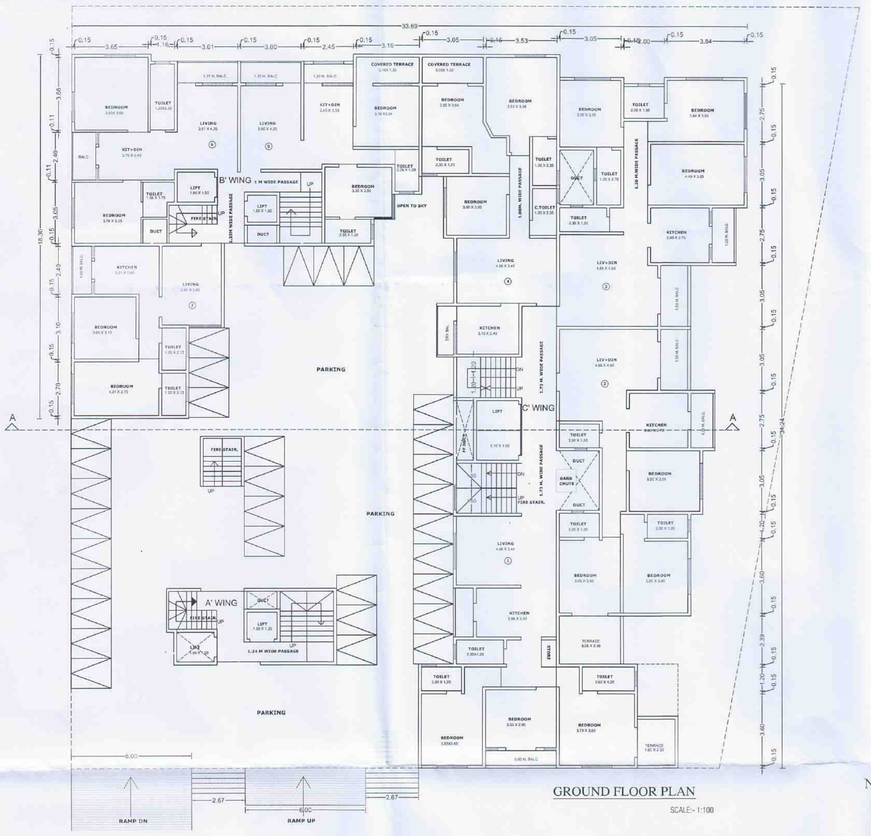
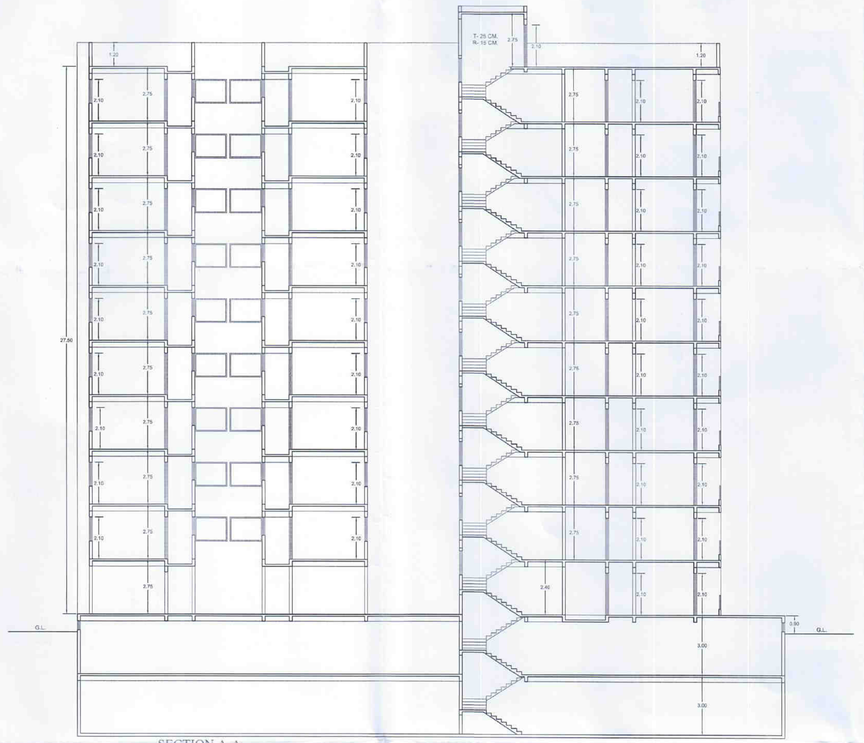
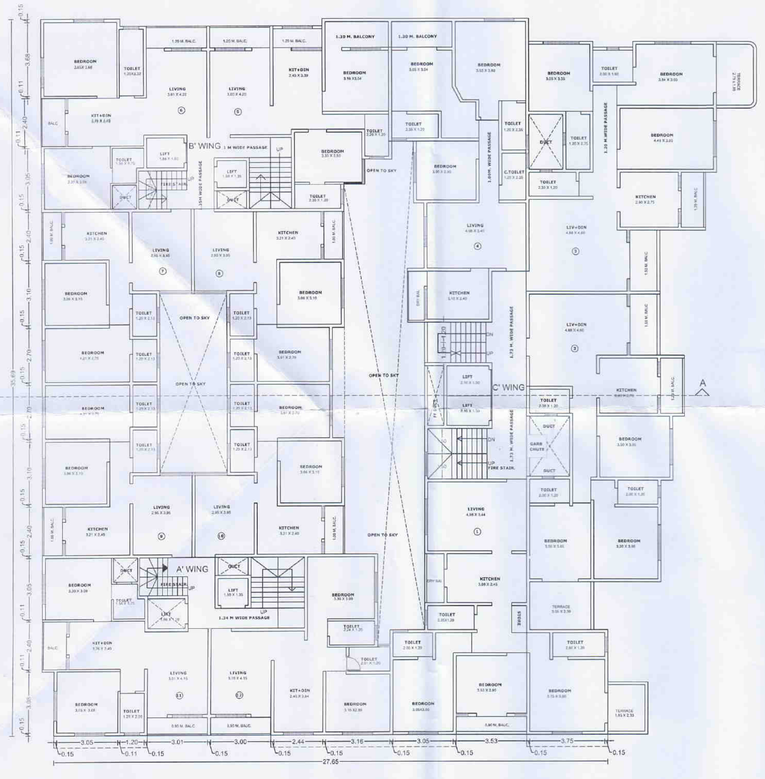


GROUND FLOOR PLAN

SCALE:- 1:100

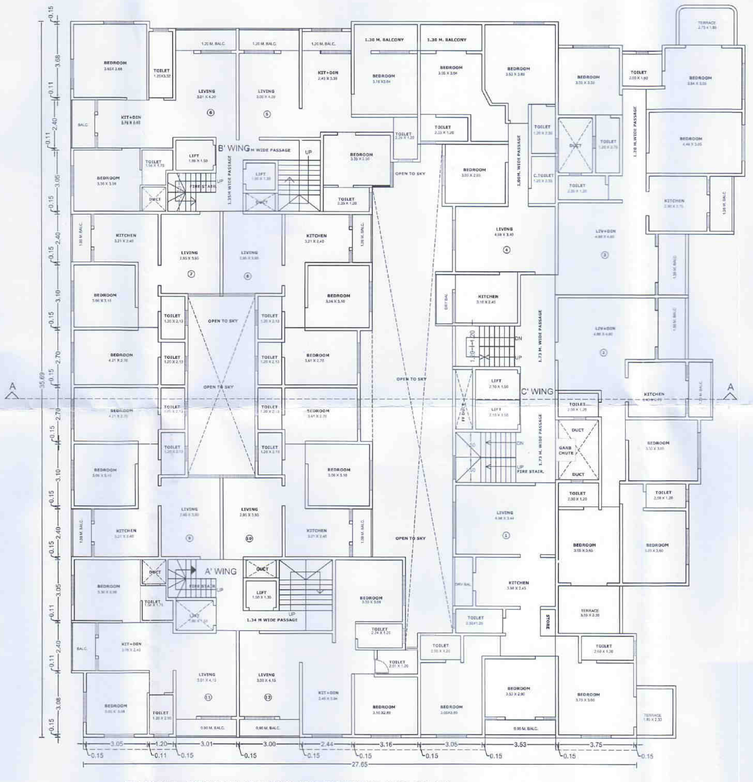


SECTION A-A



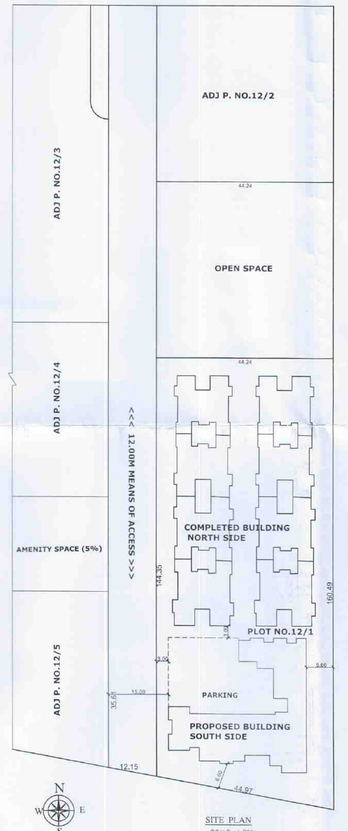
TYPICAL FIRST, THIRD,FIFTH, SEVEN ,NINE FLOOR PLAN

SCALE - 1:100



TYPICAL SECOND, FORTH ,SIX, EIGHT FLOOR PLAN

SCALE - 1:100



SITE PLAN

SCALE:- 1:500

APPROVING AUTHORITY

APPROVED

For — Residential purpose as per

Condition

Date 12/03/2021

Assistant Director of Town Planning
Municipal Corporation of the city of Jalgaon

REVISED PROPOSED RESIDENTIAL CONST.ON
S.NO.410 / 1P. + 406/1P. + 406/2/ 1 + 406 /2 /2
PLOT NO. 12 / 6 + 12 / 1 SOUTH SIDE AT. MEHARUN
SHIVAR, TAL. & DIST. JALGAON

NOTES :-

1) PLAN APPROVED NORTH SIDE WIDE LT.
NO.0544 DATE - 22 / 09 / 2015 = 11473.02 SQ.M.

2) B.C.C. ISSUED NORTH SIDE WIDE LT.
NO.0028 DATE - 18 / 07 / 2017 = 7520.16 SQ.M.

3) APPROVED REMAINING AREA SOUTH SIDE
WIDE LT.NO.0544 DATE - 22 / 09 / 2015 = 3952.86 SQ.M

4) AUTHORITY TO CONSTRUCT ON SOUTH SIDE OF UNDIVIED PLT NO. 12 / 1 WITH ORIGINAL HOLDING CONSTRUCTION AREA 3952.86 SQ.M. AS PER SALE DEED NO. 74915 DATED 28/02/ 2019 WITH EXTENDED AREA AFTER LOADING TDR = PREMIUM AS PER RULES.

STAMPS OF APPROVAL OF PLANS

AREA STATEMENT

1. Area of plot (minimum area of a, b, c, to be considered)	= 2300.16 SQ.M.
(a) As per ownership document (7/12, P.N.D. 12 /1 + 12/6)	= 2300.16 SQ.M.
(b) As per measurement sheet	= 2300.16 SQ.M.
(c) As per site (2300.16 - 440.46 = 1859.70)	= 1859.70 SQ.M.
2. Deduction 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)	-------
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 (PLOT NO. 12 /1)	440.46 SQ.M.
8. Plinthe Area (if applicable)	-------
9. Built up area with reference to basic F.S.I. as per front road width (Sr. no. 5 i.e.basic FSI)	2530.70 SQ.M.
10. Addition of FSI on payment of premium	1156.08 SQ.M.
(a) Maximum permissible premium FSI - based on road width / TOD zone	-------
(b) Proposed FSI on payment of premium	1156.08 SQ.M.
11. In-situ FSI /TDR loading	1495.00 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 1.83 s.r. 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	
(a) (9 + 10 (b) + 11 (d)) or 12 whichever is applicable	5175.78 SQ.M.
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	3103.21 SQ.M.
(c) Total entitlement (a+b)	8280.99 SQ.M.
14. Maximum utilization limit of F.S.I. Building potencial (permissible as per road width (as per regulation no. 6.1 or 6.2 or 6.3 or 6.4 as applicable) = 1.8 or 1.8)	3.60 %
15. total built- up area in proposal (excluding area at sr. No. 17 (A))	8280. 88 SQ.M.
(a) Existing (b+) - up area	-------
79 (Proposed built - up area (as per p - rite)	8280.88 SQ.M.
(c) Total (a + b)	8280.16 SQ.M.
16. F.S.I. Consumed (15-17) (should not be more than serial no. 14 above)	3.60 %
17. Area for inclusive housing, if any	-------
(a) Required (20% of sr. no.5)	-------
(b) Proposed	-------

18	PROP.LOWER BASEMENT F. B/UP AREA	1859.70 SQM
19	PROP.UPPER BASEMENT F. B/UP AREA	1859.70 SQM
20	PROPOSED GROUND F. B/UP AREA	425.07 SQM
21	PROPOSED FIRST F. B/UP AREA	872.79 SQM
22	PROPOSED SECOND F. B/UP AREA	872.79 SQM
23	PROPOSED THIRD F. B/UP AREA	872.79 SQM
24	PROPOSED FORTH F. B/UP AREA	872.79 SQM
25	PROPOSED FIFTH F. B/UP AREA	872.79 SQM
26	PROPOSED SIX F. B/UP AREA	872.79 SQM
27	PROPOSED SEVIN F. B/UP AREA	872.79 SQM
28	PROPOSED EIGHT F. B/UP AREA	872.79 SQM
29	PROPOSED NINE F. B/UP AREA	872.79 SQM
30	TOTAL PROP.RESIDENTIAL B/UP AREA	8280. 88SQM
31	F.S.I. CONSUMED	3.60%

CERTIFICATE OF ASHISH P. SHETH
I Certify that the above mentioned areas are as per the dimensions of sides etc. of plot stated on plan are as measured on site and that the area stated in document of ownership /T.P. Scheme records / land records are as per the area stated in document
CA/2018/90948
Shree Balaji Infrastructure
Gokul Building,
Opp. Khedia Miya
Jalgaon
(Name of Architect/Licensed Engineer /Supervisor.)

Owner's Declaration :-
I / we undersigned hereby confirm that I / we would abide by plans approved by authority collector / we would execute the structure as per approved plans and / or I / we are the owner / developer / power holder person so as ensure the quality of the work. FOR SHREE BALAJI CONSTRUCTION AND BUILDERS

PARTNER

Owner (s) name and signature

Architect / Licensed Engineer / Supervisor name and signature

Job No.	Drawing NO.	Scale	Drawn by	Checked by

Registration No of Architect/ License no. of Licensed Engineer/ Supervisor