

APPROVED

For Comm + Residential purpose as amended in Green subject to the Conditions as mentioned in the accompanying Certificate and Certificate No. 204 -

22/105
2024

[Signature]

Assistant Engineer of Town Planning
Municipal Corporation of the city of Jalgaon.

PLOT AREA	=	519.60 SQ.M
BASIC F.S.I. 1.1	=	571.56 SQ.M
PAYMENT OF PREMIUM 0.50 %	=	259.80 SQ.M
T.D.R . AREA 0.40 %	=	207.84 SQ.M
TOTAL AREA	=	1039.20 SQ.M
ANCILLARY RESIDENTIAL 0.60 %	=	623.52 SQ.M
ANCILLARY COMMERCIAL 0.33 %	=	52.00 SQ.M
TOTAL AREA	=	1714.72 SQ.M

PROPOSED COMMERCIAL & RESIDENTIAL

AREA STATEMENT		
1.	Area of Plot (Minimum area of A.R. to be considered)	279.00 Sq.M
(a)	As per measurement document (7/12,C.Ts entry)	279.00 Sq.M
(b)	As per measurement sheet	324.00 Sq.M
(c)	As per site	314.00 Sq.M
2.	Deduction for :-	
(a)	Proposed T/F, D/F, Road widening, Area/Service Road/highway widening	0.00
(b)	Any Dp./ Reservation area	0.00
(Total a+b)		
3.	Balance Area of Plot (1-2)	0.00
4.	Amenity Space (if applicable)	0.00
(a)	Recreational	0.00
(b)	Adjustment of 2 (b), if any	
(c)	Balance Proposed	
5.	Net Plot Area (3-4+c)	0.00
6.	Recreational/Open Space (if applicable)	0.00
(a)	Required	0.00
(b)	Proposed	0.00
7.	Internal Road area	0.00
8.	Hardy area (if applicable)	
9.	Final area with reference to Basic F.S.I as per front road width 60 mts, Minimum 20 mts	271.58 Sq.M
10.	Addition of FSI on payment of premiums	
(a)	Maximum payment of premiums FSI - based on road width / TDSZ zone	279.00 Sq.M
(b)	Proposed FSI on the payment of premium - 0.50%	279.00 Sq.M
11.	In-built FSI / TDSZ loading	
(a)	In-built area against D.P. road (D.P. is 3 m, 2 road if any)	
(b)	In-built area against Amenity Space, if it landed over	
(D.P. is 60 m, 5 m, 4 road if any)		0.00
(c)	Total In-built area 0.00%	0.00
(d)	Total In-built TDSZ loading proposed 121 (a+b+c)	1059.20 Sq.M
12.	Additional FSI under Chapter No. 7	
(a)	Total content of FSI in the proposal	
(b)	F.P. / D.P. (60m) or 12 whichever is applicable:	
(c)	Additional Area FSI @ 60% or 80% (if any) payment of charges	172.75 Sq.M
(d)	Total content of FSI in the proposal	172.75 Sq.M
13.	Net Area for building :-	172.75 Sq.M
14.	Net Area for building :- (a) FSI as per proposed plan (b) FSI as per proposed plan (c) FSI as per proposed plan	172.75 Sq.M
15.	Total Building Area as proposed (excluding area in S.No.17 b)	172.75 Sq.M
16.	Approved Built-up Area	
(a)	Approved Built-up Area (as per F-1 rule)	171.60 Sq.M
(b)	Total built-up area	171.60 Sq.M
17.	F.S.I. (Combined S.F.T) (should not be more than stated No. 16 above)	2.50%
18.	Area for Inclusive Housing, if any	
(a)	Required (20% of S.No.15)	0.00

[illegible]

PARKING STATEMENT			
SIZE OF TENEMENT	PARKING SPACES REQUIRED NON CONGESTED AREA		PARKING SPACES PROVIDED PROPOSED AREA
	CAR	SCOOTER	
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ M BUT LESS THAN 150 SQ M (TENEMENT 19)	1	1	PROPOSED PARKING AREA 180.00 SQ.M.
MERCANTILE MARKETS, DEPARTMENTAL, STORES, SHOPS AND OTHER COMMERCIALS (USERS)	15	15	
FOR EVERY 100 SQ M. CARPET AREA OR FRACTION THEREOF	2	1	
CAR SCOOTER (IN SQ.M. FACTOR 8.60 ACCORDING D.C. RULES 8.2.2 (e))	$12.50 \times 17 = 212.50$ $2.00 \times 18 = 36.00$	$0.6 \times 127.50 = 76.50$ $0.6 \times 19.00 = 11.40$ TOTAL = 230.40	
		$\frac{230.40}{1.25} = 184.32$	

