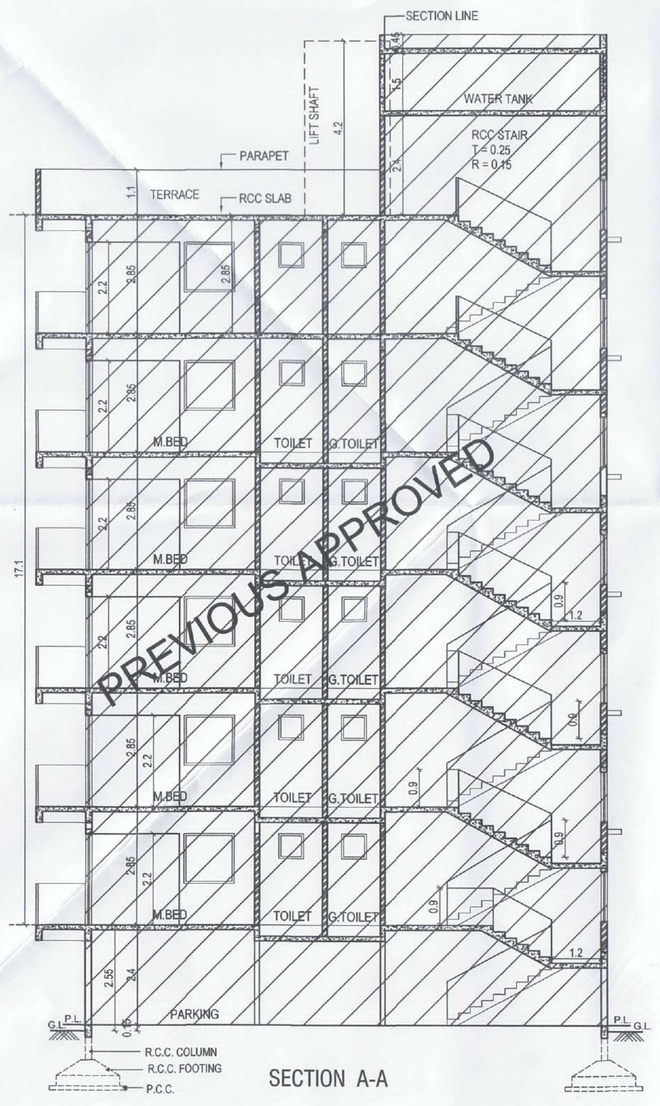
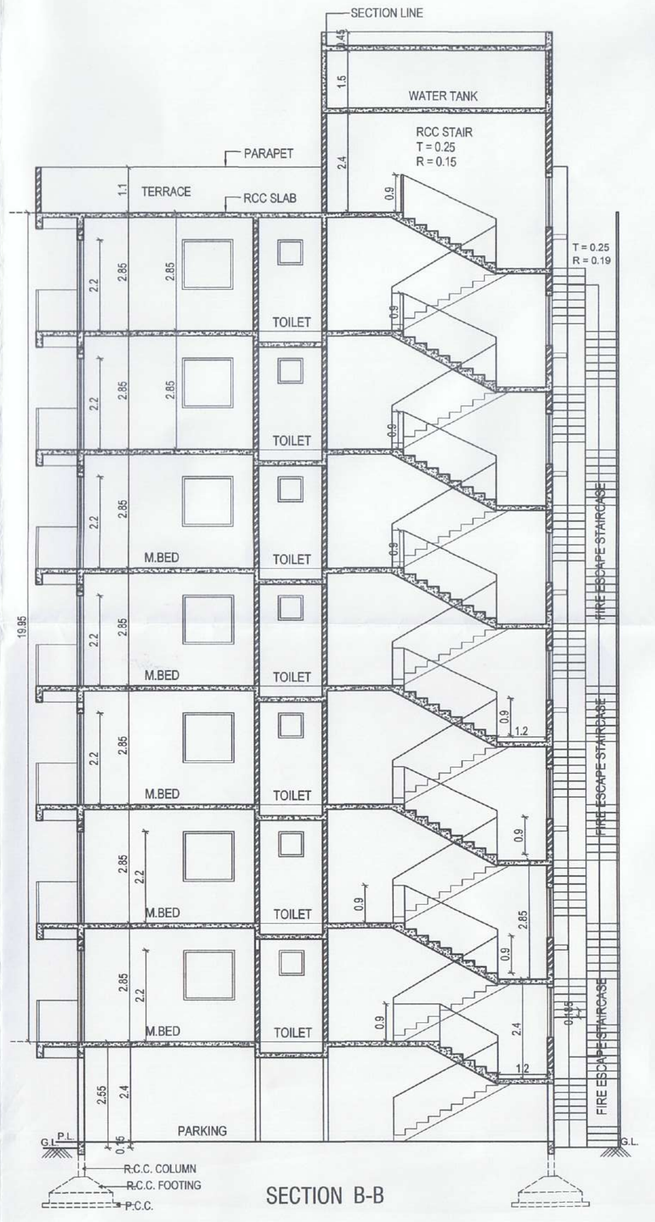
APPROVING AUTHORITY SHEET NO 2 / 2

FRONT ELEVATION

FRONT ELEVATION

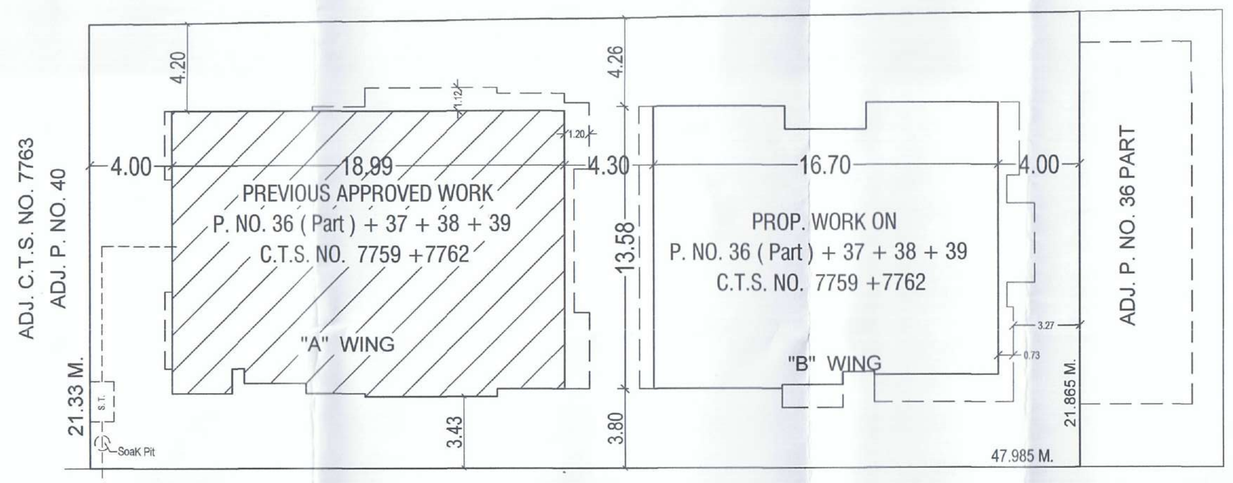


SECTION A-A



SECTION B-B

ADJ. C.T.S. NO. 7760, 7761 & 7764
ADJ. G. NO. 45



<--- 9.00 M. W. ROAD --->

SITE PLAN SCALE - 1:200

N
W E
S

FLOOR NAME	FLAT NO.	CARPET AREA	
'A' WING	101,201,301,401, 501,601	79.33 Sq.m X 6	475.98 Sq.m
TYPICAL 1ST TO 6TH FL.	102,202,302,402, 502,602	55.04 Sq.m X 6	330.24 Sq.m
	103,203,303,403, 503,603	55.10 Sq.m X 6	330.60 Sq.m
TOTAL RESI. CARPET AREA			1136.82 Sq.m
TOTAL COMM CARPET AREA			12.98 Sq.m
TOTAL RESI. + COMM CARPET AREA			1149.80 Sq.m

PARKING AREA STATEMENT

RESIDENTIAL

40.00 SQ. M. TO 80.00 SQ.M.	REQUIRED PARKING FOR 2 TENAMENT	
	CAR	SCOOTER
	1	5
18 TENAMENT (50 %)	9	45
5 % VISITOR PARKING	9.45	47.25
	10	48

CAR - 10 NOS. X 12.50 M. X 0.60 = 75.00 SQ.M.
SCOOTER - 48 NOS. X 2.00 M. X 0.90 = 57.60 SQ.M.
RESIDENTIAL PARKING AREA REQUIRED = 132.60 SQ.M.

COMMERCIAL

AREA = 12.98 SQ.M.	REQUIRED PARKING FOR 100 SQ. M	
	CAR	SCOOTER
	2	6

CAR - 2 NOS. X 12.50 M. X 0.60 = 15.00 SQ.M.
SCOOTER - 6 NOS. X 2.00 M. X 0.60 = 07.20 SQ.M.
COMMERCIAL PARKING AREA REQUIRED = 22.20 SQ.M.

TOTAL PARKING AREA REQUIRED = 154.80 SQ.M.
PARKING PROVIDED AT GROUND FLOOR = 232.78 SQ.M.

FLOOR NAME	FLAT NO.	CARPET AREA	
'B' WING	101,201,301,401, 501,601,701	89.55 Sq.m X7	626.85 Sq.m
TYPICAL 1ST TO 7TH FL.	102,202,302,402, 502,602,702	90.80 Sq.m X7	635.60 Sq.m
TOTAL RESI. CARPET AREA			1262.45 Sq.m

PARKING AREA STATEMENT

RESIDENTIAL

80.00 SQ. M. TO 150.00 SQ.M.	REQUIRED PARKING FOR 1 TENAMENT	
	CAR	SCOOTER
	1	3
14 TENAMENT	14	42
5 % VISITOR PARKING	14.70	44.10
	15	45

CAR - 15 NOS. X 12.50 M. X 0.60 = 112.50 SQ.M.
SCOOTER - 45 NOS. X 2.00 M. X 0.60 = 54.00 SQ.M.
RESIDENTIAL PARKING AREA REQUIRED = 166.50 SQ.M.

TOTAL PARKING AREA REQUIRED = 166.50 SQ.M.
PARKING PROVIDED AT GROUND FLOOR = 211.47 SQ.M.

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. 3(bank(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	531.00 SQ.M.
(b)	Proposed FSI on payment of premium	
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 or1.83 x Sr. No. 4 (hyandorig)]*	----
(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.
(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.

NIRAJ R. MANTRI
(B.Arch.)
REG.NO.CA/2001/28114 **Signature**
(Name of Architect/ Licensed Engineer/ Supervisor.)

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

JALGAON MUNICIPAL CORPORATION
JALGAON

APPROVED
For — Residential
01/08
(3222-024)14-15
No-647
Municipal Corporation of the City of Jalgaon