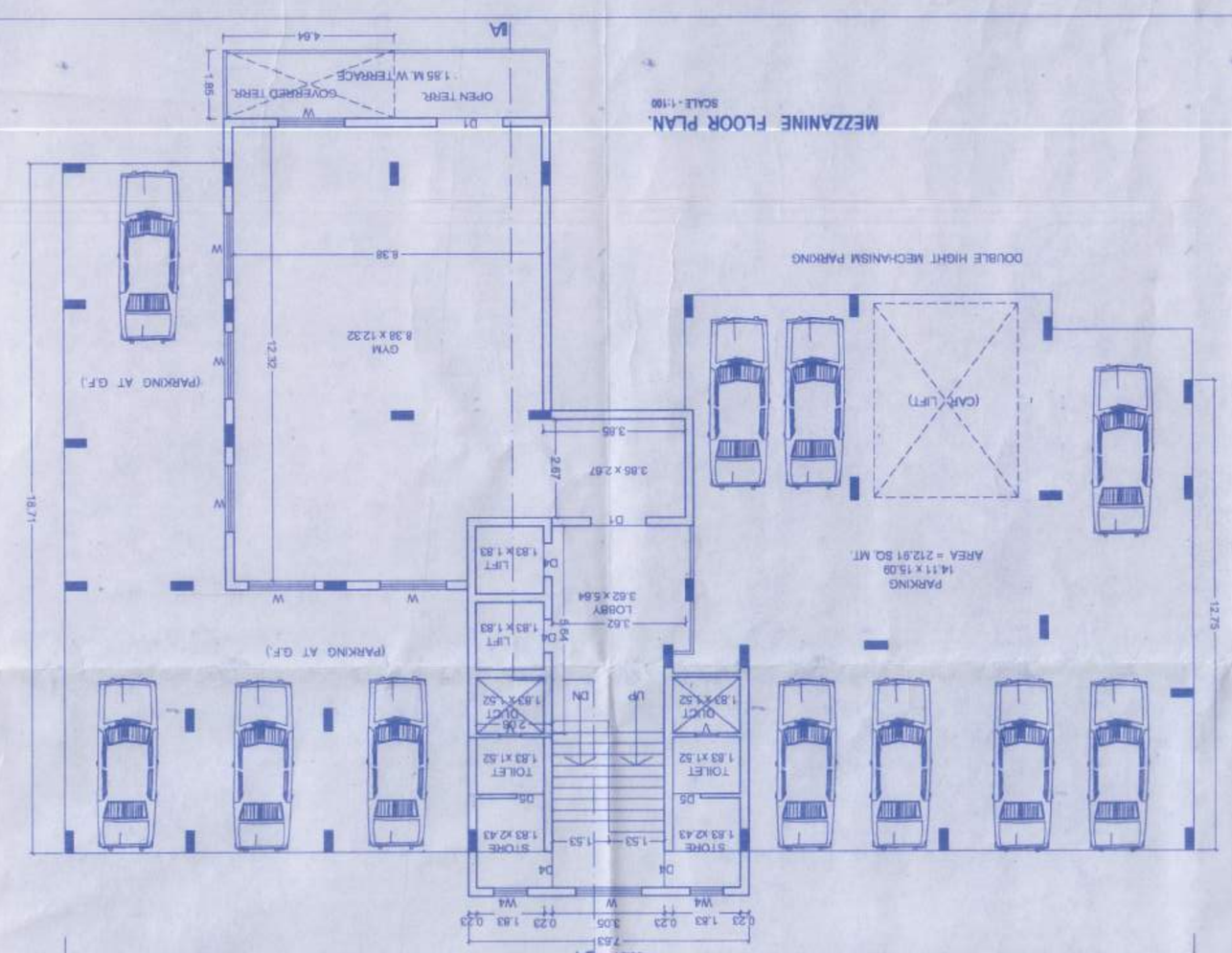
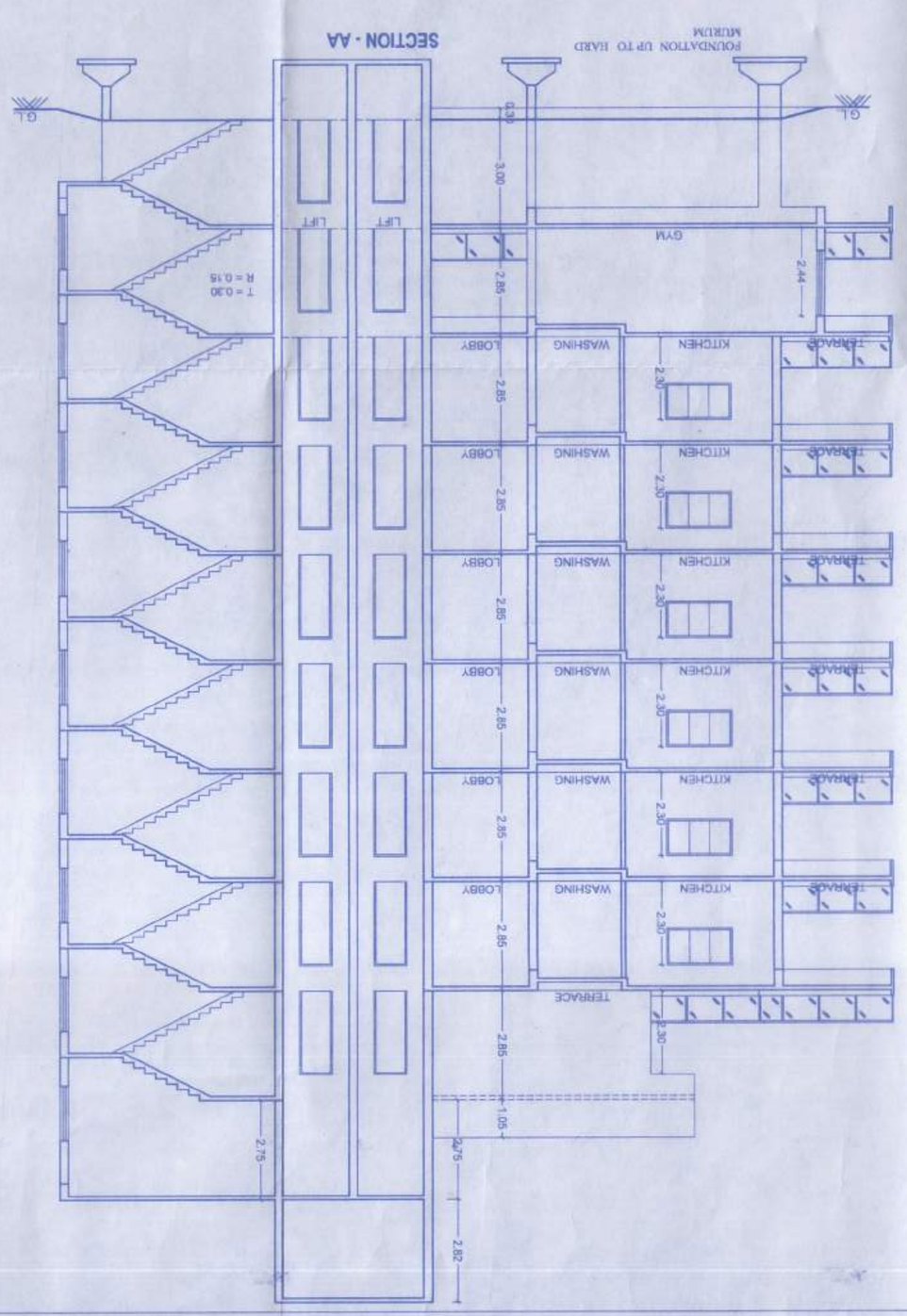
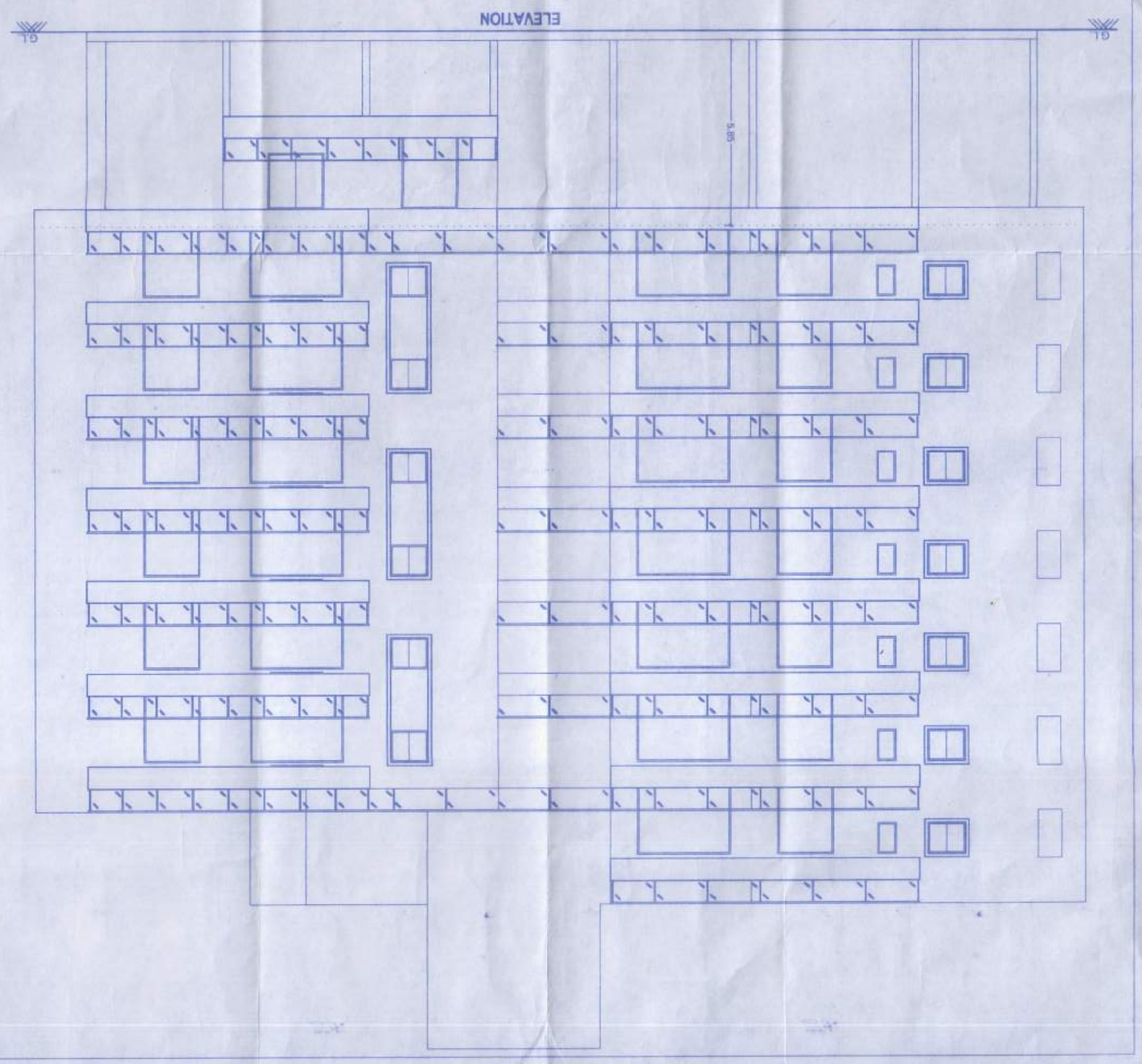






AREA STATEMENT		
PLOOR		SQ. MT.
AREA OF THE PLOT NO. 20		1216.15
ADDITIONS OF F.S.I. FEASIBLE		
BASIC F.S.I.	1.10	1337.98
PAYMENT OF PREMIUM F.S.I.	0.50	608.18
PERMISSIBLE TDR 65% =790.85 Sq. Mt.		722.00
(PROPOSED)		
AGGREGATE AREA USED (60%)		1569.69
TOTAL AREA		4247.85
BEZZANINE FLOOR AREA		185.38
FIRST FLOOR AREA		629.07
SECOND FLOOR AREA		599.06
THIRD FLOOR AREA		606.73
FOUR FLOOR AREA		599.06
FIVE FLOOR AREA		606.73
SIX FLOOR AREA		599.06
SEVEN FLOOR AREA		467.18
TOTAL R/UP AREA		4243.27
P.S.I CONSUMED		1.53

SCHEDULE OF OPENINGS
D = 1.00 x 2.30 W = 1.80 x 1.00
D1 = 1.80 x 2.30 W1 = 1.80 x 1.00
D2 = 1.20 x 2.30 W2 = 1.80 x 1.00
D3 = 1.00 x 2.30 W3 = 1.20 x 1.00
D4 = 0.90 x 2.30 W4 = 0.90 x 1.20
D5 = 0.75 x 2.30 V = 0.60 x 0.90

Proforma I : Area Statement sheet no. 1/2

Stamp of approval of Plans:

BUILDING COMMENCEMENT CERTIFICATE NO. 0599
DATE :- 07 / 09 / 2021

APPROVED
for purpose as
mentioned
Office
Date 09/09/2021
Assistant Director of Town Planning
Municipal Corporation of the city of Jalgaon

PROJECT

REVISED CONSTRUCTION OF RESI. BUILDING ON PLOT NO. 20 OF S.NO.408+409
AT- MEHRUN SHIVAR
TAL & DIST - JALGAON

AREA STATEMENT

1. Area of Plot (Minimum area of plot to be considered)	1216.15 SQ.M
(a) As per ownership document (7/12,CTS extract)	1216.15 SQ.M
(b) As per measurement sheet	1216.15 SQ.M
(c) As per site	1216.15 SQ.M
2. Deduction for	
(a) Proposed D.P./D.P. Road widening Area/Strip Reservation/any reducing	0.00
(b) Any D.p. Reservation area	0.00
(Total a+b)	0.00
3. Balance Area of plot (1-2)	1216.15 SQ.M
4. Amenity Space (If applicable)	0.00
(a) Required -	0.00
(b) Adjustment of 2 (b)/f any -	
(c) Balance Proposed -	
5. Net Plot Area (3-4 (c))	1216.15 SQ.M
6. Recreational Open Space (If applicable)	0.00
(a) Required -	0.00
(b) Proposed -	0.00
7. Internal Road area	0.00
8. Possible area (If applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width (Ref. No. Vikram FSI / /)	1337.98 SQM
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone	0.50
(b) Proposed Area on premium	=608.18
11. In-situ FSI / TDR loading (Permissible)	0.85 %
(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)] If any	0.00
(b) In-situ area against Amenity Space if handed over [2.00 or 1.5 x Sr. No. 4 (b)on if any]	0.00
(c) TDR area Permissible	790.63
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c)X0.65 %)	790.63
12. Additional FSI area under Chapter No. 7 Interim Premium	2736.79 sq. m
13. Total entitlement of FSI in the proposal. previously	
(a) [g + 10(b)+11(d)] of 12 whichever is applicable.	
(b) Achieved Area FSI upto 95% with payment of charges previously already (2.67)	1569.69 sq.m
(c) Total entitlement (a+b) (note-57%) downsized	4306.48 sq.m
14 Maximum utilization limit OF F.S.I.	3.60
15. Total Built-up Area in proposal (excluding area at Sr.No.17.b)	Permissible -4306.48 SQM
(a) Existing Built-up Area.	
(b) Proposed Built-up Area (as per 'F-Sec')	4283.27 SQ.M
(c) Total (a+b)	4283.27 SQ.M
16. P.S.I. Clearance (15/1)) (should not be more than serial No.14 above.)	
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	0.00
(b) Proposed	3.53

Certificate of Area: Certified that the area under reference was surveyed by me or under my direction on date of site, or plan used on plan as measured on site and the built up area of the building as shown on the plan is correct.

Land Records Department/City Survey records.

PRAKASH M. GUJARATHI.
MAHAVEER MARVEL 3rd FLOOR,
OPP. HOTEL RAJMAHAL STATION ROAD,JALGAON
PH NO. - (0257) 2226754 ,M. NO. (M.22.) 7300
REG. NO. - CA/97/35276

Name of Architect/Licensed Engineer Supervisor.)

Signature

Owner's Undertaking - 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 of the work etc.

Owner (s) names and signature.

ABHANT DEVELOPER, JALGAON
MR. MANISH C. SHAH

Additional Terrace Upper/Stair room and Lift room.

Sr.No.	Drawing No.	Date	Drawn by	Checked	Licence no. of Licensed technician

TA 185/gaurav [DRG NO. 3]

Proforma I : Area Statement sheet no. 1/1

Stamp of Approval of Plans

BUILDING COMMENCEMENT CERTIFICATE NO. 0599

DATE : 24/12/2021

APPROVED
purpose as
subject to the
Municipal Corporation of the city of Jalgaon
Assistant Director of Town Planning

PROJECT

REVISED CONSTRUCTION OF RESI. BUILDING ON PLOT NO. 20 OF S.NO.408+ 409
AT- MEHRUN SHIVAR
TAL & DIST - JALGAON

AREA STATEMENT

1.	Area of Plot (Minimum area of a/c to be constructed)	1216.35 SQ.M
(a) As per ownership document (7/12,CTS extract)		1216.35 SQ.M
(b) As per measurement sheet		1216.35 SQ.M
(c) As per site		1216.35 SQ.M
2.	Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/Service road/Highway widening		0.00
(b) Any U.P. Reservation area		0.00
(Total a+b)		0.00
3.	Balance Area of plot (1-2)	1216.35 SQ.M
4.	Amenity Space (if applicable)	0.00
(a) Required -		0.00
(b) Adjustment of 2 (b),if any -		429.07
(c) Balance Proposed -		606.71
5.	Net Plot Area (3-4 (c))	1216.35 SQ.M
6.	Recreational Open Space (if applicable)	0.00
(a) Required -		0.00
(b) Proposed -		0.00
7.	Internal Road area	0.00
8.	Floatble area (if applicable)	
9.	Built up area with reference to Basic F.S.I. as per floor road width *(As Scheduled FSI) 1.1*	1337.98 SQ.M
10.	Additon of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width /TOD Zone		0.50
(b) Proposed Area on premium		=608.18
11.	In-situ FSI / TDR loading (Permissible)	0.65 %
(a) In-situ area against D.P. road (2.0 x sc. No. 2 (a))Af sq		0.00
(b) In-situ area against Amenity Space if handed over		
(2.00 or1.5 x Sc. No. 4 (b)and /or(c))		0.00
(c) TDR area Permissible		790.47
(d) Total in-situ / TDR loading proposed ((1 (a)+(b)+(c))/(0.65 %)		790.63
12.	Additional FSI area under Clause No.7 interim void	2736.79 sq .m
13.	Total entitlement of FSI in the proposal	
(g (a + 10(b)+ 1(d)) or 12 whichever is applicable		
(b) Ancillary Area FSI upto 60% with payment of charges	previously already (0.57)	1536.69 sq.m
(c) Total entitlement (a+b) (upto 275%) acceptable		4306.48 sq.m
14	Maximum utilization limit of F.S.I.	3.60
15.	Total Built-up Area in proposal (existing area a/ Sr.No.17 b)	Premature -1106.45 SQ.M
(a) Existing Built-up Area		
(b) Proposed Built-up Area (as per 'F'-line)		4293.27 SQ.M
(c) Total (a+b)		4293.27 SQ.M
16.	F.S.I. Consumed (15/1) (should not be more than serial No.14 above.)	
17.	Area for Inclusive Housing, if any	
(a) Required (25% of Sr.No.5)		0.00
(b) Proposed		3.13

Certificate of Area : Certified that the plan contains was surveyed by me on ..... and the dimensions of area are as per the site measurement and as shown on the said plan and nothing is concealed or suppressed. I/ We undertake that the above information is true to the best of my/our knowledge and belief.

PRAKASH M. GUJARATHI
Licensed Surveyor
Name of Licensed Surveyor (Signature)

ARIHANT DEVELOPER JALGAON
MR. MANISH C. SHAH
Architect/ Licensed Engineer/Supervisor/Owner/Developer

Sr.No.	Taluka/Tal.	Area	Dimen. By	Checked	Licence no. of Licensed architect/eng.

VA 18/Revised (DRG NO. 3)

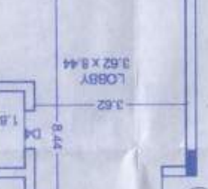
AREA STATEMENT

FLOOR	SQ.MT.
AREA OF THE PLOT NO. 20	1216.35
ADDITION OF P.S.I. PERMISSIBLE	
BASIC P.S.I.	1337.98
PAYMENT OF PREMIUM P.S.I.	0.50 606.18
PERMISSIBLE TDR 65% =790.63 Sq.Mt	PROPOSED 729.00
ANCILLARY AREA (ZERO 60%)	1549.89
TOTAL AREA	4279.85
BASEMENT FLOOR AREA	186.36
FIRST FLOOR AREA	629.07
SECOND FLOOR AREA	599.06
THIRD FLOOR AREA	606.71
FOUR FLOOR AREA	599.06
FIVE FLOOR AREA	599.06
SIX FLOOR AREA	599.06
SEVEN FLOOR AREA	467.18
TOTAL B/UP AREA	4293.27
P.S.I CONSUMED	3.53

SCHEDULE OF OPENINGS

D = 3.00 x 2.30	W = 1.80 x 1.80
D1 = 1.80 x 2.30	V = 1.80 x 1.00
D2 = 1.20 x 2.30	W2 = 1.80 x 1.00
D3 = 1.00 x 2.30	W3 = 1.20 x 1.00
D4 = 0.80 x 2.30	W4 = 0.90 x 1.20
D5 = 0.75 x 2.30	V = 0.60 x 0.80

LOCATION MAP



SITE PLAN.
SCALE - 1:500
N
W. H. SYSTEM
PLOT NO.20
PROPOSED WORK
12.00 M. WIDE ROAD
38.75 M
AGR. P. NO.27
TYPICAL FLOOR PLAN.
SCALE - 1:100
(2nd, 4th, 6th floor plan)
3.05 M. W. TERRACE
KITCHEN 4.11 x 4.08
LIVING +DINING 4.27 x 11.12
WASHING 2.30x2.32
STORE 1.68x1.53
BED 3.35 x 5.22
BED 5.47 x 3.47
BED 3.66 x 8.22
BED 3.66 x 6.45
BED 3.66 x 5.12
BED 4.88 x 3.66
DINING 5.25x 3.94
LIVING 4.27 x 8.27
LOBBY 3.62 x 8.44
ENT. LOBBY 1.94 x 2.32
TOILET 2.57 x 1.50
STORE 2.53x2.44
TOILET 1.68x2.44
TOILET 2.74 x 1.83
DRESS. 1.71x 1.83
TOILET 2.44 x 1.83
STORE 1.83 x 2.43
TOILET 1.83 x 2.43
TOILET 1.83 x 1.52
TOILET 1.83 x 2.06
DRESS. 1.83 x2.52
STORE 1.83 x 1.83
TOILET 1.83 x 1.52
TOILET 1.83 x 1.83
DRESS. 1.83 x