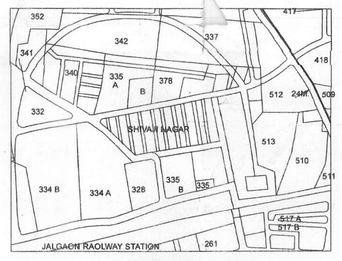
BUILDING-2 SECTION @ A-A

AREA STATEMENTS

BUILDING Occupancy	FLOORS	PROPOSED BUILDING NO 2		PREVIOUSLY APROVED BUILDING NO 3	
		COMM.	RESI.	COMM.	RESI.
COMMERCIAL	GROUND FLOOR	49.46	22.64	92.872	0.00
RESIDENTIAL	FIRST FLOOR	0.00	157.70	85.02	0.00
RESIDENTIAL	SECOND FLOOR	0.00	157.70	0.00	85.02
RESIDENTIAL	THIRD FLOOR	0.00	157.70	0.00	85.02
RESIDENTIAL	FOURTH FLOOR	0.00	157.70	0.00	85.02
RESIDENTIAL	FIFTH FLOOR	0.00	157.70	0.00	0.00
RESIDENTIAL	SIX FLOOR	0.00	157.70	0.00	0.00
RESIDENTIAL	SEVENTH FLOOR	0.00	157.70	0.00	0.00
	TOTAL	49.46	1126.54	177.892	255.06
		1176.00		432.952	

PARKING STATEMENT Sr.No.8 (8A, 8B & 8C)
IN NUMBERS OF CARS AND SCOOTERS

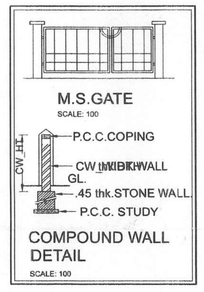
OCCUPANCY	PARKING RATIO		SIZE/TENA. PROP	REQUIRED		VISITORS PARK. (5%)		
	CAR	SCO		CAR	SCO	CAR	SCO	TOTAL
For every two tenements with each tenement having carpet area equal to or above 40 sqm. but less than 80 sq.m.	1 : 4		14 TENT OF 55.60	7 : 28		.35	1.4	7.35 : 29.4
T.No 6 Sr.6 -For every 100 sqm carpet area orfraction thereof	1 : 6		49.46 SQM	1 : 6				1 : 6
						TOTAL		8.35 : 35.6
			(8C) MULTIPLYING FACTOR 0.6					5.01 : 21.36
			ROUND OFF					5 : 21



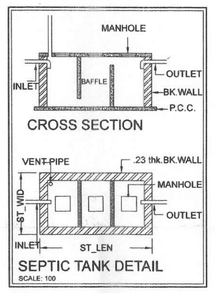
LOCATION PLAN

SCHEDULE OF OPENINGS			
DOOR	SIZE	WINDOW	SIZE
D	1.00 X 2.10	W	1.50 X 1.20
D1	0.90 X 2.10	W1	1.20 X 1.20
D2	0.75 X 2.10	V	0.60 X 0.90

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



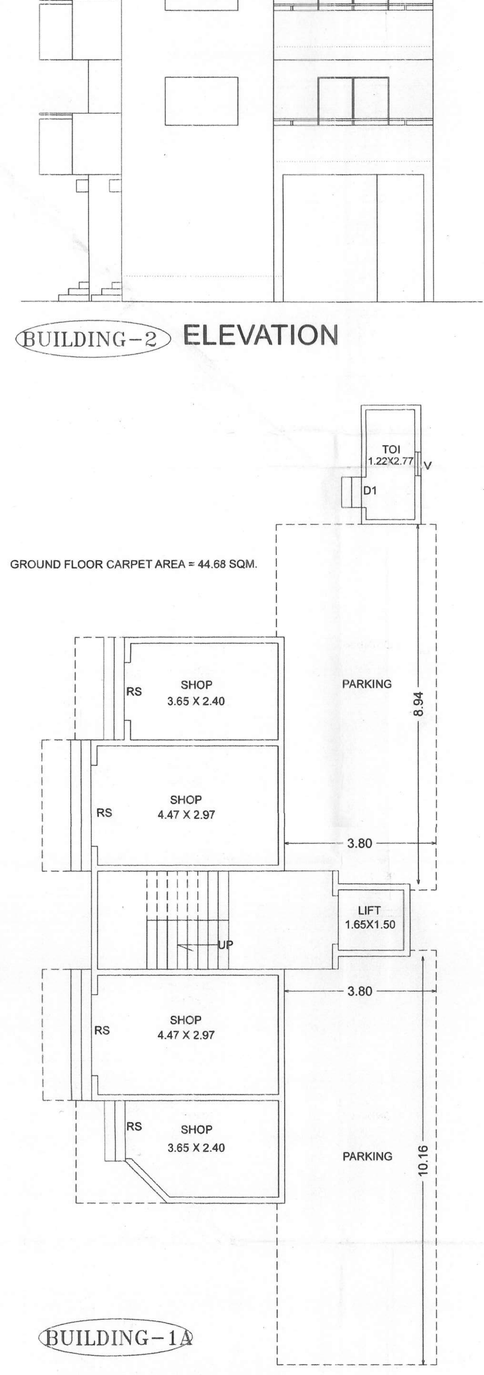
COMPOUND WALL DETAIL



SEPTIC TANK DETAIL

Area Statement

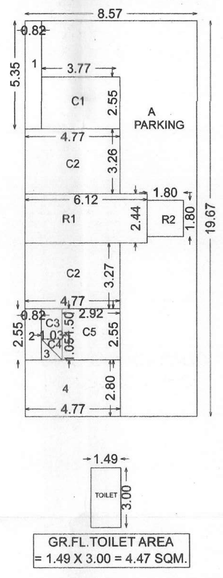
PLOT	2,428.10 SQM.
DP ROAD	626.43 SQM.
NET PLOT	1801.67 SQM.
PER .FSI X 2	3603.34 SQM.
DP ROAD + FSI (3603.34 + 626.43)	4229.77 SQM.
COMPLETED B UP BLD 1 =A	2487.514 SQM.
PREVIOUSLY APPROVED BLD- 2 BUP AREA	432.952 SQM.
BLD 1 B UP + BLD 2 B UP A+B	2920.466 SQM
BALANCE FSI FOR PROPOSED BLD 1A 4229.77-2920.466	1309.304 SQM.
BUILD 1A COMM P LINE	49.46 SQM
BUILD 1A RES P LINE	1126.54 SQM
BUILD 1A TOTAL P LINE	1176.00 SQM
BALANCE FSI	133.304 SQM



BUILDING-1A GROUND FLOOR PLAN
SCALE :- 1:100

BUILDING-1A TYPICAL FIRST TO SEVENTH FLOOR PLAN
SCALE :- 1:100

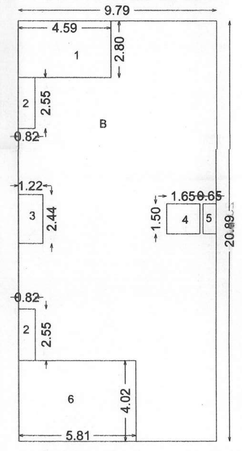
P.LINE AREA DIA. & CAL. FOR GROUND FLOOR



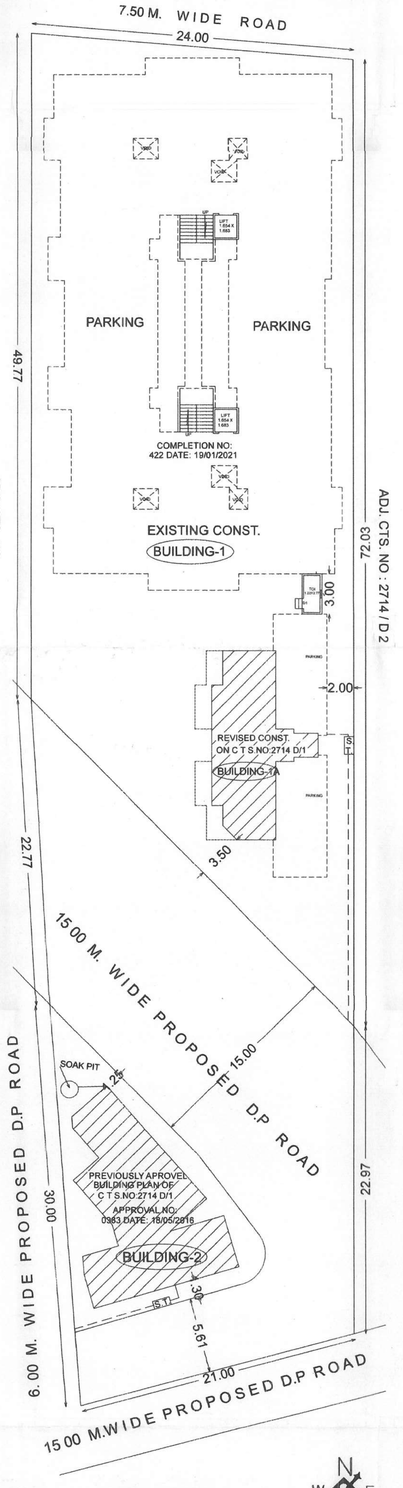
GR.FL.TOILET AREA = 1.49 X 3.00 = 4.47 SQM.

AREA OF A
= 8.57 X 19.67 = 168.57 SQM.
CAMM.P LINE AREA
C1) 3.77 X 2.55 = 9.613 SQM.
C2) 4.77 X 3.27X2 = 31.19 SQM.
C3) 1.03 X 1.50 = 0.68 SQM.
C4) 1.03 X 1.05 /2 = 0.54 SQM.
C5) 2.92 X 2.55 = 7.446 SQM.
CAMM.P LINE AREA = 49.46 SQM.
RESI.P LINE AREA
R1) 6.12 X 2.44 =14.93 SQM.
R2) 1.80 X 1.80 = 3.24 SQM.
RESI.P LINE AREA = 18.17 SQM.
TOTAL GROUND FL.AREA = 49.46 + 18.17 = 67.63 SQM.
DEDUCTION
1) 0.82 X 5.35 = 4.387 SQM.
2) 0.82 X 2.55 = 2.091 SQM.
3) 1.03 X 1.05 /2 = 0.54 SQM.
4) 4.77 X 2.80 = 13.35 SQM.
TOTAL DEDUCT. = 20.36 SQM.
NET PARKING AREA
AREA A - P.LINE AREA - DEDU.
= 168.57 - 67.63- 20.36 =80.58
GROUND FLOOR PARKING AREA = 80.58 SQM.

P.LINE AREA DIA. & CAL. FOR TYPICAL FLOOR



AREA OF B
= 9.79 X 20.89 = 204.51 SQM.
DEDUCTION
1) 4.59 x 2.80 = 12.85 SQM.
2) 0.82 X 2.55 X 2 = 4.182 SQM.
3) 1.22 X 2.44 = 2.976 SQM.
4) 1.65 X 1.50 = 2.475 SQM.
5) 0.65 X 1.50 = 0.975 SQM.
6) 5.81 X 4.02 = 23.35 SQM.
TOTAL = 46.81 SQM.
NET B/UP AREA AREA
AREA OF B - DEDUCTION =
= 204.51 - 46.81 = 157.70 SQM.
TYPICAL FLOOR 1,TO 7. P LINE AREA = 157.70 SQM.
TOTAL PLINE AREA =
157.70 X 7 (FL) =1103.9 SQM



SITE PLAN
SCALE :- 1:300

Proforma – I: Area Statement

PROJECT | Drawing Sheet No.: 1/1

PART REVISED & PROPOSED RESIDENTIAL & COMMERCIAL BUILDING PLAN IN C.T.S.NO.2714 D/1 AT JALGAON GAOTHAN TAL.& DIST.JALGAON

This sucessfuleds Plan Previously approved vide plan Office order No. 0383 Dated 18/05/2016

Stamps of Approval of Plans:

APPROVED
For Comm + Residential (Partials as ammended in Conditions as mentioned in Commencement Certificate) 159
Date 28/08/2023
Assistant Director of Town Planning Municipal Corporation of the city of Jalgaon.

आयुक्त
जळगांव शहर महानगरपालिका यांचे मार्फतीत

THE JALGAON MUNICIPAL CORPORATION Jalgaon

इमारत व जलप्रदाय (उपयोगितेचा) अभिप्राय व प्रमाणपत्र खाली दिलेल्या शर्तीनुसार व अटीस अधिन राहून मंजूर करण्यात येत आहे. प्रस्तुत प्रकरणी जिल्हा व तालुका समिती यांचेकडील अभिप्राय/प्रमाणपत्र आवश्यक असल्यास त्याची पूर्तता करणेत यावी. इमारत बांधकामाचे प्रस्ताव सोबत जोडलेले आहेत.

महाराष्ट्र शासनाचे निर्देश क्र. बीसीसी/१०९४/२८२९/प्र.नि.-१४ मंत्रालय मुंबई दि. १८/११/२००३ नुसार पोलिसांचा नाहरकत दाखला आवश्यक नाही.

AREA STATEMENTS		Sq. Mts.
1.	Area of plot No. 5 (Minimum area of a, b, c to be considered)	2428.10
	(a) As per ownership document (7/12, CTS extract)	
	(b) as per measurement sheet	
	(c) as per site	
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	626.43
	(b) Any D.P. Reservation area	
	(Total a+b)	
3.	Balance area of plot (1-2)	1801.67
4.	Amenity Space (if applicable)	– –
	(a) Required -	– –
	(b) Adjustment of 2(b), if any -	– –
	(c) Balance Proposed -	– –
5.	Net Plot Area (3-4 (c))	
6.	Recreational Open space (if applicable)	– –
	(a) Required -	– –
	(b) Proposed -	– –
7.	Internal Road area	– –
8.	Plotable area (if applicable)	– –
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI) 1801.67X2	3603.34
10.	Addition of FSI on payment of premium	
	(a)Max. permissible premium FSI - based on road width / TOD Zone.	
	(b) Proposed FSI on payment of premium.	
11.	In-situ FSI / TDR loading	– –
	(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	
	(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	– –
	(c)TDR area	– –
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	– –
12.	Additional FSI area under Chapter No. 7	– –
13.	Total entitlement of FSI in the proposal	626.43
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	3603.34
	(b)Ancillary Area FSI upto 60% or 80%with payment of charges.	
	(c) Total entitlement (a+b)	4229.77
14.	Maximum utilization limit of F.S.I.(building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	2.00
15.	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
	(a) Existing Built-up Area.----------BLD -01	2487.514
	(b) Proposed Built-up Area (as per 'P-line')BLD-1A	1176.00
	(c) Total (a+b)	4096.466
16.	F.S.I. Consumed(15/13)(should not be more than S.No.14 above.)	2.27
17.	17. Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.No.5)	
	(b) Proposed	

*CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in docu. of Ownership / T.P Scheme Records/ Land Records Department /City Survey records/ or as per site as shown in this drawing.

Signature of Architect

GIRISH V. TALELE
11,RAMDAS COLONY, JALGAON.425002

Owner's Declaration – I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

V. P. Bhandari Constn.Pvt.Ltd.
Director

SHRI. V. B. BHANDARI
Owner (s) name and signature

JOB NO.	Dwg. No.	Scale	Drawn By	Checked By	REG. NO. of Architect.
		1: 100			CA / 93 / 16196

bhandari shivaji nagar REVISE 9 6 2021 MUNI.dwg Model 02-Dec-22 16:42:14