TABLE NO. 8B - PARKING REQUIREMENTS (PAGE NO. 141)

SR. NO.	OCCUPANCY	SIZE OF TENEMENT	PARKING SPACES REQUIRED NON CONGESTED AREA		REMARKS
			CAR	SCOOTER	
1	RESIDENTIAL i) MULTI- FAMILY RESIDENTIAL	FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. AND ABOVE.	2	3	IN ADDITION 5% VISITOR PARKING
		FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	1	3	IN ADDITION 5% VISITOR PARKING
	III) RESTAURANTS	FOR EVERY 50 SQ.M. OF CARPET AREA OF RESTAURANT INCLUDING KITCHEN, PANTRY HALL, DINING ROOM ETC.	1	8	----------
2	INSTITUTIONAL (HOSPITALS, MEDICAL INSTITUTIONS)	FOR EVERY 10 BEDS	3	10	----------
3	MANGAL KARYALAYA / MARRIAGE HALLS, CULTURAL HALLS AND BANQUET HALL	FOR EVERY 100 SQ.M. CARPET AREA / LAWN AREA OF FRACTION THEREOF	1	5	----------
6	MERCANTILE (MARKETS, DEPARTMENTAL STORES, SHOPS AND OTHER COMMERCIALS USERS)	FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF	2	6	----------
	OFFICE AND I.T. BUILDING	FOR EVERY 200 SQ.M. CARPET AREA OR FRACTION THEREOF	3	11	----------
8	STORAGE (ANY TYPE)	FOR EVERY 300 SQ.M. CARPET AREA OR FRACTION THEREOF	1	3	----------

PARKING STATEMENT (AS PER TABLE NO 8 B)

SR. NO.	OCCUPANCY	SIZE OF TENEMENT (CARPET AREAS)	TOTAL NO. OF TENEMENTS OR CARPET AREA	ACTUAL PARKING AS PER TABLE NO 8B CAR	SCOOTER
1	STORAGE	FOR EVERY 300 SQ.M. CARPET AREA FRACTION THEREOF	TOTAL CARPET AREA SQ.M. 288.00	01	03
2	MERCANTILE, SHOPS	FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF	TOTAL CARPET AREA SQ.M. 919.20	18	55
3	OFFICE	FOR EVERY 200 SQ.M. CARPET AREA OR FRACTION THEREOF	TOTAL CARPET AREA SQ.M. 3233.76	49	178
4	RESTAURANTS	FOR EVERY 50 SQ.M. OF CARPET AREA	152.88	03	24
5	HOSPITALS	FOR EVERY 10 BEDS	2 NOS	06	20
TOTAL				77	280

TABLE NO 8C PARKING REQUIREMENT

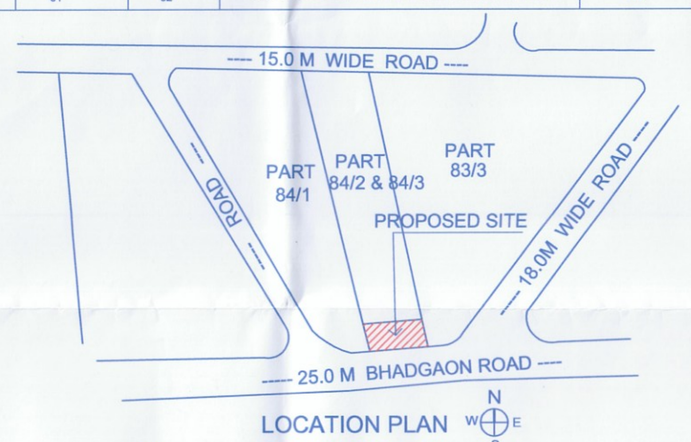
SR.NO	AUTHORITY / AREA			
7	'B' AND 'C' CLASS MUNICIPAL COUNCIL AREA.	MULTIPLYING FACTOR	0.50	0.50
		REQUIRED	38.5 CAR	140 SCOOTER
		PROVIDED	58 CAR	219 SCOOTER
		TRANSPORT VEHICLE	05 NOS	

CARPET AREA STATEMENT

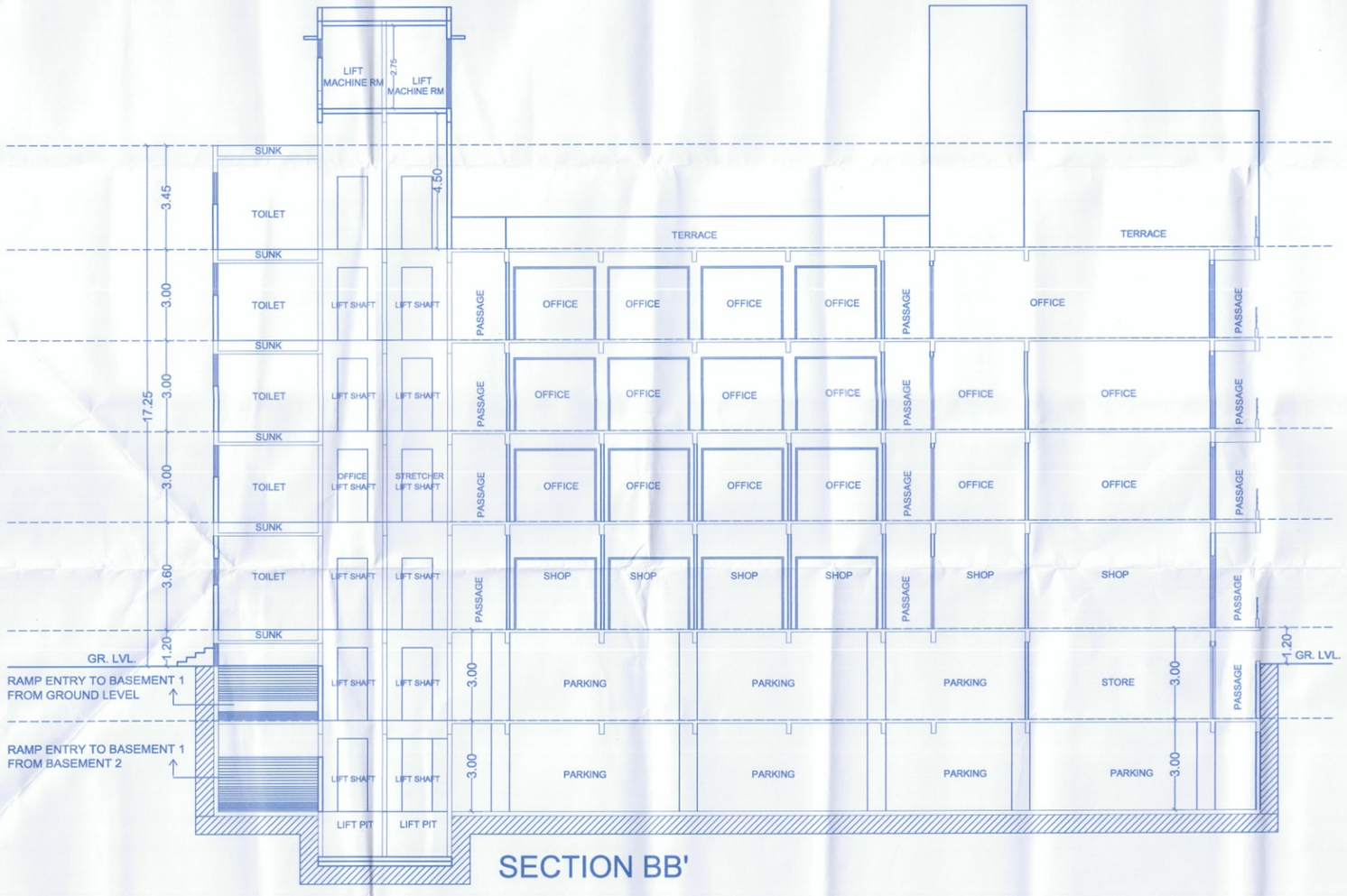
FLOOR	OCCUPANCY: STORAGE	SHOP	OFFICE	RESTAURANT	HOSPITAL	UNIT WISE CARPET AREA (AS PER RERA) WITH ENCLOSED BALCONY (SQ.M.)	OPEN BALCONY AREA (SQ.M.)	TOTAL CARPET AREA PER UNIT (SQ.M.)	NO. OF TYPICAL TENEMENTS	TOTAL CARPET AREA (SQ.M.)	CARPET AREA PER FLOOR (SQ.M.)
						A	B	D = A + B + C	E	F = D X E	
BASEMENT - I	1 TO 16	----	----	----	----	18.00	00	18.00	16	288.00	288.00 (STORAGE)
GROUND FLOOR	----	1 TO 40	----	----	----	13.50	00	13.50	40	540.00	919.20 (SHOP)
	----	41, 46	----	----	----	9.00	00	9.00	02	18.00	
	----	42, 43, 44, 45	----	----	----	18.30	00	18.30	04	73.20	
	----	47 TO 62	----	----	----	18.00	00	18.00	16	288.00	
FIRST FLOOR	----	----	1, 14, 31, 44	----	----	21.60	00	21.60	04	86.40	987.71 (OFFICE)
	----	----	2 TO 13, 15 TO 30, 32 TO 44	----	----	13.50	00	13.50	40	540.00	
	----	----	45, 50	----	----	9.00	00	9.00	02	18.00	
	----	----	46, 47, 48, 49	----	----	18.30	00	18.30	04	73.20	
	----	----	51, 63	----	----	15.805	00	15.805	02	31.61	
	----	----	52, 64	----	----	16.35	00	16.35	02	32.70	
	----	----	53, 62	----	----	30.90	00	30.90	02	61.80	
	----	----	54 TO 61	----	----	18.00	00	18.00	08	144.00	
SECOND FLOOR	----	----	1, 8, 13, 20	----	----	21.60	00	21.60	04	86.40	1002.00 (OFFICE)
	----	----	2 TO 7, 14 TO 19	----	----	27.45	00	27.45	12	329.40	
	----	----	9, 10, 11, 12	----	----	55.35	00	55.35	04	221.40	
	----	----	21, 26	----	----	9.00	00	9.00	02	18.00	
	----	----	22, 23, 24, 25	----	----	18.30	00	18.30	04	73.20	
	----	----	27, 34	----	----	32.70	00	32.70	02	65.40	
	----	----	28, 33	----	----	30.90	00	30.90	02	61.80	
	----	----	29, 30, 31, 32	----	----	36.60	00	36.60	04	146.40	
THIRD FLOOR	----	----	1, 9	----	----	114.88	00	114.88	02	229.76	969.05 (OFFICE)
	----	----	2, 10	----	----	130.38	00	130.38	02	260.76	
	----	----	5, 6, 7, 8	----	----	55.35	00	55.35	04	221.40	
	----	----	3, 11	----	----	52.125	00	52.125	02	104.25	
	----	----	4	----	----	152.88	00	152.88	01	152.88	
	----	----	----	12	----	152.88	00	152.88	01	152.88	152.88 (RESTAURANT)
FOURTH FLOOR	----	----	----	----	1, 2	150.00	00	150.00	02	300.00	300.00 (HOSPITAL)
GRAND TOTAL	16	62	109	01	02	----------			190	4330.84	4330.84

B/UP AREA STATEMENT :

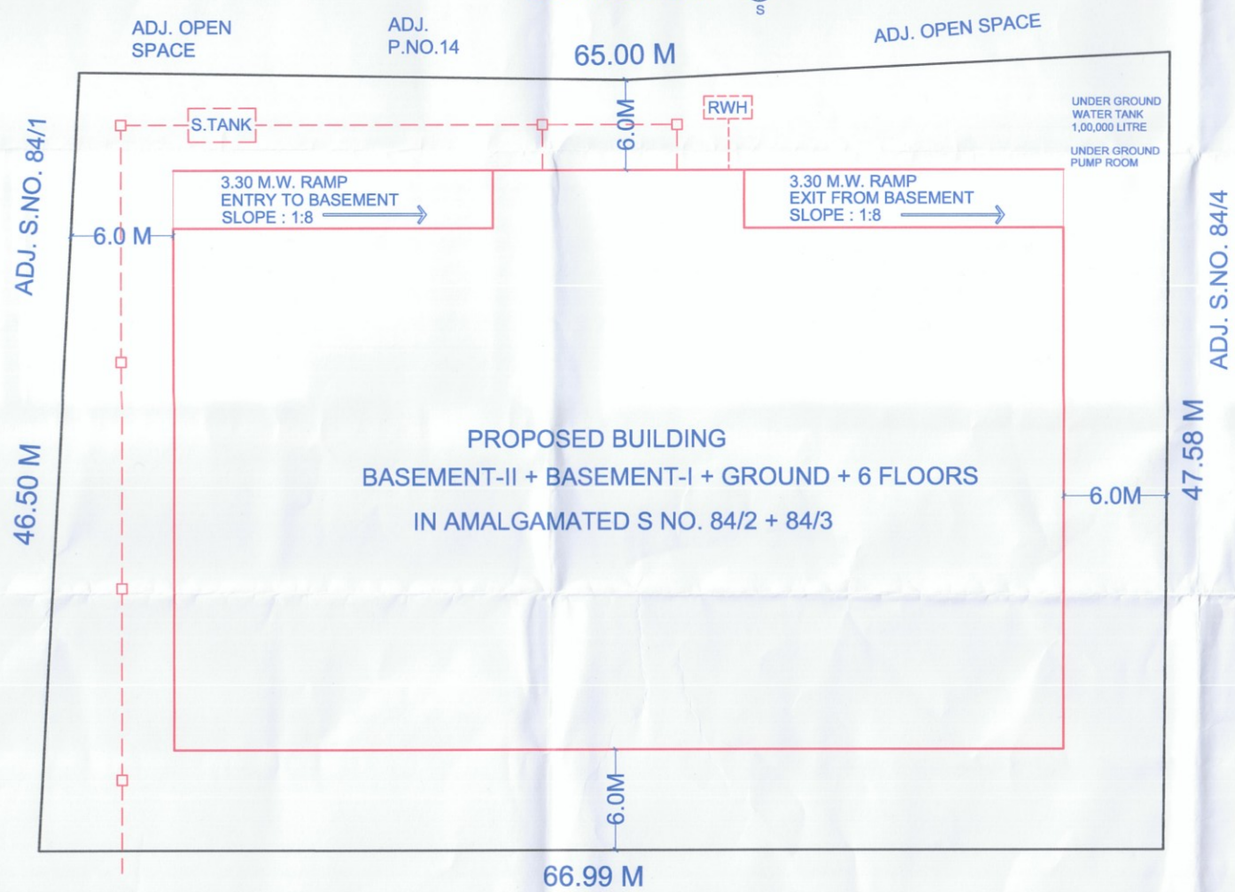
BASEMENT - II	60.95 SQM
BASEMENT - I	454.15 SQM
GROUND FLOOR	1605.04 SQM
FIRST FLOOR	1735.75 SQM
SECOND FLOOR	1735.75 SQM
THIRD FLOOR	1735.75 SQM
FOURTH FLOOR	361.81 SQM
TOTAL B/UP AREA	7689.20 SQM



LOCATION PLAN



SECTION BB'



SITE PLAN (SCALE - 1:200)

PROPOSED CONSTRUCTION WORK OF THE COMMERCIAL BUILDING (SHOP / OFFICES / HOSPITAL) ON S. NO. 84/2 + 84/3 OF PACHORA, TAL. PACHORA, DIST. JALGAON.

FOR : SHRI. S. L. WANI, SHRI. H. L. WANI, SHRI. R. L. WANI, SHRI. PRASHANT B. YEOLE, SHRI. PRADEEP B. YEOLE & SHRI. MADHUKAR P. WANI.

STAMP OF APPROVAL — SHEET NO. 1 / 9

PACHORA Municipal Council Dist. JALGAON

APPROVED
Sanctioned Subject to the Conditions Mentioned in this letter.
No. PMC/ Dtd. 23 FEB 2022
Assistant Town Planner — Chief Officer
Pachora Municipal Council, Pachora Dist.Jalgaon.

AREA STATEMENT

No.	Particular	Sq.M.
A 1	Area Of S.NO. 84/2 + 84/3, (Minimum area of a,b,c to be considered)	
	(a) As per ownership document (7/12, CTS extract)	3052.50
	(b) As per measurement sheet	3052.50
	(c) As per site	3052.50
	(d) permissible pro-rata factor for fsi calculation on layout plot = 1.33809 x 1 (a)	3052.50
	(d) Proposed Area Under Development	3052.50
2	Deductions For	
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	0.00
	(b) Any D.P. Reservation Area	0.00
	(Total a+b)	0.00
3	Balance Area of Plot (1-2)	3052.50
4	Amenity space (if applicable)	
	(a) Required	0.00
	(b) Adjustment of 2(b), if any	0.00
	(c) Balance Proposed	0.00
5	Net Plot Area (3-4 (c))	3052.50
6	Recreational Open space (if applicable)	
	(a) Required	0.00
	(b) Proposed	0.00
7	Internal Road area	0.00
8	Plotable area (if applicable)	0.00
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI1.1)	3357.75
10	Addition of FSI on payment of premium	
	(a)Maximum permissible premium FSI - based on road width (0.30)	915.75
	(b) Proposed FSI on payment of premium.	915.75
11	In-situ FSI / TDR loading	
	(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	0.00
	(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)].	0.00
	(c)TDR area	0.00
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12	Additional FSI area under Chapter No. 7	0.00
13	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b) + 11(d)] or 12 whichever is applicable.	4273.50
	(b) Ancillary Area FSI upto 60% or 80%with payment of charges. (80 %)	3418.80
	(c) Total entitlement (a+b)	7692.30
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)	nil
15	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
	(a) Existing Built-up Area.	0.00
	(b) Proposed Built-up Area (as per 'P-line')	7689.20
	(c) Total (a+b)	7689.20
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.999
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 19-01-2021 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.

Ar. SANJAY G. MHALAS
ARCHITECT (REG.NO. CA / 87 / 10988)

Owner's Declaration

IWe undersigned hereby confirm that IWe would abide by plans approved by Authority / Collector. IWe would execute the structure as per approved plans. Also IWe would execute the work under supervision of proper technical person so as to enure the quality and safety at the work site.

OWNER'S NAME AND SIGNATURE

1) SHRI. S. L. WANI	2) SHRI. H. L. WANI	3) SHRI. R. L. WANI
4) SHRI. PRASHANT B. YEOLE	5) SHRI. PRADEEP B. YEOLE	6) SHRI. MADHUKAR P. WANI

FOR THE DESIGNERS' COLLECTIVE	FOR STRUCTURAL ENGINEER	OWNER'S SIGNATURE
Ar. SANJAY G. MHALAS (REG.NO. CA / 87 / 10988)	SHRI. MILIND S. RATHI (REGD. NO.52)	1) SHRI. S. L. WANI 2) SHRI. H. L. WANI 3) SHRI. R. L. WANI 4) SHRI. PRASHANT B. YEOLE 5) SHRI. PRADEEP B. YEOLE 6) SHRI. MADHUKAR P. WANI

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the DESIGNERS' collective
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e-mail : sanjay.mhalas@gmail.com

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect
NIL	--------	1:100	--------	MHALAS	CA/87/10988