

(दिपकराज २०२०)



जळगाव शहर महानगरपालिका, जळगाव
सरदार वल्लभभाई पटेल टॉवर प्रशासकीय इमारत

फोन (०२५७) २२२२२६९, ६२, ६३, ६४, ६५ फॅक्स २२२२२६०

APPENDIX I

इमारत बांधकाम वापर
करणेबाबत दाखला

पूर्णतः अंशतः

Bye - Laws No. 10.6

जा.क्र. ज.श.मु.न.पा./न.र./भोप्र./१९८६—

दिनांक - ०६/११/२०२०

श्री. मोहा डेव्हलपर्स चो पार्टनर
मौ० सरिता किशोर कोरोले. जळगाव.
लायसन्स आर्किटेक्ट / परवानाधारक इंजिनिअर / सुपरव्हाईझर - श्री. किशोर लम० चोपडे.

यांचा या कार्यालयास आलेला अर्ज क्रमांक १२/००३९— दिनांक : ३०/०६/२०२०
नुसार दाखला देण्यात येतो की, पिंपळा शिवारातील ग.नं. ७८— प्लॉट नं. ३+४+५—
मधील इमारतीचे प्रमाणः (लोअर फ्लोअर) + अपर फ्लोअर मजल्याचे बांधकाम इकडील बांधकाम परवानगी
नं. १२/०२३— दिनांक : २९/०५/२०१८ अन्वये दिल्याप्रमाणे संबंधीत आर्किटेक्ट / परवानाधारक इंजिनिअर / सुपरव्हाईझर
१ यांचे निरीक्षणाखाली पूर्ण झालेले असून रहिवास / वाणिज्य / 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 - पिंपळा शिवार ग.नं. ७८— प्लॉट नं. ०३+४+५—
[स.नं. ५५—]

मापे खोबतचप मंजूर नकाशा प्रमाणे झाले.

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 हस्तांतरीत करावी लागेल.
- ४) इमारतीच्या व जागेच्या मालकी हक्काबाबत कुठलाही वाद निर्माण झाल्यास त्यास महानगरपालिका जबाबदार राहणार नाही. त्याबद्दल सर्वस्वी जबाबदारी आपली राहिल.



आयुक्त

सहाय्यक संचालक, नगररचना / आयुक्त
जळगाव शहर महानगरपालिका, जळगाव

प्रत - १. फेर आकारणी विभाग

APPROVAL



APPROVED

No. 146-06/20
14-6-2020

Assistant Engineer
Municipal Corporation
Jalgaon

PROJECT

PARTLY COMPLETED LOWER AND
UPPER GROUND FLOOR COMME-
RECELAND (S NO 55)
ON PLOT 3 + 4 + 5 AT, PIMPALA
TAL & DIST. JALGAON

NOTE: AREA STATEMENT AS
PER SHEER NO 2

OWNERS

M/S Sneha Developers
SAU. SARITA KISHOR BOROLE

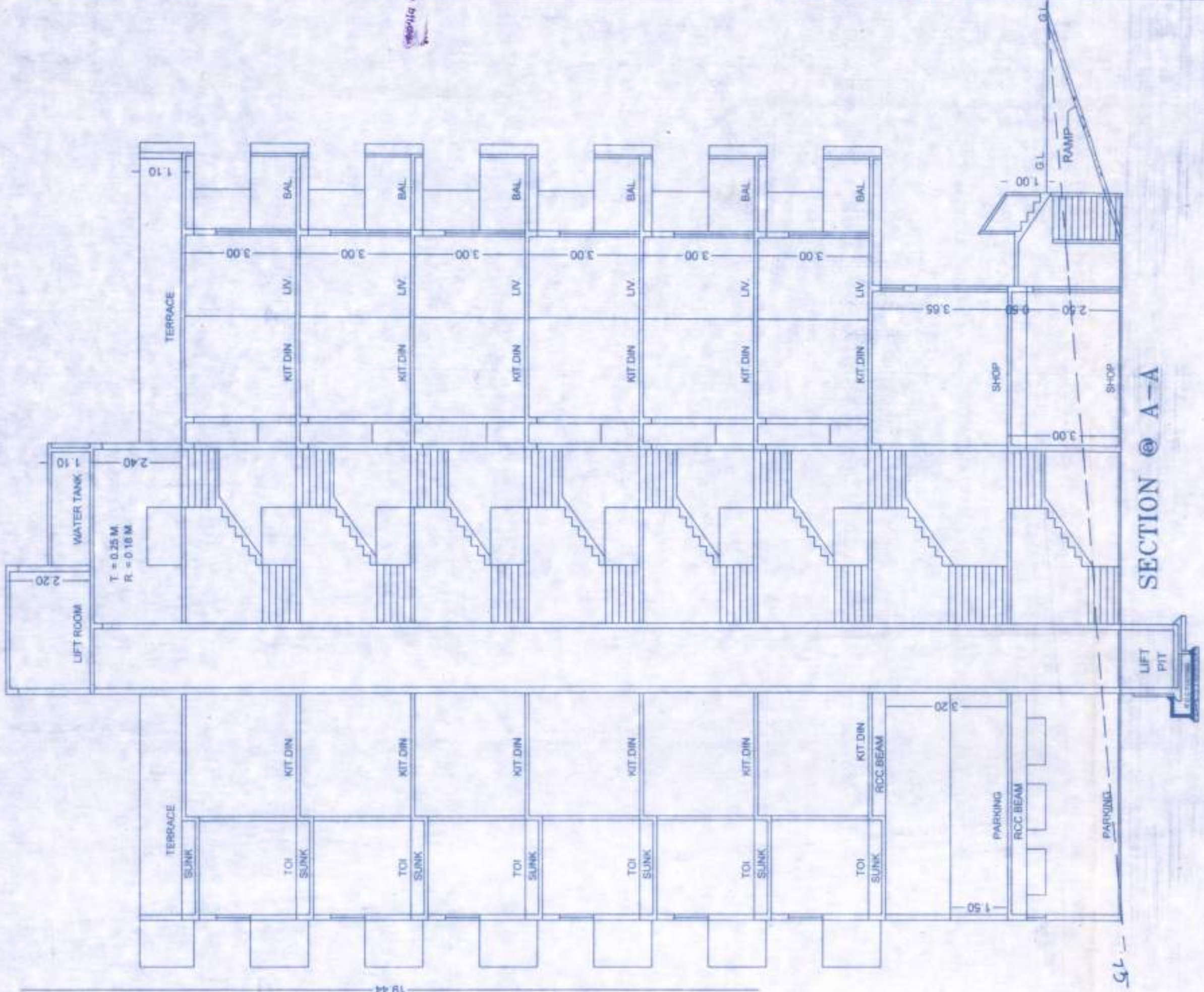
STRUCTURAL DESIGNER

UVAL R. CHAUDHARI
ME (Struct.) MIE CE
Consulting Structural Engineer
J.M.C. Co. NO. 1000000
MO. NO. 9422278989

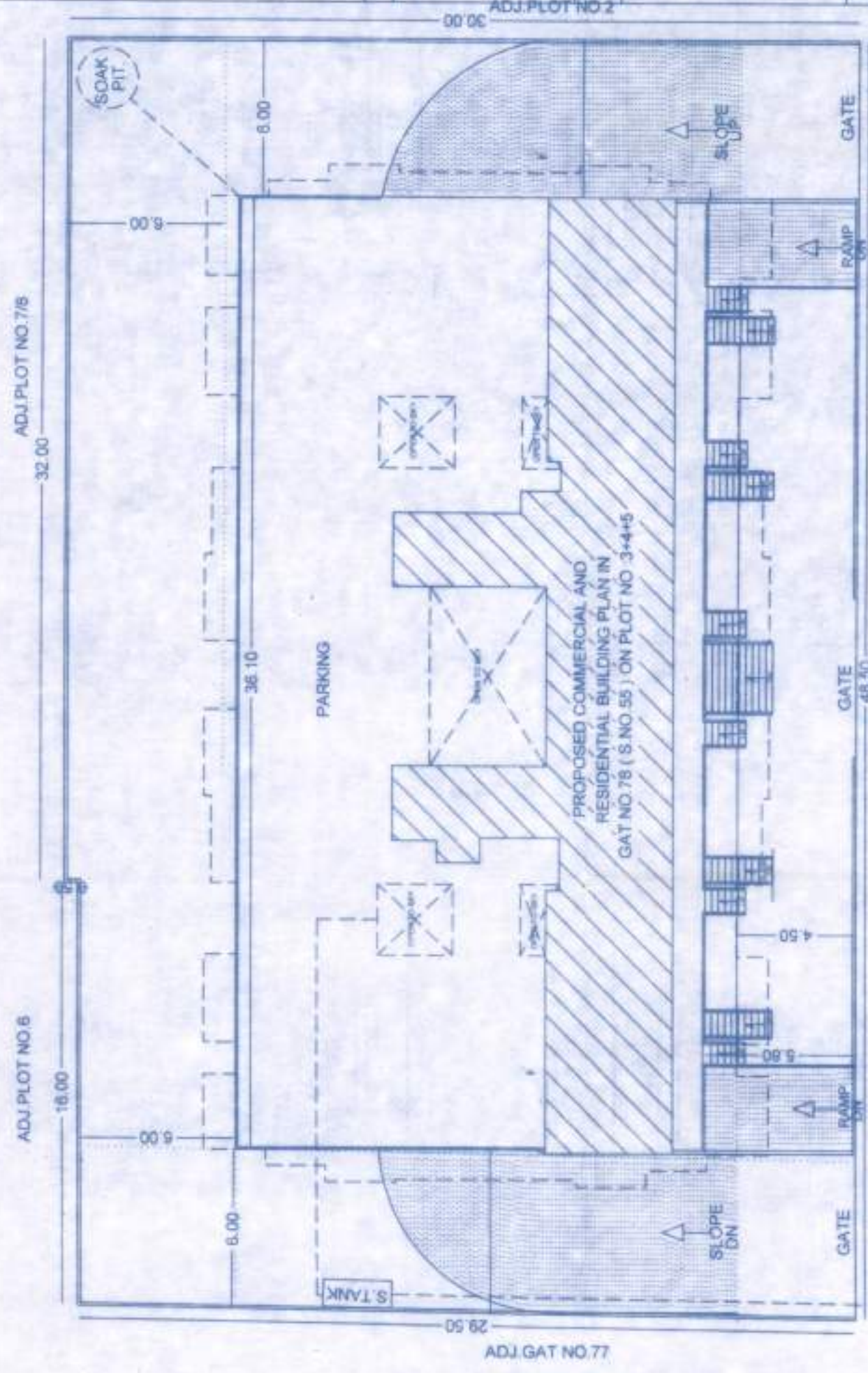
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ARCHITECT

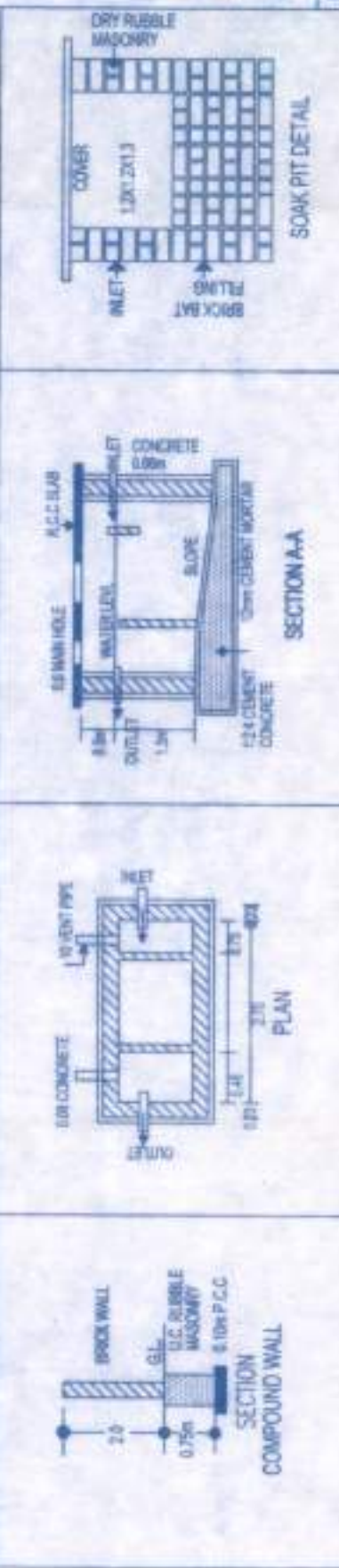
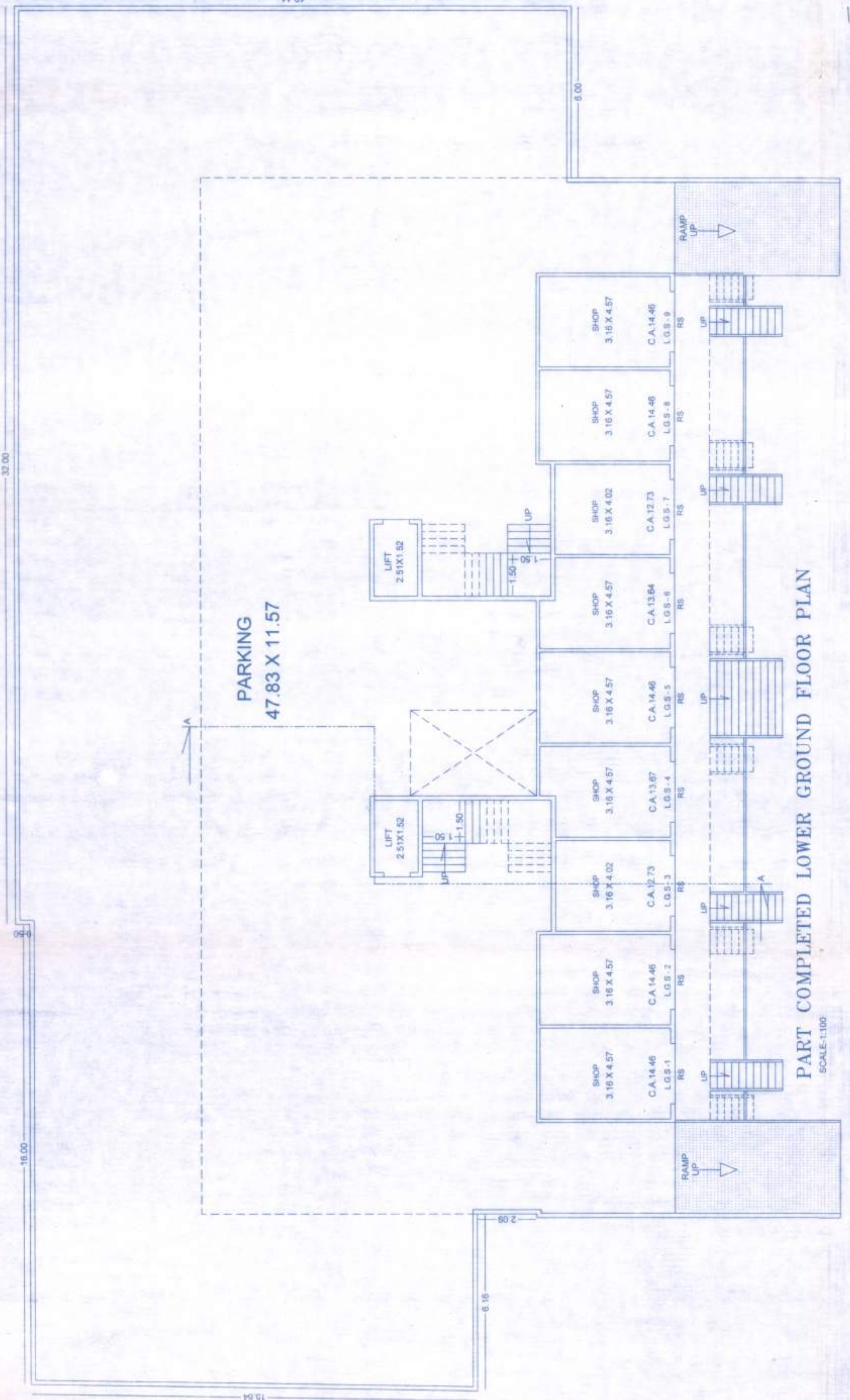
ARCHITECTS
T & C ASSOCIATES
KISHOR M. CHOPADE
T & C ASSOCIATES
11, RAMDAS COLONY, JALGAON
REG. NO. CA/94/17554



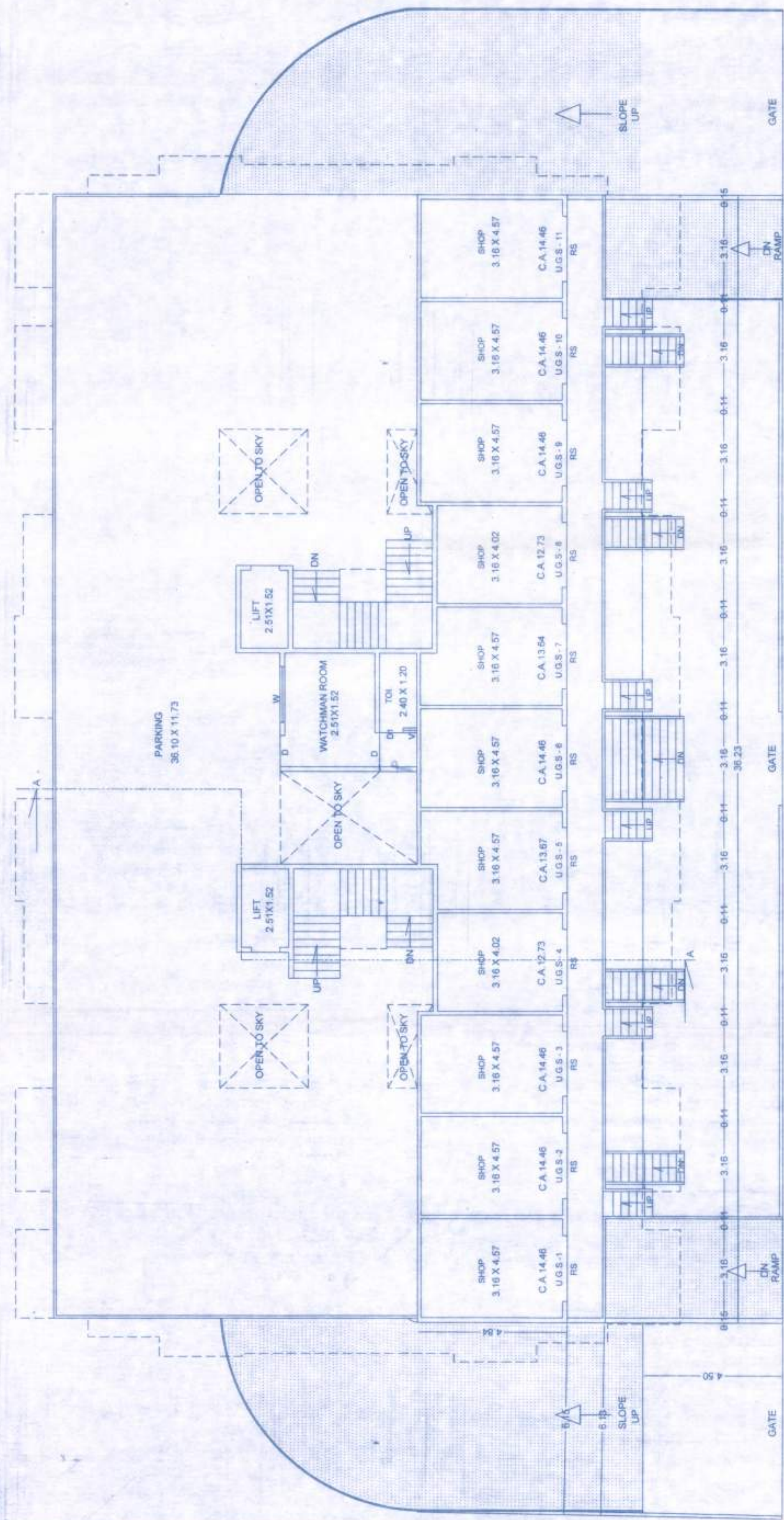
SECTION @ A-A



SITE PLAN
SCALE: 1/200

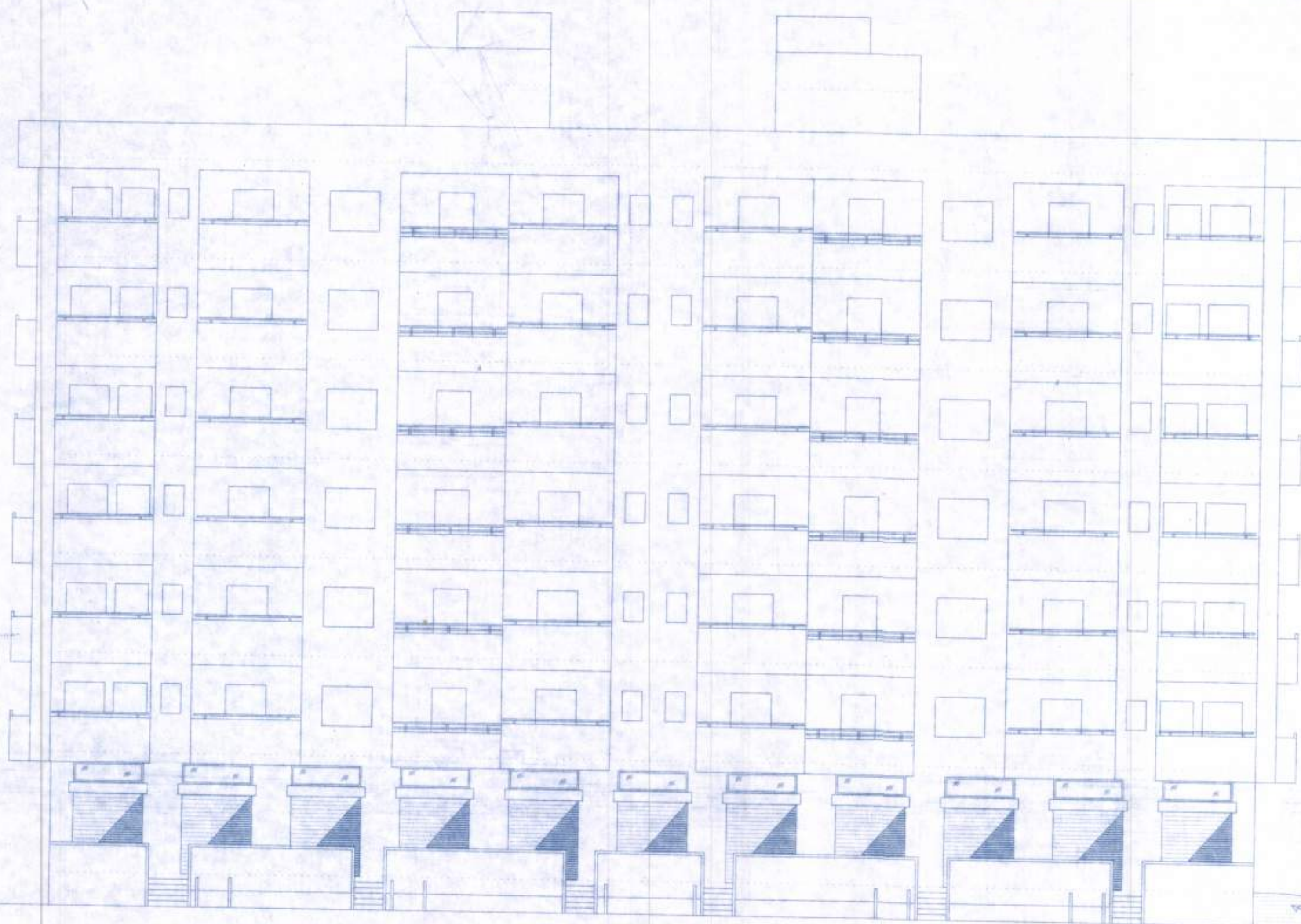


PART COMPLETED LOWER GROUND FLOOR PLAN
SCALE: 1/100

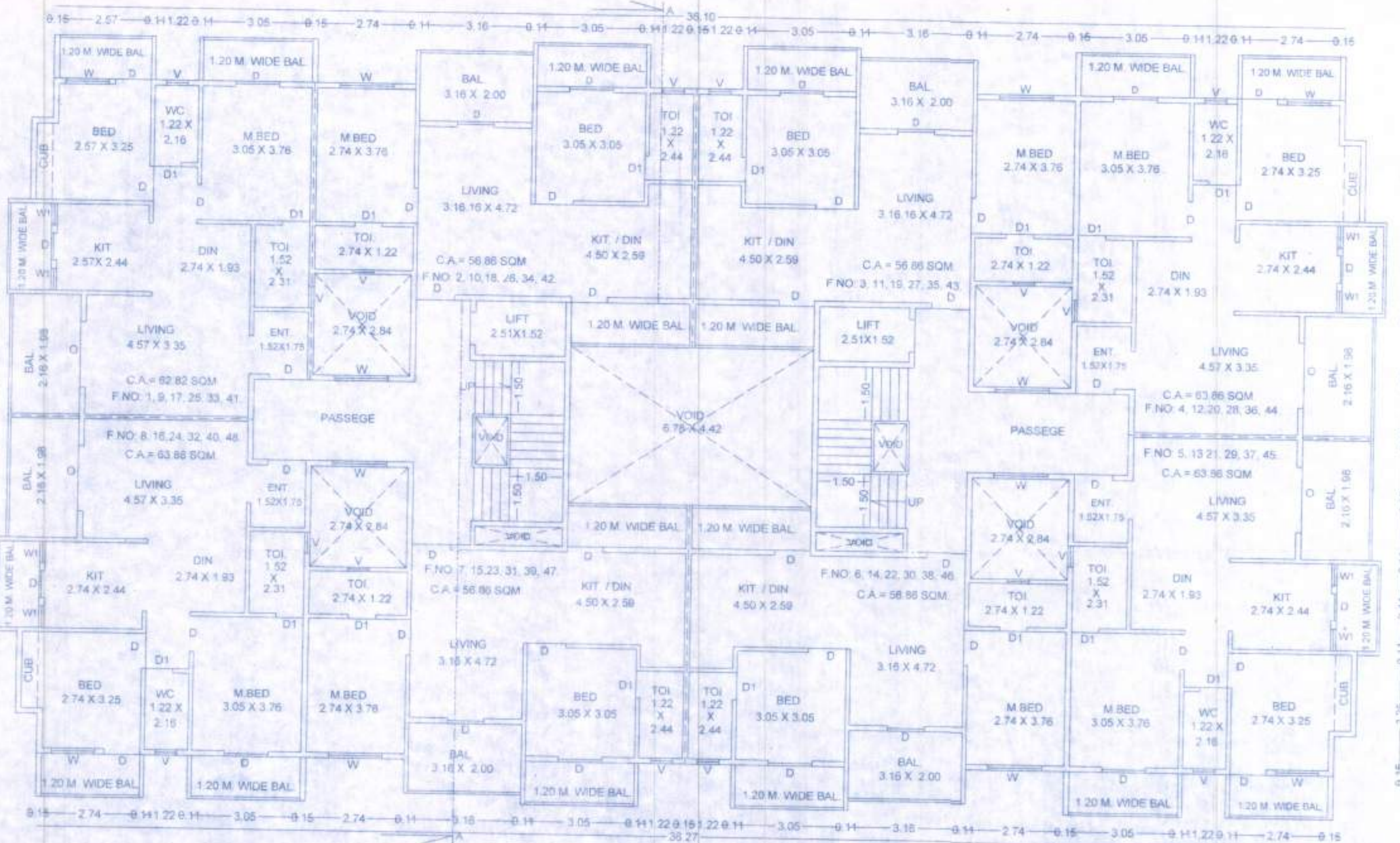


PART COMPLETED UPPER GROUND FLOOR PLAN
SCALE: 1/100

30.00 M. WIDE ROAD



ELEVATION



UNDER CONSTRUCTION
TYPICAL FIRST TO SIX FLOOR PLAN
SCALE: 1:100

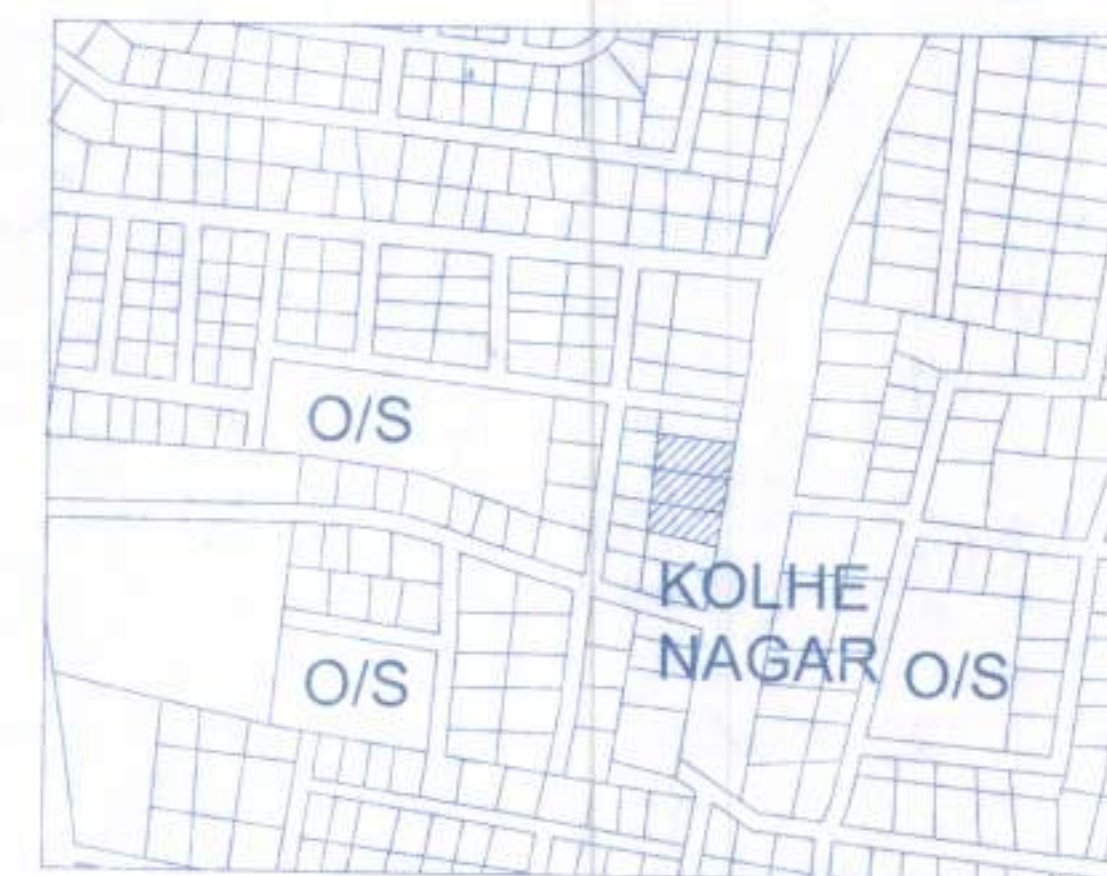
SCHEDULE OF OPENINGS

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.

DALCONY AREA STATEMENT

FLOOR	B/UP	PERMITS BALC
1ST TO 6TH	534.03/155	80.11 SQM
120 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 = 29.28 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		

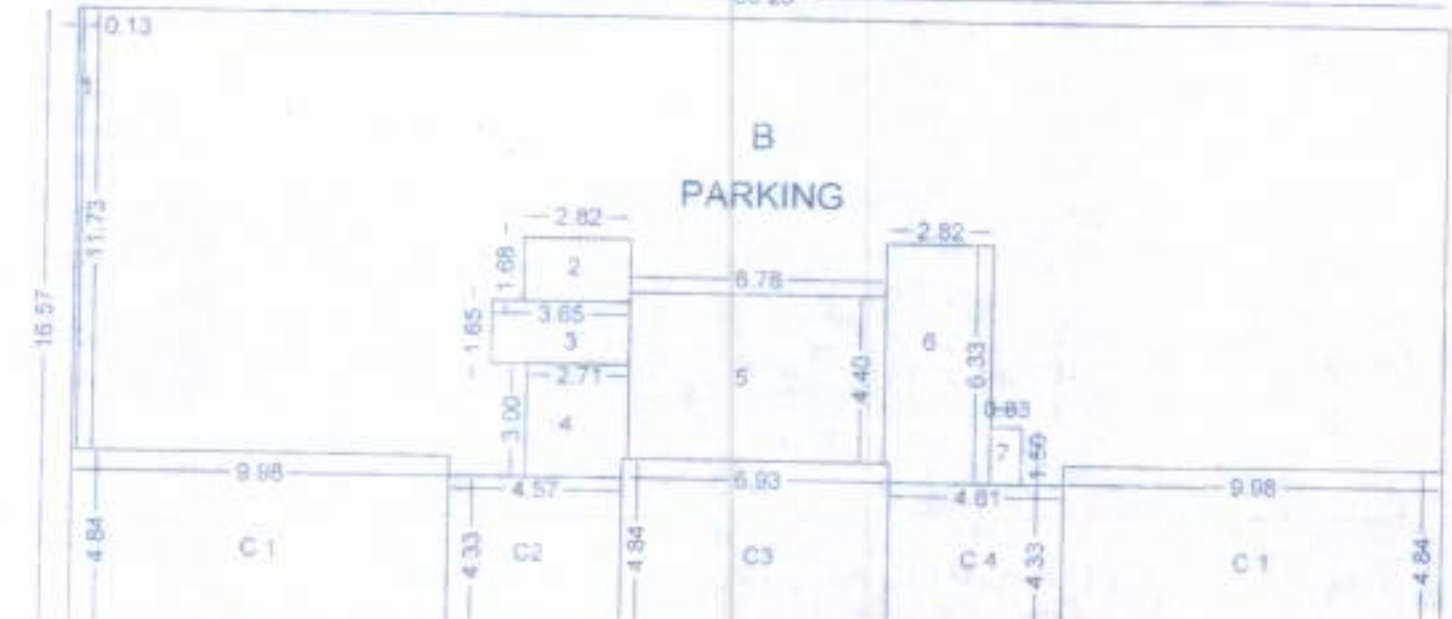


LOCATION PLAN

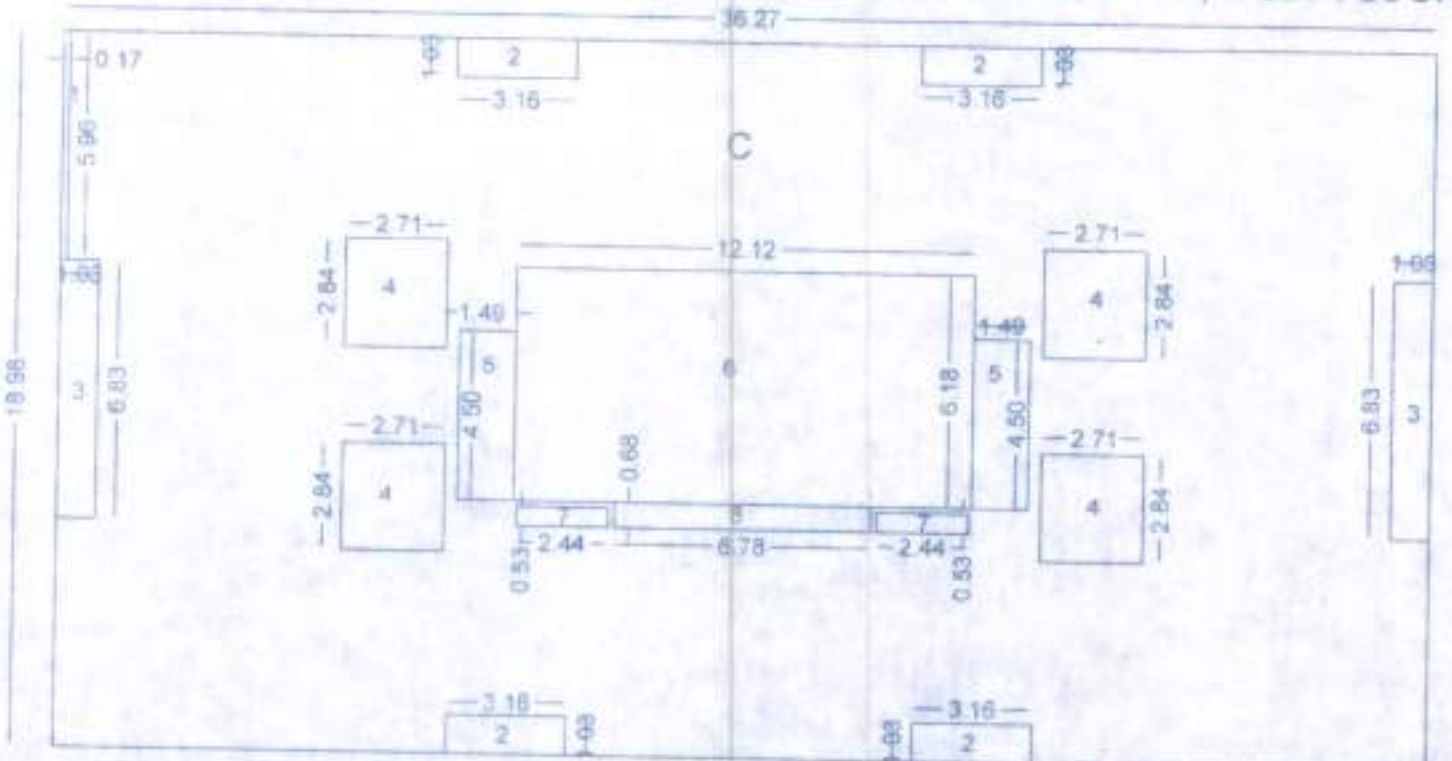
AREA DIA. & CAL. FOR LOWER GROUND FLOOR



AREA DIA. & CAL. FOR UPPER GROUND FLOOR



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



RESIDENTIAL PARKING

NO OF FLAT BELOW 80 sqm	= 1 parking
1 CAR = 2.50 X 5 = 12.50 sqm (1 NOS.)	
4 Scooter = 1.5 X 2 = 3 x 4 = 12.00 sqm (4 NOS.)	
4 Cycle = 1.0 X 1.4 = 1.4 x 4 = 5.6 (4 NOS.)	
1 parking area = 30.1 sqm	
30.1 X 16 PARKING	
RESIDENTIAL PARKING AREA = 481.6 SQM	
COMM PARKING	
TOTAL SHOP CARPET AREA = 279.06/80	
= 4 PARKING	
1 parking area	
1 Truck = 3.75 x 7.5 = 28.125 sqm (1 NOS.)	
4 Scooter = 1.5 X 2 = 3 x 4 = 12.00 sqm (4 NOS.)	
4 Cycle = 1.0 X 1.4 = 1.4 x 4 = 5.6 (4 NOS.)	
1 parking area = 45.72 sqm	
45.72 X 4 parking	
= 182.88 SQM COMM. PARKING REQ	
TOTAL PARKING RESIDENTIAL + COMM	
= 481.6 + 182.88 = 664.48 SQM	
= 664.48 + 5 % Visitors = 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 AREA	
R1) = 2.82 X 1.83 X 2	= 10.32 SQM
COMM. B/UP AREA	
C1) 6.67 X 4.84 X 2 = 64.36 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 16.64/2 = 2.11 SQM	
3) 2.82 X 4.50 X 2 = 25.38 SQM	
4) 6.16 X 6.92 = 42.62 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	

AREA OF B

= 36.23 X 16.57	= 600.33 SQM
COMM. B/UP AREA	
C1) 9.86 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	
= 374.23 SQM	
TOTAL LOWER GF + UPPER GF PARKING AREA	
= 865.46 + 361.12 = 1226.58 SQM	

AREA OF C

= 36.27 X 18.98	= 688.40 SQM
DEDUCTION	
1) 0.17 X 5.96 = 1.013 SQM	
2) 3.16 X 1.03 X 4 = 13.01 SQM	
3) 1.03 X 6.83 X 2 = 14.08 SQM	
4) 2.71 X 2.84 X 4 = 30.78 SQM	
5) 1.49 X 4.50 X 2 = 13.41 SQM	
6) 12.12 X 0.18 = 2.1816 SQM	
7) 2.44 X 0.63 X 2 = 3.0924 SQM	
8) 6.78 X 0.88 = 5.9664 SQM	
TOTAL = 184.55 SQM	
NET B/UP AREA	
AREA OF C - DEDUCTION	
= 688.40 - 184.55 = 503.85 SQM	
TYPICAL FIRST TO SIX FLOOR B/UP AREA	
= 534.03 X 6 = 3204.18 SQM	

APPROVAL



PROJECT

PARTLY COMPLETED LOWER AND
UPPER GROUND FLOOR COMM. RES.
BUILDING PLAN IN
GAT. NO. 78 (S. NO. 55)
ON PLOT. 3 + 4 + 5 AT. PIMPRALA
TAL. & DIST. JALGAON

AREA STATEMENT

TOTAL PLOT AREA P. NO. 3+4+5	= 1439.37 SQM
PERMISSIBLE FSI (1.10)	= 1439.37 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
CR. NO. 20 DATE: 24/08/2009	
T.D.R. TO BE LOADED (1.00 %)	= 1431.00 SQM
CR. NO. DATE:	
TOTAL USED T.D.R. (1.25 %)	= 1791.00 SQM
TOTAL FSI USED (2.65)	= 3806.11 SQM
PART COMPLETED LOWER GROUND FL. COMM. B/UP = 137.84 SQM	
PART COMPLETED LOWER GROUND FL. RESIDENTIAL B/UP = 10.32 SQM	
TOTAL LOWER GROUND FLOOR B/UP AREA = 148.16 SQM	
PART COMPLETED UPPER GROUND FL. COMM. B/UP = 169.88 SQM	
UNDER CONSTRUCTION FIRST FL. RESIDENTIAL B/UP AREA = 534.03 SQM	
UNDER CONSTRUCTION SECOND FL. RESIDENTIAL B/UP AREA = 534.03 SQM	
UNDER CONSTRUCTION THIRD FL. RESIDENTIAL B/UP AREA = 534.03 SQM	
UNDER CONSTRUCTION FORTH FL. RESIDENTIAL B/UP AREA = 534.03 SQM	
UNDER CONSTRUCTION FIFTH FL. RESIDENTIAL B/UP AREA = 534.03 SQM	
UNDER CONSTRUCTION SIX FL. RESIDENTIAL B/UP AREA = 534.03 SQM	
TOTAL EXCESS BALCONY AREA	= 250.68 SQM
TOTAL PART COMPLETED COMM. 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

M/s Sneha Developers
P. Borole
SAU SARITA KISHOR BOROLE

STRUCTURAL DESIGNER

UJVAL R. CHAUDHARI
M.E./Struct./M.I.E.C.E.
Consulting Structural Engineer

ARCHITECT

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