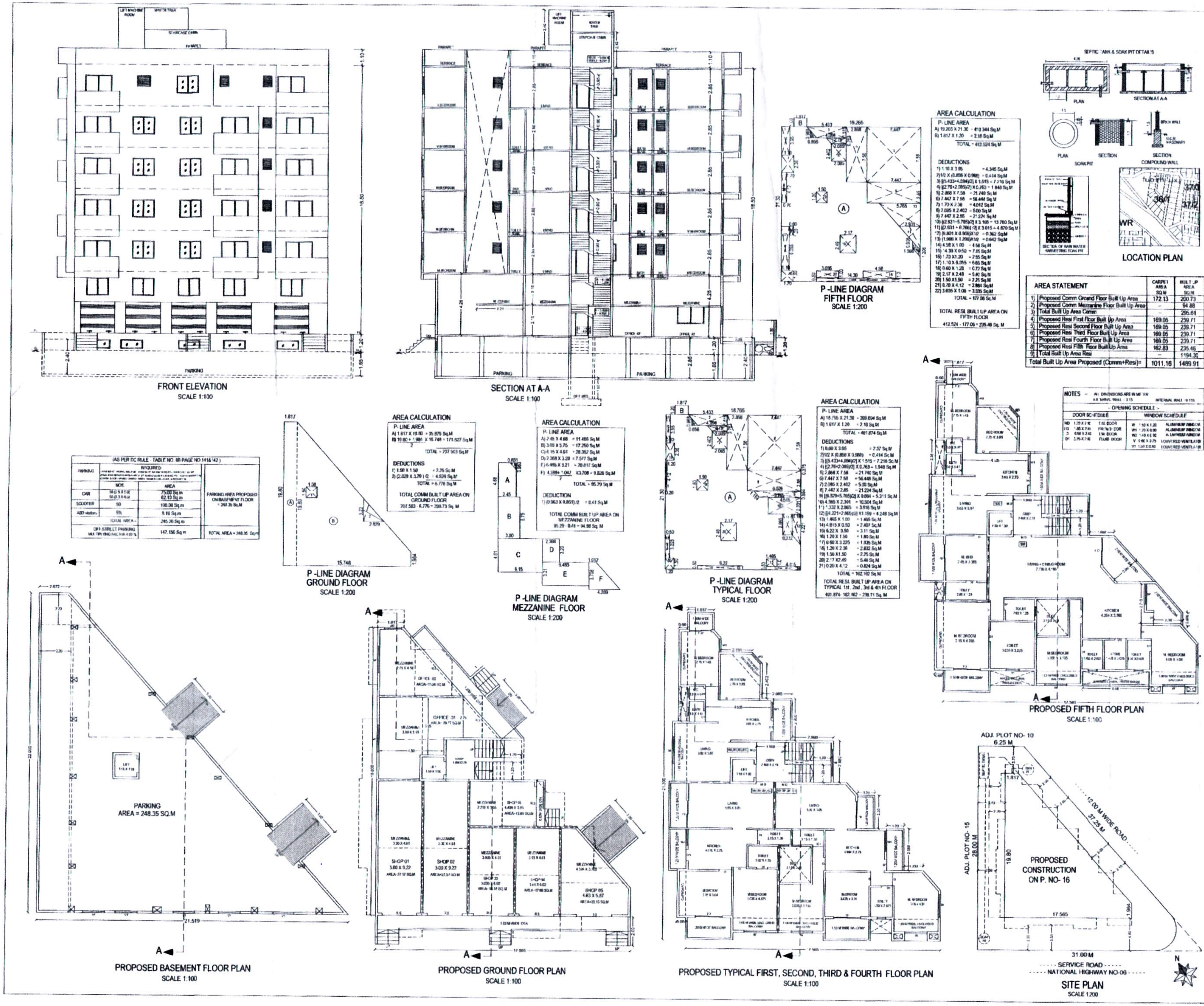
PROJECT

DRAWING SHEET NO. 1/1

PROPOSED COMM + RESIDENTIAL BUILDING PLAN ON PLOT NO- 16, GAT NO- 34/1, AT PIMPRALA SHIWAR, JALGAON. TAL & DIST - JALGAON.
FOR - MR. SAURABH MAHENDRA KOTHARI & OTHER
DEVELOPER - ARADHYA INFRA PROJECTS

APPROVAL

APPROVED
For Comm + Residential
Date 11/05/2022
133
Assistant Director of Town Planning
Municipal Corporation of the city of Jalgaon



AREA STATEMENT		CARPET AREA SQ.M	BUILT UP AREA SQ.M
1)	Proposed Comm Ground Floor Built Up Area	172.13	200.73
2)	Proposed Comm Mezzanine Floor Built Up Area	–	94.88
3)	Total Built Up Area Comm	–	295.61
4)	Proposed Resi First Floor Built Up Area	169.06	239.71
5)	Proposed Resi Second Floor Built Up Area	169.05	239.71
6)	Proposed Resi Third Floor Built Up Area	169.05	239.71
7)	Proposed Resi Fourth Floor Built Up Area	169.05	239.71
8)	Proposed Resi Fifth Floor Built Up Area	162.83	235.46
9)	Total Built Up Area Resi	–	1194.30
Total Built Up Area Proposed (Comm+Resi)=		1011.16	1489.91

NOTES - ALL DIMENSIONS ARE IN METER
EXTERNAL WALL - 0.15 INTERNAL WALL - 0.115

- OPENING SCHEDULE -

DOOR SCHEDULE			WINDOW SCHEDULE		
MD	1.20 X 2.10	T.W. DOOR	W	1.50 X 1.20	ALUMINIUM WINDOW
FD	1.85 X 2.10	FRENCH DOOR	W1	1.20 X 0.90	ALUMINIUM WINDOW
D	0.90 X 2.10	T.W. DOOR	W2	1.40 X 0.90	ALUMINIUM WINDOW
D1	2.75 X 2.10	FLUSH DOOR	V	0.60 X 0.75	LOUVERED VENTILATOR
			V1	1.50 X 0.60	LOUVERED VENTILATOR

AREA STATEMENT	SQ.M
1) Area of plot (Minimum area of a,b,c to be considered)	521.50
(a) As per ownership document (7/12)	521.50
(b) As per measurement sheet	521.50
(c) As per site	521.50
(d) Applicant Plot Area	521.50
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)	521.50
4) Amenity Space (if applicable)	–
(a) Required	–
(b) Adjustment of 2(b), if any -	–
(c) Balance Proposed -	–
5) Net Plot Area (3-4 (c))	521.50
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)	573.65
10) Addition of FSI on payment of premium - 50%	
(a) Maximum permissible premium FSI -based on road width / TOD	260.75
(b) Proposed FSI on payment of premium (29.91 %)	156.19
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 - 65%)	338.975
(d) Total in-situ/TDR loading proposed (11(a)+(b)+(c)) - (38.85 %) (7.00 or 1.85 x Sr.No. 4 (b) and / or (c))	201.35
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 - 1.785	931.19
(b) Ancillary Area FSI upto 60% or 80% with payment of charges (60%)	558.72
(c) Total entitlement (a+b)	1489.91
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)	3.60
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')	1489.91
(c) Total (a+b)	1489.91
16) F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	2.86
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. SAURABH M. KOTHARI 2) MR. BALAPRASAD B. MANTRI 3) Mrs. SNEHAL G. MANTRI

Licensed Engineer name - Mr. Anand A. Mukund

Job No.	Drawing No.	Scale	Drawn by	Checked by	License No. of Engineer DDMC/JR/2021/APL/00244 DATE - 31/12/2023

ANAND A.MUKUND
M.E.(Civil)
J.M.C.Lic.No.244
First Floor,Mayuresh Apt.
Ring Road,Jalgaon-425001
Mob.9326299499