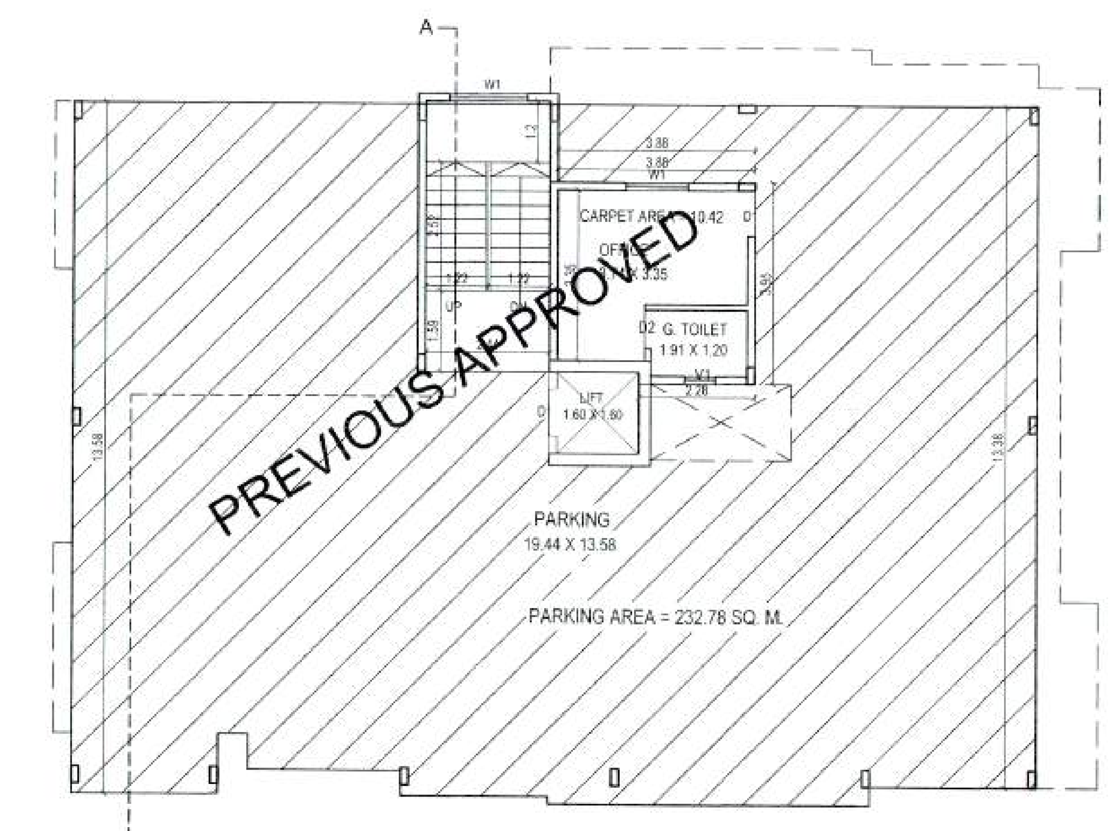
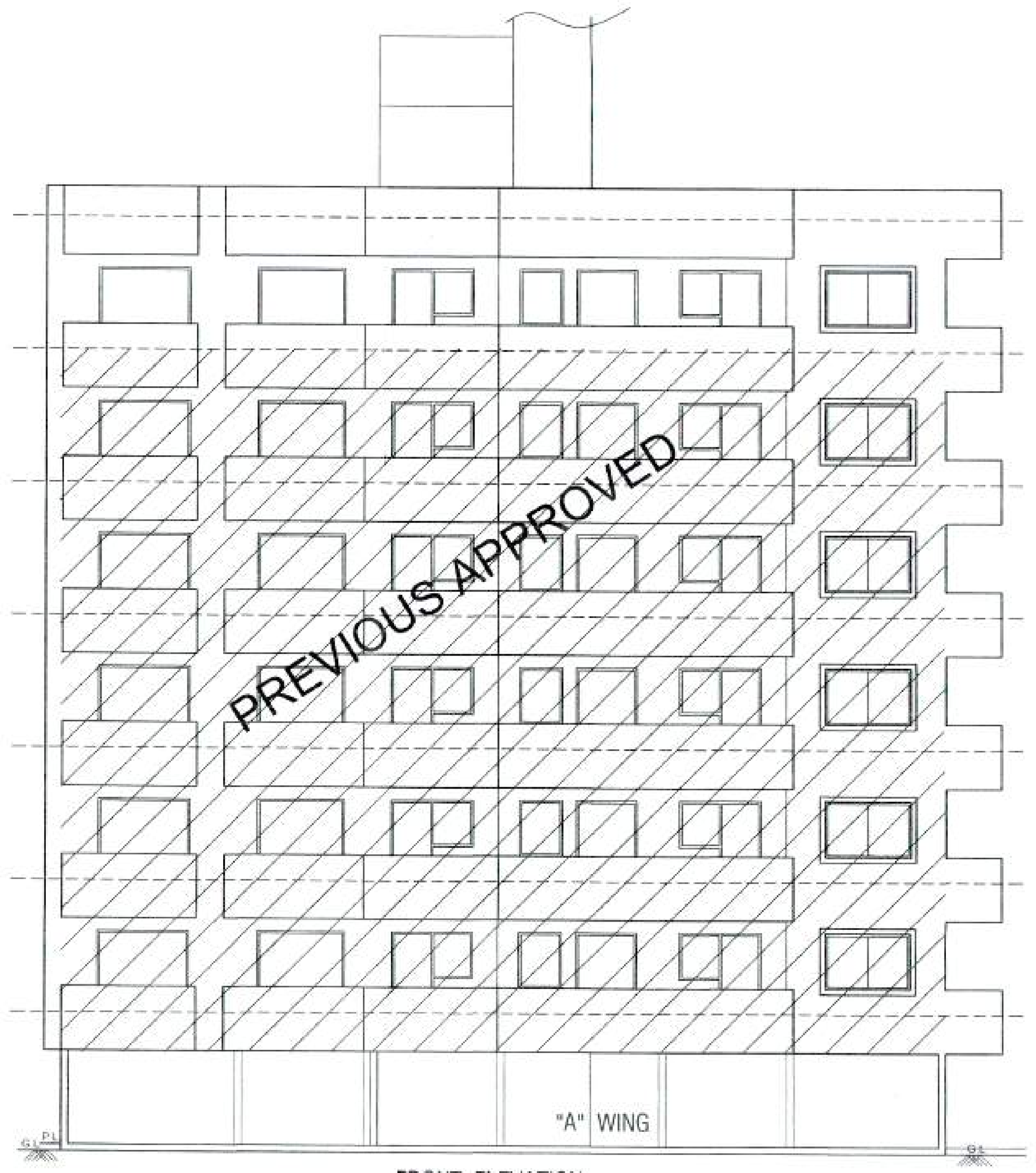
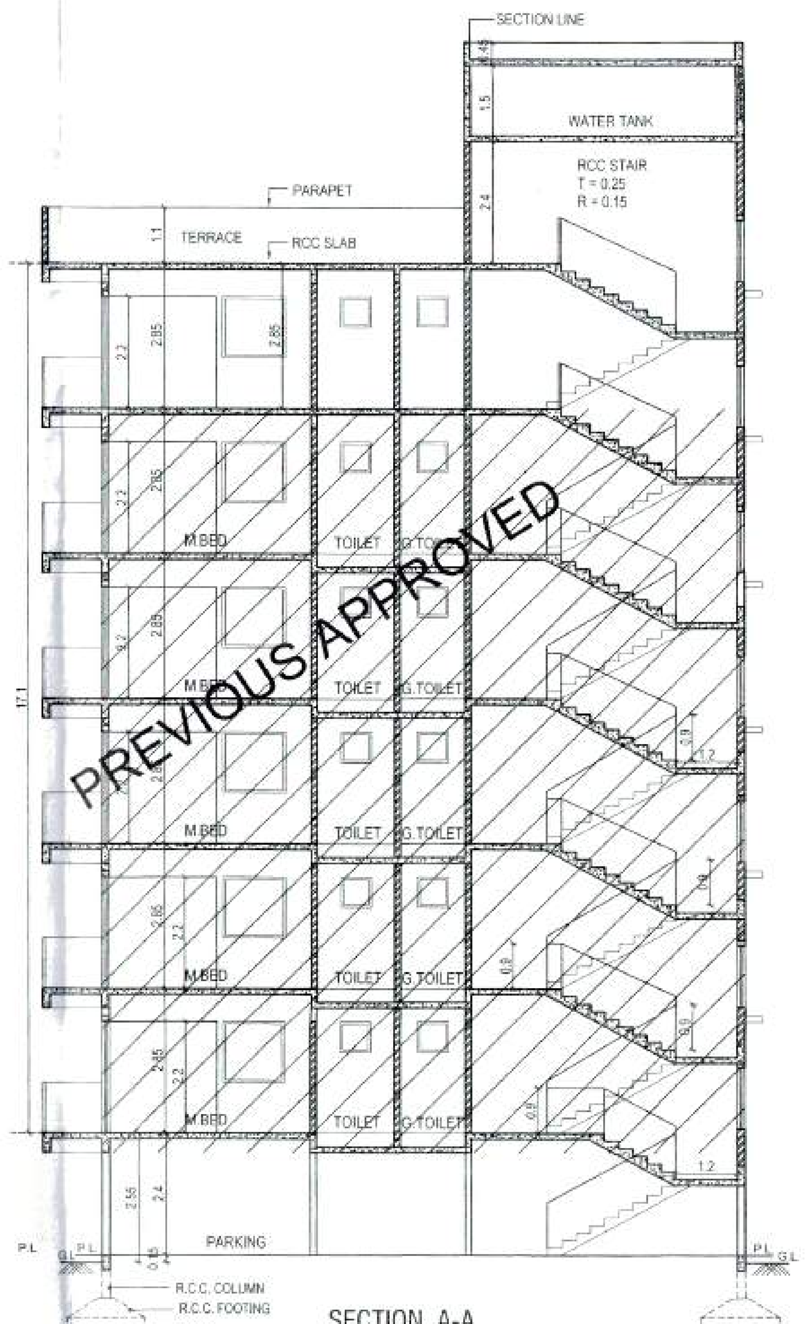


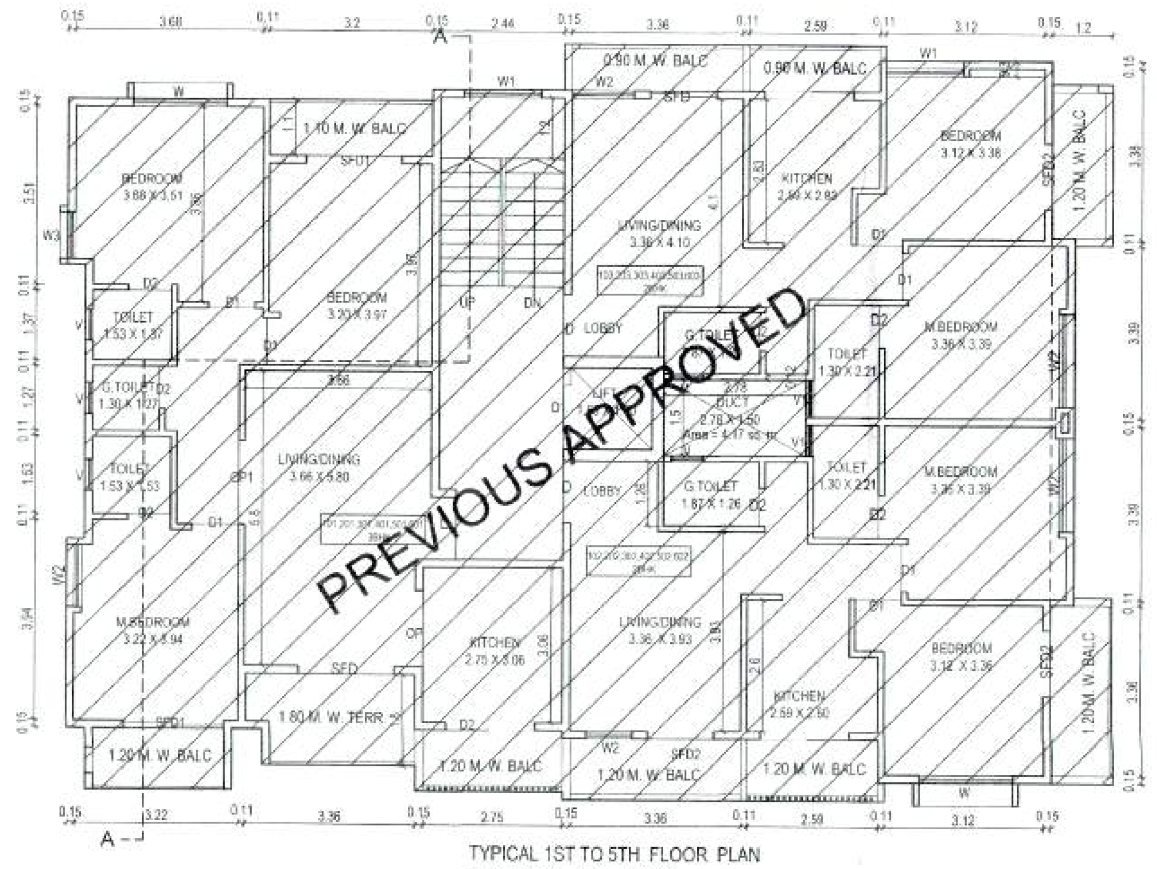
GROUND / PARKING FLOOR PLAN
PROPOSED "A" WING



FRONT ELEVATION



SECTION A-A



TYPICAL 1ST TO 5TH FLOOR PLAN
PREVIOUS "A" WING

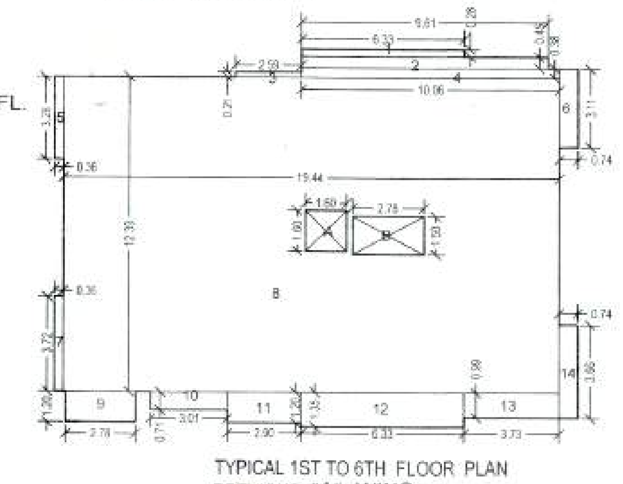
PREVIOUS
TYP. 1ST, 2ND, 3RD, 4TH, 5TH & 6TH FL.
AREA OF BLOCK "A" WING

1) 6.33 X 0.28 = 1.78 SQ. M.
2) 9.61 X 0.45 = 4.32 SQ. M.
3) 2.59 X 0.21 = 0.54 SQ. M.
4) 10.06 X 0.38 = 3.82 SQ. M.
5) 0.36 X 3.28 = 1.18 SQ. M.
6) 0.74 X 3.11 = 02.30 SQ. M.
7) 0.36 X 3.72 = 1.33 SQ. M.
8) 19.44 X 12.39 = 240.86 SQ. M.
9) 2.78 X 1.20 = 3.33 SQ. M.
10) 3.01 X 0.71 = 2.14 SQ. M.
11) 2.90 X 1.20 = 3.48 SQ. M.
12) 6.33 X 1.35 = 8.54 SQ. M.
13) 3.73 X 0.99 = 3.69 SQ. M.
14) 0.74 X 3.66 = 2.70 SQ. M.

TOTAL = 280.01 SQ. M.

LESS :-
A) 1.60 X 1.60 = 2.56 SQ. M.
B) 2.78 X 1.50 = 4.17 SQ. M.

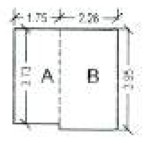
B/UP AREA ON F.F. = 6.73 SQ. M.
B/UP AREA ON F.F. = 280.01 - 6.73 = 273.28 SQ. M.



TYPICAL 1ST TO 6TH FLOOR PLAN
PREVIOUS "A" WING

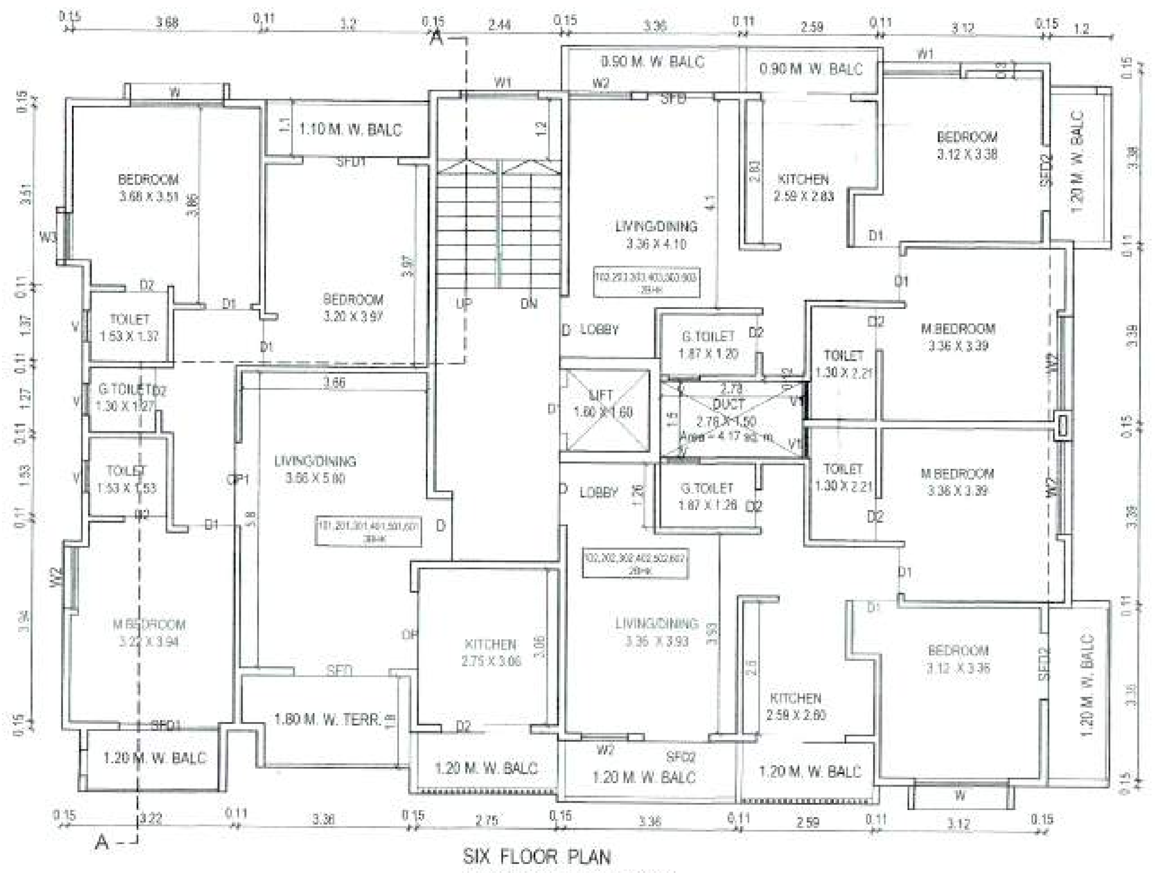
PROPOSED
Ground / Parking Floor
AREA OF BLOCK "A" WING
COMMERCIAL
A) 1.75 X 3.73 = 6.52 SQ. M.
B) 2.28 X 3.95 = 9.01 SQ. M.
TOTAL = 15.53 SQ.M.

TOTAL B/UP AREA (COMM.) = 15.53 SQ. M.

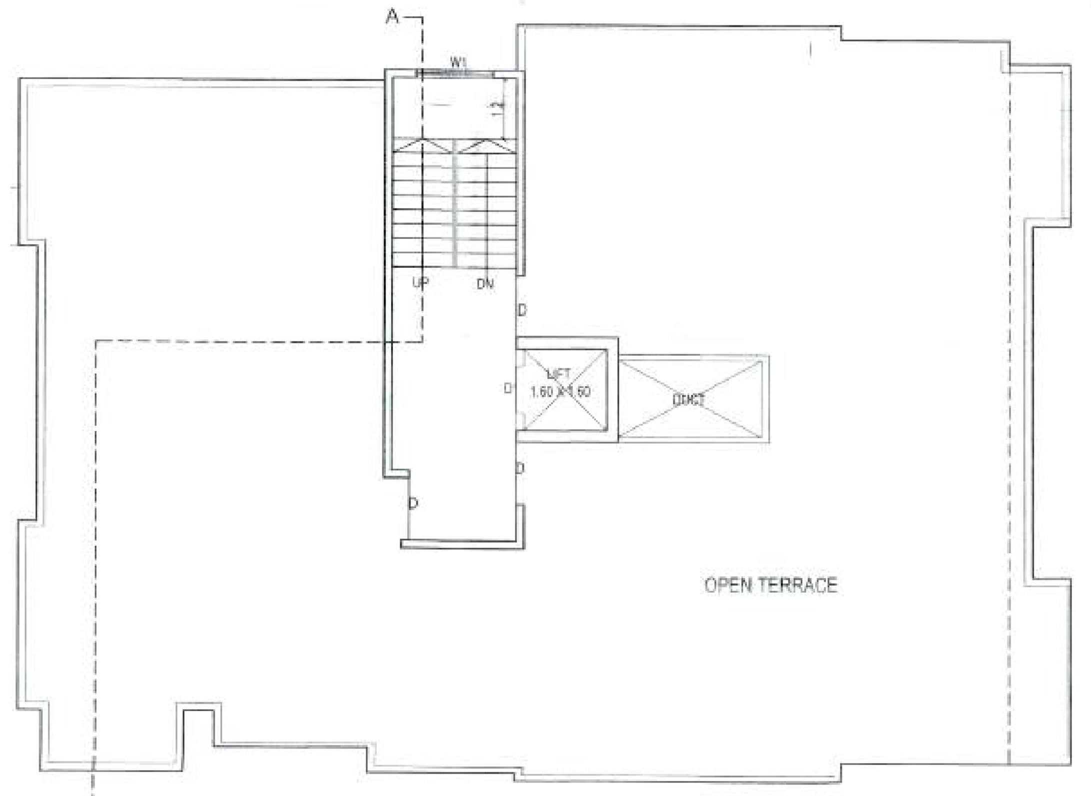


PARKING AREA STATEMENT			
RESIDENTIAL			
40.00 SQ. M. TO 80.00 SQ.M.	REQUIRED PARKING FOR 2 TENAMENT		
	CAR	SCOOTER	
	1	5	
18 TENAMENT (50 %)	9	45	
5 % VISITOR PARKING	9.45	47.25	
	10	48	
CAR - 10 NOS. X 12.50 M. X 0.60			= 75.00 SQ.M
SCOOTER - 48 NOS. X 2.00 M. X 0.60			= 57.60 SQ.M
RESIDENTIAL PARKING AREA REQUIRED			= 132.60 SQ.M
COMMERCIAL			
AREA = 12.98 SQ.M	REQUIRED PARKING FOR 100 SQ. M		
	CAR	SCOOTER	
	2	6	
CAR - 2 NOS. X 12.50 M. X 0.60			= 15.00 SQ.M
SCOOTER - 6 NOS. X 2.00 M. X 0.60			= 07.20 SQ.M
COMMERCIAL PARKING AREA REQUIRED			= 22.20 SQ.M
TOTAL PARKING AREA REQUIRED			= 154.80 SQ.M
PARKING PROVIDED AT GROUND FLOOR			= 232.78 SQ.M

FLOOR NAME	FLAT NO.	CARPET AREA	
'A' WING TYPICAL 1ST TO 6TH FL.	101,201,301,401, 501,601	79.33 Sq.m X 6	475.98 Sq.m
	102,202,302,402 502,602	55.04 Sq.m X 6	330.24 Sq.m
	103,203,303,403 503,603	55.10 Sq.m X 6	330.60 Sq.m
TOTAL RESI. CARPET AREA			1136.82 Sq.m
TOTAL COMM CARPET AREA			12.98 Sq.m
TOTAL RESI. + COMM CARPET AREA			1149.80 Sq.m

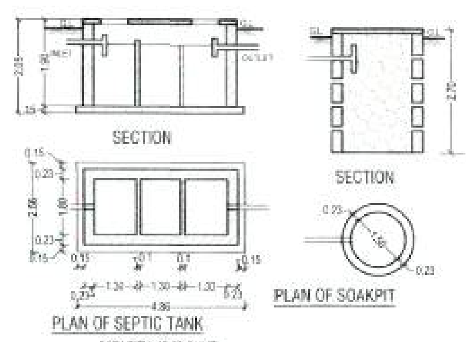


SIX FLOOR PLAN
PROPOSED "A" WING

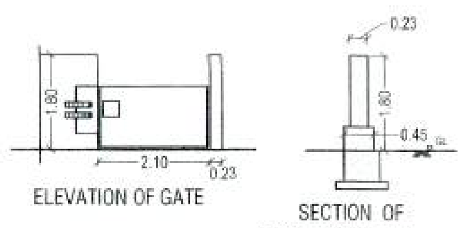


TERRACE FLOOR PLAN
PROPOSED "A" WING

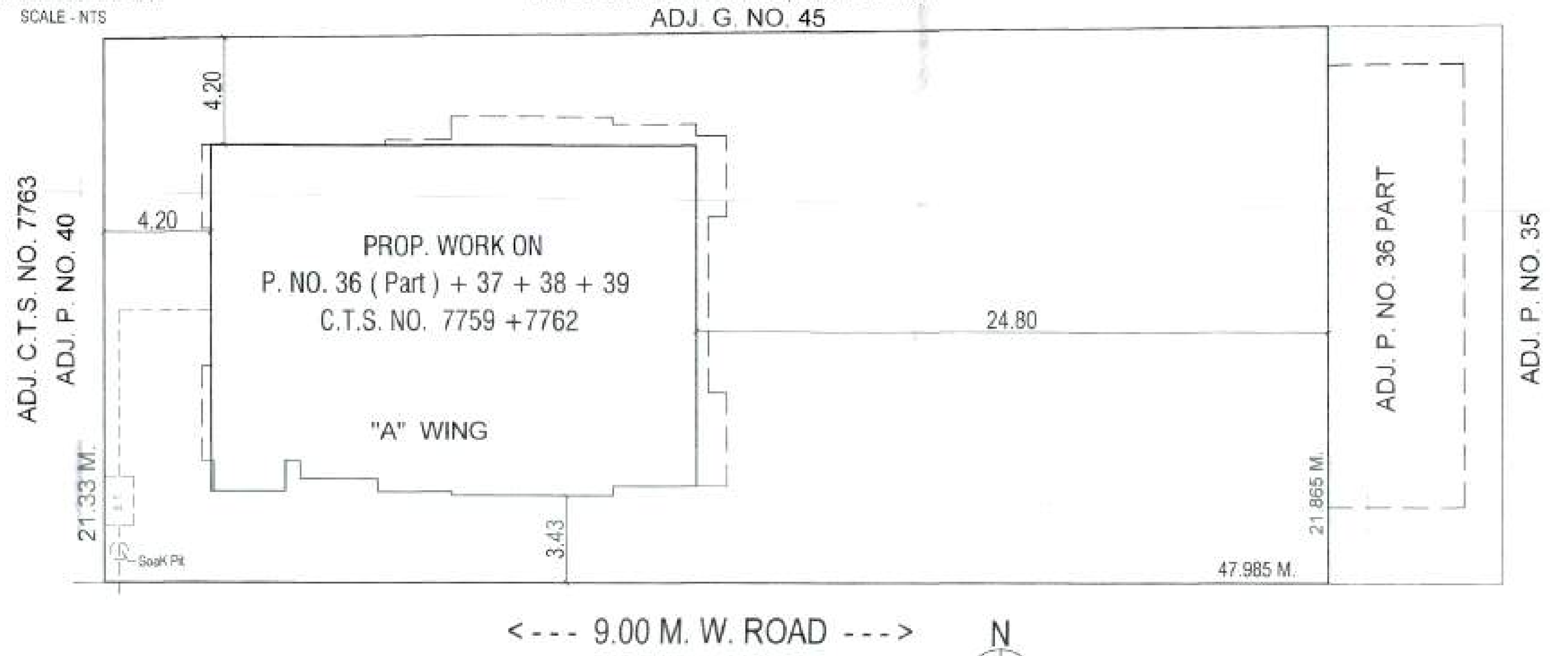
LOCATION PLAN
SCALE - NTS



PLAN OF SEPTIC TANK
CAPACITY - 10.53 CU.MT.
PLAN OF SOAKPIT



ELEVATION OF GATE
SECTION OF COMPOUND WALL



SITE PLAN SCALE - 1:200

REVISED & PROPOSED RESIDENTIAL CONSTRUCTION ON
C.T.S. NO. 7762 + 7759 + 7758 + 7757
(P. NO. 36 (Part) + 37 + 38 + 39 IN G. NO. 47 / 2 TO 9)
OF PIMPRALA SHIWAR, JALGAON. TAL. & DIST. JALGAON.
FOR :- JAIN BUILDCON .

1.	Area of plot (minimum area of a, b, c, to be considered)		1062.00 SQ.M.
	(a) As per ownership document (7/12, CTS extract)		1062.00 SQ.M.
	(b) As per mesurement sheet		1062.00 SQ.M.
	(c) as per site		1062.00 SQ.M.
2.	Deductions for		
	(a) Proposed D.P. / D.P. Road widening Area /Service road / Highway widening		
	(b) Any D.P. Reservation area		—
	(Total a+b)		—
3.	balance area of plot (1-2)		1062.00 SQ.M.
4.	Amenity Space (if applicable)		—
	(a) Required -		—
	(b) Adjustment of 2(b), if any -		—
	(c) Balance Proposed -		—
5.	Net Plot Area (3-4 (c))		1062.00 SQ.M.
6.	Recreational Open space (if applicable)		—
	(a) Required -		—
	(c) 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)*	1.10	1168.20 SQ.M.
10.	Addition of FSI on payment of premium	05	53.10 SQ.M.
	(a) Maximum permissible premium FSI - based on road width / TOD Zone (b) Proposed FSI on payment of premium		53.10 SQ.M.
11.	in-situ FSI / TDR loading	14.50	153.99 SQ.M
	(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 or 1.85 x Sr. No. 4 (b) and/or (c)]*		—
	(c) TDR area	05	53.10 SQ.M
	(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		1375.29 SQ.M.
	(a) [9 + 10(b)+11(d) or 12 whichever is applicable		1375.29 SQ.M.
	(b) Ancillary Area fsi upto 60% or 80% with payment of charges	0.21	288.81 SQ.M.
	(c) total entitlement (a+b)		1664.10 SQ.M.
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]*		1664.10 SQ.M.
15.	Total Built-up Area in proposal *(excluding area at Sr.No 17 b)*		1655.21 SQ.M.
	(a) Existing Built-up Area		—
	(b) proposed built-up area (as per 'P-line')		1655.21 SQ.M.
	(c) Total (a-b)		1655.21 SQ.M.
16.	F.S.I. Consumed (15/13) *(should not be more than serial no. 14 above.)*		1.56
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 document of Ownership/ T.P. Scheme Records/land Records Department/City survey records. NIRAJ R. MANTRI (B.Arch.) REG.NO.CA/2001/28114

Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

APPROVING AUTHORITY

APPROVED
For Comm+ Resi— purpose as subject to the conditions
21/01/2022
1354
Assistant Director of Town Planning
Municipal Corporation of ... Jalgaon

JALGAON MUNICIPAL CORPORATION

Owner's Declaration

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the work 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

Owner (s) name and signature

Jain Buildcon
Partner

JAIN BUILDCON

Architect Signature

NIRAJ R. MANTRI
(B.Arch.)
REG.NO.CA/2001/28114

Job No.	Dwg No.	Scale	Drawn by	checked by	Registration no. of Architect
011221	01	1:100	ARJ	Ar. Niraj	CA/2001/28114

STATEMENT

TOTAL AREA AS PER C.T.S. NO. 7762 + 7759 +7758 + 7757 = 1062.00 SQ. M.
TOTAL AREA AS PER 7 / 12 & LAY OUT (Consider for Sanction) = 1062.00 SQ. M.
BASIC F.S.I. = 1.10 = 1168.20 SQ. M.
ALLOWABLE TDR. = 40 % = 424.80 SQ. M.
ALLOWABLE PREMIUM = 50 % = 531.00 SQ. M.
TOTAL AREA WITH TDR + PREMIUM = 2124.00 SQ. M.
ANCILLARY 60% = 1274.40 SQ. M.
ALLOWABLE AREA = 3398.40 SQ. M.

AREA STATEMENT

TOTAL AREA AS PER C.T.S. NO. 7762 + 7759 +7758 + 7757 = 1062.00 SQ. M.
TOTAL AREA AS PER 7 / 12 & LAY OUT (Consider for Sanction) = 1062.00 SQ. M.
BASIC F.S.I. = 1.10 = 1168.20 SQ. M.
ALLOWABLE TDR. = 14.50 % = 153.99 SQ. M.
ALLOWABLE PREMIUM = 05 % = 53.10 SQ. M.
TOTAL AREA WITH TDR + PREMIUM = 1375.29 SQ. M.
ANCILLARY 21% = 288.81 SQ. M.
ALLOWABLE AREA = 1664.10 SQ. M.

'A' WING (PREVIOUS)

P LINE ON GROUND / PARKING FLOOR (COMM.) (PROPOSED) = 015.53 SQ. M.
P LINE ON FIRST FLOOR (RESI.) (PREVIOUS APPROVED) = 273.28 SQ. M.
P LINE ON SECOND FLOOR (RESI.) (PREVIOUS APPROVED) = 273.28 SQ. M.
P LINE ON THIRD FLOOR (RESI.) (PREVIOUS APPROVED) = 273.28 SQ. M.
P LINE ON FOURTH FLOOR (RESI.) (PREVIOUS APPROVED) = 273.28 SQ. M.
P LINE ON FIFTH FLOOR (RESI.) (PREVIOUS APPROVED) = 273.28 SQ. M.
P LINE ON SIX FLOOR (RESI.) (PROPOSED) = 273.28 SQ. M.

TOTAL P LINE AREA (COMM.) (PROPOSED) = 015.53 SQ. M.
TOTAL P LINE AREA (RESI.) (PROPOSED) = 273.28 SQ. M.
TOTAL P LINE AREA (RESI+COMM) (PROPOSED) = 288.81 SQ. M.
TOTAL P LINE AREA (PREVIOUS APPROVED) = 1366.40 SQ. M.

TOTAL P LINE AREA (RESI+COMM) (PREVIOUS APPROVED + PROPOSED) = 1655.21 SQ. M.
F.S.I. Consumed 1.56

SCHEDULE OF OPENINGS

SFD1	2.00 x 2.20	SLIDING FOLDING DOOR	W1	1.80 x 1.20	M S GLAZED WINDOW
SFD2	1.50 x 2.20	SLIDING FOLDING DOOR	W2	1.50 x 1.20	M S GLAZED WINDOW
SFD3	1.20 x 2.20	SLIDING FOLDING DOOR	W3	1.20 x 1.20	M S GLAZED WINDOW
DE1	1.20 x 2.20	T W PANELLED DOOR	W4	0.90 x 1.20	M S GLAZED WINDOW
D1	0.90 x 2.20	T W PANELLED DOOR	KW1	0.90 x 0.90	M S GLAZED WINDOW