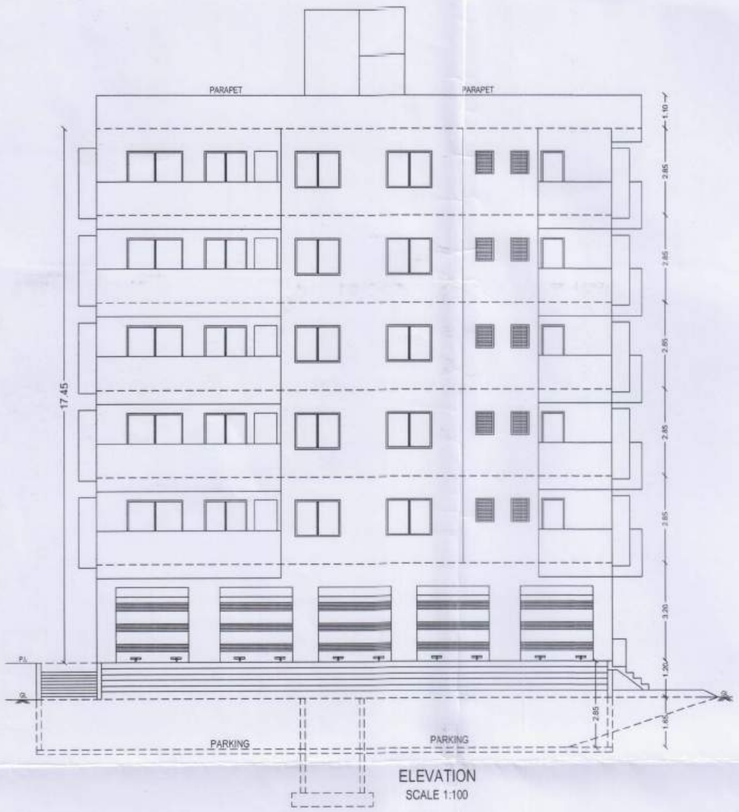
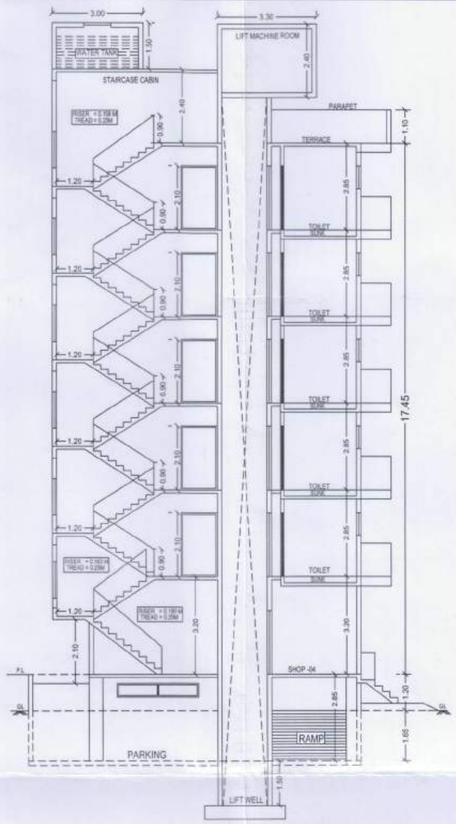
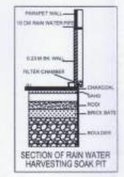


ELEVATION
SCALE 1:100

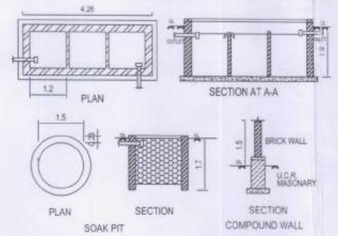


SECTION- A-A
SCALE 1:100



SECTION OF RAIN WATER HARVESTING SOAK PIT

SEPTIC TANK & SOAK PIT DETAIL'S



LOCATION PLAN

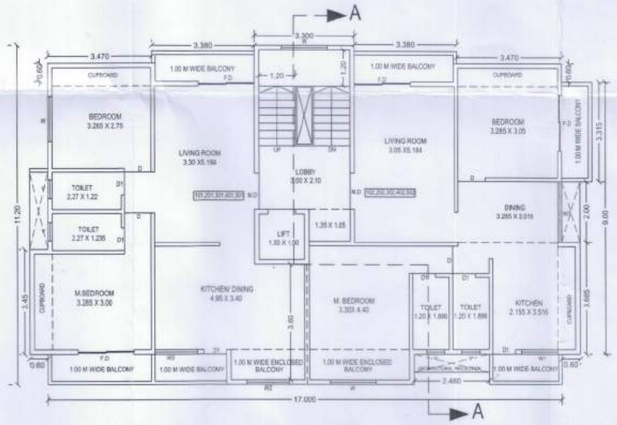
PARKING AREA STATEMENT (AS PER DC RULE - TABLE NO. 8B PAGE NO.141&142)			
PARKING	REQUIRED (TWO TENEMENTS HAVING AREA UP TO 450SQ.M TO 80.0SQ.M. 5 CAR & 25 SCOOTER) & (FOR EVERY 100.00SQ.M CARPET AREA 4 CAR & 12 SCOOTER)		PARKING AREA PROPOSED ON BASEMENT FLOOR = 200.00 Sq.M
	NOS.	AREA	
CAR	09	112.50 Sq.m	
SCOOTER	37	74.00 Sq.m	
ADD visitors	5%	5.625 Sq.m	
TOTAL AREA =		192.125 Sq.m	TOTAL AREA = 200.00 Sq.m

NOTES – ALL DIMENSIONS ARE IN METER
EXTERNAL WALL = 0.15 INTERNAL WALL =0.115

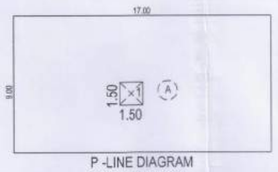
-: OPENING SCHEDULE :-

DOOR SCHEDULE			WINDOW SCHEDULE		
R.S	2.40 X 2.45	ROLLING SHUTTER	W	1.50 X 1.20	ALUMINIUM WINDOW
MD	1.20 X 2.10	T.W. DOOR	W1	1.20 X 0.90	ALUMINIUM WINDOW
FD	1.85 X 2.10	FRENCH DOOR	W2	1.40 X 0.90	ALUMINIUM WINDOW
D	0.90 X 2.10	T.W. DOOR	V	0.60 X 0.75	LOUVERED VENTILATOR
D1	0.75 X 2.10	FLUSH DOOR	V1	2.70 X 0.45	LOUVERED VENTILATOR

AREA STATEMENT		BUILT UP AREA SQ.M
1)	Proposed Comm Ground Floor Built Up Area	150.75
2)	Proposed Resi First Floor Built Up Area	187.75
3)	Proposed Resi Second Floor Built Up Area	187.75
4)	Proposed Resi Third Floor Built Up Area	187.75
5)	Proposed Resi Fourth Floor Built Up Area	187.75
6)	Proposed Resi Fifth Floor Built Up Area	187.75
	Total Built Up Area Proposed =	1089.50



PROPOSED FIRST,SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN
SCALE 1:100



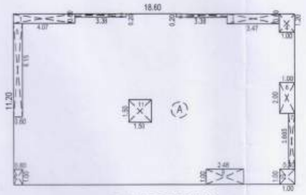
P -LINE DIAGRAM
GROUND FLOOR
SCALE 1:200

AREA CALCULATION

P - LINE AREA
A) 17.00 X 9.00 = 153.00 Sq.M

DEDUCTION
1) 1.50 X 1.50 = 2.25 SQ.M

TOTAL COMM BUILT UP AREA ON GROUND FLOOR
153.00 - 2.25 = 150.75 SQ.M



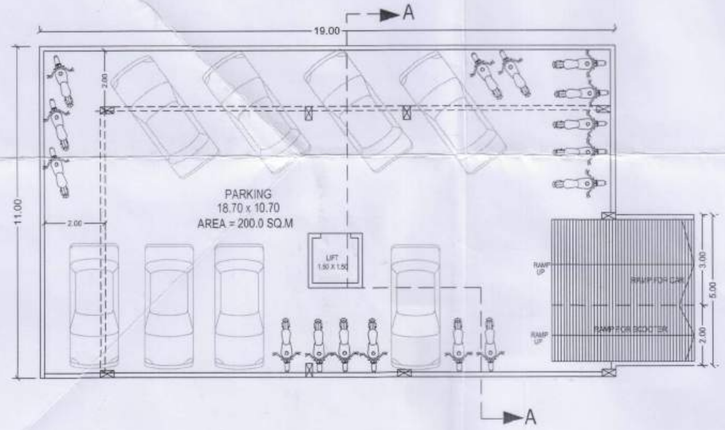
P -LINE DIAGRAM
TYPICAL FLOOR
SCALE 1:200

AREA CALCULATION

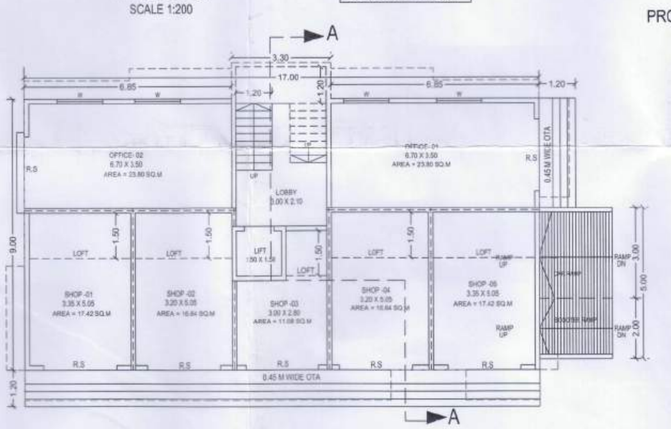
P - LINE AREA
A) 18.60 X 11.20 = 208.32 Sq.M

DEDUCTIONS
1) 4.07 X 0.60 = 2.442 Sq.M
2) 3.38 X 0.20 X 2 = 1.352 Sq.M
3) 3.47 X 0.60 = 2.082 Sq.M
4) 1.00 X 1.20 = 1.20 Sq.M
5) 0.60 X 6.15 = 3.69 Sq.M
6) 1.00 X 2.00 = 2.00 Sq.M
7) 0.40 X 3.685 = 1.474 Sq.M
8) 0.60 X 1.00 = 0.60 Sq.M
9) 2.48 X 1.00 = 2.480 Sq.M
10) 1.00 X 1.00 = 1.00 Sq.M
11) 1.50 X 1.50 = 2.25 Sq.M
TOTAL = 20.57 Sq.M

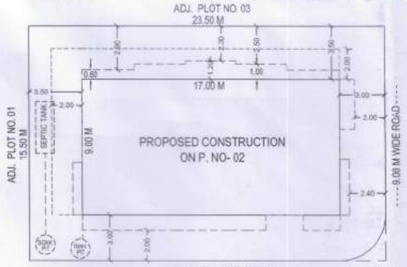
TOTAL RESI. BUILT UP AREA ON TYPICAL FLOOR
208.32 - 20.57 = 187.75 Sq.M



PROPOSED BASEMENT FLOOR PLAN
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



SITE PLAN
SCALE 1:200

PROJECT

DRAWING SHEET NO. 1/1

PROPOSED COMM + RESIDENTIAL BUILDING PLAN ON PLOT NO- 02, GAT NO- 28, AT PIMPRALA SHIWAR, JALGAON. TAL & DIST – JALGAON.
FOR – JALGAON PROJECT PVT. LTD. JALGAON
DIRECTOR– MR. PRAVIN HIRALAL GAGDANI

APPROVAL

JALGAON MUNICIPAL CORPORATION JALGAON

APPROVED
For Comm + Res purpose as amended subject to the conditions
Date 28/06/2021
094
Assistant Director of Town Planning
Municipal Corporation of the City of Jalgaon

AREA STATEMENT	SQ.M
1) Area of plot (Minimum area of a,b,c to be considered)	364.50
(a) As per ownership document (7/12)	364.50
(b) As per measurment sheet	364.50
(c) As per site	364.50
(d) Applicant Plot Area	364.50
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)	364.50
4) Amenity Space (if applicable)	
(a) Required	–
(b)Adjustment of 2(b), if any -	–
(c) Balence Proposed -	–
5) Net Plot Area (3-4 (c))	364.50
6) Recreational Open space (if applicable)	–
(a) Required -	–
(b) 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 - 1.10 (Sr. No.5x basic FSI)	400.95
10) Addition of FSI on payment of premium - 50%	
(a) Maximum permissible premium FSI -based on road width / TOD	182.25
(b) Proposed FSI on payment of premium	182.25
11) In-situ area FSI / TDR loading	
(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	–
(c) TDR area (Permissible -90%)	326.03
(d) Total in-situ/TDR loading proposed (11(a)+(b)+(c)) - (26.81%) (2.00 or 1.85 x Sr.No. 4 (b) and / or(c)	97.738
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.	680.938
(b) Ancillary Area FSI upto 50% or 80% with payment of charges. - (60%)	408.562
(c) Total entitlement (a+b)	1089.50
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)	4.00
15) Total Built-up Area in proposal.(excluding area at Sr. No. 17 b)	–
(a) Existing Built-up Area.	–
(b) Proposed Built-up Area (as per 'P-line')	1089.50
(c) Total(a+b)	1089.50
16) F.S.I. Consumed (15/13) (should not be more than serial no. 14 above.)	2.99
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.

Signature
Licensed Engineer
Mr. Anand A. Mukund

Owner's Declaration -
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 at the work site.

Signature -
Owner name - 1) MR. PRAVIN H. GAGDANI

Licensed Engineer name - Mr. Anand A. Mukund

Job No.	Drawing No.	Scale	Drawn by	Checked by	License No. of Engineer DDMC/R/2021/APL/00244 DATE - 05/01/2021

ANAND A. MUKUND
M.E.(Structure's)
J.M.C.Reg.No.021
First Floor,Mayuresh Apt.
Ring Road,Jalgaon-425001
Mob.93262 99499