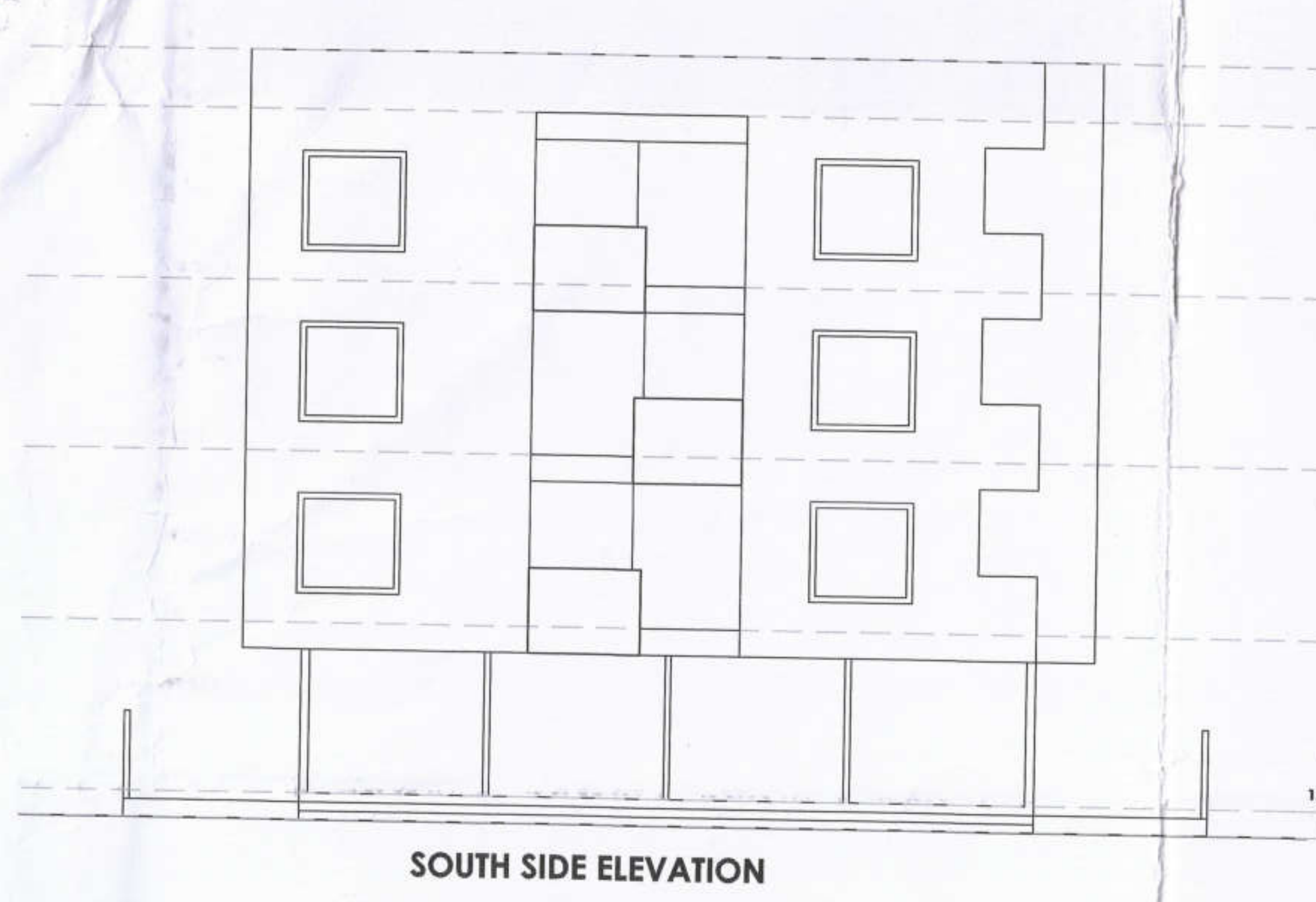
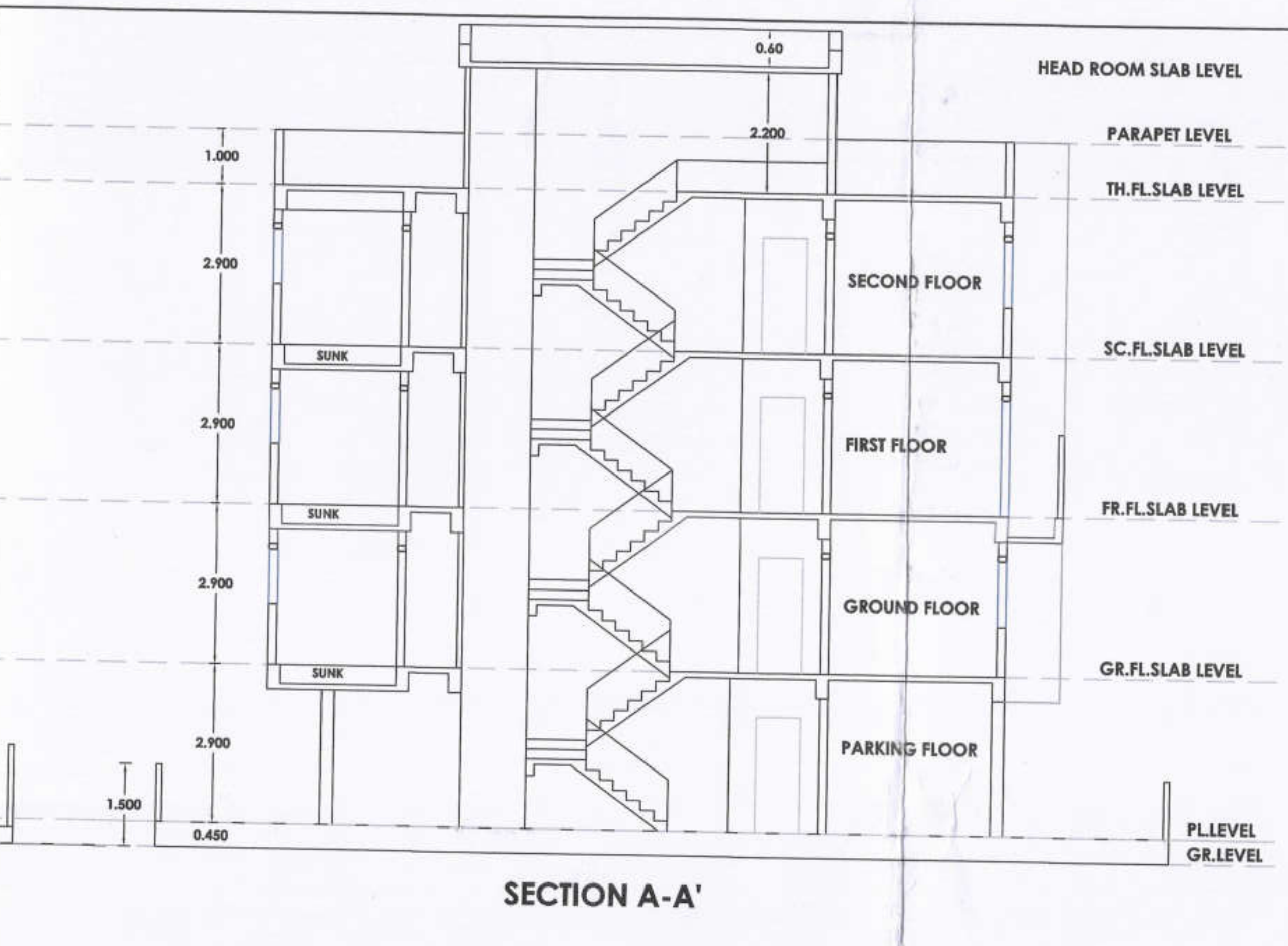


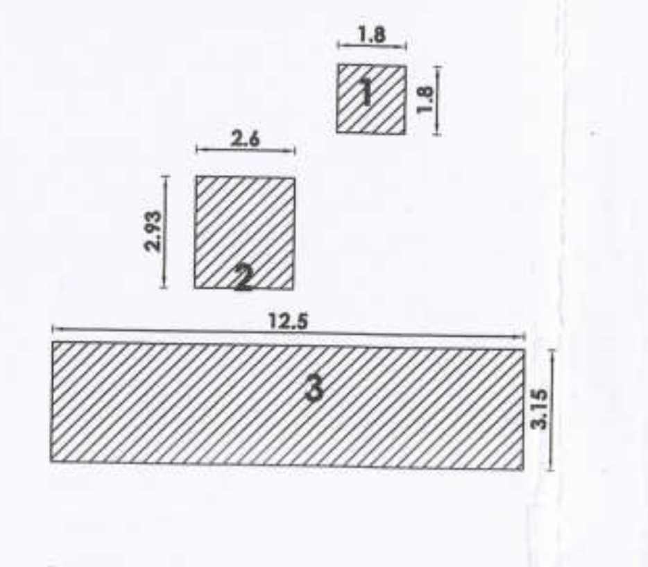
SOUTH SIDE ELEVATION



SECTION A-A'

AREA CALCULATION PLAN FOR GROUND FLOOR

SCALE (1:200)



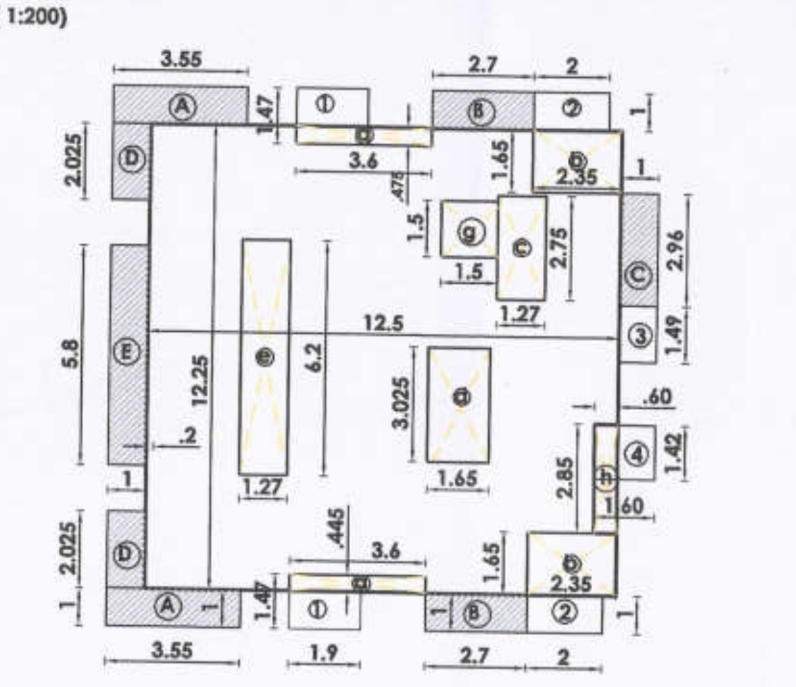
AREA STATEMENT FOR GROUND FLOOR

AREA OF SQ. 1) 1.80 M X 1.80 M = 3.24 SQ.M.
2) 2.60 M X 2.93 M = 7.61 SQ.M.
3) 12.50 M X 3.15 M = 39.37 SQ.M.

TOTAL AREA AT GR. FLOOR = 50.22 SQ.M.

AREA CALCULATION PLAN FOR TYPICAL FIRST , SECOND , THIRD FL. PLAN

SCALE (1:200)



AREA STATEMENT FOR FIRST FLOOR

AREA OF SQ. 1) 12.50 M X 12.25 M = 153.12 SQ.M.

TOTAL AREA =153.12 SQ.M.

DEDUCTION OF
a = 2 X 3.60 M X 0.47 M = 3.38 SQ.M.
b = 2 X 2.35 M X 1.65 M = 7.75 SQ.M.
c = 1.27 M X 2.75 M =3.49 SQ.M.
d = 1.65 M X 3.02 M = 4.98 SQ.M.
e = 1.27 M X 6.20 M = 7.87 SQ.M.
g = 1.50 M X 1.50 M = 2.25 SQ.M.
h = 0.60 M X 2.85 M = 1.71 SQ.M.

AREA AT FIRST FLOOR = 31.43 SQ.M.

TOTAL AREA OF FIRST FLOOR =121.69 SQ.M.

BALCONY AREA STATEMENT FOR FIRST FLOOR , SECOND FLOOR, THIRD FLOOR.

TOTAL AREA AT FIRST FLOOR = 121.69 SQ.M.
PERMISSIBLE BALCONY 15% = 18.25 SQ.M.---- A)

PROPOSED BALCONY

1) ENCLOSED BALCONY
A+B+C+D+E = [3.55+2.70+2.96+2.70+3.55+2.02+5.80+2.02] = 25.30 M X1.00M =25.30 SQ.M.

BALCONY PROVIDED AT FIRST FLOOR = 25.30 SQ.M.----B)

EXCESS BALCONY AREA = 7.05 SQ.M. -(A-B)

DOUBLE HEIGHT TERRACE AREA STATEMENT FOR FIRST FLOOR

TOTAL AREA AT FIRST FLOOR = ~~121.21~~ 121.69 SQ.M.
PERMISSIBLE TERRACE 20% = 24.24 SQ.M.---- A)

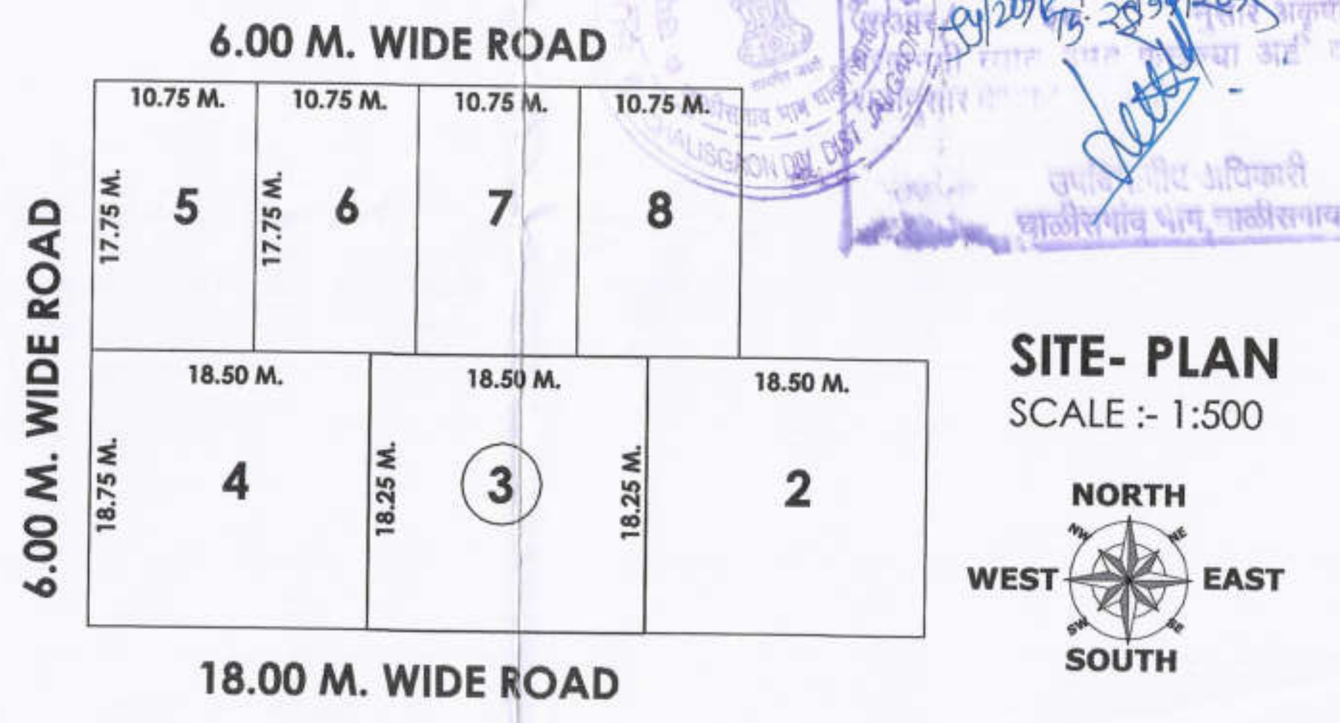
PROPOSED DOUBLE HEIGHT TERRACE

1 = 1.90M X 1.47M = 2.79 SQ.M.
2 = 2.00M X 1.00M = 2.00 SQ.M.
3 = 1.49M X 1.00M = 1.49 SQ.M.
4 = 1.60M X 1.42M = 2.27 SQ.M.

DOUBLE HEIGHT TERRACE PROVIDED AT FIRST FLOOR = 8.55 SQ.M
(WHICH IS LESS THAN PERMISSIBLE)

CARPET AREA STATEMENT

SR.. NO.	BUILDING NO.	FLOOR	FLAT NO.	CARPET AREA	USEABLE AREA OF BALCONY/ VERANDAH /DOUBLE HEIGHT TERRACE LIFT & STAIRCASE OF FLAT	TOTAL CARPET AREA
1	1	GROUND FLOOR	SHOP NO.1	8.91 SQ.M.		8.91 SQ.M.
			SHOP NO.2	8.91 SQ.M.		8.91 SQ.M..
			SHOP NO.3	8.91 SQ.M.		8.91 SQ.M.
			SHOP NO.4	8.91 SQ.M.		8.91 SQ.M.
2		FIRST FLOOR	FLAT NO.1	45.51 SQ.M.	[2.79+2.00+6.20] =10.99 SQ.M.	56.50 SQ.M.
			FLAT NO.2	26.93 SQ.M.	[1.49+2.27+6.20] =9.96 SQ.M.	36.89 SQ.M.
			FLAT NO.3	45.49 SQ.M.	[2.79+2.00+6.20] =10.99 SQ.M.	56.48 SQ.M.
3		SECOND FLOOR	FLAT NO.4	45.51 SQ.M.	[2.79+2.00+6.20] =10.99 SQ.M.	56.50 SQ.M.
			FLAT NO.5	26.93 SQ.M.	[1.49+2.27+6.20] =9.96 SQ.M.	36.89 SQ.M.
			FLAT NO.6	45.49 SQ.M.	[2.79+2.00+6.20] =10.99 SQ.M.	56.48 SQ.M.
4		THIRD FLOOR	FLAT NO.7	45.51 SQ.M.	[2.79+2.00+6.20] =10.99 SQ.M.	56.50 SQ.M.
			FLAT NO.8	26.93 SQ.M.	[1.49+2.27+6.20] =9.96 SQ.M.	36.89 SQ.M.
			FLAT NO.9	45.49 SQ.M.	[2.79+2.00+6.20] =10.99 SQ.M.	56.48 SQ.M.



SITE- PLAN
SCALE :- 1:500

PARKING AREA STATEMENT (TABLE NO. 7, P.NO.40)

NON CONGESTED AREA

OCCUPENCY

RESIDENTIAL 1)MULTI FAMILY RESIDENTIAL	(b) 3 tenements having built-up area between 50 to 100 sq.m.		
	CAR	SCOOTER	CYCLE
FOR 100.00 SQ.M.	1	3	3
B/UP AREA 435.18 SQ.M.	5	15	15

AREA REQUIRED

CAR - 5.00 NOS. X 2.50 M. X 5.00 = 62.50 SQ.M.
SCOOTER - 15.00 NOS.X 1.00 M. X 2.00 = 30.00 SQ.M.
CYCLE - 15.00 NOS.X 0.50 M. X 1.40 = 10.50 SQ.M.

TOTAL PARKING AREA REQUIRED = 103.00 SQ.M.
PARKING PROVIDED AT GROUND FLOOR = 103.00 SQ.M.

SCHEDULE OF DOOR'S & WINDOW'S

RS = 2.97 M X 2.45 M, MD = 1.10 M X 2.10 M,
D = 1.00 M X 2.10 M D1 = 0.80 M X 2.10 M
W = 1.50 M X 1.50 M, LW = 0.60 M X 1.00 M.
W1 = 1.50 M X 1.00 M W2 = 2.00 M X 1.50 M

CERTIFICATE OF AREA

CERTIFICATE
ROAD WIDTH CONFIRMATION

Certificate that the S.No.423/3/A/B at chalisgaon Tal. Chalisgaon Dist. Jalgaon Existing Front Road 18.00 M. When Measured On Site Found Correct

Date27-11-2018

Signature Of Architect

I, (Prashant R. Deshmukh) Have Been Employed By The Applicant As His Architect. I Have Examined The Boundaries And The Area Of The Plot And I Do Hereby Certify That I Have Personally Verified And Checked All The Statement Made By The Applicant Who Is The Owner/Lessee In Possession Of The Plot As In The Above From And Found Them To Be Correct.

Date27-11-2018

Signature Of Architect

CERTIFICATE OF AREA

Certificate Thet The Plot Under Reference Was Surveyed By Me On 13-10-2018 And The Dimensions Of Sides Etc.Of Plot Stated On Plan are As Mesured On Site And The Area So WorkedOut Tallies With The Area Stated In Document Of Ownership/Land Records Deparment.

Date27-11-2018

Signature Of Architect

APPROVING AUTHORITY

Recommended for Approval for Residential
Purpose only as amended in Red.
Subject to conditions mentioned in
This office L. No. 3090 Dt. [illegible]

TOWN PLANNER
Office of the Assistant Director
of Town Planning, Jalgaon

A		AREA STATEMENT	
	1)	AREA OF PLOT NO. 3	337.62 SQ.M.
	2)	DEDUCTION FOR	
		a) ROAD ACQUISITION AREA	
		b) PROPOSED ROAD	
		c) ANY RESERVATION (TOTAL A+B+C)	
	3)	GROSS AREA OF PLOT (1-2)	337.62 SQ.M.
	4)	DEDUCTION OF AMINITY SPACE	
	5)	NET AREA OF PLOT = 100% OF (3-4)	337.62 SQ.M.
	6)	ADDITION OF AREA FOR F.S.I.IF ANY	
		a) b)	
	7)	TOTAL AREA(5+6)	337.62 SQ.M.
	8)	NORAMAL F.S.I.PERMISSIBALE (1.10)	371.38 SQ.M.
		PERMISSIBALE WITH PAYMENT OF PREMIUM (0.20)	67.52 SQ.M.
	9)	PERMISSIBALE B/UP AREA	438.90 SQ.M.
	10)	EXISTING B/UP AREA	
	11)	PROPOSED B/UP AREA	
		a) STILT FLOOR	
		b) GROUND FLOOR	50.22 SQ.M.
		c) MAZANINE FLOOR	
		d) FIRST FLOOR 121.69	~~121.21~~ SQ.M.
		e) SECOND FLOOR 121.69	~~121.21~~ SQ.M.
		f) THIRD FLOOR 121.69	~~121.21~~ SQ.M.
		f) FOURTH FLOOR	
		TOTAL PROPOSED B/UP AREA 415.29	~~413.85~~ SQ.M.
	12)	EXCESS BALCONY AREA TAKEN IN F.S.I. (AS PER B (c) BELOW	~~21.33~~ SQ.M. 21.15
	13)	TOTAL B/UP AREA (10+11+12) 436.44	~~435.18~~ SQ.M.
	14)	F.S.I. CONSUMED (13/7) 1.29	~~1.28~~
B		BALCONY AREA STATEMENT	
C		TDR	
D		PARKING STATEMENT	
	a)	REQUIRED	69.90 SQ.M
	b)	TOTAL PARKING PROVIDED	72.81 SQ.M

OWNER SIGN.

SHRI.RAKESH BHIMRAO BORASE

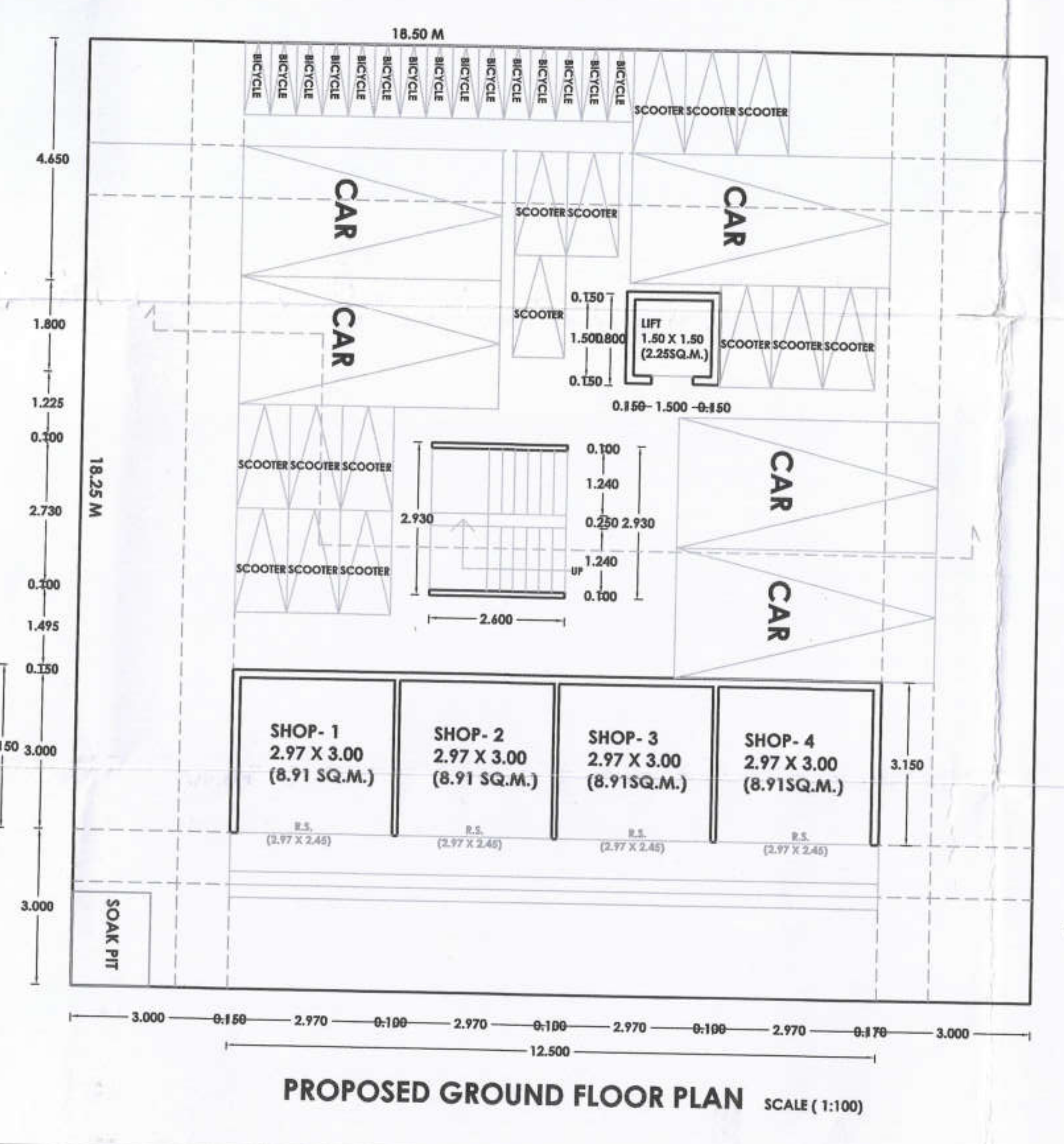
PROPOSED COMMERCIAL AND RESIDENTIAL
BUILDINGS CONSTRUCTION
ON PLOT NO. 3 , S.NO. 423/3/A/B
CHALISGAON DIST- JALGAON
FOR. SHRI. RAKESH BHIMRAO BORSE

ARCHITECT

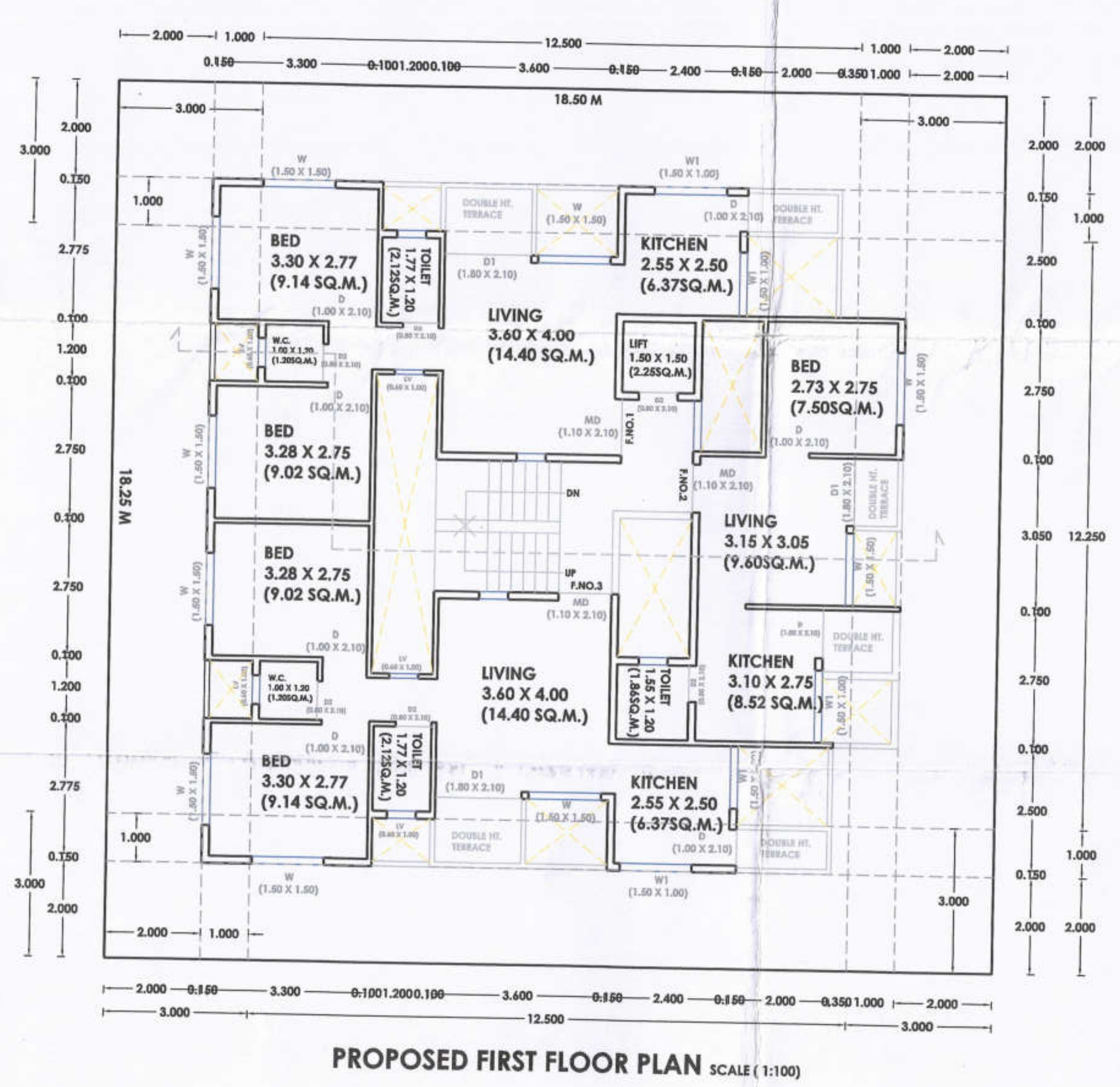
PRASHANT R. DESHMUKH
(B.ARCH.)
(Reg.No.- CA/2015/70764)
LATE SMT. SUVARNATAI A. DESHMUKH
SHOPING CENTER SHOP NO. 18,19 FIRST FLOOR,
BHADGAON ROAD CHALISGAON. 424 101,
DIST. JALGAON (M.S.)
☎ 02589-225705 CELL. 7 5 8 8 0 0 9 4 2 8

DRG NO.	SCALE	DRAWN BY	DATE
D- COM-6	1:100	PRADEEP B. KALE	25/03/2019

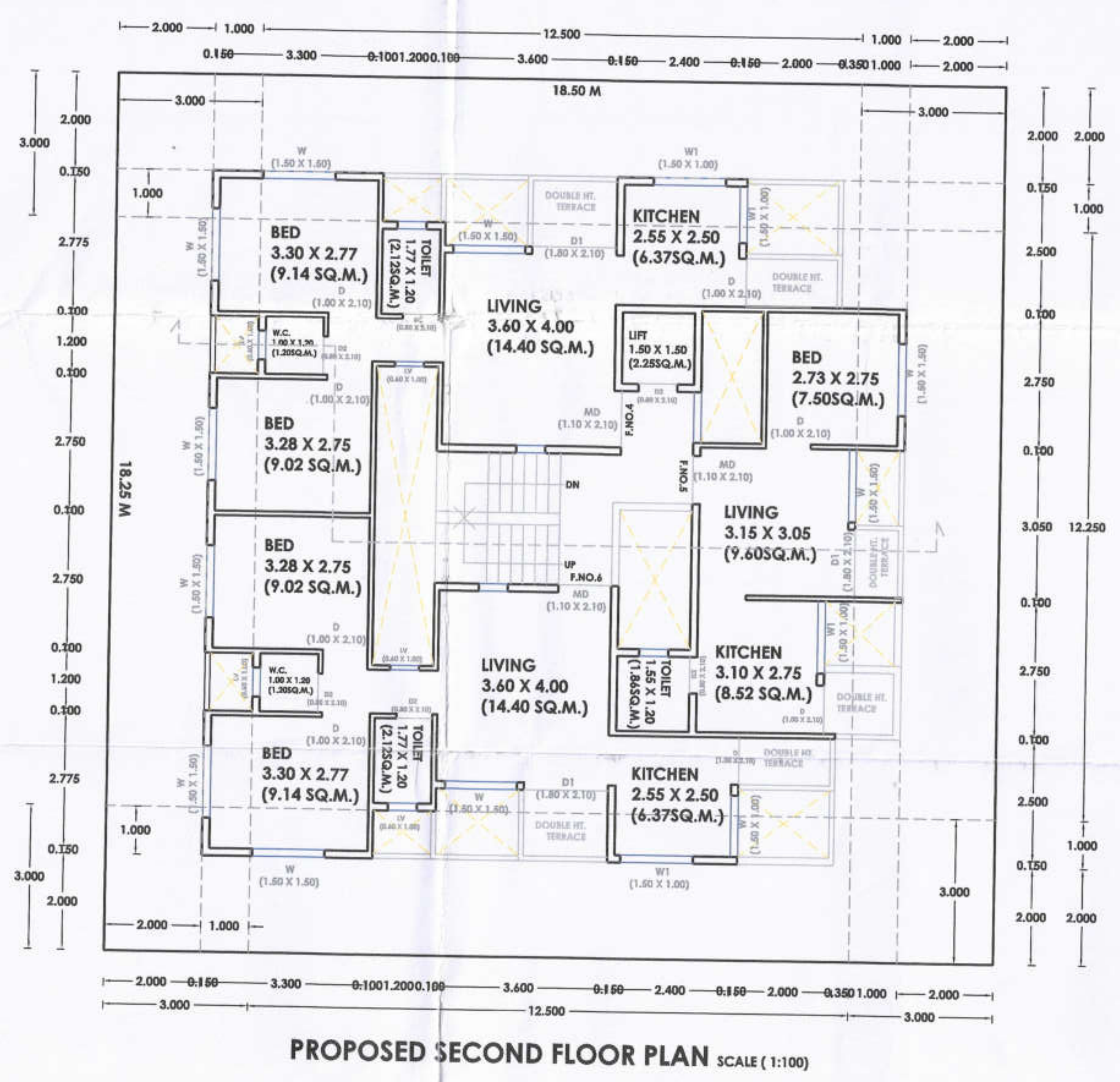
COM-6D:\d\RAKESH BHIMRAO BORSE TP (MUNICIPAL DRAWING)
DRAWING RAKESH BHIMRAO BORASE REVISED 2


CAR
CAR
CAR
CAR
CAR
CAR
SCOOTER
SHOP- 1 2.97 X 3.00 (8.91 SQ.M.)
SHOP- 2 2.97 X 3.00 (8.91 SQ.M.)
SHOP- 3 2.97 X 3.00 (8.91SQ.M.)
SHOP- 4 2.97 X 3.00 (8.91SQ.M.)
SOAK PIT
18.25 M

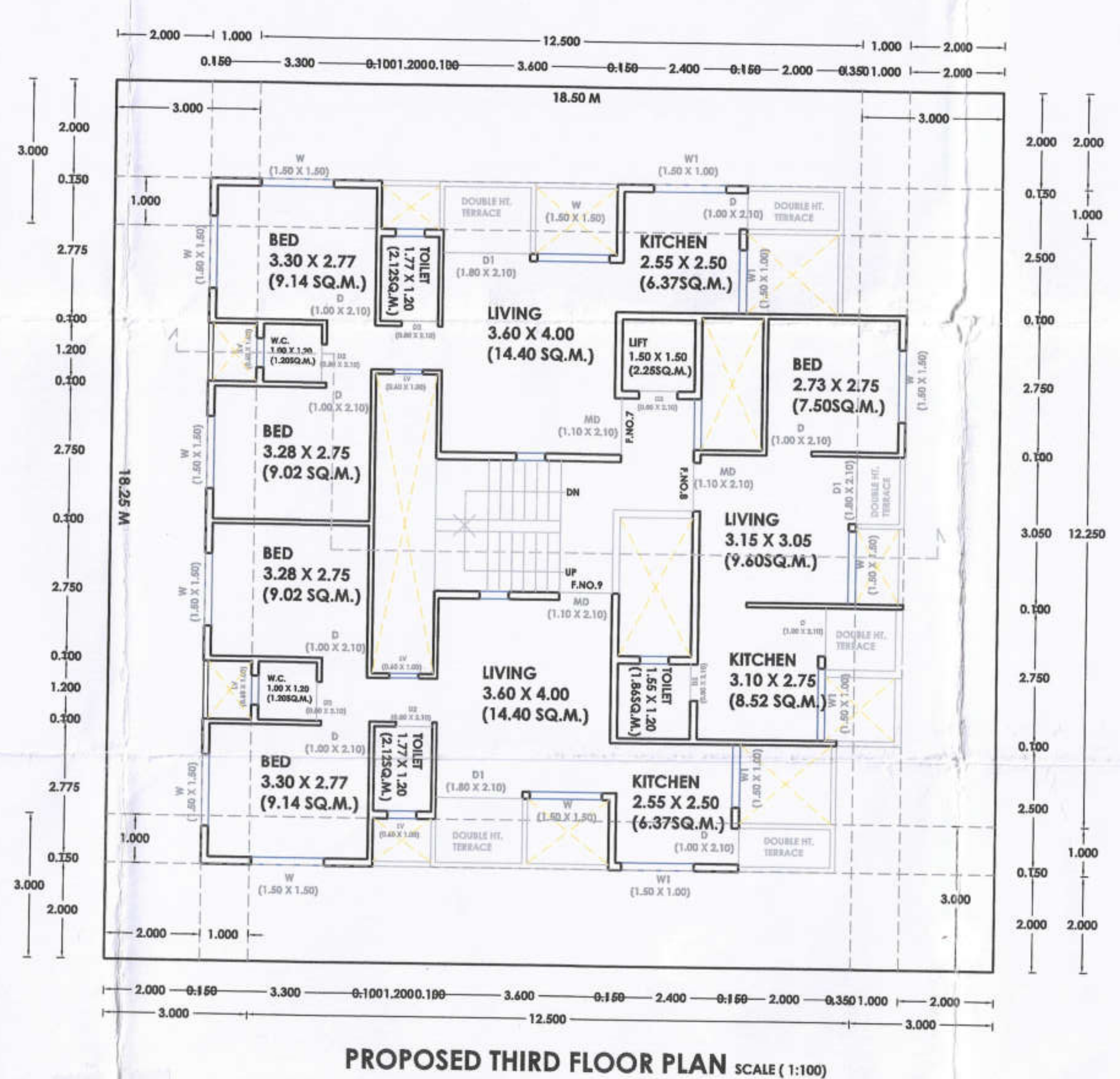
PROPOSED GROUND FLOOR PLAN SCALE (1:100)


BED 3.30 X 2.77 (9.14 SQ.M.)
KITCHEN 2.55 X 2.50 (6.37SQ.M.)
LIVING 3.60 X 4.00 (14.40 SQ.M.)
BED 2.73 X 2.75 (7.50SQ.M.)
BED 3.28 X 2.75 (9.02 SQ.M.)
BED 3.28 X 2.75 (9.02 SQ.M.)
LIVING 3.15 X 3.05 (9.60SQ.M.)
LIVING 3.60 X 4.00 (14.40 SQ.M.)
KITCHEN 3.10 X 2.75 (8.52 SQ.M.)
BED 3.30 X 2.77 (9.14 SQ.M.)
KITCHEN 2.55 X 2.50 (6.37SQ.M.)
18.25 M

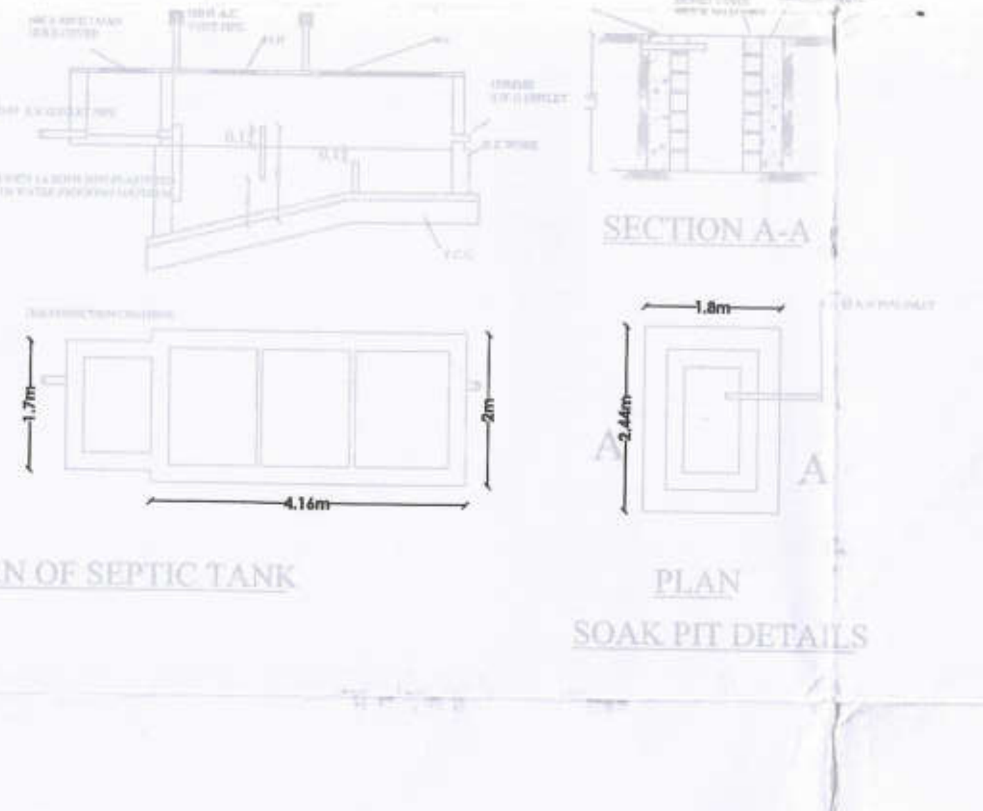
PROPOSED FIRST FLOOR PLAN SCALE (1:100)

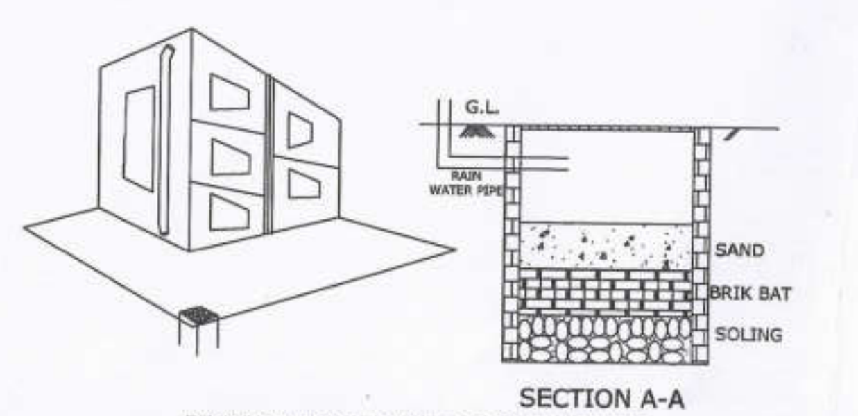

BED 3.30 X 2.77 (9.14 SQ.M.)
KITCHEN 2.55 X 2.50 (6.37SQ.M.)
LIVING 3.60 X 4.00 (14.40 SQ.M.)
BED 2.73 X 2.75 (7.50SQ.M.)
BED 3.28 X 2.75 (9.02 SQ.M.)
BED 3.28 X 2.75 (9.02 SQ.M.)
LIVING 3.15 X 3.05 (9.60SQ.M.)
LIVING 3.60 X 4.00 (14.40 SQ.M.)
KITCHEN 3.10 X 2.75 (8.52 SQ.M.)
BED 3.30 X 2.77 (9.14 SQ.M.)
KITCHEN 2.55 X 2.50 (6.37SQ.M.)
18.50 M
18.25 M

PROPOSED SECOND FLOOR PLAN SCALE (1:100)


BED 3.30 X 2.77 (9.14 SQ.M.)
KITCHEN 2.55 X 2.50 (6.37SQ.M.)
LIVING 3.60 X 4.00 (14.40 SQ.M.)
BED 2.73 X 2.75 (7.50SQ.M.)
BED 3.28 X 2.75 (9.02 SQ.M.)
BED 3.28 X 2.75 (9.02 SQ.M.)
LIVING 3.15 X 3.05 (9.60SQ.M.)
LIVING 3.60 X 4.00 (14.40 SQ.M.)
KITCHEN 3.10 X 2.75 (8.52 SQ.M.)
BED 3.30 X 2.77 (9.14 SQ.M.)
KITCHEN 2.55 X 2.50 (6.37SQ.M.)
18.25 M

PROPOSED THIRD FLOOR PLAN SCALE (1:100)





PROVISION FOR RAIN WATER HARWESTING

COLOUR COADS FOR	SHOW BY
1) PLOT BOUNDRY	☐
2) PROPOSED CONST.	☐
3) DRAINAGE LINE	☐
4) WATER SUPPLY LINE	☐
5) EXISTING ROAD	☐