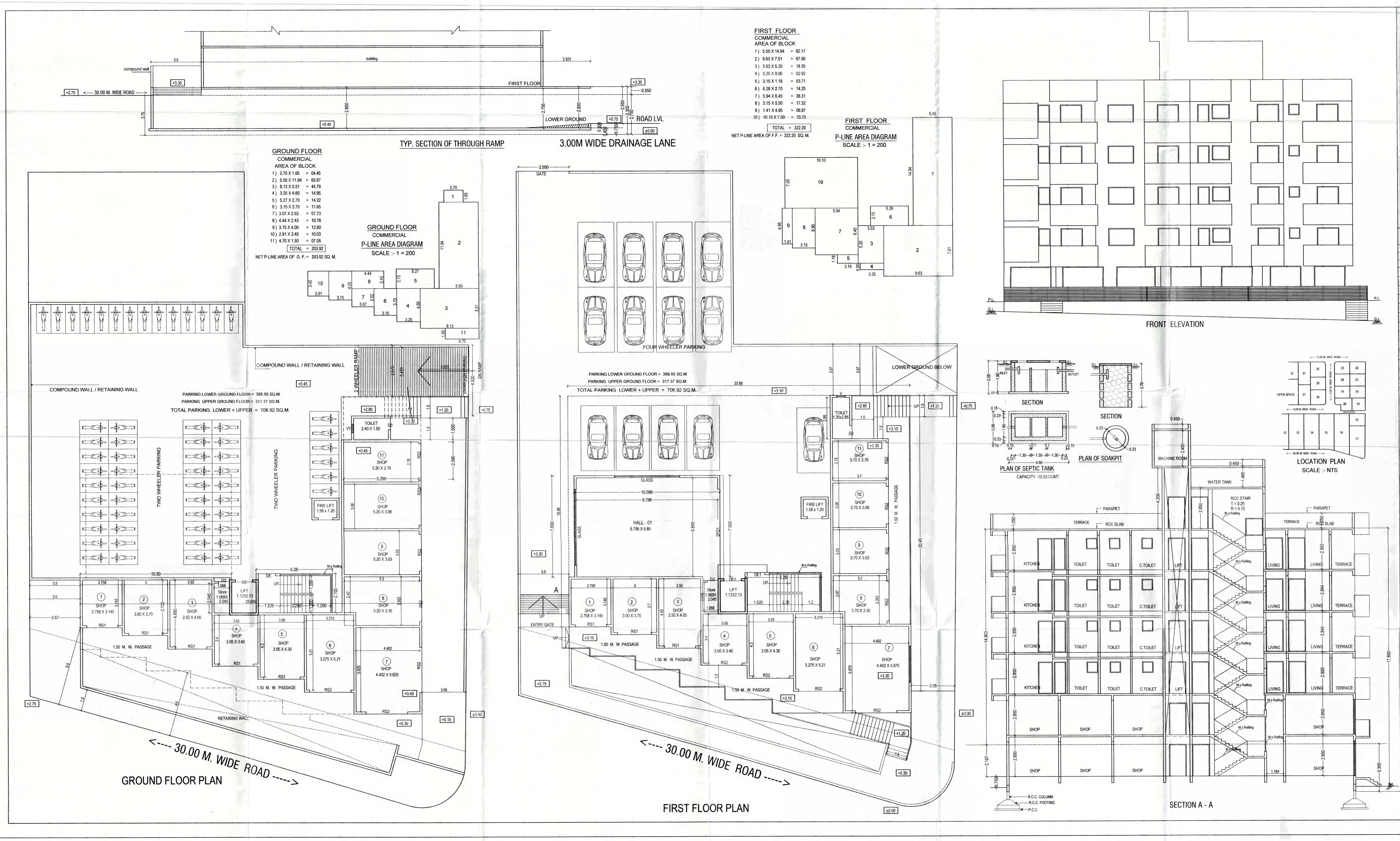

PROJECT:

REVISED RESIDENTIAL CONSTRUCTION IN PLOT NO.16+17 IN G. NO.182 / 1 OF SAVKHEDA - BK, TAL & DIST JALGAON.

APPROVING AUTHORITY

SHEET NO. 02/01

या कार्यालयाचे यापुर्वी पत्र क्र. 2622 दि. 8/10/22 अन्वये केलेली मंजुरीची शिफारस निष्प्रभावित करण्यात येत आहे.

सहायक संचालक, नगर रचना, जळगांव यांचे कार्यालय बांधकाम परवानगी पत्र क्र. 2622 दि. 29/4/2022 मधिल नमूद अटी / शर्तींचे अधिन राहून रहिवास व वाणिज्य (shop) वापरासाठी बांधकाम नकाशांना मंजूराची शिफारस करण्यात येत आहे.

सहायक संचालक, नगर रचना, जळगांव.

नगर रचना आणि मुल्यनिर्धारण विभाग — महाराष्ट्र शासन — जळगांव शाखा

1.	Area of plot (minimum area of a, b, c, to be considered)	1048.12 SQ.M.
	(a) As per ownership document (7/12, CTS extract)	1048.12 SQ.M.
	(b) as per layout	1048.12 SQ.M.
	(c) as per site	1048.12 SQ.M.
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)	1048.12 SQ.M.
4.	Amenity Space (if applicable)	----
	(a) Required -	----
	(b) Adjustment of 2(b), if any -	----
	(c) Balance Proposed -	----
5.	Net Plot Area (3-4 (c))	1048.12 SQ.M.
6.	Recreational Open space (if applicable)	----
	(a) Required -	----
	(c) 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. 5xbasic FSI)*	1152.93 SQ.M.
10.	Addition of FSI on payment of premium 0.30	314.43 SQ.M.
	(a) Maximum permissible premium FSI - based on road width / TOD Zone (b) Proposed FSI on payment of premium	----
11.	in-situ 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 *[2.00 or1.85 x Sr. 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	1467.36 SQ.M.
	(a) [9 + 10(b)+11(d) or 12 whichever is applicable	1467.36 SQ.M.
	(b) Ancillary Area fsi upto 60% or 80% with payment of charges (Resi.) 39 %	572.27 SQ.M.
	(c) Ancillary Area fsi upto 80% with payment of charges (Comm.)	411.40 SQ.M.
	(d) total entitlement (a+b+c)	2451.03 SQ.M.
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]*	2451.03 SQ.M.
15.	Total Built-up Area in proposal *.(excluding area at Sr.No.17 b)*	2450.56 SQ.M.
	(a) Existing Built-up Area	----
	(b) proposed built-up area (as per 'P-line')	2450.56 SQ.M.
	(c) Total (a-b)	2450.56 SQ.M.
16.	F.S.I. Consumed (15/13) *(should not be more than serial no. 14 above.)*	2.33
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.

NIRAJ R. MANTRI (B.Arch) REG.NO.CA/2001/28114

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

Owner (s) name and signature

Architect Signature

NIRAJ R. MANT (B.Arc) REG.NO.CA/2001/28114

Job No.	Drawing No.	Scale	Drawn by	checked by	Registration no. of Architect
06/21	01	1:100	Harshal	Ar. Niraj	CA/2001/28114

STATEMENT

TOTAL PLOT AREA .	1048.12 SQ.M.
BASIC F.S.I. 1.10	1152.93 SQ.M.
PREMIUM 0.30	314.43 SQ.M.
PERMISSIBLE AREA	1467.36 SQ.M.

AREA STATEMENT

TOTAL PLOT AREA .	= 1048.12 SQ.M.
BASIC F.S.I. 1.10	= 1152.93 SQ.M.
PREMIUM 0.30	= 314.43 SQ.M.
TOTAL AREA = 1.10 + 0.30 % PREMIUM	= 1467.36 SQ.M.
ANCILLARY AREA FSI UPTO 39% FOR RESI.	= 572.27 SQ.M.
ANCILLARY AREA FSI UPTO 80 % FOR COMM.	= 411.40 SQ.M.
TOTAL ANCILLARY AREA	= 983.67 SQ.M.
PERMISSIBLE P-LINE AREA	= 2451.03 SQ.M.
PROPOSED COMMERCIAL P-LINE AREA ON GROUND FLOOR	= 203.92 SQ.M.
PROPOSED COMMERCIAL P-LINE AREA ON FIRST FLOOR	= 322.20 SQ.M.
PROPOSED RESIDENCIAL P-LINE AREA ON SECOND FLOOR	= 481.11 SQ.M.
PROPOSED RESIDENCIAL P-LINE AREA ON THIRD FLOOR	= 481.11 SQ.M.
PROPOSED RESIDENCIAL P-LINE AREA ON FOURTH FLOOR	= 481.11 SQ.M.
PROPOSED RESIDENCIAL P-LINE AREA ON FIFTH FLOOR	= 481.11 SQ.M.
TOTAL COMMERCIAL P-LINE AREA	= 526.12 SQ.M.
TOTAL RESIDENTIAL P-LINE AREA	= 1924.44 SQ.M.
TOTAL COMMERCIAL + RESIDENTIAL P-LINE AREA	= 2450.56 SQ.M.
F.S.I. CONSUMED	= 2.33

SCHEDULE OF OPENINGS

SFD	1.50 x 2.40	SLIDING FOLDING DOOR	W1	1.80 x1.35	M S GLAZED WINDOW
SFD1	4.50 x 2.40	SLIDING FOLDING DOOR	W2	0.95 x1.35	M S GLAZED WINDOW
RS1	2.80 x 2.40	MS ROLLING SHUTTER	W3	1.10 x1.35	M S GLAZED WINDOW
RS2	2.50 x 2.40	MS ROLLING SHUTTER	WK1	1.00 x1.00	M S GLAZED WINDOW
DE1	1.20 x 2.20	T W PANELLED DOOR	V1	0.75 x 0.75	LOV. VENTILATORS
D1	1.00 x 2.20	T W PANELLED DOOR			
D2	0.90 x 2.20	T W PANELLED DOOR			
D3	0.75 x 2.20	T W PANELLED DOOR			

25/04/2022 - F101