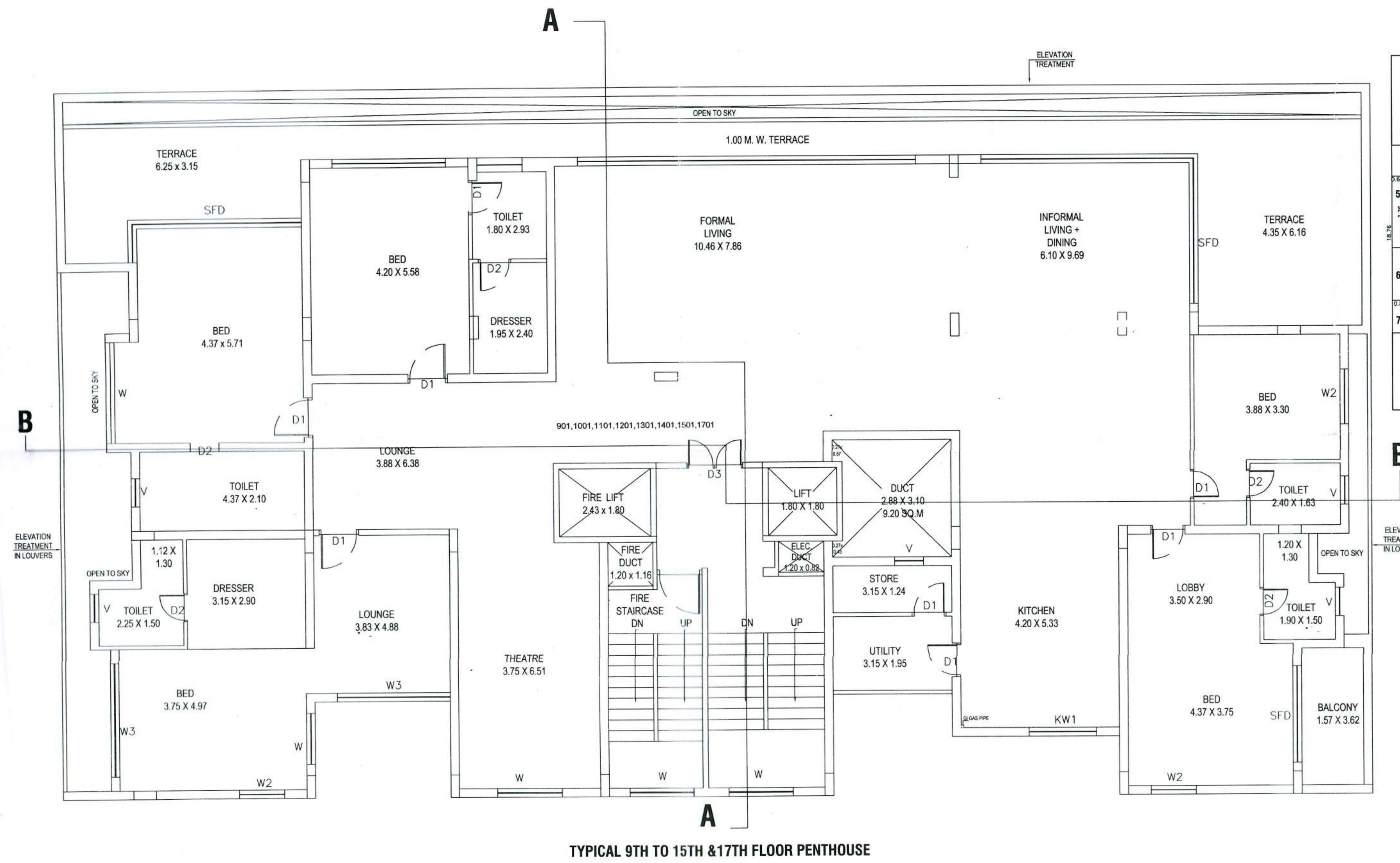
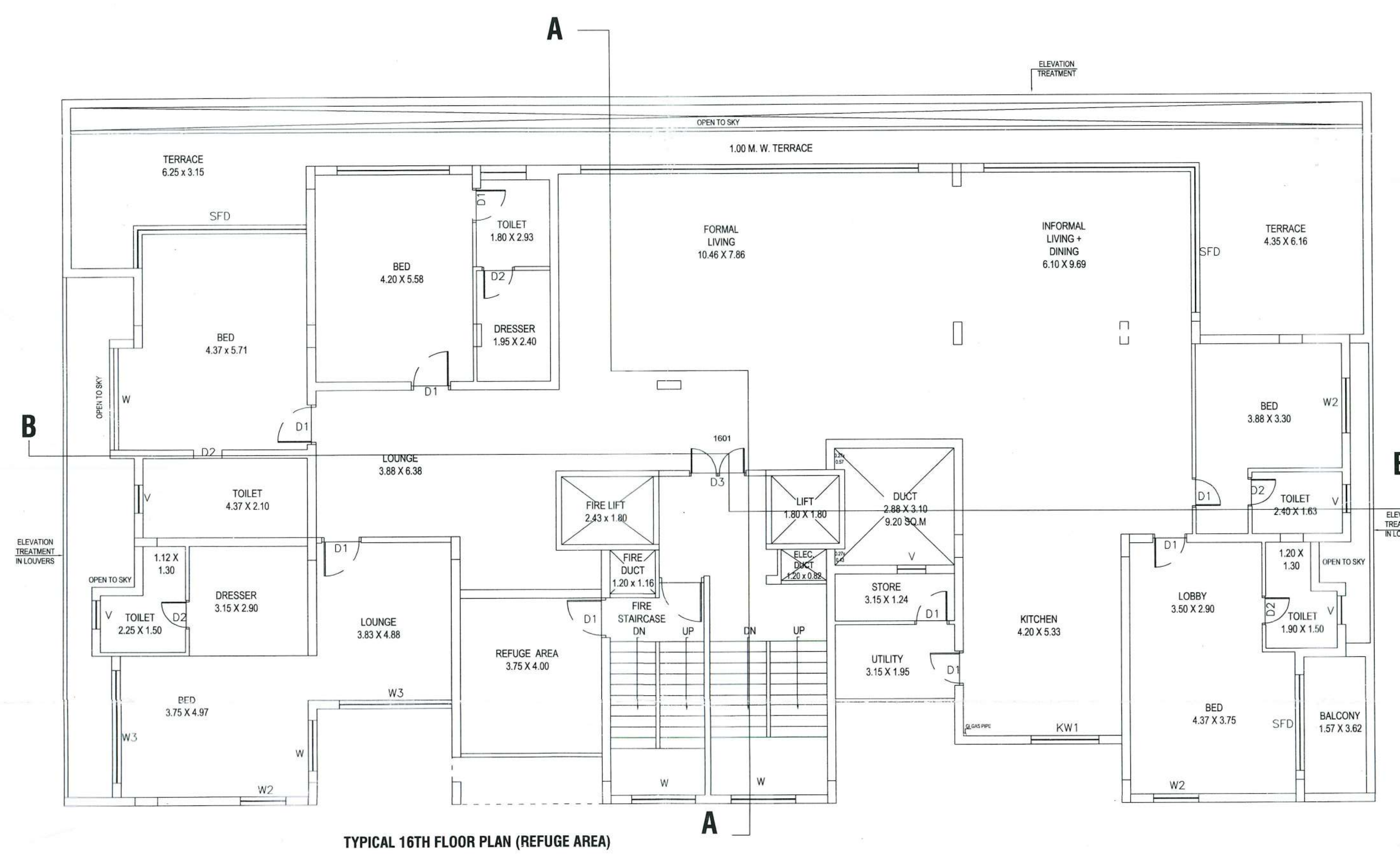
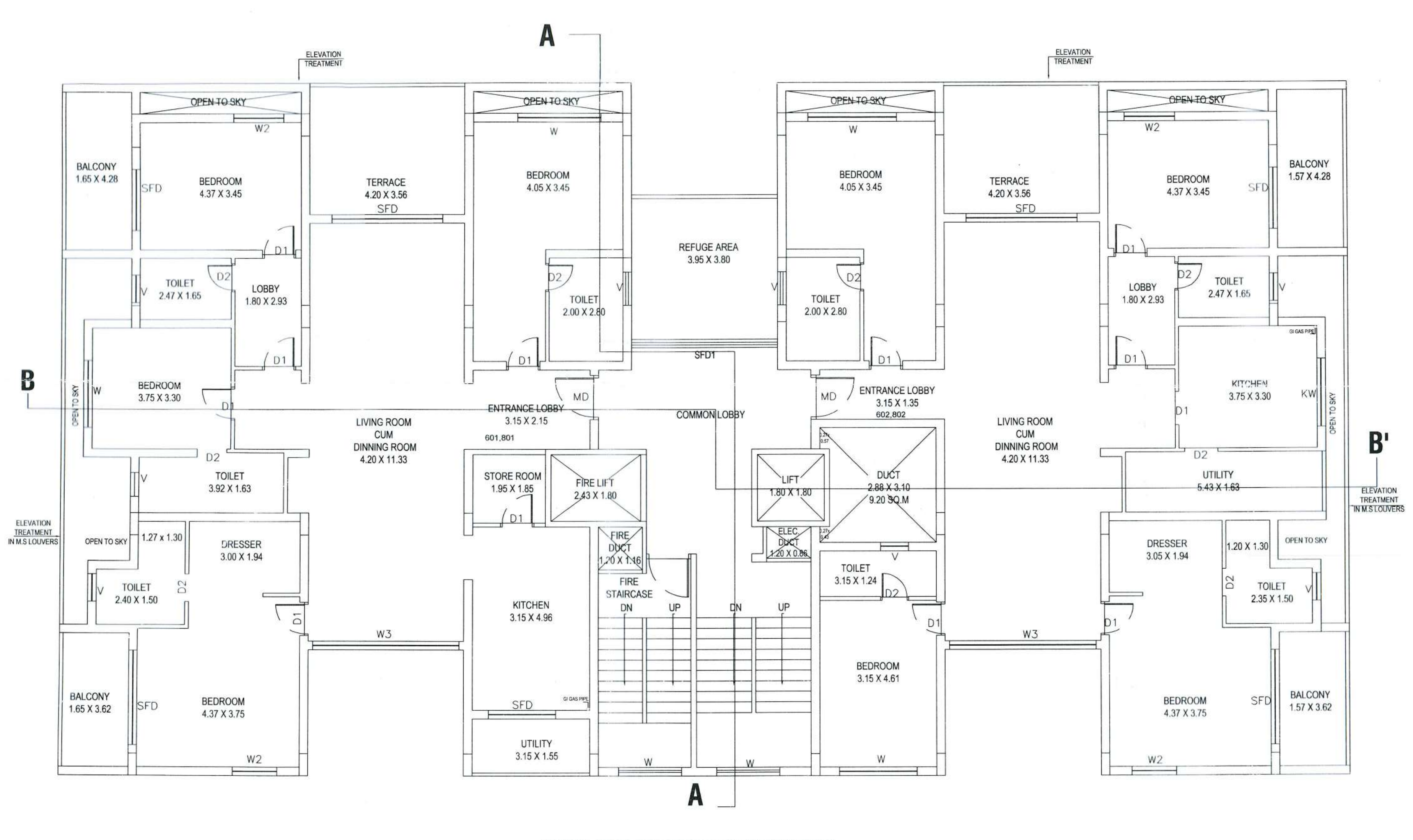


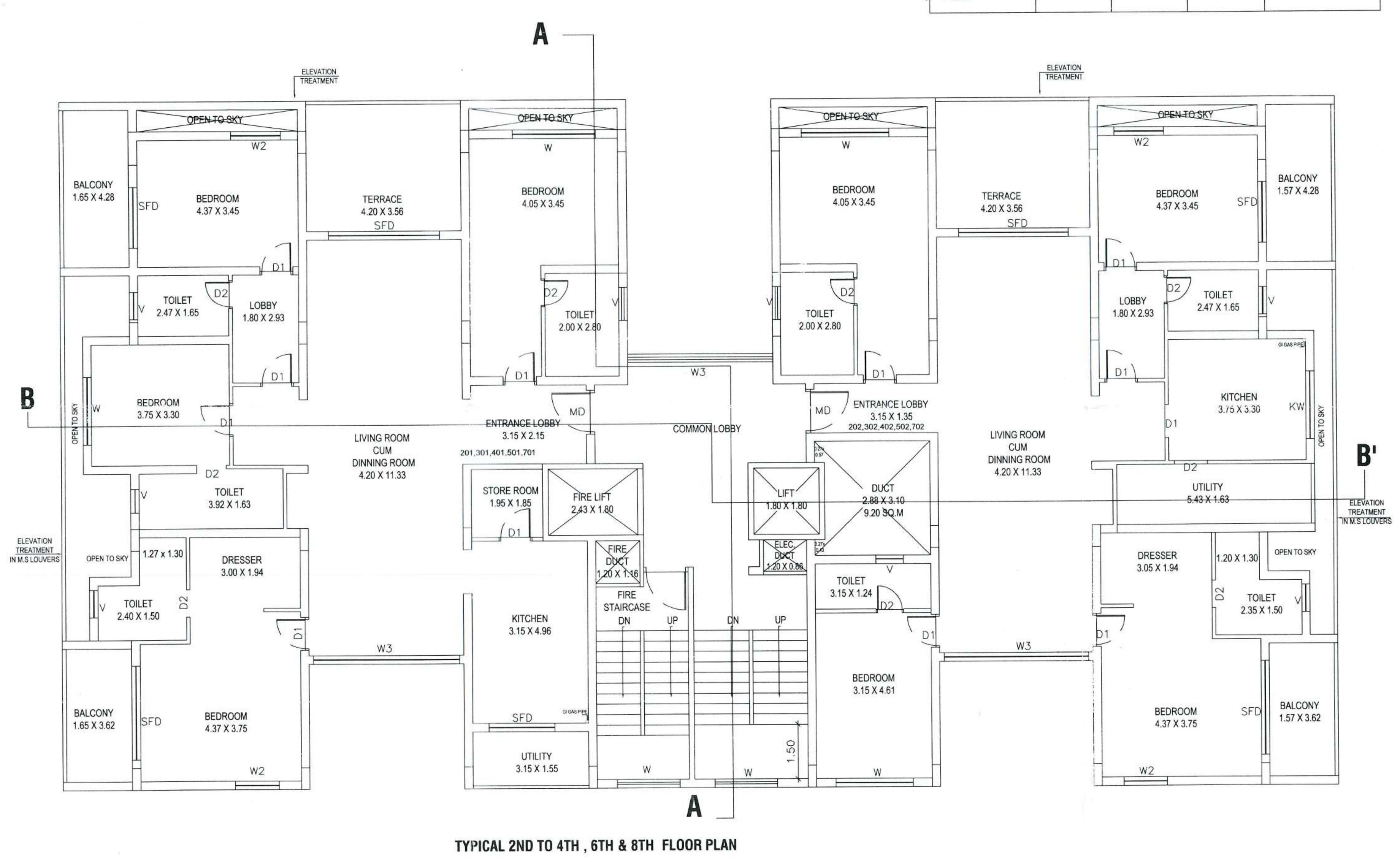
TYPICAL 9TH TO 15TH &17TH FLOOR PENTHOUSE



TYPICAL 16TH FLOOR PLAN (REFUGE AREA)



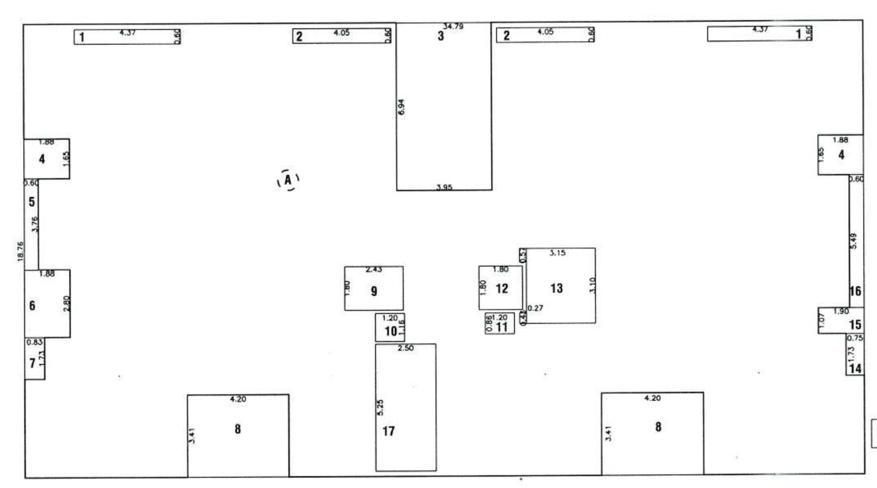
TYPICAL 5TH & 7TH FLOOR PLAN (REFUGE AREA)



TYPICAL 2ND TO 4TH , 6TH & 8TH FLOOR PLAN

PLINE-AREA DIAGRAM

SCALE : - 1 : 200

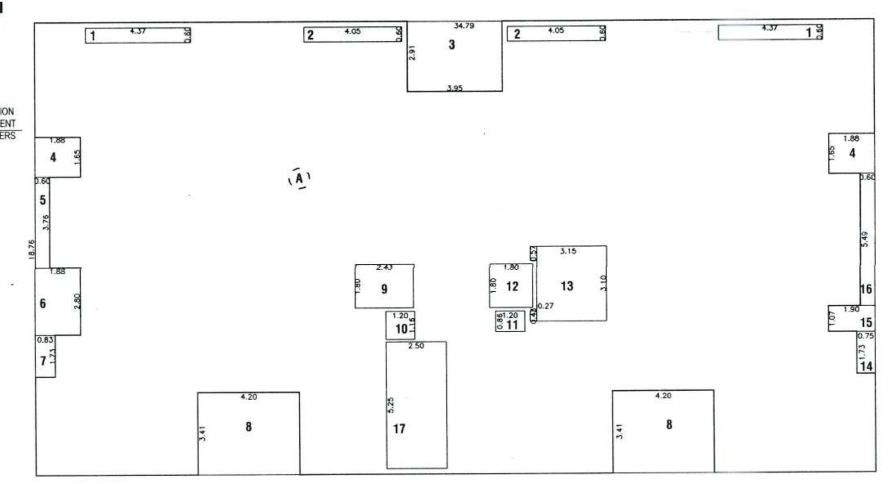


Ⓐ :- 34.79 X 18.76 = 652.66 SQ.M

DEDUCTION
1] 34.33 X 0.60 = (2.62 X 2) = 5.24
2] 4.05 X 0.60 = (2.43 X 2) = 4.86
3] 3.95 X 6.94 = 27.41
4] 1.88 X 1.65 = (3.10 X 2) = 6.20
5] 0.60 X 3.76 = 2.25
6] 1.88 X 2.80 = 5.26
7] 0.83 X 1.73 = 1.43
8] 4.20 X 3.41 = (14.32 X 2) = 28.64
9] 2.43 X 1.80 = 4.37
10] 1.20 X 1.16 = 13.92
11] 1.20 X 0.86 = 1.03
12] 1.20 X 1.80 = 2.16
13] (3.15 X 3.10) + (0.43 X 0.27) + (0.57 X 0.27) = 9.20
14] 0.75 X 1.73 = 1.29
15] 1.90 X 1.07 = 2.03
16] 0.60 X 5.49 = 3.29
17] 2.50 X 5.25 = 13.12

TOTAL = 131.70 SQ.M

1ST TO 4TH ,6TH & 8TH FL B/UP AREA = 652.66 - 131.70 = 520.96 SQ. M

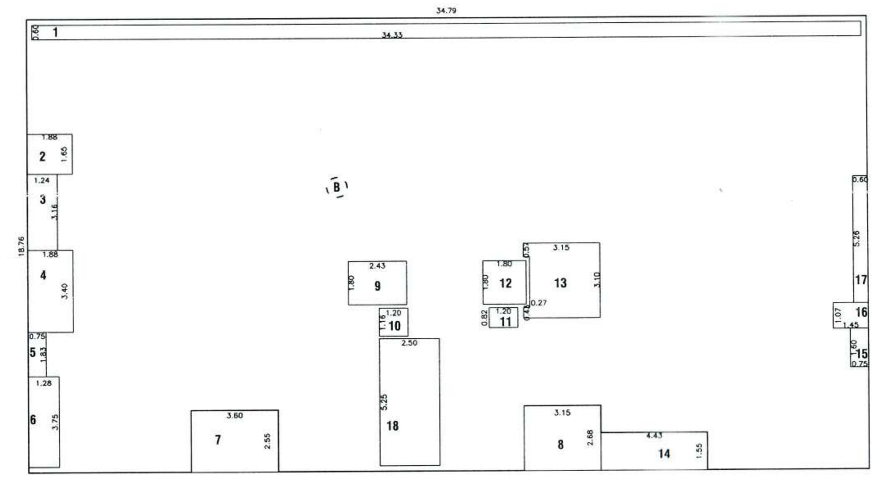


Ⓐ :- 34.79 X 18.76 = 652.66 SQ.M

DEDUCTION
1] 4.37 X 0.60 = (2.62 X 2) = 5.24
2] 4.05 X 0.60 = (2.43 X 2) = 4.86
3] 3.95 X 2.91 = 11.49
4] 1.88 X 1.65 = (3.10 X 2) = 6.20
5] 0.60 X 3.76 = 2.25
6] 1.88 X 2.80 = 5.26
7] 0.83 X 1.73 = 1.43
8] 4.20 X 3.41 = (14.32 X 2) = 28.64
9] 2.43 X 1.80 = 4.37
10] 1.20 X 1.16 = 13.92
11] 1.20 X 0.86 = 1.03
12] 1.20 X 1.80 = 2.16
13] (3.15 X 3.10) + (0.43 X 0.27) + (0.57 X 0.27) = 9.20
14] 0.75 X 1.73 = 1.29
15] 1.90 X 1.07 = 2.03
16] 0.60 X 5.49 = 3.29
17] 2.50 X 5.25 = 13.12

TOTAL = 115.78 SQ.M

5TH & 7TH FL B/UP AREA = 652.66 - 115.78 = 536.88 SQ. M

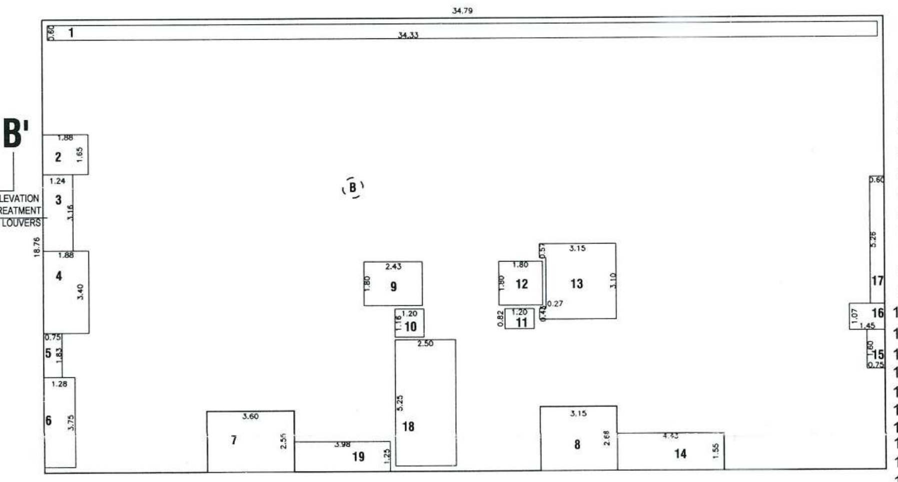


Ⓑ :- 34.79 X 18.76 = 652.66 SQ.M

DEDUCTION
1] 34.33 X 0.60 = 30.89
2] 1.88 X 1.65 = 3.10
3] 1.24 X 3.16 = 3.91
4] 1.88 X 3.40 = 6.39
5] 0.75 X 1.83 = 1.37
6] 1.28 X 3.75 = 4.80
7] 3.60 X 2.55 = 9.18
8] 3.15 X 2.68 = 8.44
9] 2.43 X 1.80 = 4.37
10] 1.20 X 1.16 = 13.92
11] 1.20 X 0.86 = 1.03
12] 1.20 X 1.80 = 2.16
13] (3.15 X 3.10) + (0.43 X 0.27) + (0.57 X 0.27) = 9.20
14] 4.43 X 1.55 = 6.68
15] 0.60 X 0.75 = 0.45
16] 1.45 X 1.07 = 1.55
17] 0.60 X 5.26 = 3.15
18] 2.50 X 5.25 = 13.12

TOTAL = 123.71SQ.M

9TH TO 17TH FL B/UP AREA = 652.66 - 123.71 = 528.95 SQ. M

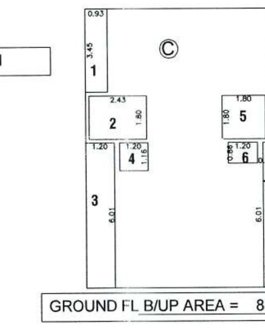


Ⓑ :- 34.79 X 18.76 = 652.66 SQ.M

DEDUCTION
1] 34.33 X 0.60 = 30.89
2] 1.88 X 1.65 = 3.10
3] 1.24 X 3.16 = 3.91
4] 1.88 X 3.40 = 6.39
5] 0.75 X 1.83 = 1.37
6] 1.28 X 3.75 = 4.80
7] 3.60 X 2.55 = 9.18
8] 3.15 X 2.68 = 8.44
9] 2.43 X 1.80 = 4.37
10] 1.20 X 1.16 = 13.92
11] 1.20 X 0.86 = 1.03
12] 1.20 X 1.80 = 2.16
13] (3.15 X 3.10) + (0.43 X 0.27) + (0.57 X 0.27) = 9.20
14] 4.43 X 1.55 = 6.68
15] 0.60 X 0.75 = 0.45
16] 1.45 X 1.07 = 1.55
17] 0.60 X 5.26 = 3.15
18] 2.50 X 5.25 = 13.12
19] 3.98 X 1.25 = 4.97

TOTAL = 128.68 SQ.M

16TH FL B/UP AREA = 652.66 - 128.68 = 523.98 SQ. M

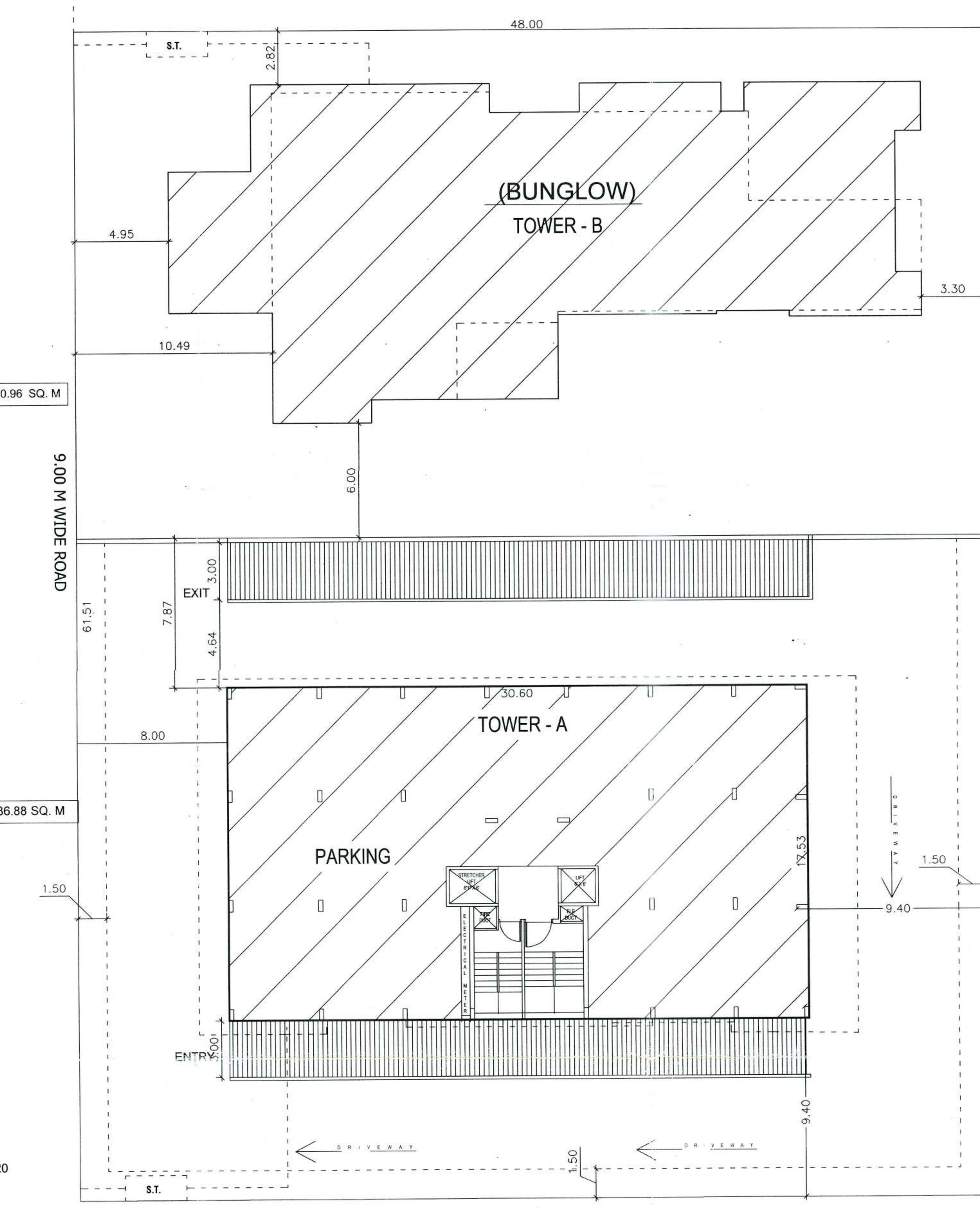


Ⓒ :- 7.68 X 11.56 = 88.78 SQ.M

DEDUCTION
1] 0.93 X 3.45 = 3.20
2] 2.43 X 1.80 = 4.37
3] 1.20 X 6.01 = 7.21
4] 1.20 X 1.16 = 1.39
5] 1.80 X 1.80 = 3.24
6] 1.20 X 0.86 = 1.03
7] 0.27 X 6.01 = 1.62

TOTAL = 22.06 SQ.M

GROUND FL B/UP AREA = 88.78 - 22.06 = 66.72 SQ. M



SITE PLAN

SCALE : - 1 : 200

Area details of Apartment		Form of Statement 3. [Sr. No. 9 (g)]		
FLOOR NO.	Apartment No.	Carpet area of apartment	Area of Balcony attached to flat.	Area terraces attached to flat
GROUND FLOOR	PARKING	0.00	0.00	0.00
TYPICAL 1ND TO 8TH FLOOR PLAN	101,201,301, 401, 501, 701,	193.15	23.27	16.59
	102,202,302, 402, 502, 702,	178.96	28.71	16.59
TYPICAL 9TH TO 15TH & 17TH FLOOR PLAN	901,1001,1101, 1201,1301,1401, 1501,1701,	397.72	5.97	62.29
TYPICAL TO 16TH FLOOR PLAN	1601	377.17	5.97	62.29

PARKING STATEMENT Sr.No.8 (8A, 8B & 8C) IN NUMBERS OF CARS AND SCOOTERS										
OCCUPANCY	SIZE/TENA. PROP	PARKING RATIO		REQUIRED	VISITORS PARK. (5%)		ACCORDING TO 0.60 FACTOR	PROPOSED PARKING	
		CAR	SCO	CAR SCO	CAR	SCO.	CAR	CAR	SCO
For every tenement having carpet of 150 sq.m and above	25 TENA	2 : 1		50 : 25	2.5	1.25	31	31	27

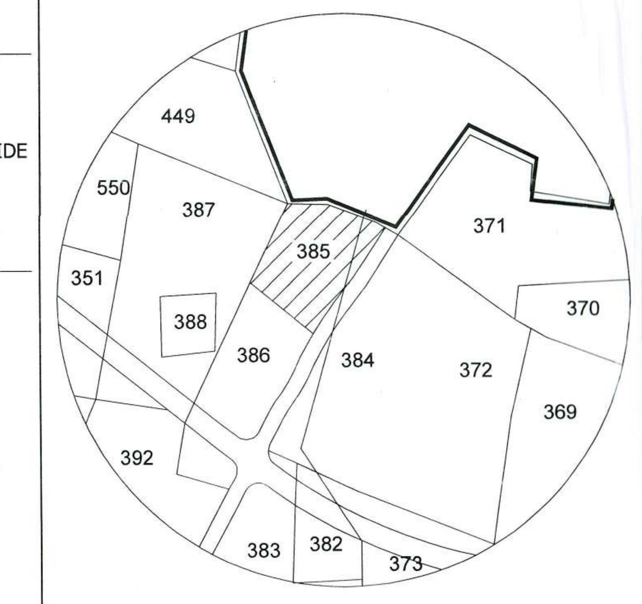
REVISED & PROPOSED RESIDENTIAL CONSTRUCTION ON P. NO - 6+7+8+17+18 OF S. NO. 385 AT MEHRUN, JALGAON ,TAL.& DIST.-JALGAON.

1.	Area of plot (minimum area of a, b, c, to be considered)	2894.13 SQ.M.
	(a) As per ownership document (7/12, CTS extract)	2894.13 SQ.M.
	(b) as per layout	2894.13 SQ.M.
	(c) as per site	2894.13 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)	2894.13 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))	2894.13 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)	3183.54 SQ.M.
10.	Addition of FSI on payment of premium 0.50	1447.06 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	1746.00
	(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	6376.60 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	3825.96 SQ.M.
	(c) total entitlement (a+b)	
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}	10201.96SQ.M.
15.	Total Built-up Area in proposal .(excluding area at Sr.No.17 b)	10201.96SQ.M.
	(a) Existing Built-up Area	------
	(b) proposed built-up area (as per 'P-line')	10201.37SQ.M.
	(c) Total (a-b)	10201.37SQ.M.
16.	F.S.I. Consumed (15/13) (should not be more than serial no. 14 above.)	3.524%
17.	Area for Inclusive Housing if any	------
	(a) Required (20% of Sr.No.5)	
	(b) Proposed	------

APPROVING AUTHORITY

SHEET- 1/6

महाराष्ट्र शासनाचे निर्देश क्र. डीसीआर/१०९४/२८२९/नवि-११ ... सिस्टीम बसविणे आवश्यक राहील.
इमारत व छतावर (छतावरील) परिसरात जमा होणारे पावसाचे पाणी भूमिगत हौदामध्ये अथवा विहीरीमध्ये ... करावे किंवा ते पाणी जमिनीत मुरण्याची व्यवस्था ... अन्यथा प्रत्येक शंभर चौ.मी.बांधकामा...
APPROVED
For — Residential purpose as ammended in — subject to the Conditions as mentioned in the accompaning Commencement Certificate No. 074—
Date: 24/11/2023
Assistant Director of Town Planning
Muncipal Corporation of the city of Jalgaon
आयुक्त
जळगांव शहर महानगरपालिका यांचे मान्यतेनुसार
THE JALGAON MUNICIPAL CO... जळगांव शहर महानगरपालीका जळगांव JALGAON



LOCATION PLAN

SCALE : -NTS

STRUCTURAL CONSULTANT

Er. MILIND S. RATHI
Jalgaon City Municipal Corporation
Reg. Structural Engineer
License No.STATE/R/2022/APL/31131

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
Shri.

SHRI. SUMEET P. MUTHA.

Architect Signature

MAYURESH AGRAWAL
(B.Arch) R.No.CA/2018/97015
Opp.Old Employe Exchange

Job No.	Drawing No.	Scale	Drawn by	checked by	Registration no. of Architect
	01	1:100			

PREVIOUS APP. LT NO-412 DATE 27.06.2022

SCHEDULE OF OPENINGS

D1- 0.90 X 2.20-FLUSH DOOR	W - 2.25 X 1.50- ALU.WINDOW
D2- 0.75 X 2.20-FLUSH DOOR	W2 - 1.35 X 1.50- ALU.WINDOW
D3- 2.00 X 2.20-FLUSH DOOR	W3 - 3.00 X 2.00- ALU.WINDOW
MD- 1.20 X 2.20-FLUSH DOOR	V - 0.90 X 0.91- VENT.WINDOW

AREA STATEMENT	SQ. M.
TOTAL AREA OF PLOT NO (6 + 7 + 8 + 17 + 18)	2894.13
BASIC F.S.I. 1.10	3183.54
PREMIUM 0.50 %	1447.06
TDR 0.604%	1746.00
TOTAL AREA = (1.10 + 0.50 + 0.604 = 2.204%)	6376.60
ANCILARY AREA 0.405 %	3825.96
TOTAL PERMISIBLE P - LINE AREA	10,201.96
GROUND FLOOR AREA	66.72
1ST FLOOR P- LINE AREA	520.96
2ND FLOOR P- LINE AREA	520.96
3RD FLOOR P- LINE AREA	520.96
4TH FLOOR P- LINE AREA	520.96
5TH FLOOR P- LINE AREA	536.88
6TH FLOOR P- LINE AREA	520.96
7TH FLOOR P- LINE AREA	536.88
8TH FLOOR P- LINE AREA	520.96
9TH FLOOR P- LINE AREA (PENTHOUSE)	528.95
10TH FLOOR P- LINE AREA (PENTHOUSE)	528.95
11TH FLOOR P- LINE AREA (PENTHOUSE)	528.95
12TH FLOOR P- LINE AREA (PENTHOUSE)	528.95
13TH FLOOR P- LINE AREA (PENTHOUSE)	528.95
14TH FLOOR P- LINE AREA (PENTHOUSE)	528.95
15TH FLOOR P- LINE AREA (PENTHOUSE)	528.95
16TH FLOOR P- LINE AREA (PENTHOUSE)	523.98
17TH FLOOR P- LINE AREA (PENTHOUSE)	528.95
TOTAL P- LINE AREA (FLATS)	9021.82
BUNGLOW BASEMENT FLOOR P- LINE AREA	358.66
BUNGLOW GROUND FLOOR P- LINE AREA	469.40
BUNGLOW FIRST FLOOR P- LINE AREA	351.49
TOTAL P- LINE AREA (BUNGLOW)	1179.55
TOTAL P- LINE AREA (FLATS + BUNGLOW)	10,201.37
FSI RATIO	3.524%