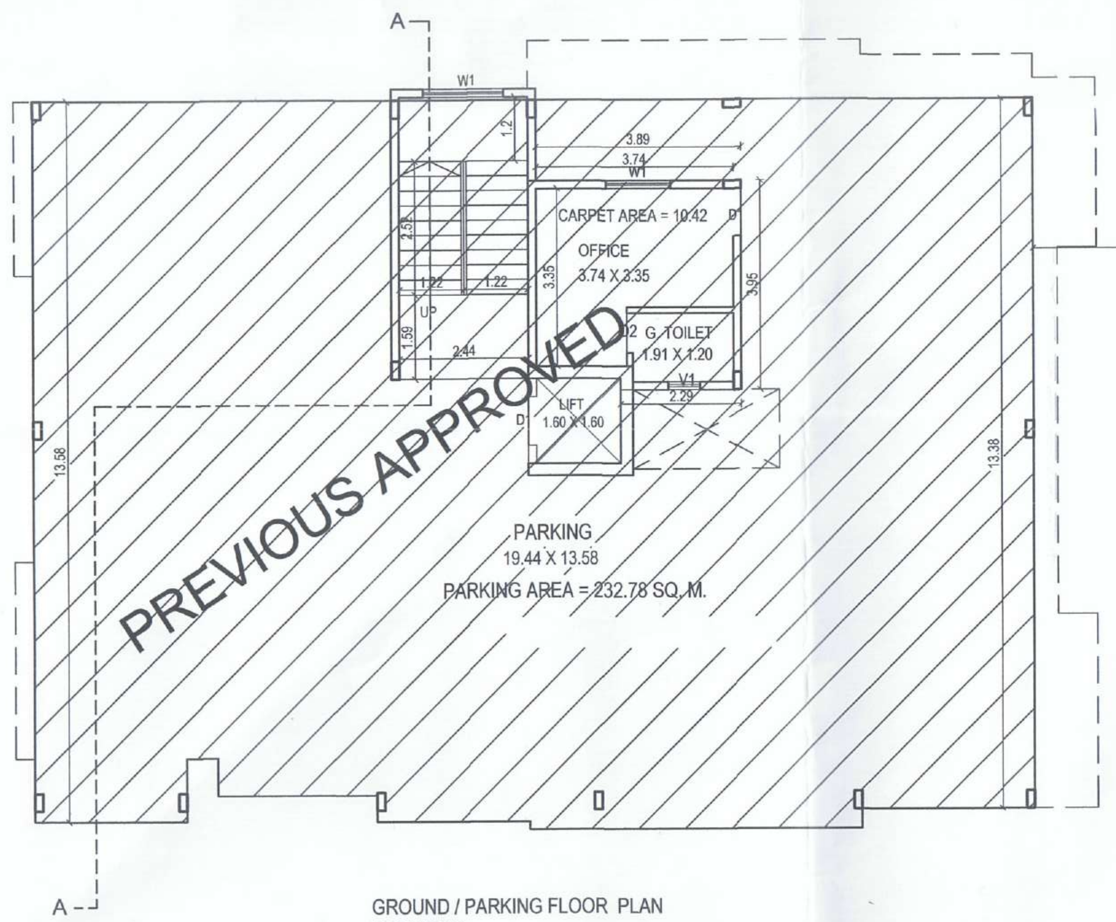
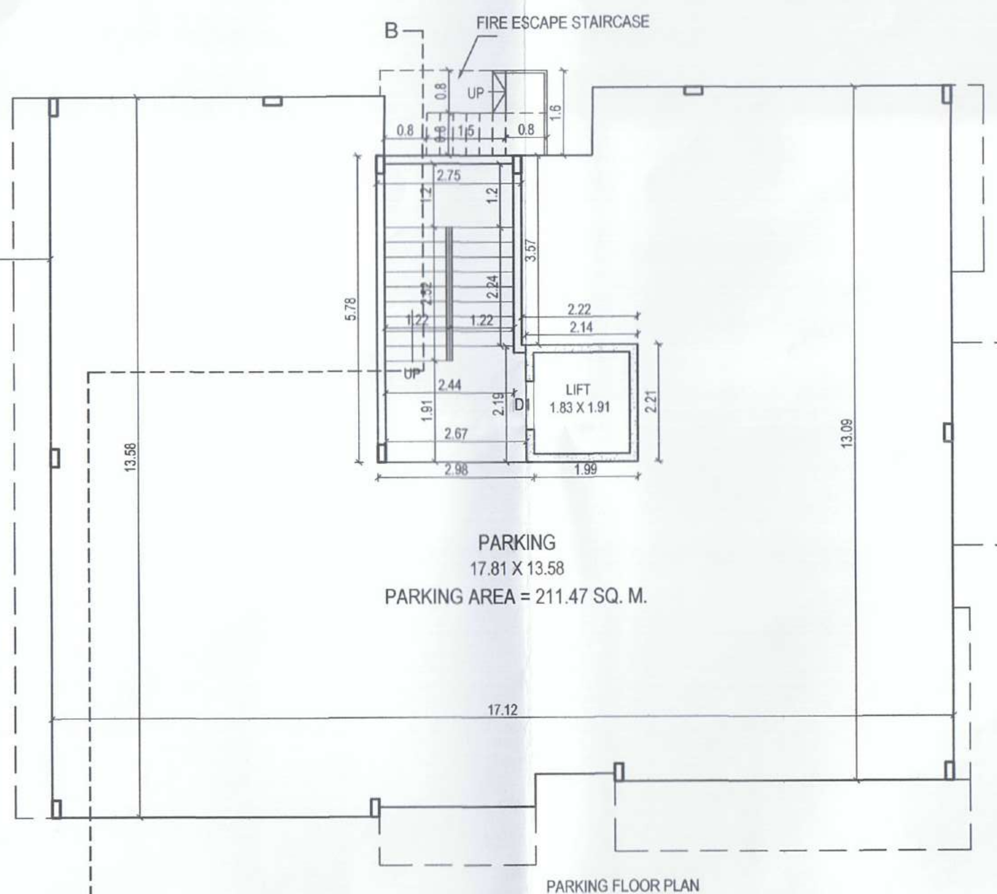
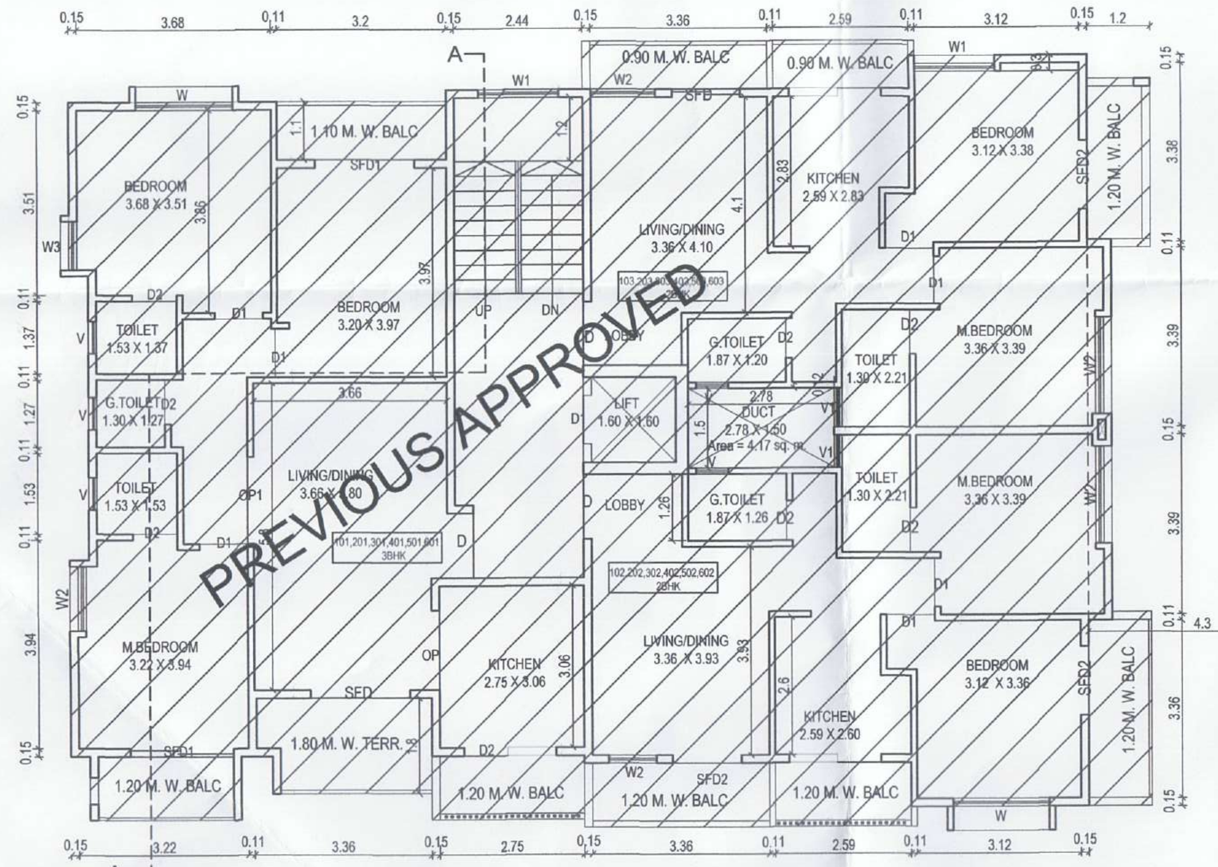


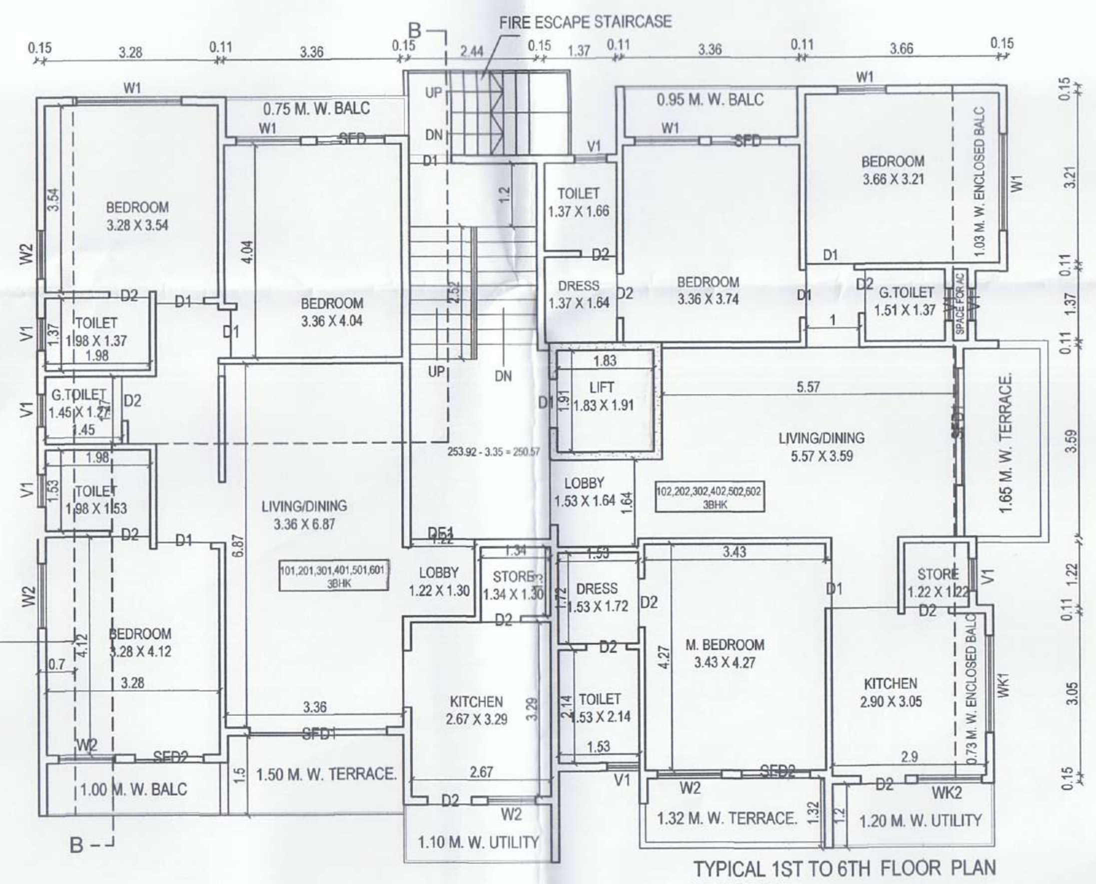

GROUND / PARKING FLOOR PLAN
PREVIOUS
"A" WING



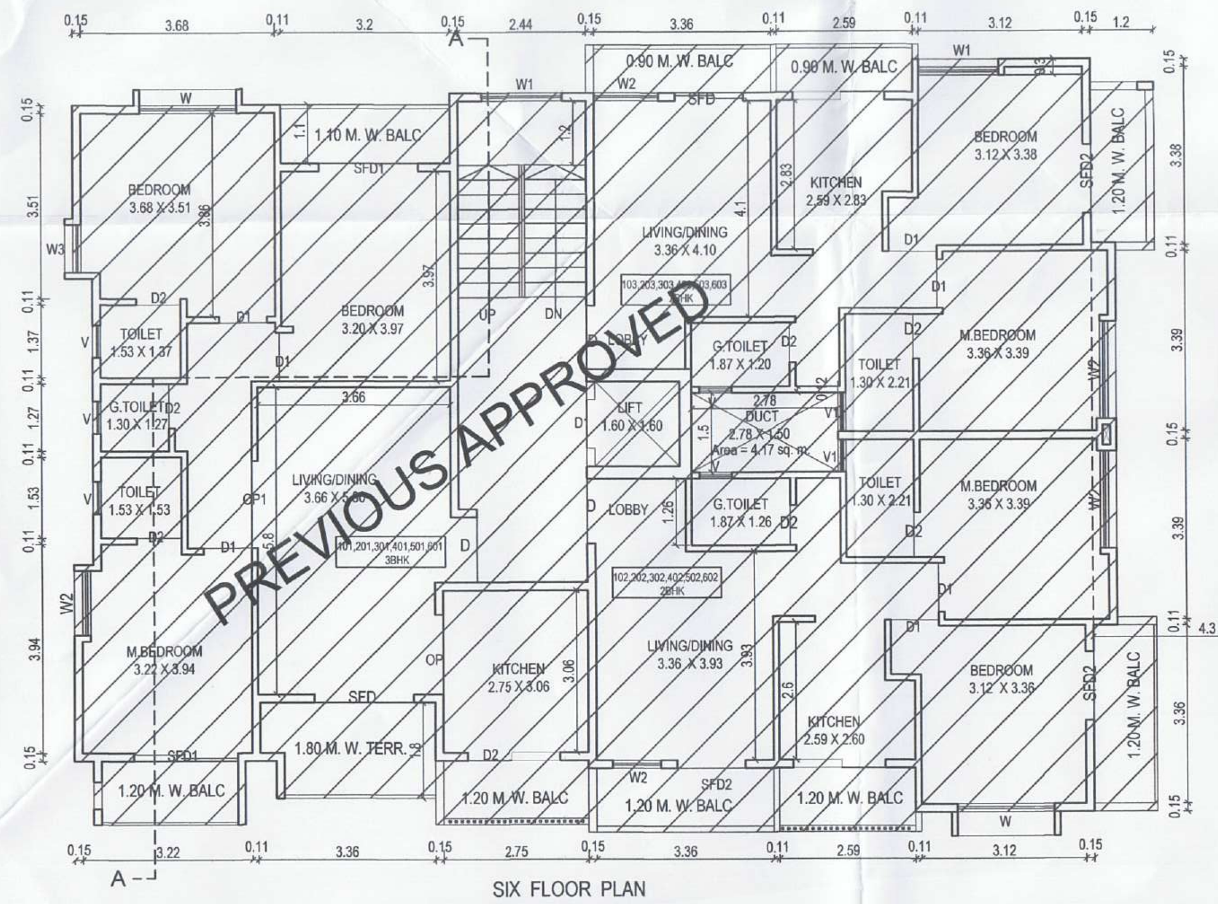

PARKING FLOOR PLAN
PROPOSED
"B" WING



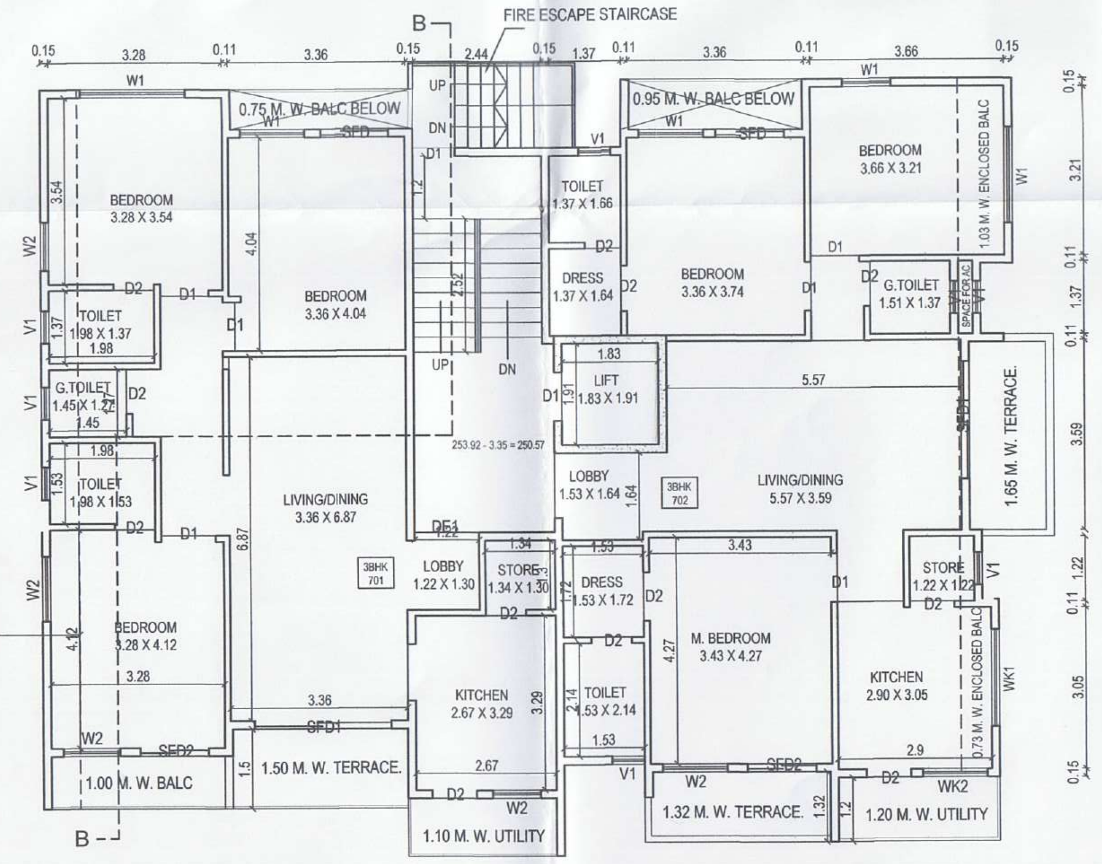

TYPICAL 1ST TO 5TH FLOOR PLAN
PREVIOUS "A" WING




TYPICAL 1ST TO 6TH FLOOR PLAN
PROPOSED "B" WING




SIX FLOOR PLAN
PREVIOUS "A" WING




SEVENTH FLOOR PLAN
PROPOSED "B" WING

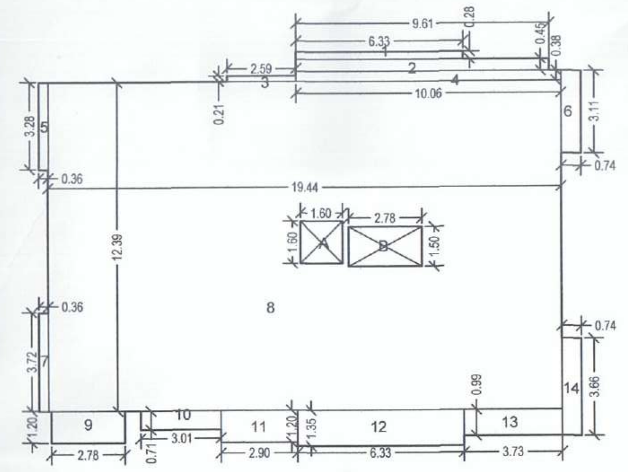
PREVIOUS
TYP.1ST, 2ND, 3RD, 4TH, 5TH & 6TH FL.
AREA OF BLOCK "A" WING

1) 6.33 X 0.28 = 1.78 SQ. M.
2) 9.61 X 0.45 = 4.32 SQ. M.
3) 2.59 X 0.21 = 0.54 SQ. M.
4) 10.06 X 0.38 = 3.82 SQ. M.
5) 0.36 X 3.28 = 1.18 SQ. M.
6) 0.74 X 3.11 = 02.30 SQ. M.
7) 0.36 X 3.72 = 1.33 SQ. M.
8) 19.44 X 12.39 = 240.86 SQ. M.
9) 2.78 X 1.20 = 3.33 SQ. M.
10) 3.01 X 0.71 = 2.14 SQ. M.
11) 2.90 X 1.20 = 3.48 SQ. M.
12) 6.33 X 1.35 = 8.54 SQ. M.
13) 3.73 X 0.99 = 3.69 SQ. M.
14) 0.74 X 3.66 = 2.70 SQ. M.

TOTAL = 280.01 SQ. M.

LESS :-
A) 1.60 X 1.60 = 2.56 SQ. M.
B) 2.78 X 1.50 = 4.17 SQ. M.

B/UP AREA ON F.F. = 6.73 SQ. M.
B/UP AREA ON F.F. = 280.01 - 6.73 = 273.28 SQ. M.



TYPICAL 1ST TO 6TH FLOOR PLAN
PREVIOUS
"A" WING

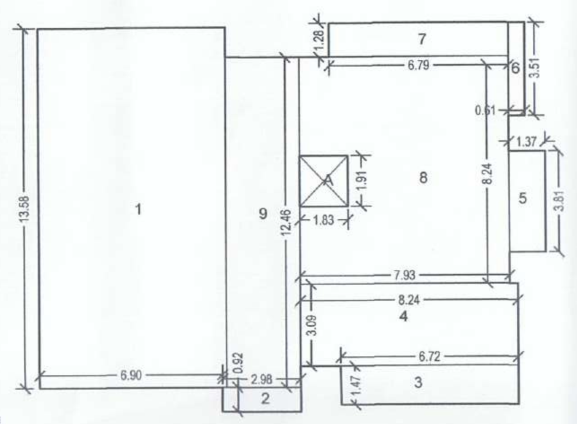
PROPOSED
TYP.1ST, 2ND, 3RD, 4TH, 5TH & 6TH FL.
AREA OF BLOCK "B" WING

1) 6.90 X 13.58 = 93.70 SQ. M.
2) 2.98 X 0.92 = 2.74 SQ. M.
3) 6.72 X 1.47 = 9.87 SQ. M.
4) 3.09 X 8.24 = 25.46 SQ. M.
5) 1.37 X 3.81 = 05.22 SQ. M.
6) 0.61 X 3.51 = 02.14 SQ. M.
7) 6.79 X 1.28 = 08.69 SQ. M.
8) 7.93 X 8.24 = 65.34 SQ. M.
9) 2.98 X 12.46 = 37.13 SQ. M.

TOTAL = 250.29 SQ. M.

LESS :-
A) 1.83 X 1.91 = 3.49 SQ. M.

B/UP AREA ON F.F. = 250.29 - 3.49 = 246.80 SQ. M.



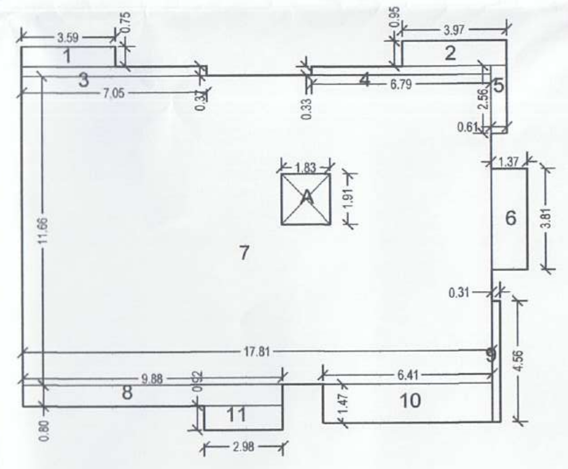
PROPOSED
SEVENTH FLOOR
AREA OF BLOCK "B" WING

1) 3.59 X 0.75 = 2.69 SQ. M.
2) 3.97 X 0.95 = 3.77 SQ. M.
3) 7.05 X 0.37 = 2.60 SQ. M.
4) 6.79 X 0.33 = 2.24 SQ. M.
5) 2.56 X 0.61 = 1.56 SQ. M.
6) 1.37 X 3.81 = 5.22 SQ. M.
7) 17.81 X 11.66 = 207.66 SQ. M.
8) 9.88 X 0.80 = 7.90 SQ. M.
9) 0.31 X 4.56 = 1.41 SQ. M.
10) 6.41 X 1.47 = 9.42 SQ. M.
11) 2.98 X 0.92 = 2.74 SQ. M.

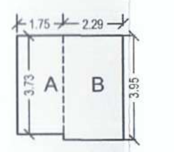
TOTAL = 247.21 SQ. M.

LESS :-
A) 1.83 X 1.91 = 3.49 SQ. M.

B/UP AREA ON F.F. = 243.72 SQ. M.

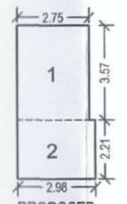


LOCATION PLAN
SCALE - NTS



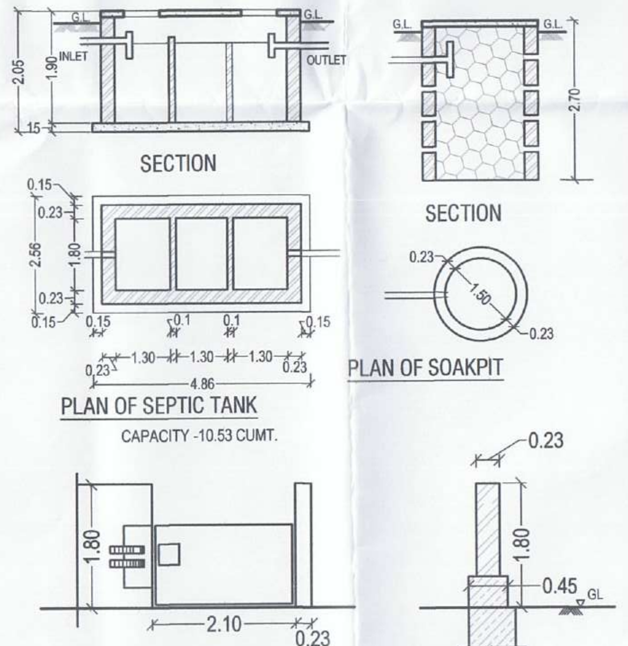
PREVIOUS
Ground / Parking Floor
AREA OF BLOCK "A" WING
COMMERCIAL
A) 1.75 X 3.73 = 6.52 SQ. M.
B) 2.29 X 3.95 = 9.04 SQ. M.
TOTAL = 15.56 SQ.M.

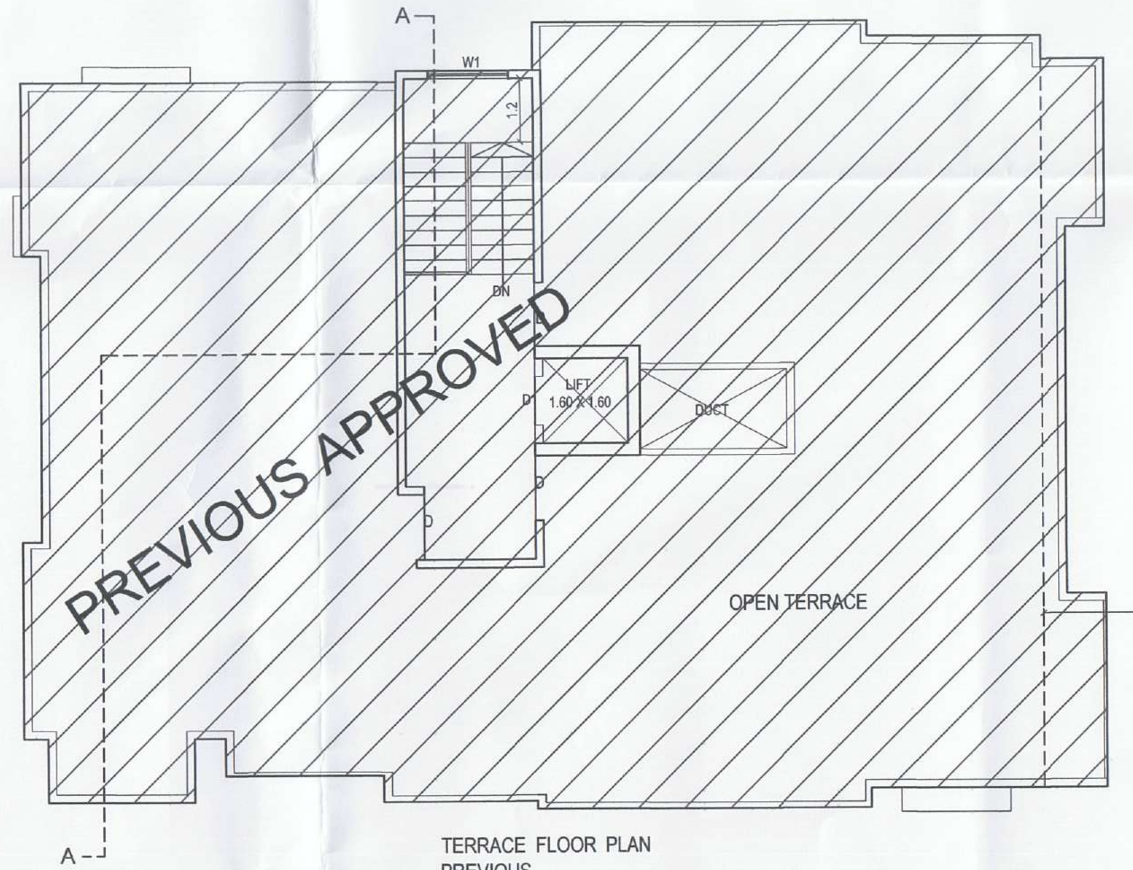
TOTAL B/UP AREA (COMM.) = 15.56 SQ. M.



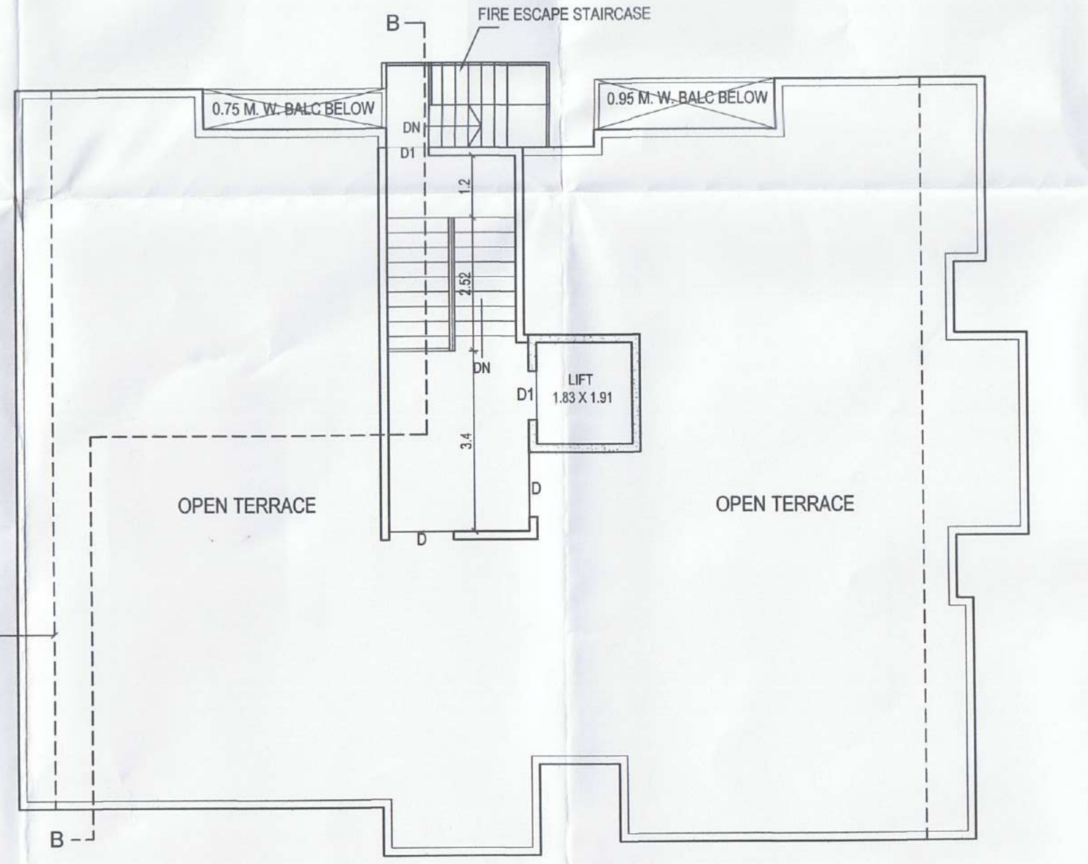
PROPOSED
Ground / Parking Floor
AREA OF BLOCK "B" WING
RESIDENTIAL
1) 2.75 X 3.57 = 9.81 SQ. M.
2) 2.98 X 2.21 = 6.58 SQ. M.
TOTAL = 16.39 SQ. M.

B/UP AREA (RESI.) = 16.39 SQ. M.




TERRACE FLOOR PLAN
PREVIOUS
"A" WING




TERRACE FLOOR PLAN
PROPOSED "B" WING

## REVISED & PROPOSED RESIDENTIAL CONSTRUCTION ON C.T.S. NO. 7762 + 7759 + 7758 + 7757 ( P. NO. 36 ( Part ) + 37 + 38 + 39 IN G. NO. 47 / 2 TO 9 ) OF PIMPRALA SHIWAR, JALGAON. TAL. & DIST. JALGAON.

FOR :- JAIN BUILDCON

| | | |
|---|---|---|
| 1. | Area of plot ( minimum area of a, b, c, to be considered ) | 1062.00 SQ.M. |
| | (a) As per ownership document ( 7/12, CTS extract ) | 1062.00 SQ.M. |
| | (b) As per mesurement sheet | 1062.00 SQ.M. |
| | (c) as per site | 1062.00 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) | 1062.00 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) ) | 1062.00 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 )* | 1168.20 SQ.M. |
| 10. | Addition of FSI on payment of premium 0.50 | 531.00 SQ.M. |
| | (a) Maximum permissible premium FSI - based on road width / TOD Zone (b) Proposed FSI on payment of premium | 531.00 SQ.M. |
| 11. | in-situ FSI / TDR loading ( As Per B' Wing Plot Area 472.00 Sq.m 40% T.D.R. 188.80 Sq.m ) | 424.80 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 or1.85 x Sr. No. 4 (b)and/or(c) ]* | ----- |
| | (c) TDR area ( As Per B' Wing Plot Area 472.00 Sq.m 40% T.D.R. 188.80 Sq.m ) | 424.80 SQ.M |
| | (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 | 2124.00 SQ.M. |
| | (a) [9 + 10(b)+11(d) or 12 whichever is applicable | 2124.00 SQ.M. |
| | (b) Ancillary Area fsi upto 60% or 80% with payment of charges 0.60 | 1274.40 SQ.M. |
| | (b) Ancillary Area fsi upto 60% or 80% with payment of charges 0.80 | ----- |
| | (c) total entitlement (a+b) | 3398.40 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}* | 3398.40 SQ.M. |
| 15. | Total Built-up Area in proposal .*(excluding area at Sr.No.17 b )* | 3396.15 SQ.M. |
| | (a) Existing Built-up Area | ----- |
| | (b) proposed built-up area ( as per 'P-line' ) | 3396.15 SQ.M. |
| | (c) Total (a-b) | 3396.15 SQ.M. |
| 16. | F.S.I. Consumed (15/13) *( should not be more than serial no. 14 above.)* | 3.20 |
| 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.

**Signature**
(Name of Architect/ Licensed Engineer/ Supervisor.)

APPROVING AUTHORITY

SHEET NO 1 / 2

THE JALGAON MUNICIPAL CORPORATION JALGAON

APPROVED
For — Residential
643—
01/08/2022

Assistant Director of Town Planning
Municipal Corporation of the City

**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**

JAIN BUILDCON

*Jain Buildcon*
Partner

**Architect Signature**

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

| Job No. | Dwg No. | Scale | Drawn by | checked by | Registration no. of Architect |
|---|---|---|---|---|---|
| 011221 | 01 | 1:100 | ARJ | Ar. Niraj | CA/2001/28114 |

## AREA STATEMENT

| | |
|---|---|
| TOTAL AREA AS PER C.T.S. NO. 7762 + 7759 +7758 + 7757 | = 1062.00 SQ. M. |
| TOTAL AREA AS PER 7 / 12 & LAY OUT (Consider for Sanction ) | = 1062.00 SQ. M. |
| BASIC F.S.I. = 1.10 | = 1168.20 SQ. M. |
| ALLOWABLE TDR. = 40 % | = 424.80 SQ. M. |
| ALLOWABLE PREMIUM = 50 % | = 531.00 SQ. M. |
| TOTAL AREA WITH TDR + PREMIUM | = 2124.00 SQ. M. |
| ANCILLARY 60% | = 1274.40 SQ. M. |
| ALLOWABLE AREA | = 3398.40 SQ. M. |
| 'A' WING ( PREVIOUS ) | |
| P LINE ON GROUND / PARKING FL. (COMM.) (PVS APPROVED) | = 015.56 SQ. M. |
| P LINE ON FIRST FLOOR (RESI.) (PREVIOUS APPROVED) | = 273.28 SQ. M. |
| P LINE ON SECOND FLOOR (RESI.) (PREVIOUS APPROVED) | = 273.28 SQ. M. |
| P LINE ON THIRD FLOOR (RESI.) (PREVIOUS APPROVED) | = 273.28 SQ. M. |
| P LINE ON FOURTH FLOOR (RESI.) (PREVIOUS APPROVED) | = 273.28 SQ. M. |
| P LINE ON FIFTH FLOOR (RESI.) (PREVIOUS APPROVED) | = 273.28 SQ. M. |
| P LINE ON SIX FLOOR (RESI.) (PREVIOUS APPROVED) | = 273.28 SQ. M. |
| TOTAL P LINE AREA (COMM.) (PREVIOUS APPROVED) | = 015.56 SQ. M. |
| TOTAL P LINE AREA (RESI.) (PREVIOUS APPROVED) | = 1639.68 SQ. M. |
| TOTAL P LINE AREA (RESI+COMM) (PREVIOUS APPROVED ) | = 1655.24 SQ. M. |
| 'B' WING ( PROPOSED ) | |
| P LINE ON GROUND / PARKING FLOOR (RESI. PROPOSED) | = 016.39 SQ. M. |
| P LINE ON FIRST FLOOR (RESI. PROPOSED) | = 246.80 SQ. M. |
| P LINE ON SECOND FLOOR (RESI. PROPOSED) | = 246.80 SQ. M. |
| P LINE ON THIRD FLOOR (RESI. PROPOSED) | = 246.80 SQ. M. |
| P LINE ON FOURTH FLOOR (RESI. PROPOSED) | = 246.80 SQ. M. |
| P LINE ON FIFTH FLOOR (RESI. PROPOSED) | = 246.80 SQ. M. |
| P LINE ON SIX FLOOR (RESI. PROPOSED) | = 246.80 SQ. M. |
| P LINE ON SEVENTH FLOOR (RESI. PROPOSED) | = 243.72 SQ. M. |
| TOTAL P LINE AREA ON G.F.+F.F.+ S.F.+3rd + 4th + 5th + 6th + 7th Floor | = 1740.91 SQ. M. |
| TOTAL P LINE AREA ( 'A' WING ) ( PREVIOUS APPROVED) | = 1655.24 SQ. M. |
| TOTAL P LINE AREA ( 'B' WING ) ( PROPOSED) | = 1740.91 SQ. M. |
| TOTAL P LINE AREA('A'+ 'B' WING) (Previous Approved+Proposed) | = 3396.15 SQ. M. |
| F.S.I. Consumed | 3.20 |

### SCHEDULE OF OPENINGS

| | | | | | |
|---|---|---|---|---|---|
| SFD1 | 2.00 x 2.20 | SLIDING FOLDING DOOR | W1 | 1.80 x 1.20 | M S GLAZED WINDOW |
| SFD2 | 1.50 x 2.20 | SLIDING FOLDING DOOR | W2 | 1.50 x 1.20 | M S GLAZED WINDOW |
| SFD3 | 1.20 x 2.20 | SLIDING FOLDING DOOR | W3 | 1.20 x 1.20 | M S GLAZED WINDOW |
| DE1 | 1.20 x 2.20 | T W PANELLED DOOR | W4 | 0.90 x 1.20 | M S GLAZED WINDOW |
| D1 | 0.90 x 2.20 | T W PANELLED DOOR | KW1 | 0.90 x 0.90 | M S GLAZED WINDOW |