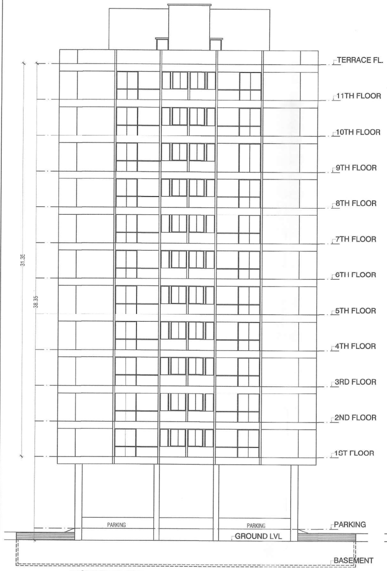
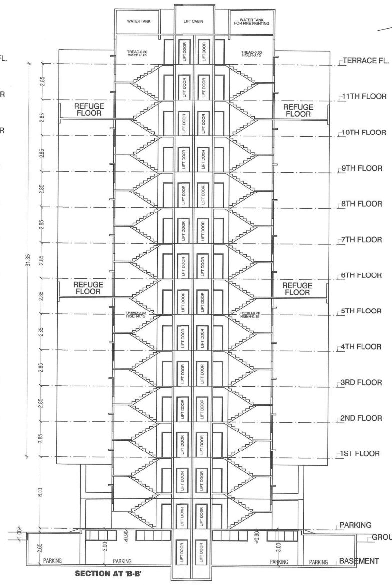
APPROVED

For — Residential purpose as ammended in — subject to the Conditions as mentioned in the accompaning Commencement Certificate No. 202— Date: 07/05/2024

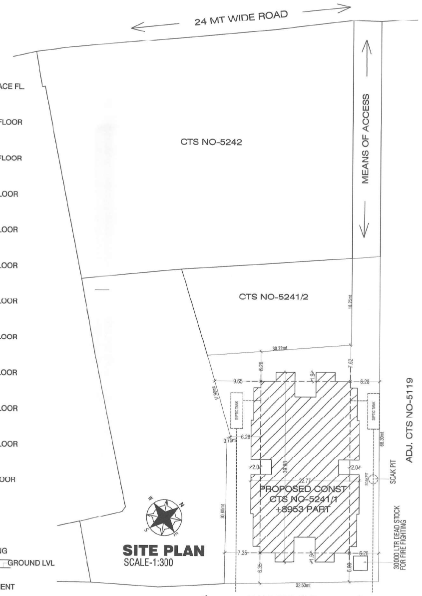
Assistant Director of Town Planning
Muncipal Corporation of the city of Jalgaon



FRONT ELEVATION



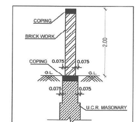
SECTION AT 'B-B'



SITE PLAN
SCALE-1:300

P-LINE AREA STATEMENT	
FLOOR	P-LINE AREA
GROUND FLOOR	46.43 SQM
1 ST FLOOR	743.94 SQM
2 ND FLOOR	743.94 SQM
3 RD FLOOR	743.94 SQM
4 TH FLOOR	743.94 SQM
5 TH FLOOR	743.94 SQM
6 TH FLOOR	743.94 SQM
7 TH FLOOR	743.94 SQM
8 TH FLOOR	743.94 SQM
9 TH FLOOR	743.94 SQM
10 TH FLOOR	743.94 SQM
11 TH FLOOR	743.94 SQM
TOTAL AREA	8229.77 SQM

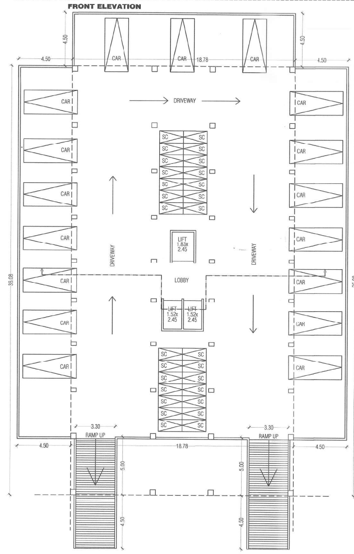
TOTAL P LINE B/UP AREA=8229.77 SQM



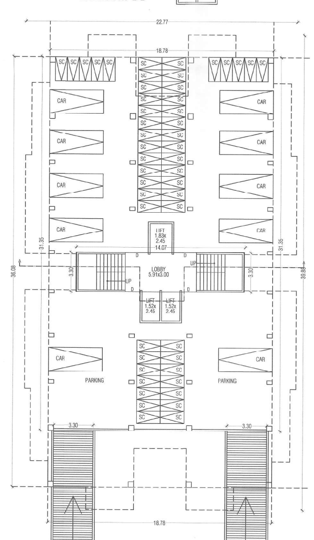
COMPOUND WALL
SCALE=1:50

PARKING STATEMENT			
TENEMENT AREA	PARKING RATIO	NO. OF TENA.	REQUIRED PARKING
EVERY 1 TENA. UPTO 150 SQM PROP. CARPET AREA 142 SQM	1:3	44	44:132
FOR CAR 44 x 12.50=550 SQM 550 x 0.60= 330 SQM (REQUIRED 26 CAR)			
FOR SCOOTER 132 x 2.00= 264 SQM 264 x 0.60= 158.40 SQM (REQUIRED 79 SCOOTER)			
TOTAL PARKING = 448.40 SQM			

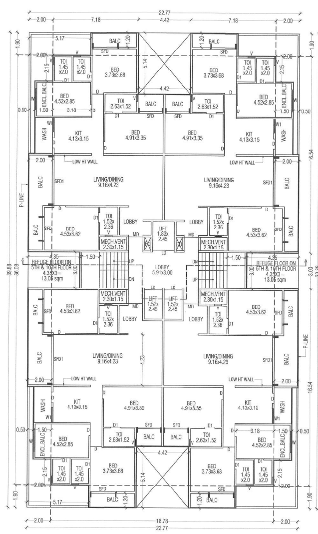
PARKING STATEMENT						
TOTAL CARPET AREA	REQUIRED		PROVIDED		VISITORS 5%	
	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
142.00x44 TENA 6248 SQM	26	79	27	83	1	4
	TOTAL		27	83		



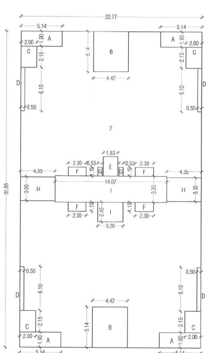
BASEMENT/PARKING FLOOR PLAN
SCALE-1:150



GROUND/PARKING FLOOR PLAN
SCALE-1:150



TYPICAL 1ST TO 11TH FLOOR PLAN
SCALE-1:150



GROUND FLOOR AREA
1-14.07x3.30=46.43

AREA CALCULATION
TYPICAL 1ST TO 11TH FLOOR
1-22.77x39.88=908.06 SQM
DEDUCTION
A-5.14x1.90x4=39.06
B-4.42x5.14x2=45.44
C-2.00x2.15x4=17.20
D-0.50x6.10x4=12.20
E-1.83x2.45=4.48
F-2.30x1.15x4=10.58
G-0.53x1.15x2=1.22
H 4.35x3.00x2=26.10
I-3.20x2.45=7.84
TOTAL=164.12
908.06-164.12=743.94 SQM

DOOR/WIN SCHEDULE	
SFD-	2.40x2.40
SFD1-	3.60x2.40
MD-	1.20x2.40
D-	1.00x2.40
D1-	0.80x2.40
W-	1.80x1.50
W2-	1.20x1.20
V-	0.60x1.20

PROPOSED RESIDENTIAL CONSTRUCTION OF CTS No-5241/1+8953 PART, MEHRUN SHIWAR, TAL & DIST-JALGAON.

AREA STATEMENT		
1. Area of plot *(Minimum area of a, b, c to be considered)*		
(a) As per ownership document (7/12, CTS extract)		1872.33 SQ.M
(b) as per measurement sheet		1872.33 SQ.M
(c) as per site		1872.33 SQ.M
2. Deductions for		-
3. Balance area of plot (1-2)		1872.33 SQ.M
4. Amenity Space (if applicable)		-
5. Net Plot Area (3-4 (c))		1872.33 SQ.M
6. Recreational Open space (if applicable)		-
7. Internal Road area		-
8. Plotable area (if applicable)		-
9. B/up area with reference to Basic F.S.I. as		-
per front road width*(Sr. No. 5xbasic FSI)*	1.10	2059.56 SQ.M
10. Addition of FSI on payment of premium		
(a)Maximum permissible premium FSI - based on road width / TOD Zone.	0.50	936.16 SQ.M
(b) Proposed FSI on payment of premium.		936.16 SQ.M
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	Permssible 1.15	2153.18 SQ.M
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))		2153.18 SQ.M
12.Additional FSI area under Chapter No. 7		-
13. Total entitlement of FSI in the proposal		-
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	2.75	5148.90 SQ.M
(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	0.60	3080.87 SQ.M
(c) Total entitlement (a+b)		8229.77 SQ.M
14. Maximum utilization limit of F.S.I. Permissible as per Road width *{(as per Regulation No.6.1or6.2or6.3or6.4as applicable) x 1.6 or 1.8}*	4.40	8238.25 SQ.M
15. Total Built-up Area in proposal.*(excluding area at Sr.No.17 b)*		-
(a) Existing Built-up Area.		-
(b) Proposed Built-up Area (as per 'P-line')		8229.77 SQ.M
(c) Total (a+b)		8229.77 SQ.M
16. F.S.I.Consumed (15/13)*(should not more than serial No.14 above.)*		4.40

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.

D K Mahajan

Owner (s) name and signature

Architect

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