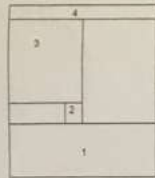
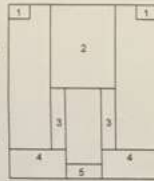


# AREA DIGRAM & CALCULATIONS



FOR BASEMENT FLOOR  
AREA OF BLOCK A AS PER PLAN  
10.37 X 12.00 X 1.00 = 124.44 SQM  
DEDUCTION  
1. 10.37 X 3.71 X 1 = 38.47  
2. 1.45 X 1.20 X 1 = 1.74  
3. 5.19 X 5.84 X 1 = 30.30  
4. 10.37 X 1.00 X 1 = 10.37  
= 124.44 - 85.84  
= 38.6 SQMT



FOR GROUND FLOOR  
AREA OF BLOCK A AS PER PLAN  
10.37 X 12.00 X 1.00 = 124.44 SQM  
DEDUCTION  
1. 1.46 X 1.00 X 2 = 2.90  
2. 4.48 X 5.80 X 1 = 25.98  
3. 1.00 X 4.20 X 2 = 8.40  
4. 3.99 X 2.00 X 2 = 15.96  
5. 2.48 X 1.00 X 1 = 2.48  
= 124.44 - 55.09  
= 69.35 SQMT



FOR FIRST/SECOND FLOOR  
AREA OF BLOCK A AS PER PLAN  
10.37 X 12.00 X 1.00 = 124.44 SQM  
DEDUCTION  
1. 2.46 X 1.00 X 2 = 4.92  
2. 2.48 X 5.80 X 1 = 13.88  
3. 10.37 X 1.00 X 1 = 10.37  
= 124.44 - 29.17  
= 95.27 SQMT



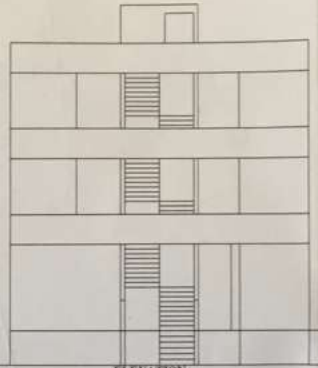
REVISED BASEMENT FL. PLAN



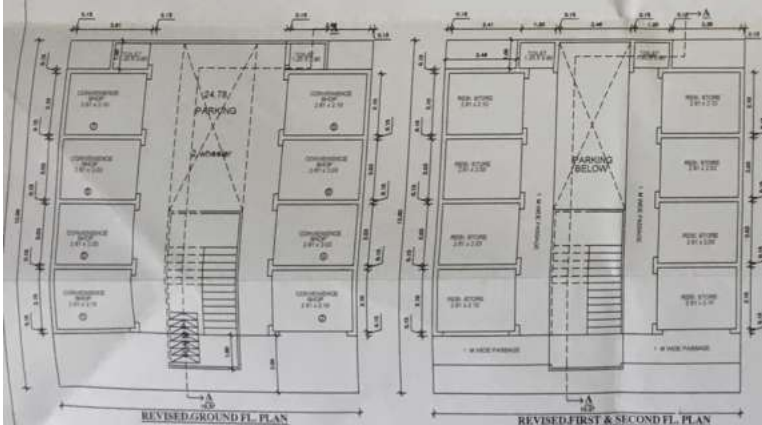
SITE PLAN  
SCALE: 1:200



KEY PLAN

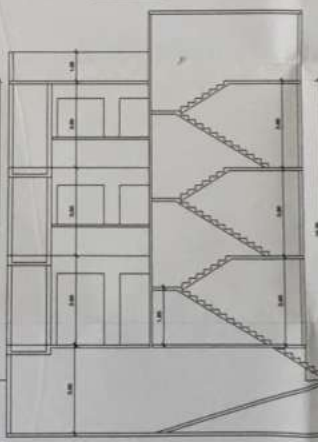


ELEVATION



REVISED GROUND FL. PLAN

REVISED FIRST & SECOND FL. PLAN



SECTION AT AA

REVISED  
CONSTRUCTION ON  
C.T.SNO-52/A "ANVIKA ARCADE"  
AT JALGAON, TAL- DIST - JALGAON.

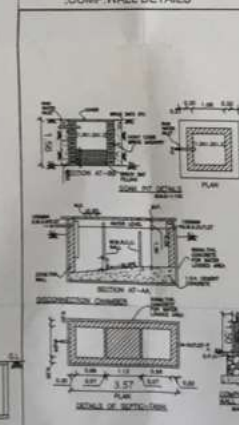
## Stamps of Approval of plan

APPROVED  
For Comm + Residential purpose as  
mentioned in  
Conditions mentioned in the accompanying  
Commencement Certificate No. 872-  
Date 24/03/2023  
2623  
Assistant Director of Town Planning  
Municipal Corporation, Jalgaon



AREA STATEMENT  
1. AREA OF PLOT 129.60  
2. APPLICANT PLOT AREA 129.60  
3. EXISTING BUILT-UP AREA 38.15  
4. PERMISSIBLE F.S.I. (F.S.I.) 2.29  
5. REV. BASEMENT FLSUP AREA 38.60  
6. REV. GROUND FLSUP AREA 69.35  
7. REV. FIRST/SECOND FLSUP AREA 190.4  
8. TOTAL BUILT-UP AREA 298.35  
9. F.S.I. CONSUMED 2.29

## SOAK PIT, SEPTIC TANK COMP. WALL DETAILS



| AREA STATEMENT                                                    |        |
|-------------------------------------------------------------------|--------|
| Area of Plot                                                      | 129.60 |
| (Minimum area of plot to be considered)                           | 129.60 |
| (a) As per ownership document (1:12, 1:15 extract)                | 129.60 |
| (b) As per measurement sheet                                      | 129.60 |
| 2. Deduction For                                                  | 91.00  |
| (a) Proposed DP / D.P. Road widening Area/Service                 | 10.00  |
| (b) Area of Plot Reservation area                                 | 10.00  |
| (Total a+b)                                                       | 20.00  |
| 3. Balance area of plot (1-2)                                     | 109.60 |
| 4. Area of Plot (if applicable)                                   | 109.60 |
| (a) Proposed                                                      | 109.60 |
| (b) Adjustment of S.F.I. if any                                   | 109.60 |
| (c) Balance Proposed                                              | 109.60 |
| 5. Net Plot Area (1-4 (a))                                        | 129.60 |
| 6. Remaining Open space (if applicable)                           | 10.00  |
| (a) Required                                                      | 10.00  |
| (b) Proposed                                                      | 10.00  |
| 7. Final Road area                                                | 10.00  |
| 8. Plottable area (if applicable)                                 | 10.00  |
| 9. Built-up area with reference to basic F.S.I. as per front road | 259.20 |
| (a) Addition of FSI on payment of premium                         | 10.00  |
| (b) Maximum permissible premium FSI - based                       | 10.00  |
| on road width - TOD Zone                                          | 10.00  |
| (c) Proposed FSI on payment on premium                            | 10.00  |
| (d) Net FSI/TOR Loading                                           | 10.00  |
| (e) Net area against D.P. road (2.0 X Sr.No. 5 (a) i, if any      | 10.00  |
| (f) Net area against Amenity Space (if handled over               | 10.00  |
| to Govt. 85 X Sr.No. 4(b) and/or (a) i)                           | 10.00  |
| (G) Net Area                                                      | 10.00  |
| (d) Total in-situ TOR loading proposed (11 (a)-(f))               | 10.00  |
| Additional FSI area under Chapter no. 7                           | 10.00  |
| Total entitlement of FSI in the proposal                          | 10.00  |
| (a) 1.2 or 1.0 (b) = 11 (d) or 12 whichever may be applicable     | 10.00  |
| (c) Ancillary area FSI up to 10% or 10% with payment of charges   | 39.14  |
| (d) Total entitlement (a + b)                                     | 10.00  |
| 4. Maximum utilization limit of FSI (building potential)          | 10.00  |
| Permissible as per road width (i) as per regulation               | 10.00  |
| No. 6.1 or 6.2 or 6.3 or 6.4 as applicable X 1.5 or 1.8 i         | 10.00  |
| (a) Existing Built-up Area                                        | 10.00  |
| (b) Proposed Built-up Area (as per "P-line")                      | 228.15 |
| (c) Total (a + b)                                                 | 228.15 |
| 10. F.S.I. Consumed (15/13) (should not be more                   | 2.29   |
| than serial No. 14 above)                                         | 2.29   |
| 11. Area for Inclusive Housing if any                             | 10.00  |
| (a) Required (20% of Sr.No. 5)                                    | 10.00  |
| (b) Proposed                                                      | 10.00  |

Ar. Bhushan S. Nimbalkar  
198, Bhawani Path, Jalgaon  
CA/2018/93209

Signature  
BHUSHAN NIMBALKAR  
198, Bhawani Path, Jalgaon City, Tal & Dist. Jalgaon-382001  
CA No. 93209/2018

Owner's Declaration -  
(1) We understand hereby confirm that I / We would abide by plans approved by authority  
Callaner 1. We would ensure the structure as per approved plans, size I / We would ensure  
the work under supervision of proper technical person so as to ensure the quality and safety  
of the work.

MR. KAILAS VINAYAK KASAR

Architect: Licensed Engineer / Supervisor status and signature  
Drawn by/Checked by  
Registration No. of Architect/  
License No. of Licensed  
Engineer / Supervisor  
REG. NO.-CA-2018/93209  
DATE  
CHECKED

## SUBMISSION DRAWING