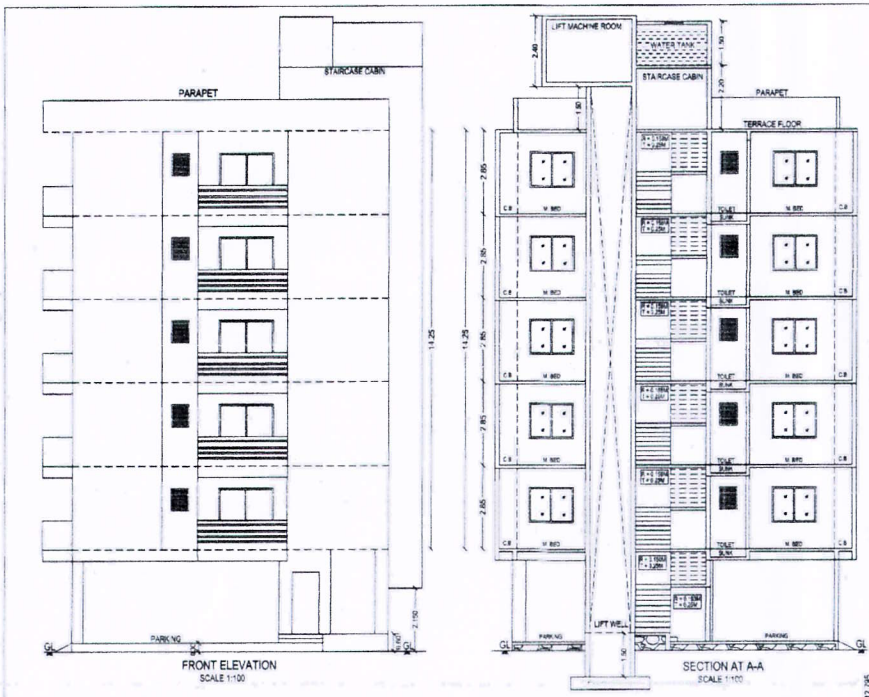
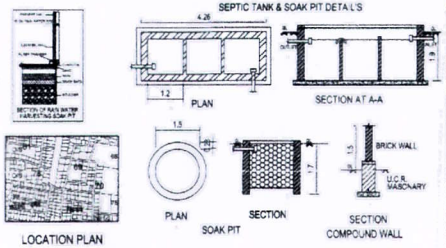
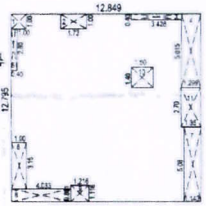




AREA STATEMENT		CARPET AREA SQ.M	BUILT UP AREA SQ.M
1)	Proposed Resi First Floor Built Up Area	99.61	133.15
2)	Proposed Resi Second Floor Built Up Area	99.61	133.15
3)	Proposed Resi Third Floor Built Up Area	99.61	133.15
4)	Proposed Resi Fourth Floor Built Up Area	99.61	133.15
5)	Proposed Resi Fifth Floor Built Up Area	99.61	133.15
Total Built Up Area Proposed =		498.05	665.75

PARKING AREA STATEMENT
(AS PER DC RULE - TABLE NO. 6B PAGE NO. 141&142)

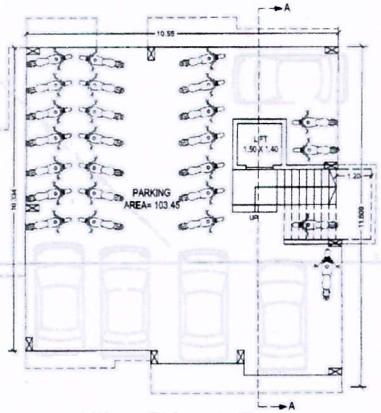
PARKING	PERMISSIBLE (PARKING SPACE IS PARKING AREA UP TO 450 SQ.M. TO BE ADDED)		
	NOS	AREA	
CAR	(2)(2.5 X 5.0) (2)(2.5) X 4.5)	37.50 Sq.m 25.70 Sq.m	PARKING AREA PROPOSED ON GROUND FLOOR = 103.45 Sq.M
SCOOTER	25	50.00 Sq.m	
ADD. visitors	5%	5.41 Sq.m	
TOTAL AREA =		113.61 Sq.m	TOTAL PARKING AREA REQUIRED = 68.17 Sq.m
OFF STREET PARKING = (TOTAL PARKING FACTOR 0.60%)		68.17 Sq.m	

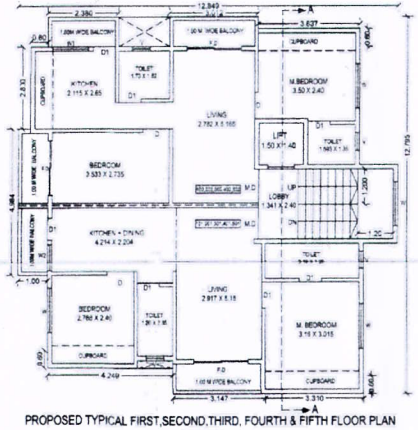


NOTES – ALL DIMENSIONS ARE IN METER
EXTERNAL WALL = 0.15 INTERNAL WALL = 0.15

OPENING SCHEDULE :-

DOOR SCHEDULE		WINDOW SCHEDULE	
MD	1.20 X 2.10	T.W. DOOR	W 1.80 X 1.20 ALUMINIUM WINDOW
D	0.90 X 2.10	T.W. DOOR	W1 1.20 X 0.90 ALUMINIUM WINDOW
D1	0.75 X 2.10	FLUSH DOOR	W2 0.90 X 0.90 ALUMINIUM WINDOW
FD	1.65 X 2.10	FRENCH DOOR	V 0.60 X 0.75 LOUVERED VENTILATOR



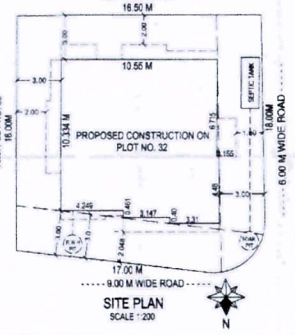


AREA CALCULATION

P - LINE AREA
A) 12.849 X 12.795 = 164.40 Sq.M

DEDUCTIONS
1) 1.00 X 1.00 = 1.00 Sq.M
2) 1.73 X 1.00 = 1.73 Sq.M
3) 3.428 X 0.40 = 1.371 Sq.M
4) 1.286 X 5.015 = 6.509 Sq.M
5) 0.40 X 2.80 = 1.12 Sq.M
6) 1.00 X 3.15 = 3.15 Sq.M
7) 1.143 X 5.08 = 5.806 Sq.M
8) 4.033 X 0.861 = 3.472 Sq.M
9) 1.216 X 1.116 = 1.357 Sq.M
10) 1.50 X 1.40 = 2.10 Sq.M
11) 1.25 X 2.70 = 3.64 Sq.M
TOTAL = 31.255 Sq.M

TOTAL RES. BUILT UP AREA ON TYPICAL FLOOR
164.40 - 31.255 = 133.15 Sq.M



PROJECT

PROPOSED RESIDENTIAL BUILDING PLAN ON PLOT NO.-32, GAT NO- 78, AT NIMKHEDI KH. JALGAON.TAL & DIST - JALGAON.
OWNER - VASANTRAO LAXMANRAO PAWAR
DEVELOPER - AARADHYA INFRAPROJECTS
MR. MURLIDHAR RAJARAM MAHAJAN

APPROVAL

APPROVED
for — Residential purpose as
396
23108/2022
Municipal Corporation of the City of Jalgaon

AREA STATEMENT	SQ.M
1) Area of plot (Minimum area of a.s.d. to be considered)	280.00
(a) As per ownership document (7/12)	280.00
(b) As per measurement sheet	280.00
(c) As per site	280.00
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)	280.00
4) Amenity Space (if applicable)	–
(a) Required	–
(b) Adjustment of 2 (c), if any -	–
(c) Balance Proposed -	–
5) Net Plot Area (3-4 (c))	280.00
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)	308.00
10) Addition of FSI on payment of premium (50%)	–
(a) Maximum permissible premium FSI -based on road width / TDD	140.00
(b) Proposed FSI on payment of premium - 21.10%	59.09
11) In-situ area FSI / TDR loading	–
(a) In-situ area against D.P road / 2.0 (Sr No. 2(a)) if any	–
(b) In-situ area against Amenity Space if handed over (2.50 or 1.85 x Sr No. 4 (b) and / or(c))	–
(c) TDR area- 40%	112.00
(d) Total in-situ/TDR loading proposed (11(a)+(b)+(c)) TDR PLINTH AREA = 9.25 % (26.00 sq.m PRC NO. - 113 - DATE- 05/01/2020) 17.83 %	49.00
12) Additional FSI area under Chapter No. 7	–
13) Total entitlement of FSI in the proposal	–
(a) [9+10(b)+11(c) or 12 whichever is applicable	416.09
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.. 59.16%)	249.66
(c) Total entitlement (a+b)	665.75
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 to 1.6 or 1.8)	3.20
15) Total Built-up Area in proposal (excluding area at Sr. No. 17 b)	–
(a) Proposed Built-up Area (as per P-line)	665.75
(b) Total(a+b)	665.75
16) F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	2.37
17) Area for Inclusive Housing , if any	–
(a) Required (20% of Sr No.5)	–
(b) Proposed	–

Certificate of Valid
Certified that the plot under reference was surveyed by me on _____ and the dimensions of setba ess. 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
A. MR. ANAND A. MUKUND

Owner's Declaration - - We undersigned hereby confirm that I / We would abide by all 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 safety, stability and safety of the work site.

Signature - Owner name - 1) MR.VASANTRAO L. PAWAR 2) MR. MURLIDHAR R. MAHAJAN

Licensed Engineer name

Job No.	Drawing No.	Scale	Drawn by	Checked by	License No. of ENGINEER
					DDMC/PR/2021/APL/00244 DATE - 08/01/2021

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