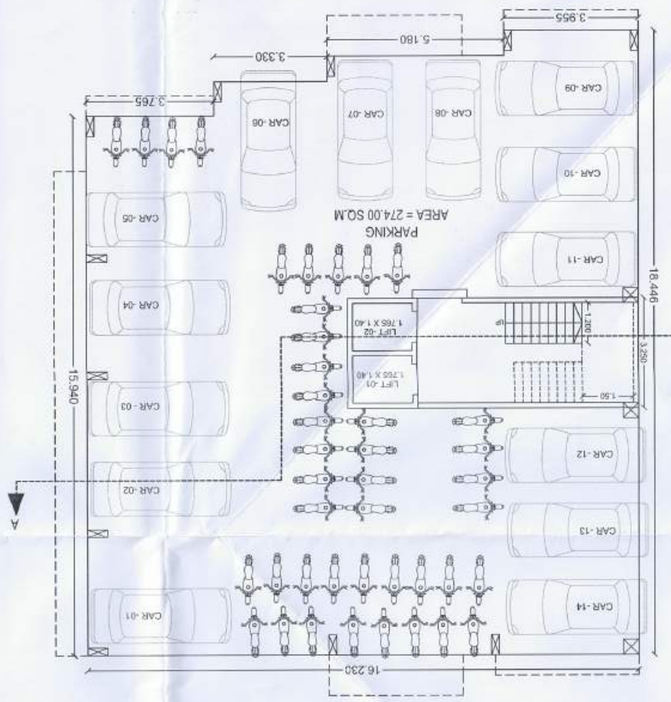
PROPOSED GROUND FLOOR PLAN
SCALE 1:100



LOCATION PLAN

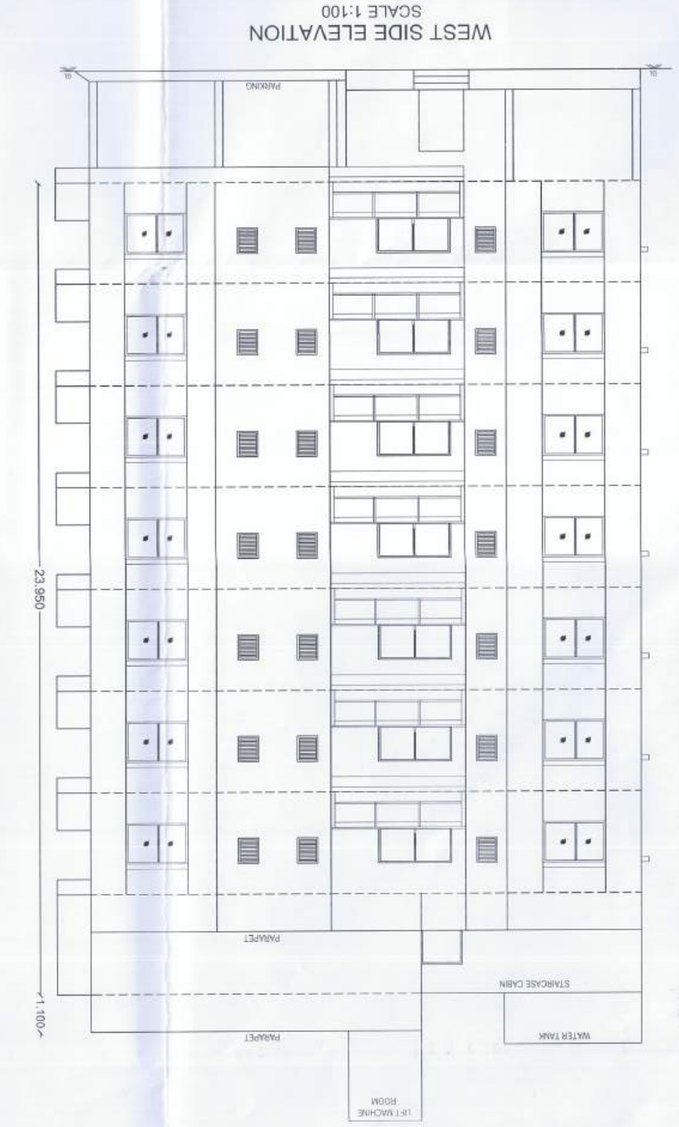


NOTES –
- ALL DIMENSIONS ARE IN METER
- EXTERNAL WALL = 0.15&0.20 INTERNAL WALL =0.115

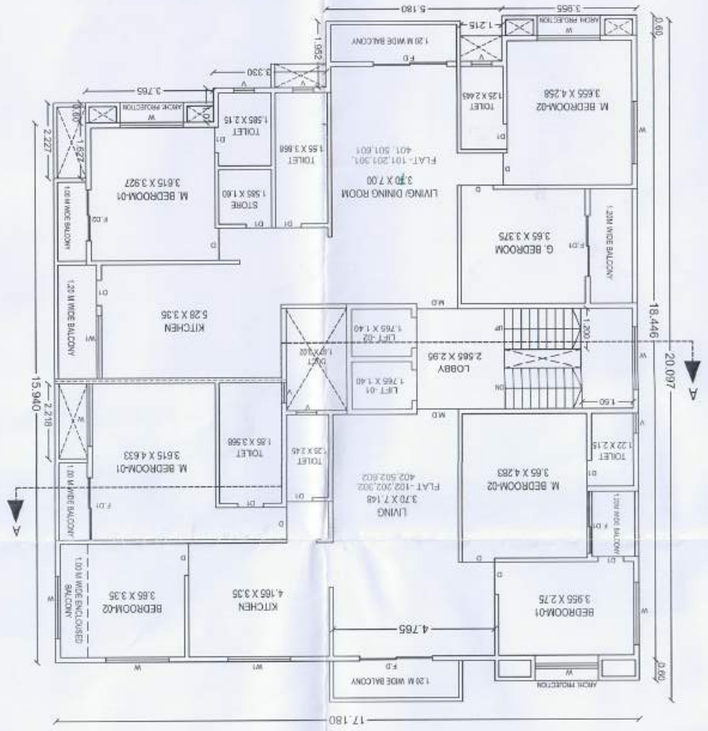
< OPENING SCHEDULE >

DOOR SCHEDULE	WINDOW SCHEDULE
MD 1.20 X 2.40 T.W. DOOR	W 1.35 X 1.50 ALUMINIUM WINDOW
PD 1.15 X 2.40 FRENCH DOOR	V 0.60 X 0.90 LOUVERED VENTILATOR
FD 1.35 X 2.40 T.W. DOOR	
FD2 1.50 X 2.40 FRENCH DOOR	
D 0.90 X 2.40 FRENCH DOOR	
D1 0.75 X 2.40 PLUSH DOOR	

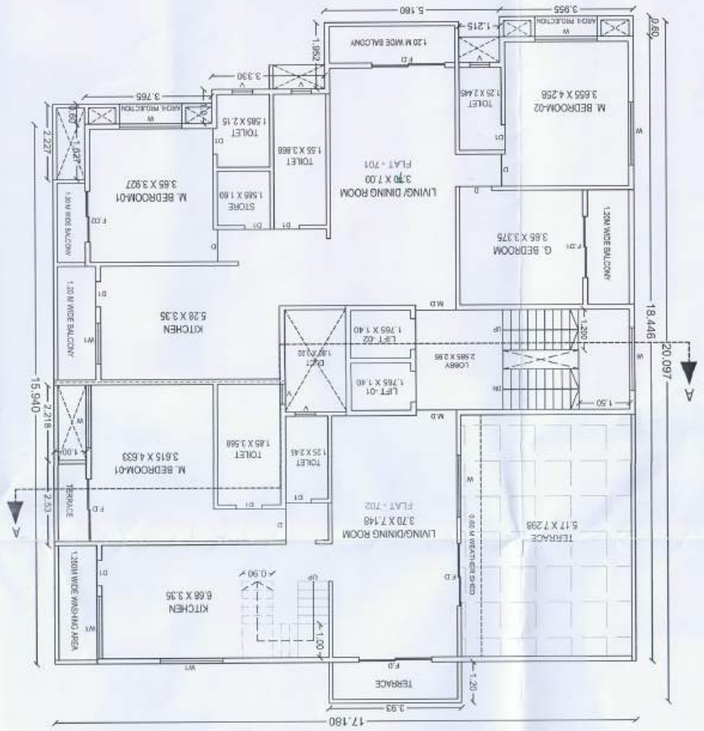
WEST SIDE ELEVATION
SCALE 1:100



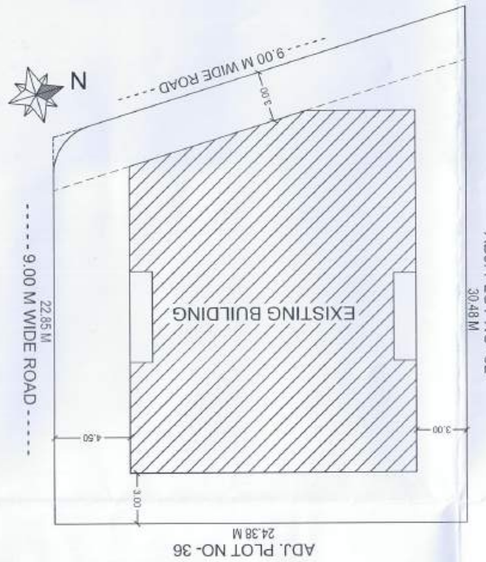
PROPOSED TYPICAL FIRST, SECOND, THIRD, FOURTH, FIFTH & SIXTH FLOOR PLAN
SCALE 1:100



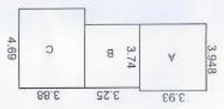
PROPOSED SEVENTH FLOOR PLAN
SCALE 1:100



EXISTING CONSTRUCTION TO BE DEMOLISHED
SCALE 1:200



P -LINE DIAGRAM
EIGHTH FLOOR
SCALE 1:200

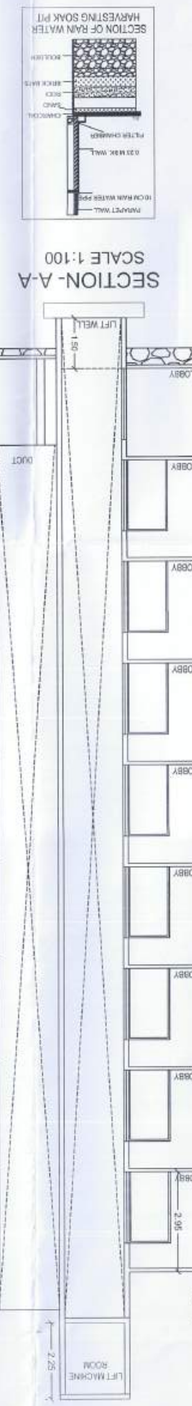


AREA CALCULATION

TOTAL RESI. BUILT UP AREA ON EIGHTH FLOOR
= 4587 Sq.M

P -LINE AREA
A) 23.93 X 3.48 = 83.253 Sq.M
B) 3.25 X 3.74 = 12.155 Sq.M
C) 3.88 X 4.69 = 18.20 Sq.M
TOTAL = 4587 Sq.M

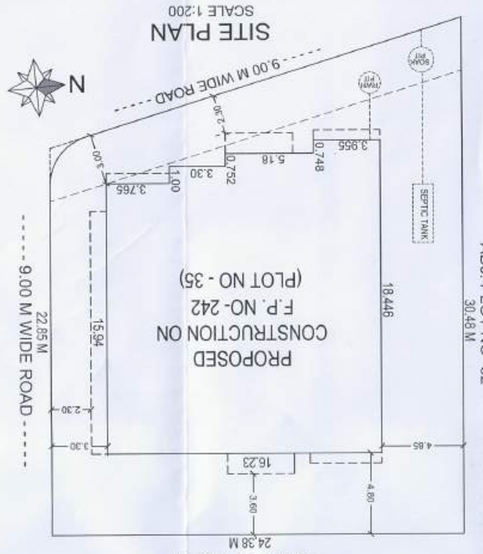
SECTION- A-A
SCALE 1:100



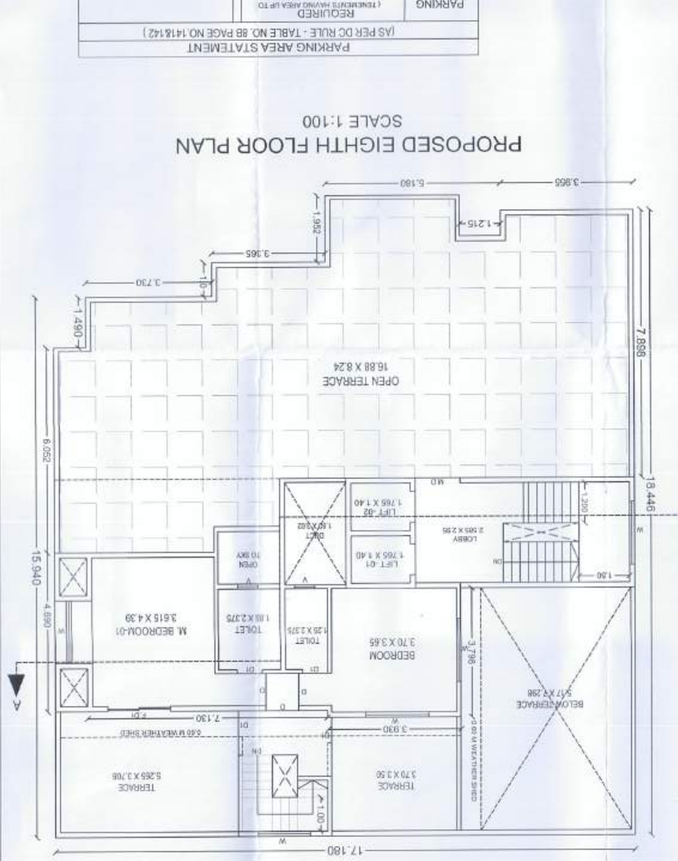
AREA STATEMENT

		CARPET AREA Sq.M	BUILT UP AREA Sq.M
1)	Proposed Resi First Floor Built Up Area	223.47	291.10
2)	Proposed Resi Second Floor Built Up Area	223.47	291.10
3)	Proposed Resi Third Floor Built Up Area	223.47	291.10
4)	Proposed Resi Fourth Floor Built Up Area	223.47	291.10
5)	Proposed Resi Fifth Floor Built Up Area	223.47	291.10
6)	Proposed Resi Sixth Floor Built Up Area	223.47	291.10
7)	Proposed Resi Seventh Floor Built Up Area	187.03	246.34
8)	Proposed Resi Eighth Floor Built Up Area	40.20	45.87
	Total Resi Built Up Area Proposed =	1668.05	2038.81

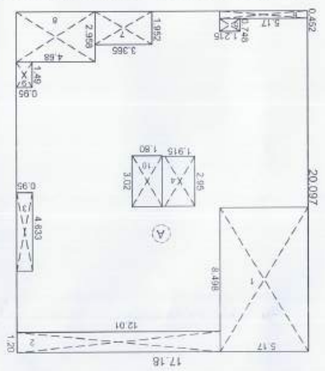
SITE PLAN
SCALE 1:200



PROPOSED EIGHTH FLOOR PLAN
SCALE 1:100



P -LINE DIAGRAM - SEVENTH FLOOR
SCALE 1:200



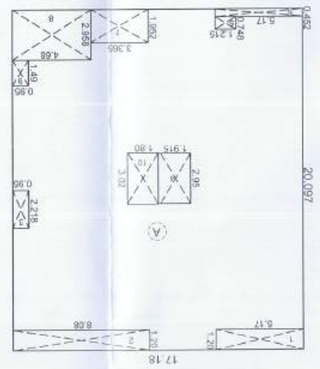
AREA CALCULATION

P -LINE AREA
A) 17.18 X 20.097 = 345.266 Sq.M

DEDUCTIONS
1) 5.17 X 4.898 = 25.324 Sq.M
2) 12.01 X 1.20 = 14.412 Sq.M
3) 0.95 X 4.633 = 4.401 Sq.M
4) 1.915 X 2.95 = 5.648 Sq.M
5) 1.215 X 0.749 = 0.909 Sq.M
6) 3.365 X 1.952 = 6.568 Sq.M
7) 0.457 X 0.452 = 2.237 Sq.M
8) 4.68 X 2.958 = 13.843 Sq.M
9) 0.95 X 1.49 = 1.416 Sq.M
10) 1.80 X 3.02 = 5.4454 Sq.M
TOTAL = 98.926 Sq.M

TOTAL RESI. BUILT UP AREA ON SEVENTH FLOOR
345.266 - 98.926 = 246.34 Sq.M

P -LINE DIAGRAM - TYPICAL FLOOR
SCALE 1:200



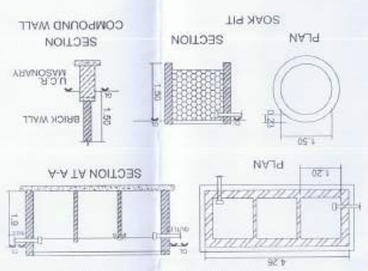
AREA CALCULATION

P -LINE AREA
A) 17.18 X 20.097 = 345.266 Sq.M

DEDUCTIONS
1) 5.17 X 1.20 = 6.204 Sq.M
2) 8.08 X 1.20 = 9.696 Sq.M
3) 0.95 X 2.48 = 2.107 Sq.M
4) 1.915 X 2.95 = 5.65 Sq.M
5) 1.215 X 0.749 = 0.909 Sq.M
6) 3.365 X 1.952 = 6.568 Sq.M
7) 0.457 X 0.452 = 2.237 Sq.M
8) 4.68 X 2.958 = 13.843 Sq.M
9) 0.95 X 1.49 = 1.416 Sq.M
10) 1.80 X 3.02 = 5.4454 Sq.M
TOTAL = 54.17 Sq.M

TOTAL RESI. BUILT UP AREA ON TYPICAL FLOOR
345.266 - 54.17 = 291.10 Sq.M

SEPTIC TANK & SOAK PIT DETAILS



PROPOSED FLOOR WISE LIGHT & FAN PLAN
SCALE 1:100

PARKING AREA STATEMENT (AS PER DC RULE - TABLE NO 8B PAGE NO 141&142)			
PARKING	REQUIRED (1 ECS/100 SQ.M.TO BUA UP TO 150 SQ.M.)		OFF STREET PARKING = 153.69 Sq.m
	NOS	AREA	
CAR	07 (2.5 x 5)	87.50 Sq.m	TOTAL AREA = 256.15 Sq.m
SCOOTER	42	84.00 Sq.m	
ADD Vaiable	5%	12.20 Sq.m	
	07 (2.5 x 5)	17.45 Sq.m	

PARKING AREA PROPOSED ON GROUND FLOOR = 274.00 Sq.M

TOTAL AREA = 274.00 Sq.m

PROPOSED RESIDENTIAL BUILDING PLAN ON F. P. NO- 242, (PLOT NO- 35), T. P. S. NO- III, AT MEHARUN SHIVAR, JALGAON. TAL &DIST- JALGAON. FOR –Mrs. MANJULA SUDHAKAR MAHAJAN & OTHER

DEVELOPER – ISHANAVI CONSTRUTECH PVT. LTD

APPROVAL

Municipal Corporation of New Jalgaon

Assistant Director of Town Planning

Jalgaon

Architect

Developer

Owner

Date

PROJECT

DRAWING SHEET NO.

AREA STATEMENT	SQ.M
1) Area of plot (Minimum area of a,b,c to be considered)	637.13
(a) As per ownership document (7/12)	637.13
(b) As per measurment sheet	637.13
(c) As per sale	637.13
(d) Adjacent Plot Area	637.13
2) Deductions for	–
(a) Proposed D.P./ D.P Road Widening Area/Service Road / Highway Widening	–
(b) Any D.P. Reservation area	–
(c) Setback Proposed -	–
(d) Adjustment of 2(b), if any -	–
(e) Required	–
3) Balance area of plot (1-2)	637.13
4) Amenity Space (if applicable)	–
(a) Required -	–
(b) Proposed -	–
5) Net Plot Area (3-4 (c))	637.13
6) Recreational Open space (if applicable)	–
(a) Required -	–
(b) Proposed -	–
7) Internal Road area	–
8) Plotable area (if plotable)	–
9) Built up area with reference to Basic F.S.I as per front road width - 1.10 (Sr. No.5x basic FSI)	700.843
10) Addition of FSI on payment of premium - 50%	–
(a) Maximum permissible premium FSI -based on road width / TOD	318.565
11) In-situ area FSI / TDR loading	318.565
(b) Proposed FSI on payment of premium - 50%	–
(a) In-situ area against Proposed 2 X S.No. 2(a), if any	–
(b) In-situ area against Amenity Space if handed over	–
(c) TDR area (40%)	254.862
(d) Total in-situ/TDR loading proposed (11(a)+(b)+(c)) - (40.00 %) (2.00 or 1.85 x S.No. 4 (b) and (c)).	254.848
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.	1274.266
(b) Ancillary Area FSI upto 60% or 80% with payment of charges - (60%)	764.554
(c) Total achievable (8+b)	2038.81
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 F.S.I. or 1.8)	3.20
(a) Existing Built-up Area.	—
(b) Proposed Built-up Area (as per 'Parlne')	2038.81
(c) Total(a+b)	2038.81
15) Total Built-up Area in proposal.(excluding area at Sr. No. 17.b)	—
16) F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	3.20
17) Area for Inclusive Housing, if any	—
(a) Required (20% of Sr.No.5)	—
(b) Proposed.	—
Undistable of Area : Certified that the plot under reference was surveyed by me on and the dimensions of sides etc. of plot tallied on plan are as measured on site and as worked out tallies with the area stated in document of Conveyance / Sanad / Property Card / Index II / Sale Deed / Agreement / Lease Deed / Gift Deed / Mutation Entry / Survey Record / Panchanama / Affidavit / Declaration / Any other relevant document. Certified that the plot under reference was surveyed by me on and the dimensions of sides etc. of plot tallied on plan are as measured on site and as worked out tallies with the area stated in document of Conveyance / P Sahana Record/ land Records Department / City survey record.	—

Signature
Licensed Engineer
Mr. Anand A. Mukund

Owner's Declaration - I / We undersigned hereby confirm that I / We would abide by plans approved by Authority / Corporation / I/we would execute the structure as per approved plans. Also if/we would execute the work under supervision of proper technical person so as to ensure the quality as the work site

Signature -

Owner name -

Licensed Engineer name - Mr. Anand A. Mukund

Job No.	Drawing No.	Scale	Diwn by	Checked by	License No. of Engineer
DDMC/JI/Z/2021/APL/0244 DATE - 31/12/23					

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Mob.9326299499