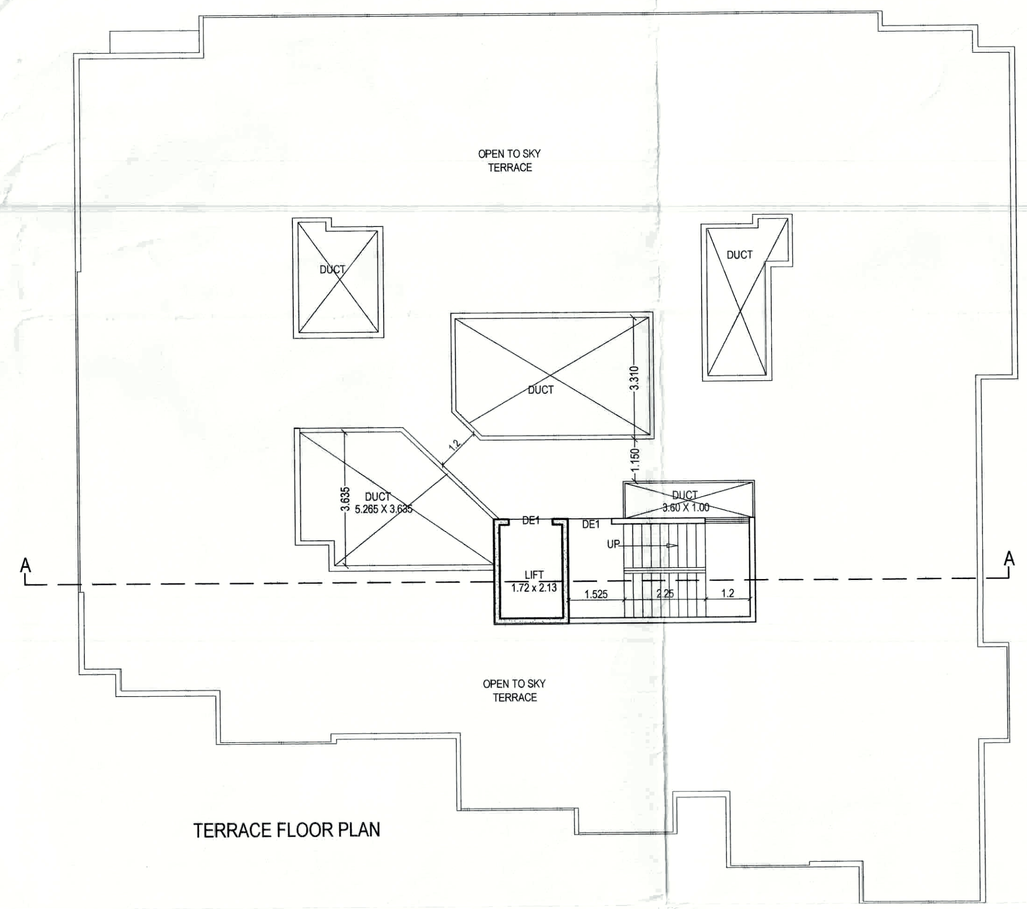
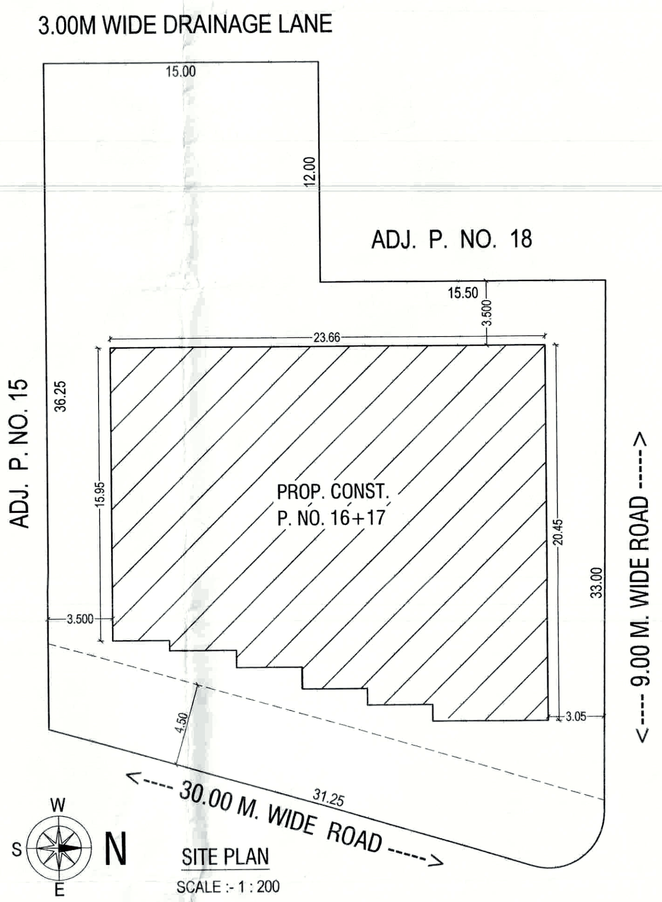
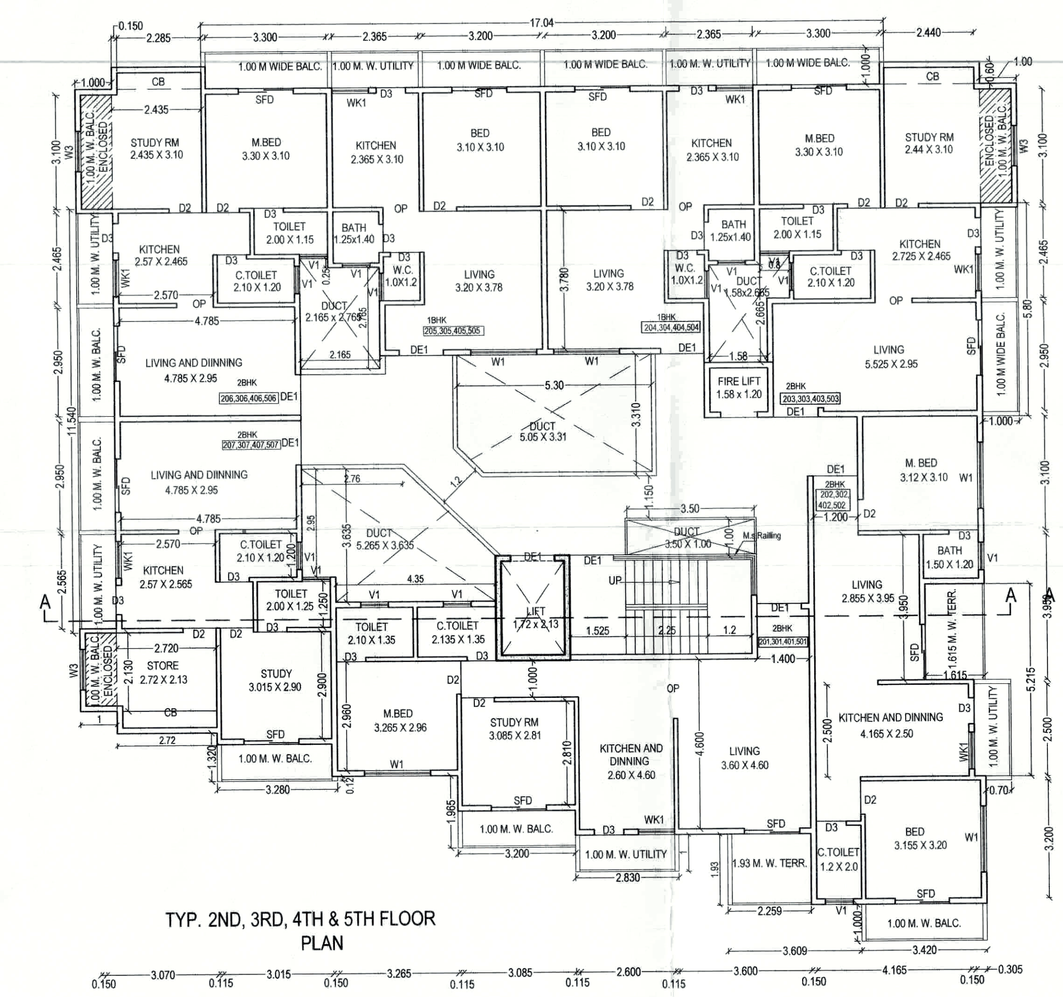


TERRACE FLOOR PLAN

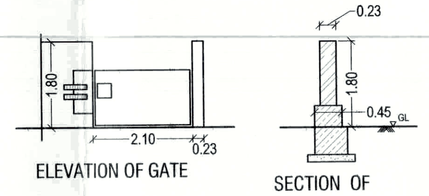


SITE PLAN

SCALE :- 1 : 200

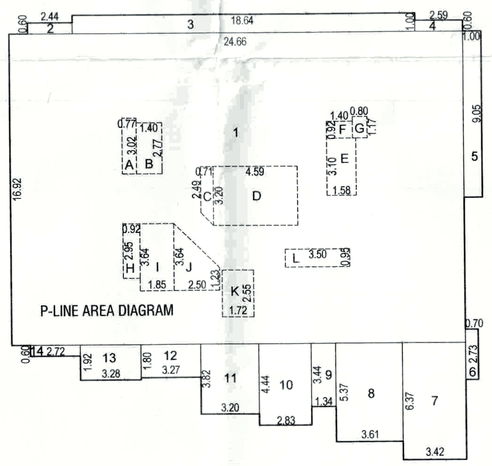


TYP. 2ND, 3RD, 4TH & 5TH FLOOR PLAN



ELEVATION OF GATE

SECTION OF COMPOUND WALL



P-LINE AREA DIAGRAM
TYP. 2ND, 3RD, 4TH & 5TH FLOOR
(RESIDENTIAL)

AREA OF BLOCK

1)	24.66 X 16.92	=	417.24 SQ.M.
2)	2.44 X 0.60	=	1.64 SQ.M.
3)	18.64 X 1.00	=	18.64 SQ.M.
4)	2.59 X 0.60	=	1.55 SQ.M.
5)	1.00 X 9.05	=	9.05 SQ.M.
6)	0.70 X 2.73	=	1.91 SQ.M.
7)	3.42 X 6.37	=	21.78 SQ.M.
8)	3.61 X 5.37	=	19.38 SQ.M.
9)	1.34 X 3.44	=	4.60 SQ.M.
10)	2.83 X 4.44	=	12.56 SQ.M.
11)	3.20 X 3.80	=	12.16 SQ.M.
12)	3.27 X 1.80	=	5.88 SQ.M.
13)	3.28 X 1.92	=	6.29 SQ.M.
14)	2.72 X 0.60	=	1.63 SQ.M.
TOTAL AREA		=	534.31 SQ.M.

DEDUCTION

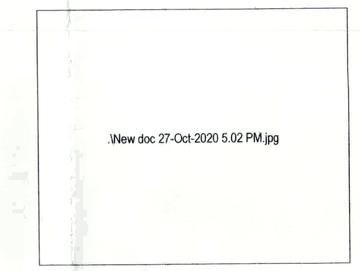
A)	0.77 X 3.02	=	2.32 SQ.M.
B)	1.40 X 2.77	=	3.87 SQ.M.
C)	2.49+3.20/2X0.71	=	2.01 SQ.M.
D)	4.59 X 3.20	=	14.68 SQ.M.
E)	1.58 X 3.10	=	4.89 SQ.M.
F)	1.40 X 0.92	=	1.28 SQ.M.
G)	0.80 X 1.17	=	0.93 SQ.M.
H)	0.92 X 2.95	=	2.71 SQ.M.
I)	1.85 X 3.64	=	6.73 SQ.M.
J)	3.64+1.23/2X2.50	=	6.08 SQ.M.
K)	1.72 X 2.55	=	4.38 SQ.M.
L)	3.50 X 0.95	=	3.32 SQ.M.
TOTAL AREA		=	53.20 SQ.M.

NET P-LINE AREA

534.31 - 53.20 = 481.11 SQ. M.

PARKING AREA STATEMENT		
NON CONGESTED AREA		
OCCUPENCY	PERMANENT PARKING	
MULTI FAMILY RESIDENTIAL	CAR	SCOOTER
COMM. FOR SHOPS	03	20
RESI. FOR. 40 TO 80	20	100
RESI. FOR. 30 TO 40	08	08
TOTAL PARKING	31	128
FACTOR 0.40	12	51
VISITORS PARKING	1	3
TOTAL REQUIRED PARKING	13	54

FLOOR NAME	FLAT NO.	CARPET AREA	
GROUND FL.	SHOP-1		09.24 Sq.m
	SHOP-2		13.00 Sq.m
	SHOP-3		15.99 Sq.m
	SHOP-4		11.48 Sq.m
	SHOP-5		14.50 Sq.m
	SHOP-6		15.12 Sq.m
	SHOP-7		15.12 Sq.m
	SHOP-8		14.10 Sq.m
	SHOP-9		14.10 Sq.m
	SHOP-10		12.92 Sq.m
	SHOP-11		12.17 Sq.m
	TOILET		3.60 Sq.m
FIRST FL.	SHOP-1		09.24 Sq.m
	SHOP-2		13.00Sq.m
	SHOP-3		15.99 Sq.m
	SHOP-4		11.48 Sq.m
	SHOP-5		14.51 Sq.m
	SHOP-6		15.12 Sq.m
	SHOP-7		15.12 Sq.m
	SHOP-8		11.10 Sq.m
	SHOP-9		11.10 Sq.m
	SHOP-10		10.17 Sq.m
	SHOP-11		9.58 Sq.m
	TOILET		3.42 Sq.m
	HALL		68.56 Sq.m
TOTAL COMM. CARPET AREA			359.73 Sq.m
2nd to 5th FL.	201,301,401,501	59.50 Sq.m X4	238.00 Sq.m
	202,302,402,502	50.44 Sq.m X4	201.76 Sq.m
	203,303,403,503	48.89 Sq.m X4	195.56 Sq.m
	204,304,404,504	36.38 Sq.m X4	145.52 Sq.m
	205,305,405,505	36.38 Sq.m X4	145.52 Sq.m
	206,306,406,506	50.25 Sq.m X4	201.00 Sq.m
	207,307,407,507	46.21 Sq.m X4	184.84 Sq.m
TOTAL CARPET AREA			1308.75 Sq.m



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LOCATION PLAN

PROJECT:

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

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

22/09/2021 - F101

APPROVING AUTHORITY | SHEET NO. 02/02

या कार्यालयाचे वापुर्सी पत्र क्र.2029 दि.5/10/2021 अन्वये केलेली मंजुरीची शिफारस निष्प्रभावित करण्यात येत आहे.

सहायक संचालक, नगर रचना, जळगांव यांचे कार्यालय
बांधकाम परवानगी
पत्र क्र.2602 दि.25/11/2022 अधिक नमुद अटी / शर्तीचे अधिन राहून 21 Bldg Plan (Shop) वापरासाठी बांधकाम नकाशांना मंजुरीची शिफारस करण्यात येत आहे.

सहायक संचालक,
नगर रचना,जळगांव.

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. MANTRI
(B.Arch.)
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			