



जळगाव शहर महानगरपालिका, जळगाव

सरदार वल्लभभाई पटेल टॉवर प्रशासकीय इमारत

फोन (०२५७) २२२२२६१, ६२, ६३, ६४, ६५ फॅक्स २२२२२६०

APPENDIX I

इमारत बांधकाम वापर
करणेबाबत दाखला

पूर्णतः अंशतः

Bye - Laws No. 10.6

जा.क्र. ज.श.म.न.पा./न.र./भोप्र./४८०-

दिनांक - ११/११/२०२१

श्री. अनेहा डेव्हळपर्स पाटिल

मा. सरिता किशोर वोरले, जळगाव.

लायसन्स आर्किटेक्ट / परवानाधारक इंजिनिअर / सुपरव्हाईजर श्री. किशोर तम. चोपडे.

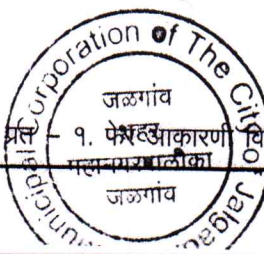
यांचा या कार्यालयास आलेला अर्ज क्रमांक ०२/०३६६ दिनांक : ०१/१०/२०२१
नुसार दाखला देण्यात येतो की, पिंपळ शिवारातील स.नं./ग.नं. १०८ सि.स.नं. / प्लॉट नं. ३+४+५
मधील इमारतीचे मगशाः १८०+२२+३२+४४ यांचा पुढा हवा मजल्याचे बांधकाम इकडील बांधकाम परवानगी
नं. ०२/०२३ दिनांक २९/०५/२०१८ अन्वये दिल्याप्रमाणे संबंधीत आर्किटेक्ट/परवानाधारक इंजिनिअर / सुपरव्हाईजर
१ यांचे निरीक्षणाखाली पूर्ण झालेले असून रहिवास / ब्रम्हज्य / रहिवास + वाणिज्य / औद्योगिक वापर
करण्यासाठी खालील शर्तीस अधीन राहून मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २६३ अन्वये भोगवटा परवानगी
देण्यात येत आहे.

इमारतीचे विवरण -

मापे ओखतच्या मंजूर नकाशा प्रमाणे आहेत.

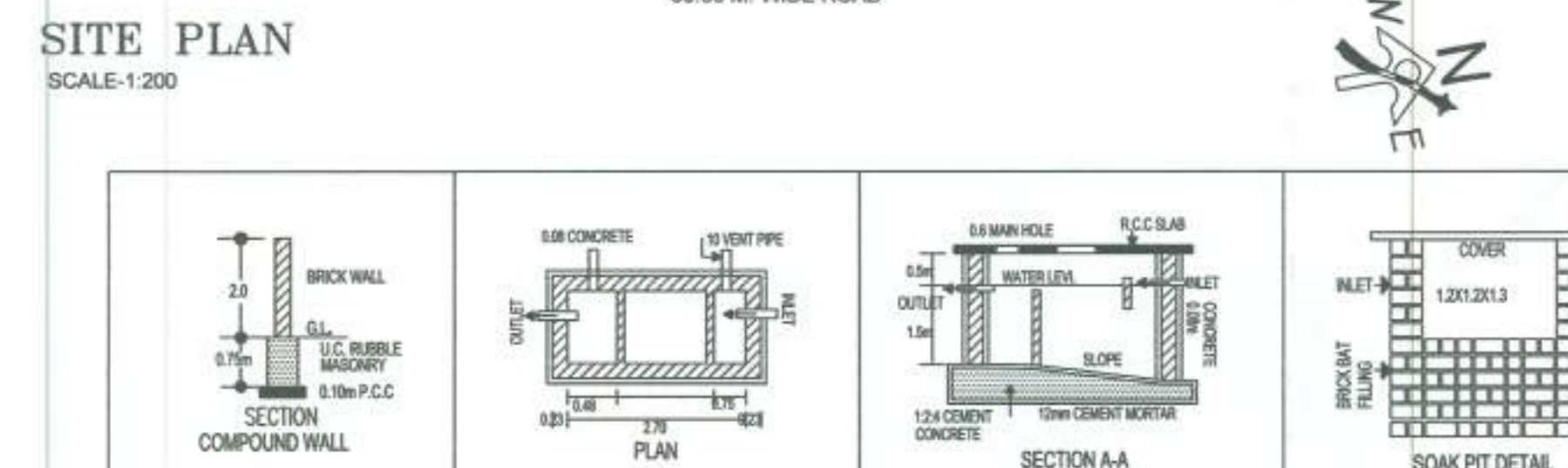
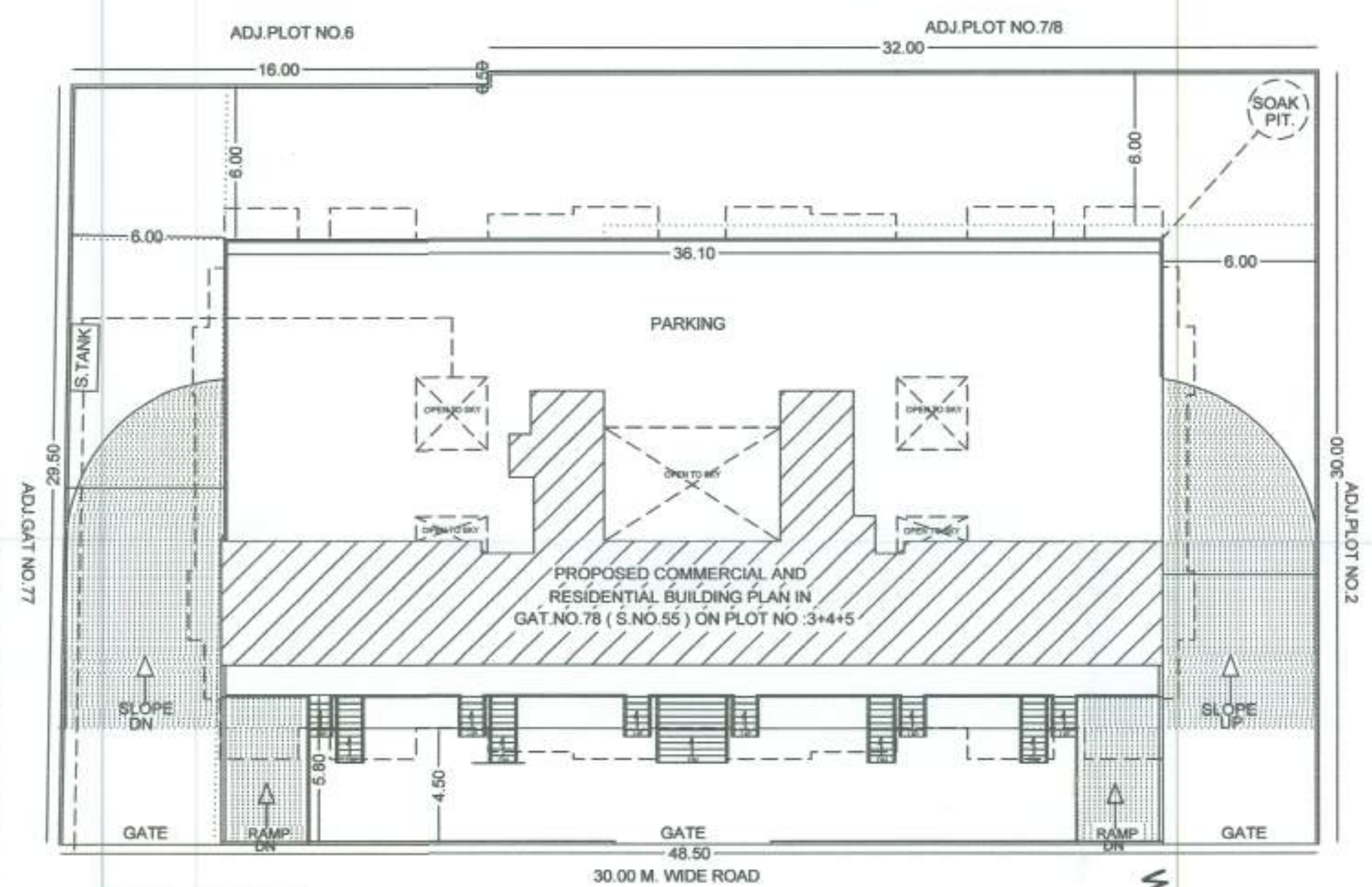
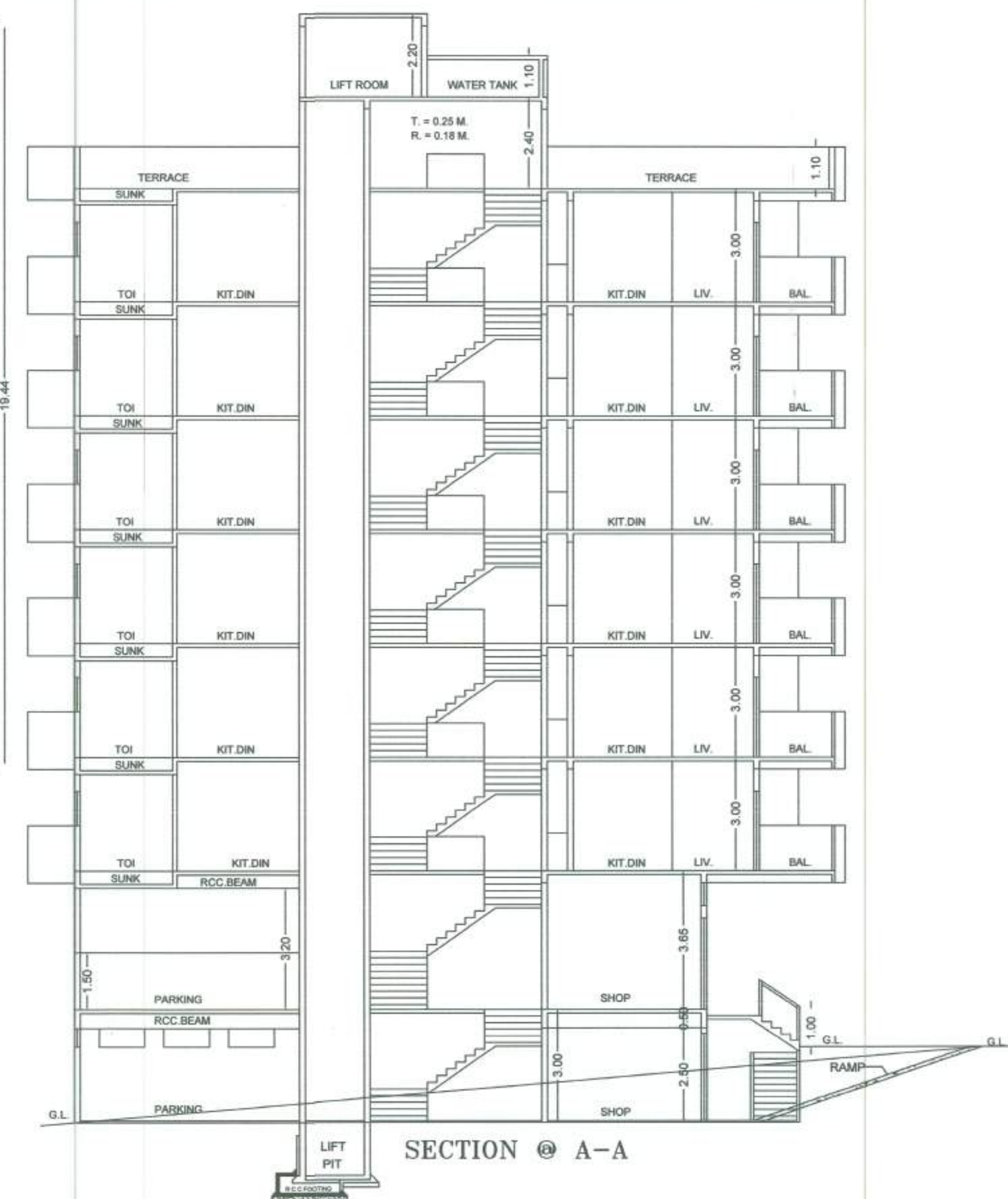
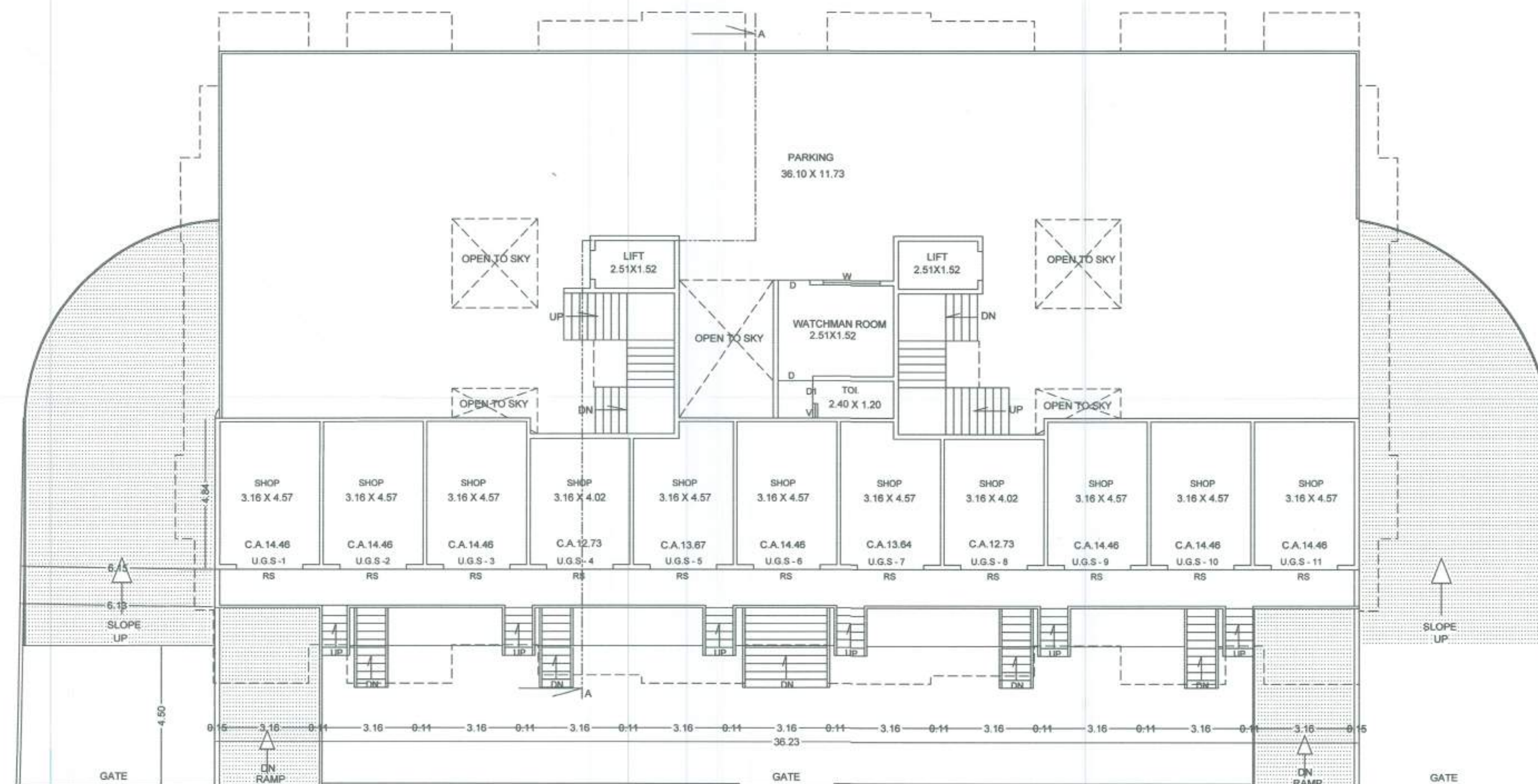
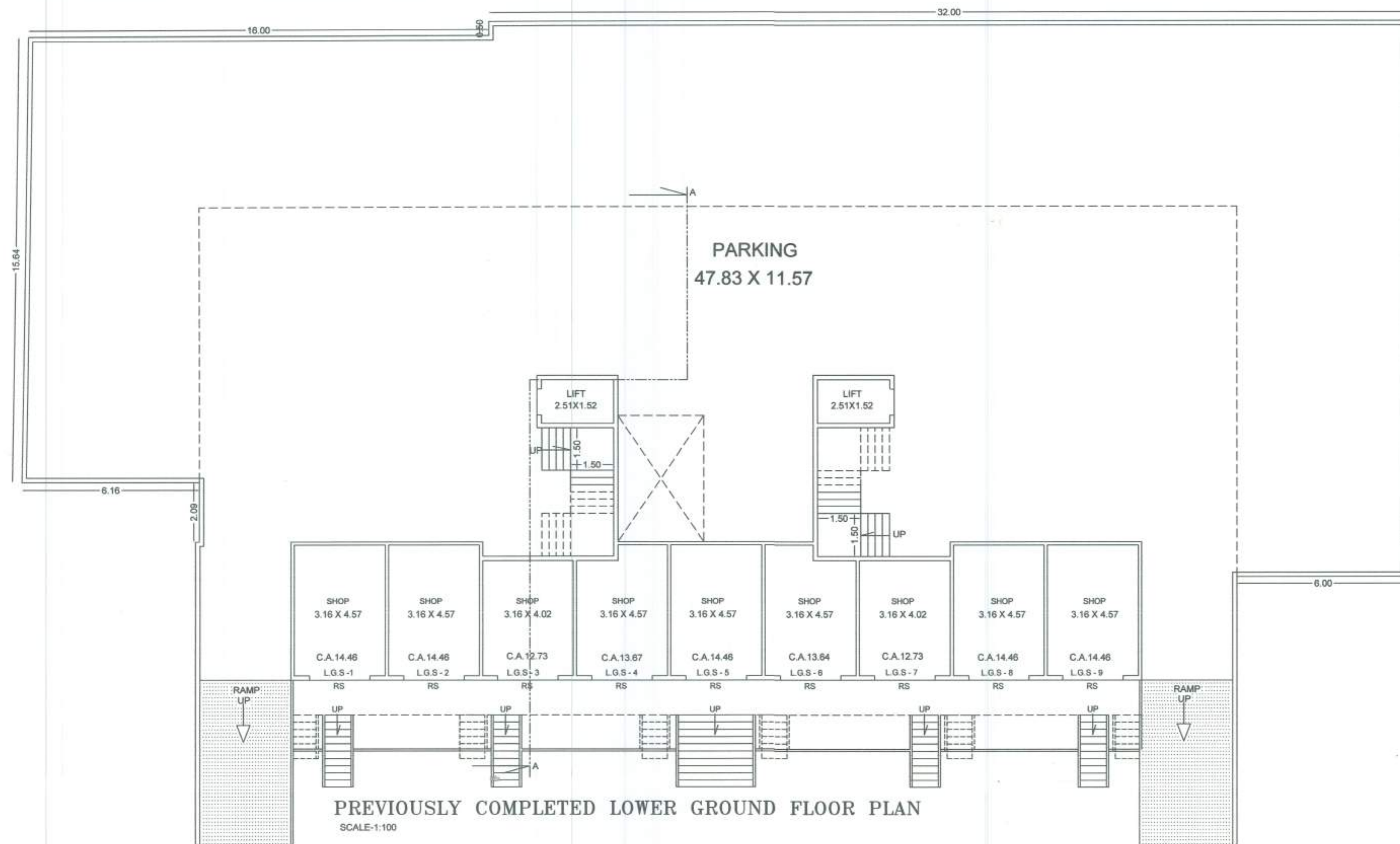
अटी :-

- १) सदरहू पूर्ण केलेले बांधकाम इमारतीच्या वापरात अथवा बांधकामामध्ये महानगरपालिकेच्या पूर्व लेखी परवानगी घेतल्याशिवाय कुठलाही बदल करू नये.
- २) भविष्यात मंजुरी व्यतिरिक्त जागेवर बांधकाम केल्याचे आढळल्यास ते वाढीव बांधकाम कोणतीही पूर्व सुचना न देता तोडून टाकण्यात येईल व त्याचा पूर्ण खर्च आपणाकडून वसूल करण्यात येईल.
- ३) भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून जळगाव शहर महानगरपालिकेस विनामुल्य हस्तांतरित करावी लागेल.
- ४) इमारतीच्या व जागेच्या मालकी हक्काबाबत कुठलाही वाद निर्माण झाल्यास त्यास महानगरपालिका जबाबदार राहणार नाही. त्याबद्दल सर्वस्वी जबाबदारी आपली राहिल.



जळगाव शहर महानगरपालिका

सहाय्यक संचालक, नगररचना / आयुक्त
जळगाव शहर महानगरपालिका, जळगाव



APPROVAL



APPROVED
For submission to the office of the
No. 480-1111
For Residential 2021
I, Assistant Director of Town Planning
Municipal Corporation of the City of

आयुक्त
जळगाव शहर महानगरपालिका

PROJECT

PARTLY COMPLETED FIRST TO
SIX FLOOR RESIDENTIAL PART
OF PROJECT COMMERCIAL
AND RESIDENTIAL BUILDING
ON PLOT. 3 + 4 + 5 AT.
GAT.NO.78 (S.NO.55), PIMPRALA
TAL.& DIST. JALGAON

NOTE : AREA STATEMENT AS
PER SHEER NO 2

OWNERS

Signature
SAU. SARITA KISHOR BOROLE

STRUCTURAL DESIGNER

Signature
UJVAL R. CHAUDHARI
M.E.(Struct) MIE CE
Consulting Civil & Structural Engineer
42, Shrawda Colony, Behind Church,
Jalgaon-426002, (M) 9422279609

DRAWN BY:- VISHAL SONAWANE SCALE:1:100

ARCHITECT

ARCHITECTS
T & C ASSOCIATES
Signature
KISHOR M. CHOPADE
11, Ramdas Colony, Behind Pimpri Shree,
M.J. College to Pimpri Chinchwad Road,
JALGAON-426002, (M) 9422279609
KISHOR M. CHOPADE
T & C ASSOCIATES
11, RAMDAS COLONY, JALGAON.
REG. NO. CA / 94 / 17554

UNDER CONSTRUCTION ELEVATION

SCHEDULE OF OPENINGS			
DOOR	SIZE	WINDOW	SIZE
R.S.	2.10 X 2.40	W	1.50 X 1.20
D	1.00 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.

BALCONY AREA STATEMENT		
FLOOR	B/UP	PERMITS BALC.
FIRST TO SIX	534.03/15%	80.11 SQM.
1.20 M & 2.00 M WIDE BAL		
2.57 X 1.20 = 3.084 SQM.		
2.74 X 1.20 X 3 = 9.864 SQM.		
3.05 X 1.20 X 8 = 28.28 SQM.		
3.16 X 2.00 X 4 = 25.28 SQM.		
2.44 X 1.20 X 4 = 11.71 SQM.		
3.35 X 2.00 X 4 = 26.80 SQM.		
3.31 X 1.20 X 4 = 15.88 SQM.		
TOTAL BAL. AREA = 121.89 SQM.		
= 121.89 - 80.11 = 41.78 SQM.		
TOTAL FIRST TO SIX FLOOR AREA = 41.78 X 6 = 250.68 SQM.		
TOTAL EXCESS BAL. AREA = 250.68 SQM.		

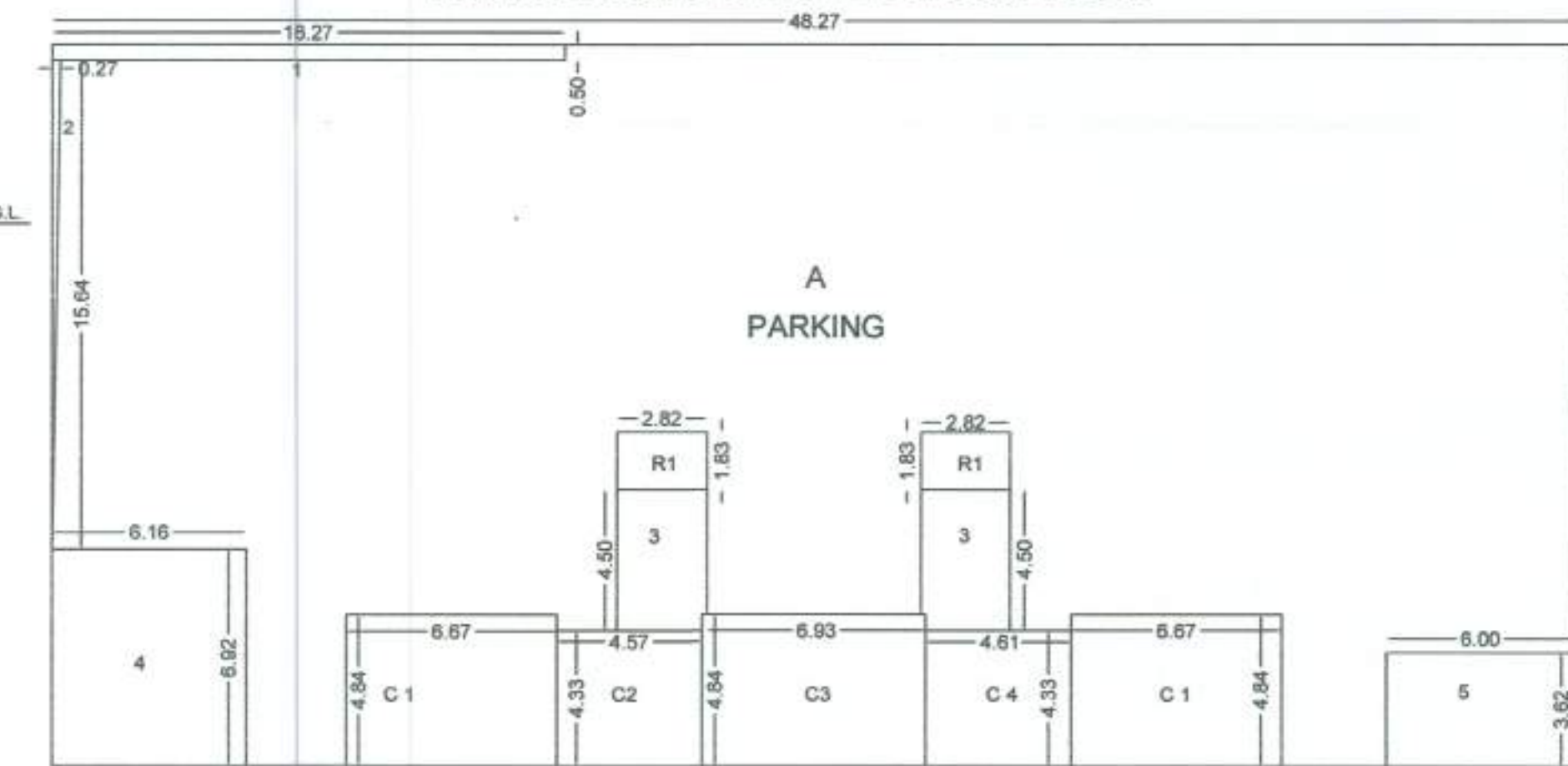
RESIDENTIAL PARKING	
NO. OF FLAT BELOW 80 sqm.	= total flat / 3 flat = 1 parking
1 parking area	
1 CAR = 2.50X5=12.50sqm.(1NOS.)	
4 Scooter = 1.5X2=3 x4=12.00 sqm.(4NOS.)	
4 Cycle = 1.0X1.4=1.4 x 4 =5.6 (4NOS.)	
1 parking area = 30.1 sqm.	
30.1 X 16 PARKING	
RESIDENTIAL PARKING AREA = 481.6 Sqm.	
COMM. PARKING	
TOTAL SHOP CARPET AREA = 279.0680	
= 4 PARKING	
1 parking area	
45.72 X 4 parking	
= 182.88 SQM. COMM. PARKING REQ.	
= 481.6 + 182.88 = 664.48 SQM.	
= 664.48 + 5 % Violation = 33.22	
TOTAL PARKING REQ. AREA = 697.70 SQM.	
PROPOSED PARKING AREA = 1226.58 SQM.	

AREA OF A	= 48.27 X 23.07 = 1113.58 SQM.
RESIDENTIAL B/UP AREA	
R1) = 2.82 X 1.83 X 2 = 10.32 SQM.	
COMM. B/UP AREA	
C1) 6.67 X 4.84 X 2 = 64.56 SQM.	
C2) 4.57 X 4.33 = 19.78 SQM.	
C3) 6.93 X 4.84 = 33.54 SQM.	
C4) 4.61 X 4.33 = 19.961 SQM.	
TOTAL COMM. B/UP = 137.84 SQM.	
LOWER GROUND COMM. B/UP AREA	= 137.84 SQM.
TOTAL LOWER G.F. COMM. + RESIDENTIAL B/UP AREA	= 137.84 + 10.32 = 148.16 SQM.
DEDUCTION	
1) 16.27 X 0.50 = 8.13 SQM.	
2) 0.27 X 15.64 / 2 = 2.11 SQM.	
3) 2.82 X 4.50 X 2 = 25.38 SQM.	
4) 5.16 X 6.92 = 42.82 SQM.	
5) 6.00 X 3.62 = 21.72 SQM.	
TOTAL = 99.96 SQM.	
NET PARKING AREA	
AREA OF A - DEDUCTION TOTAL B/UP AREA	= 1113.58 - 99.96 - 148.16 = 865.46 SQM.
LOWER GROUND FLOOR PARKING AREA	= 865.46 SQM.



LOCATION PLAN

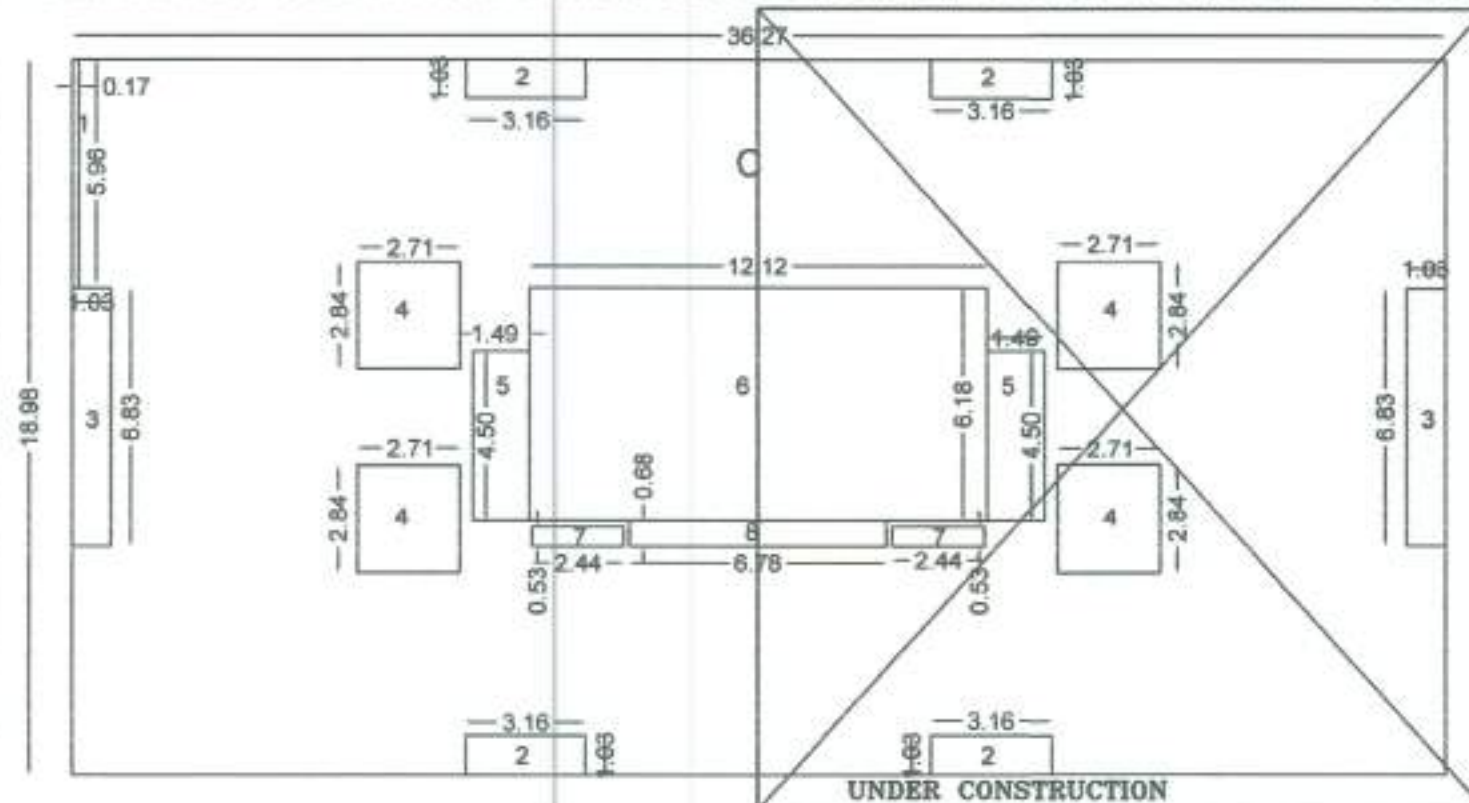
AREA DIA. & CAL. FOR LOWER GROUND FLOOR



AREA DIA. & CAL. FOR UPPER GROUND FLOOR



AREA DIA. & CAL. TYPICAL FIRST, SECOND, THIRD, FORTH, FIFTH, & SIX FLOOR



AREA OF B	= 36.23 X 16.57 = 600.33 SQM.
COMM. B/UP AREA	
C1) 9.98 X 4.84 X 2 = 96.60 SQM.	
C2) 4.57 X 4.33 = 19.78 SQM.	
C3) 6.93 X 4.84 = 33.54 SQM.	
C4) 4.61 X 4.33 = 19.961 SQM.	
TOTAL COMM. B/UP = 169.88 SQM.	
UPPER GROUND COMM. B/UP AREA	= 169.88 SQM.
DEDUCTION	
1) 0.13 X 11.73 = 1.524 SQM.	
2) 2.82 X 1.68 = 4.737 SQM.	
3) 3.65 X 1.65 = 6.022 SQM.	
4) 2.71 X 3.00 = 8.13 SQM.	
5) 6.78 X 4.40 = 29.83 SQM.	
6) 2.82 X 6.33 = 17.85 SQM.	
7) 0.83 X 1.50 = 1.245 SQM.	
TOTAL = 69.33 SQM.	
NET PARKING AREA	
AREA OF B - COMM. B/UP - DEDUCTION	= 600.33 - 169.88 - 69.33 = 361.12 SQM.
UPPER GROUND FLOOR PARKING AREA	= 361.12 SQM.
TOTAL LOWER GF. + UPPER GF. PARKING AREA	= 865.46 + 361.12 = 1226.58 SQM.

APPROVAL



APPROVED
For enclosing the plan in the office letter
No. 480-1111
Residential
2021
Assistant Director of Town Planning
Municipal Corporation of the City of Jalgaon

PROJECT

PARTLY COMPLETED FIRST TO SIX FLOOR
RESIDENTIAL PART OF PROJECT
COMMERCIAL AND RESIDENTIAL BUILDING
ON PLOT. 3 + 4 + 5 AT.
GAT.NO.78 (S.NO.55), PIMPRALA
TAL. & DIST. JALGAON

AREA STATEMENT

TOTAL PLOT AREA P.NO. 3+4+5	= 1439.37 SQM.
PERMISSIBLE FSI. (1.10)	= 143.937 SQM.
PREMIUM FSI. (0.30)	= 431.811 SQM.
PERMISSIBLE T.D.R. (1.40 %)	= 2015.11 SQM.
TOTAL REQUIRED T.D.R.	= 1791.00 SQM.
PURCHASE T.D.R. (0.25 %)	= 360.00 SQM.
DRC NO.20 DATE-24/08/2009	
T.D.R. TO BE LOADED (1.00 %)	= 1431.00 SQM.
DRC NO. DATE-	
TOTAL USED T.D.R. (1.25 %)	= 1791.00 SQM.
TOTAL FSI USED (2.65)	= 3808.11 SQM.
PREVI. COMPLETED LOWER GROUND FL. COMM. B/UP = 137.84 SQM.	
PREVI. COMPLETED LOWER GROUND FL. RESIDENTIAL B/UP = 10.32 SQM.	
TOTAL LOWER GROUND FLOOR B/UP AREA = 148.16 SQM.	
PREVI. COMPLETED UPPER GROUND FL. COMM. B/UP = 169.88 SQM.	
TOTAL PREVI. COMPLETED B/UP AREA = 318.04 SQM.	
PART COMPLETED FIRST TO SIXTH FLOOR RESIDENTIAL B/UP AREA = 267.015 X 6	= 1602.09 Sq.M.
PART COMPLETED EXCESS BALCONY	= 0125.34 Sq.M.
TOTAL PART COMPLETED RESIDENTIAL B/UP AREA = 1727.43 Sq.M.	
UNDER CONSTRUCTION FIRST TO SIXTH FLOOR RESIDENTIAL B/UP AREA = 267.015 X 6	= 1602.09 Sq.M.
UNDER CONSTRUCTION EXCESS BALCONY	= 0125.34 Sq.M.
TOTAL UNDER CONSTRUCTION RESIDENTIAL B/UP AREA = 1727.43 Sq.M.	
TOTAL COMMERCIAL B/UP AREA	= 307.72 SQM.
TOTAL RESIDENTIAL B/UP AREA	= 3214.50 SQM.
TOTAL RESIDENTIAL + COMM. + EXCESS BAL. B/UP AREA	= 3772.90 SQM.
F.S.I. CONSUMED	= 2.62
F.S.I. BALANCED	= 0.03

OWNERS

SAU. SARITA KISHOR BOROLE

STRUCTURAL DESIGNER

Ujjwal R. Chaudhari
UJJVAL R. CHAUDHARI
M.E. (Struct) MIE CE
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Jalgaon-425002, (M) 9422279668

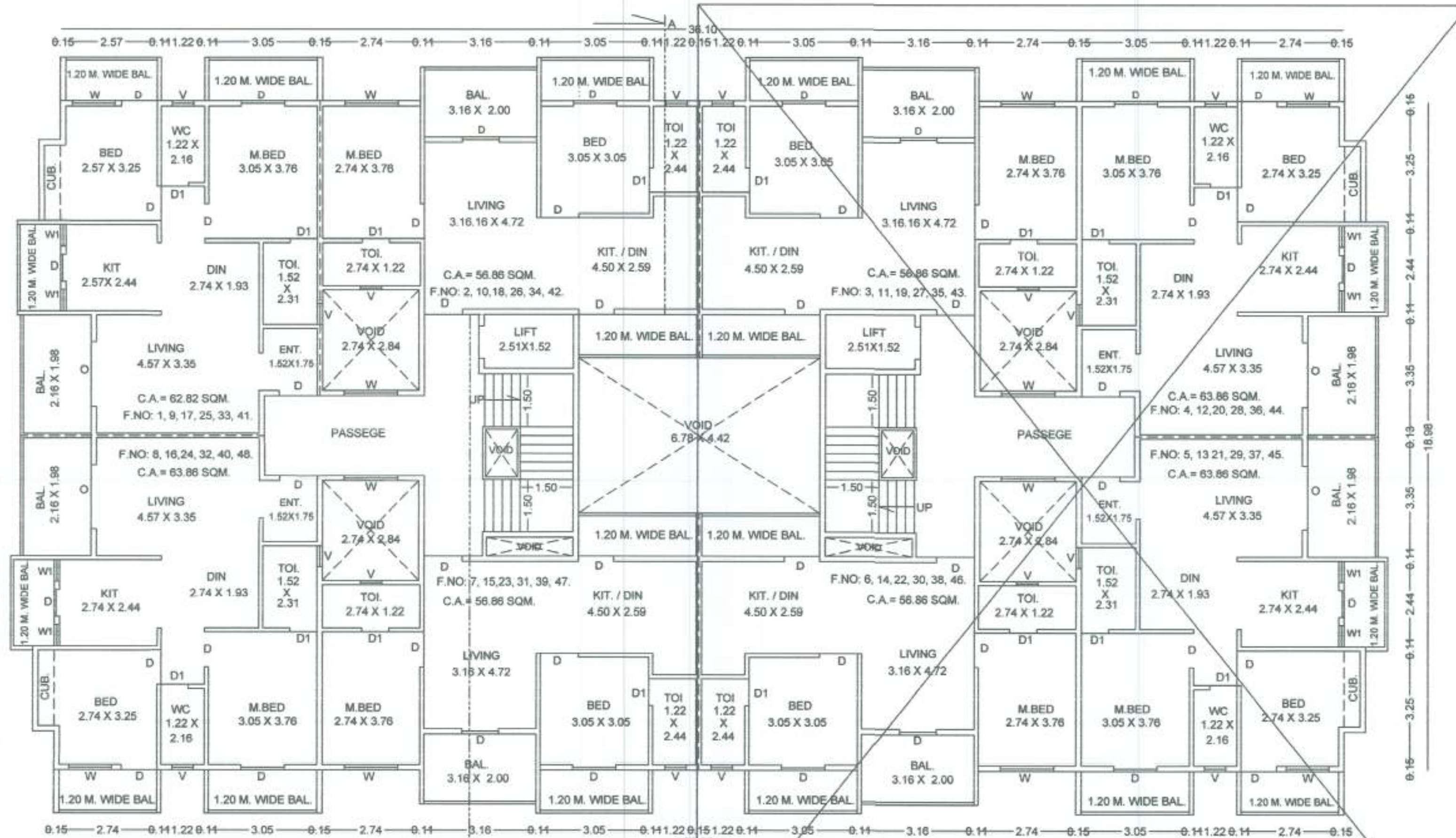
DRAWN BY:- VISHAL SONAWANE | SCALE:1:100 | DATE:-

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E-mail: cp191117554

KISHOR M. CHOPADE
T & C ASSOCIATES
11, RAMDAS COLONY, JALGAON.
REG. NO. CA / 94 / 17554

ELEVATION



COMPLETED CONSTRUCTION
TYPICAL FIRST, TO SIX FLOOR PLAN

SCALE:1:100

UNDER CONSTRUCTION
TYPICAL FIRST, TO SIX FLOOR PLAN