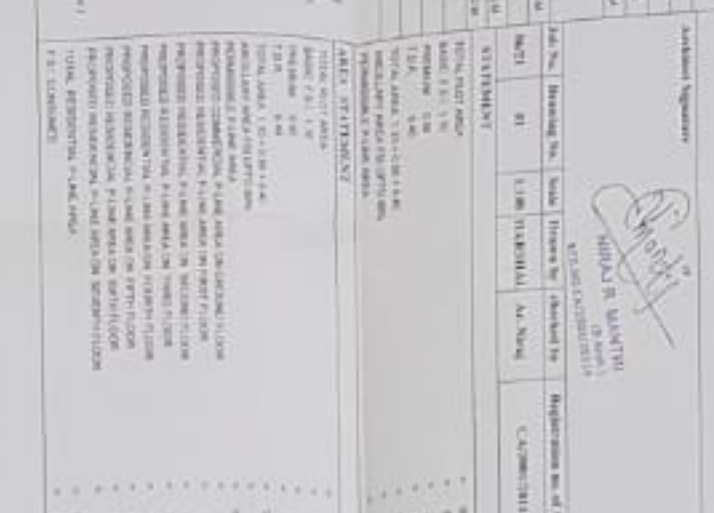




PROJECT:

**REVISED RESIDENTIAL BUILDING ON P. No. 134,
S. No. 436/1A OF MEHARUN SHIWAR
TAL. & DIST. JALGAON.
FOR -:**

1. Area of plot (minimum area of a, b, c, to be considered)		603.49 SQ.M.
(a) As per ownership document (7/12, CTS extract)		603.49 SQ.M.
(b) as per layout		603.49 SQ.M.
(c) as per site		603.49 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)		
4. Amenity Space (if applicable)		
(a) Required -		
(b) Adjustment of 2(b), if any -		
(c) Balance Proposed -		
5. Net Plot Area (3-4 (c))		603.49 SQ.M.
6. Recreational Open space (if applicable)		
(a) Required -		
(c) Proposed -		
7. Internal Road Area		
8. Platable area (if applicable)		
9. built up area with reference to basic F.S.I. as per front road width (Sr. No. 5x basic FSI)	1.10	663.83 SQ.M.
10. Addition of FSI on payment of premium	0.30	301.74 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	0.40	241.39 SQ.M.
(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 or 1.85 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		1206.96 SQ.M.
(a) [9 + 10(b)+11(d) or 12 whichever is applicable		
(b) Ancillary Area fsi upto 60% or 80% with payment of charges		724.17 SQ.M.
(c) total entitlement (a+b)		1931.13 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		
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)		1930.77 SQ.M.
(a) Existing Built-up Area		
(b) proposed built-up area (as per 'P-line')		1930.77 SQ.M.
(c) Total (a-b)		1930.77 SQ.M.
16. F.S.I. Consumed (15/13) (should not be more than serial no. 14 above.)		3.199
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
Signature

(Name of Architect/ Licensed Engineer/ Supervisor.)

APPROVING AUTHORITY



APPROVED
For Residential
amended :
Condition :
Committed :
Date 31/03
2022
Assistant Director of Town Planning
Municipal Corporation of the city of Jalgaon

प्राप्त दि. १०/०५/२०२२
नगर प्रशासन, जालगाव
श्री. निराज रमण मन्त्री, नि. नं. ४३६/१०००/१३४
श्री. निराज रमण मन्त्री, नि. नं. ४३६/१०००/१३४

आमोद
आमोद नगर - न. नं. १०००/१३४

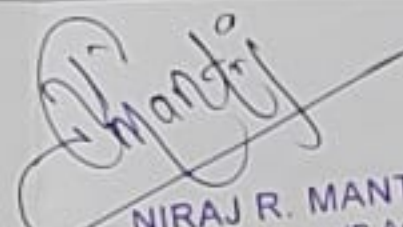
Owner's Declaration

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

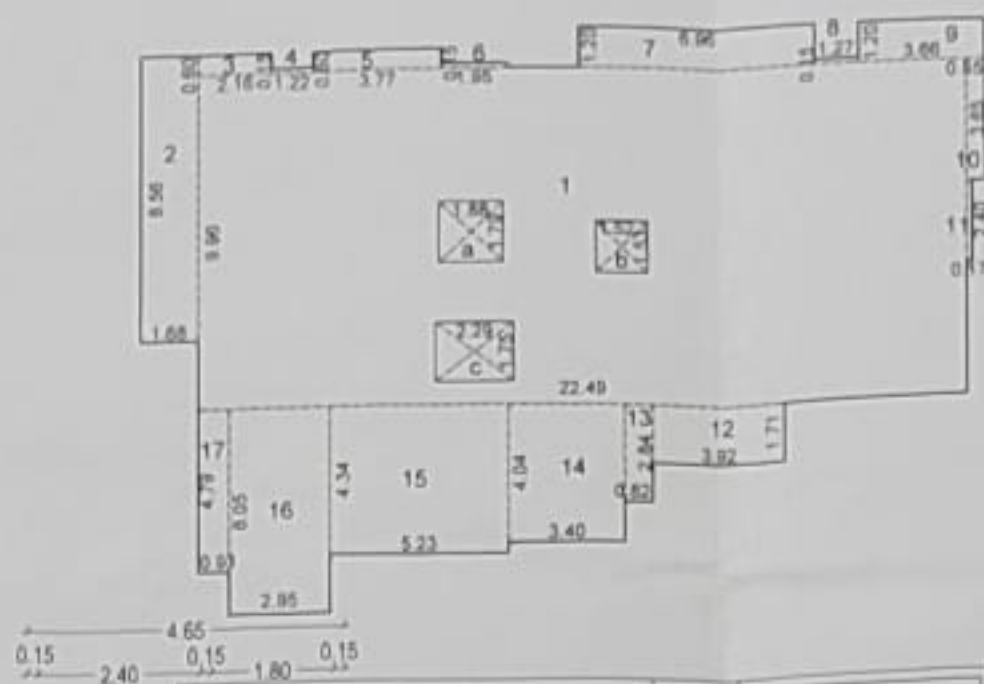
STATEMENT

TOTAL PLOT AREA	=	603.49 SQ.M.
BASIC F.S.I. 1.10	=	663.83 SQ.M.
PREMIUM 0.50	=	301.74 SQ.M.
T.D.R. 0.40	=	241.39 SQ.M.
TOTAL AREA 1.10 + 0.50 + 0.40	=	1206.96 SQ.M.
ANCILLARY AREA FSI UPTO 60%	=	724.17 SQ.M.
PERMISSIBLE P-LINE AREA	=	1931.13 SQ.M.

AREA STATEMENT

TOTAL PLOT AREA	=	603.49 SQ.M.
BASIC F.S.I. 1.10	=	663.83 SQ.M.
PREMIUM 0.50	=	301.74 SQ.M.
T.D.R. 0.40	=	241.39 SQ.M.
TOTAL AREA 1.10 + 0.50 + 0.40	=	1206.96 SQ.M.
ANCILLARY AREA FSI UPTO 60%	=	724.17 SQ.M.
PERMISSIBLE P-LINE AREA	=	1931.13 SQ.M.
PROPOSED COMMERCIAL P-LINE AREA ON GROUND FLOOR	=	16.57 SQ.M.
PROPOSED RESIDENTIAL P-LINE AREA ON FIRST FLOOR	=	315.68 SQ.M.
PROPOSED RESIDENTIAL P-LINE AREA ON SECOND FLOOR	=	315.68 SQ.M.
PROPOSED RESIDENTIAL P-LINE AREA ON THIRD FLOOR	=	315.68 SQ.M.
PROPOSED RESIDENTIAL P-LINE AREA ON FOURTH FLOOR	=	315.68 SQ.M.
PROPOSED RESIDENTIAL P-LINE AREA ON FIFTH FLOOR	=	315.68 SQ.M.
PROPOSED RESIDENTIAL P-LINE AREA ON SIXTH FLOOR	=	315.68 SQ.M.
PROPOSED RESIDENTIAL P-LINE AREA ON SEVENTH FLOOR	=	20.12 SQ.M.
TOTAL RESIDENTIAL P-LINE AREA	=	1930.77 SQ.M.
F.S.I. CONSUMED	=	3.199

SCHEDULE OF OPENINGS		
SFD	1.60 x 2.20	SLIDING FOLDING DOOR
ED	1.10 x 2.20	T W PANELLED DOOR
D1	0.90 x 2.20	T W PANELLED DOOR
D2	0.80 x 2.20	T W PANELLED DOOR
W	2.10 x 1.20	M S GLAZED WINDOW
W1	1.80 x 1.20	M S GLAZED WINDOW
W2	1.50 x 1.20	M S GLAZED WINDOW
W3	1.00 x 1.20	M S GLAZED WINDOW
KW	1.50 x 1.00	M S GLAZED WINDOW
KW1	1.10 x 1.00	M S GLAZED WINDOW
V	0.75 x 0.75	LOV. VENTILATORS
V1	0.90 x 0.60	LOV. VENTILATORS



P-LINE AREA DIAGRAM 1ST TO 6TH FLOOR

(RESIDENTIAL)		
1)	22.49 X 9.96	= 224.00 SQ.M.
2)	1.68 X 8.56	= 14.38 SQ.M.
3)	2.16 X 0.60	= 1.29 SQ.M.
4)	1.22 X 0.15	= 0.18 SQ.M.
5)	3.77 X 0.60	= 2.26 SQ.M.
6)	1.95 X 0.15	= 0.29 SQ.M.
7)	6.96 X 1.20	= 8.35 SQ.M.
8)	1.27 X 0.15	= 0.19 SQ.M.
9)	3.66 X 1.20	= 4.39 SQ.M.
10)	0.55 X 3.65	= 2.00 SQ.M.
11)	0.17 X 2.40	= 0.40 SQ.M.
12)	3.92 X 1.71	= 6.70 SQ.M.
13)	0.82 X 2.84	= 2.32 SQ.M.
14)	3.40 X 4.04	= 13.73 SQ.M.
15)	5.23 X 4.34	= 22.69 SQ.M.
16)	2.95 X 6.05	= 17.84 SQ.M.
17)	0.91 X 4.79	= 04.35 SQ.M.

TOTAL AREA = 325.36 SQ.M.

DEDUCTION

a)	1.88 X 1.79	= 3.36 SQ.M.
b)	1.52 X 1.53	= 2.32 SQ.M.
c)	2.29 X 1.75	= 4.00 SQ.M.

TOTAL = 9.68 SQ.M.

TOTAL GROUND FLOOR B/UP AREA =
325.36 - 9.68 = 315.68 SQ.M.

CARPET AREA STATEMENT

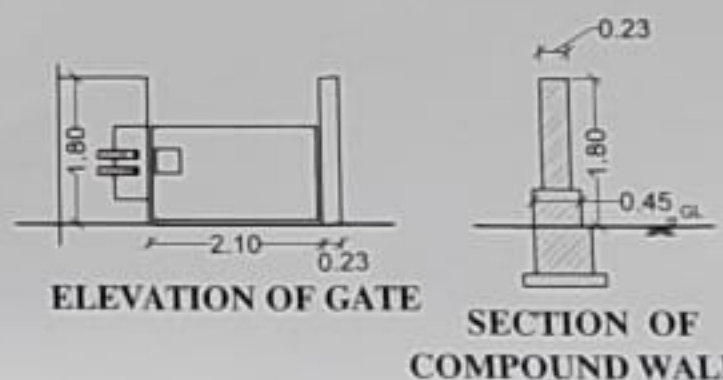
FLOOR NAME	FLAT NO.	CARPET AREA	
FIRST FL.	101	111.46 Sq.m	111.46 Sq.m
	102	121.22 Sq.m	121.22 Sq.m
2ND,3RD,4TH, 5TH,6TH FL.	201,301,401, 501,601	111.46 Sq.m X5	557.30 Sq.m
	202,302,402, 502,602	121.22 Sq.m X5	606.10 Sq.m
7TH FL.	701	6.97 Sq.m	6.97 Sq.m
TOTAL CARPET AREA		1403.05 Sq.m	

SEVENTH FLOOR PLAN

SCALE : 1:100

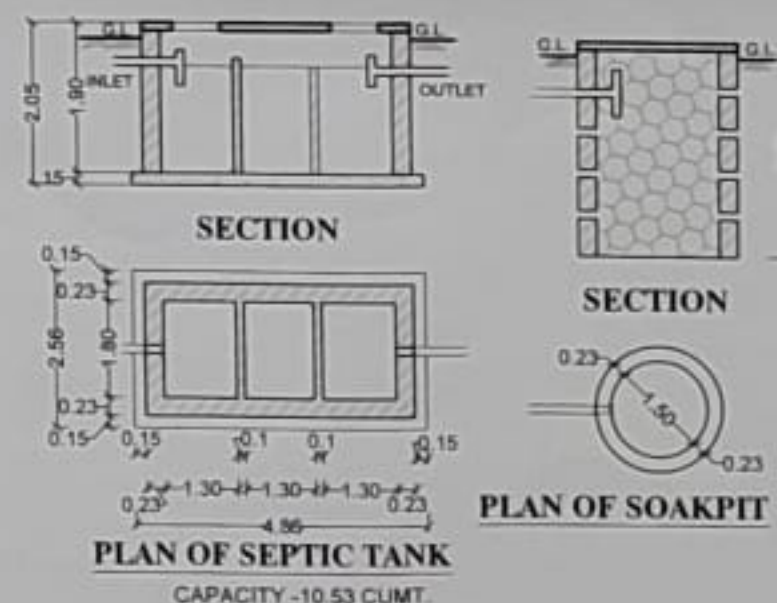
PARKING AREA STATEMENT

RESIDENTIAL			
80.00 SQ. M. TO 150.00 SQ. M. (12)	REQUIRED PARKING FOR 1 TENAMENT		
	CAR	SCOOTER	
		1	3
12 TENAMENT	12	36.00	
5 % VISITOR PARKING	12.60	37.80	
	13	38	
CAR - 13 NOS. X 12.50 M. X 0.60			= 97.50 SQ. M.
SCOOTER - 38 NOS. X 2.00 M. X 0.60			= 45.60 SQ. M.
RESIDENTIAL PARKING AREA REQUIRED			= 143.10 SQ. M.
TOTAL PARKING AREA REQUIRED			= 143.10 SQ. M.
PARKING PROVIDED AT GROUND FLOOR			= 297.36 SQ. M.



ELEVATION OF GATE

SECTION OF COMPOUND WALL

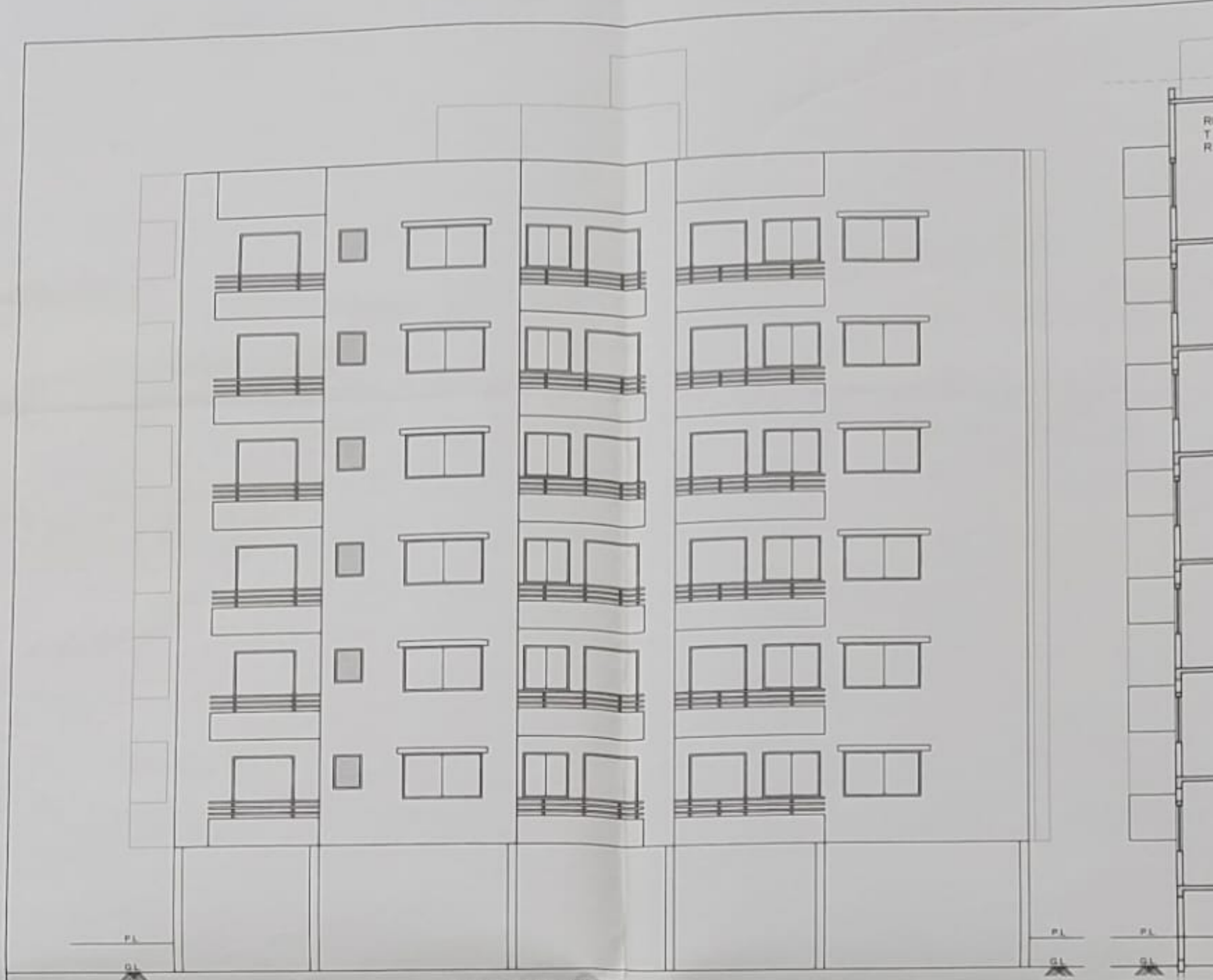


PLAN OF SEPTIC TANK

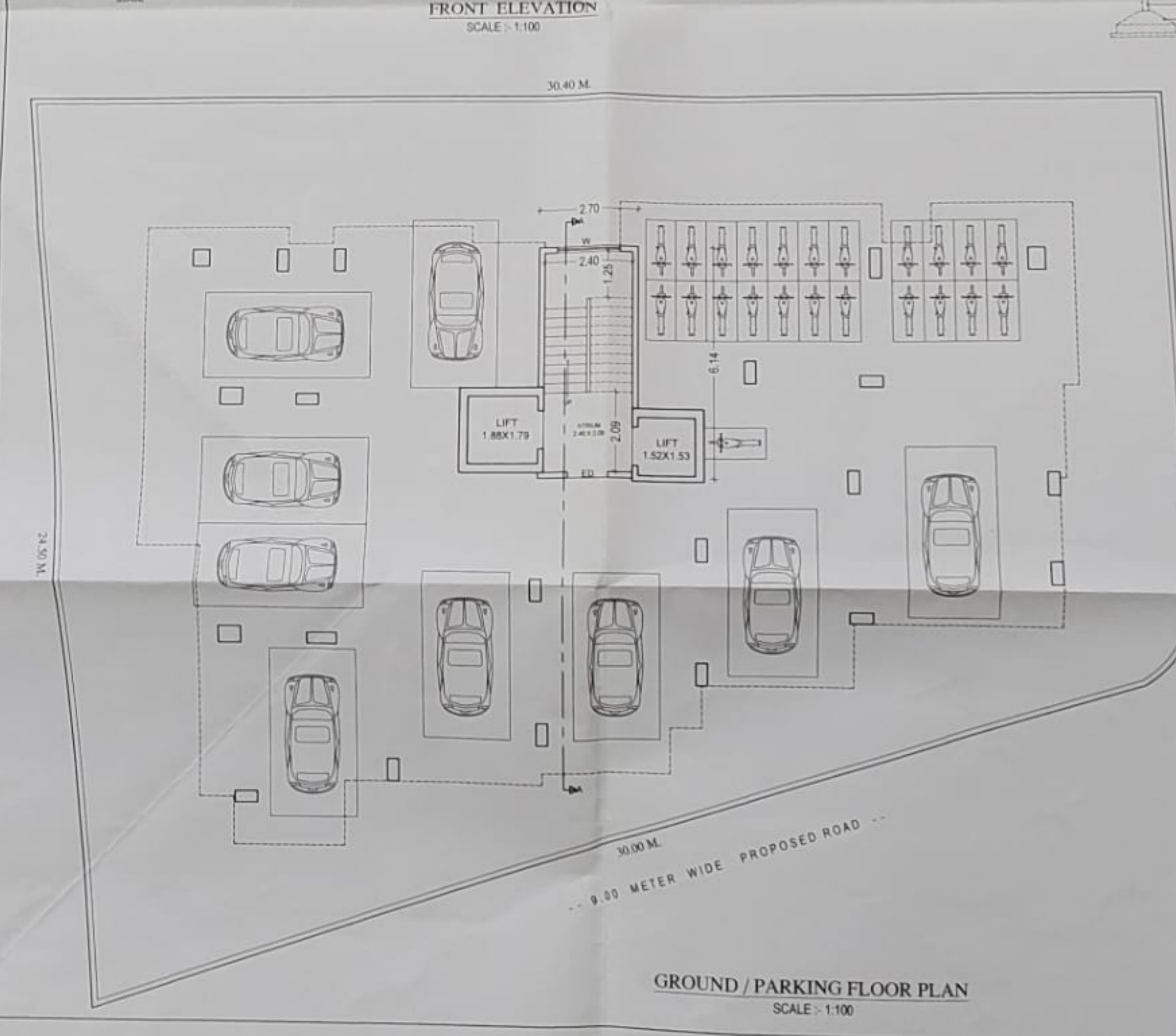
CAPACITY - 10.53 CUMT.

TYP. 2ND,3RD,4TH, & 5TH,6TH FLOOR PLAN

SCALE : 1:100



FRONT ELEVATION
SCALE > 1:100



GROUND / PARKING FLOOR PLAN
SCALE > 1:100