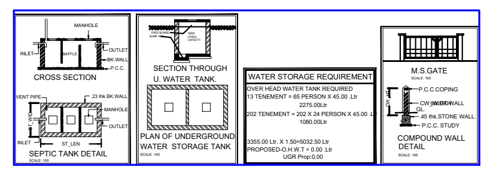
REVISED & PROPOSED COMMERCIAL & RESIDENTIAL BUILDING ON P. No. 13 , G. No.51/A OF PIMPRALA SHIWAR TAL. & DIST. JALGAON. .

JAIN BUILDCON															
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
JAIN BUILDCON	FIRST FLOOR	133.20	102.96	0.00	0.00	0.00	0.00	70.57	0.00	3.22	0.00	8.07	0.00	0.00	228.09
JAIN BUILDCON	ground floor	159.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.22	0.00	4.07	0.00	0.00	155.09
JAIN BUILDCON	SECOND THIRD FOURTH FIFTH FLOOR	0.00	961.56	0.00	0.00	0.00	0.00	215.44	0.00	12.88	0.00	32.28	0.00	0.00	929.28
JAIN BUILDCON	basme flournt	0.00	13.13	0.00	0.00	0.00	0.00	0.00	0.00	3.22	0.00	0.00	0.00	0.00	13.13
JAIN BUILDCON	TOTAL	292.36	1077.65	0.00	0.00	0.00	0.00	286.01	0.00	22.54	0.00	44.42	0.00	0.00	1325.59

FSI DETAILS									
9 Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.50	0.40	0.00	0.00	0.00	2.00	0.00	0.00
9.2 Existing Comsumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consumed	1.10	0.50	0.40	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area	601.76	273.53	218.82	0.00	600.00	0.00	1694.11	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	601.76	246.17	180.52	0.00	297.14	0.00	1325.59	0.00	1325.59
9.6 Index Consumed	1.10	0.45	0.33	0.00	0.00	0.00	1.88	0.00	0.00

Parking Check As Per Multiplying Factor 0.60							
	Required			Proposed			
Building Name	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Status
Total	6	18	0	8	26	0	OK



CROSS SECTION
SEPTIC TANK DETAIL
SECTION THROUGH U. WATER TANK
PLAN OF UNDERGROUND WATER STORAGE TANK
WATER STORAGE REQUIREMENT
M.S.GATE
COMPOUND WALL DETAIL

Project Details
Proposal code -DDMCJ-24-ENTRY-55225
Zone Type - Residential Zone - R-2, R-3
Location - Non-Congested
Name of service - Revised Building Permission
Sub service -
Cts No./Survey No. - 51
Tahsil : SHIVAR 5
Mouza : Pimprala Shivar
Prorata Value : 0.00

Owner Details		
Owner Name	Postal Address	Contact Number
Mr. Akash Arvindkumar Jain, Partner on behalf of Jain Buildcon	35/B,Gruhkul Housing Society,Jalgaon,Jalgaon,Maharashtra-425003	9422212090
r Akash Arvindkumar Jain Partner on behalf of Jain	JALAON	

Carpet Area Table								
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
JAIN BUILDCON	SECOND THIRD FOURTH FIFTH FLOOR	SF;4F;5F;6F	4	51.86	10.37	14.54	0.00	62.23
JAIN BUILDCON	SECOND THIRD FOURTH FIFTH FLOOR	SF;4F;5F;6F	4	49.31	0.32	23.32	0.00	49.63
JAIN BUILDCON	SECOND THIRD FOURTH FIFTH FLOOR	SF;4F;5F;6F	4	45.28	9.38	0.00	0.00	54.66
JAIN BUILDCON	ground floor	gf	1	11.77	0.00	0.00	0.00	11.77
JAIN BUILDCON	ground floor	gf	1	15.43	0.00	0.00	0.00	15.43
JAIN BUILDCON	ground floor	gf	1	14.91	0.00	0.00	0.00	14.91
JAIN BUILDCON	ground floor	gf	1	14.91	0.00	0.00	0.00	14.91
JAIN BUILDCON	ground floor	gf	1	70.10	0.00	0.00	0.00	70.10
JAIN BUILDCON	FIRST FLOOR	FF	1	10.91	0.00	0.00	0.00	10.91
JAIN BUILDCON	FIRST FLOOR	FF	1	19.97	2.86	0.00	0.00	22.83
JAIN BUILDCON	FIRST FLOOR	FF	1	14.91	0.00	0.00	0.00	14.91
JAIN BUILDCON	FIRST FLOOR	FF	1	14.91	0.00	0.00	0.00	14.91
JAIN BUILDCON	FIRST FLOOR	FF	1	13.04	0.00	0.00	0.00	13.04
JAIN BUILDCON	FIRST FLOOR	FF	1	15.80	11.82	0.00	0.00	27.62
JAIN BUILDCON	FIRST FLOOR	FF	1	59.27	18.02	0.00	0.00	77.29

REVI. & PROP. COMMERCIAL P-LINE AREA ON GROUND FLOOR	=	159.16 SQ.M.
REVI. & PROP. COMMERCIAL P-LINE AREA ON FIRST FLOOR	=	133.20 SQ.M.
REVI. & PROP. RESIDENTIAL P-LINE AREA ON FIRST FLOOR	=	102.96 SQ.M.
TOTAL P-LINE AREA ON FIRST FLOOR (COMM + RESI.)	=	236.16 SQ.M.
REVI. & PROP. RESIDENTIAL P-LINE AREA ON SECOND FLOOR	=	232.32 SQ.M.
REVI. & PROP. RESIDENTIAL P-LINE AREA ON THIRD FLOOR	=	232.32 SQ.M.
REVI. & PROP. RESIDENTIAL P-LINE AREA ON FOURTH FLOOR	=	232.32 SQ.M.
REVI. & PROP. RESIDENTIAL P-LINE AREA ON FIFTH FLOOR	=	232.32 SQ.M.
TOTAL COMMERCIAL P-LINE AREA	=	292.36 SQ.M.
TOTAL RESIDENTIAL P-LINE AREA	=	1077.65 SQ.M.
TOTAL COMMERCIAL & RESIDENTIAL P-LINE AREA	=	1325.59 SQ.M.
F.S.I. CONSUMED	=	2.42

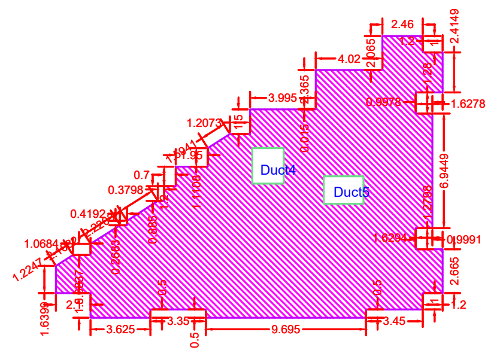
PARKING AREA STATEMENT					
RESIDENTIAL					
AREA OF TENAMENT	TENAMENT	REQUIRED		PROPOSED	
		CAR	SCOOTER	CAR	SCOOTER
30.00 SQ. M. TO 40.00 SQ.M.					
FOR 2 TENAMENT					
40.00 SQ. M. TO 80.00 SQ.M.	13	1	5	6.50	32.50
FOR 2 TENAMENT		6.50	32.50		
80.00 SQ. M. TO 150.00 SQ.M.					
FOR 1 TENAMENT					
TOTAL				6.50	32.50
5 % VISITOR PARKING				0.325	1.625
TOTAL				7	34
COMMERCIAL					
FOR 100.0 SQ. M.		2	6	4	12
AREA = 217.65 SQ.M.		4	12		
20 % VISITOR PARKING				0.80	2.40
TOTAL				5	14
GRAND TOTAL				12	48
FACTOR 60%				7	29

Signature Not Verified

Digitally signed by Digesh Damodar Tayade
Date: 2024.08.05 14:35:58 IST
Reason: Approved Drawing Plan
Designation : Assistant Director Town Planning
Location: Jalgaon Municipal Corporation
Project Code : DDMCJ-24-ENTRY-55225
Application Number : RDDMCJ202400957
Proposal Number : 270500
Certificate Number : DDMCJ/RB/2024/APL/00073

Assistant Director Town Planning
Date: 18/07/2024

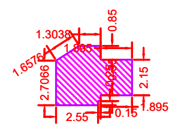
SCHEDULE OF OPENING				
BLD NAME	NAME	LENGTH	HEIGHT	Nos.
JAIN BUILDCON	w	0.60	1.20	1
JAIN BUILDCON	v	0.60	1.20	1
JAIN BUILDCON	w	1.50	1.20	1
JAIN BUILDCON	kw	0.74	1.20	1
JAIN BUILDCON	w1	1.50	1.20	1
JAIN BUILDCON	v1	0.60	1.20	2
JAIN BUILDCON	v	0.90	1.20	2
JAIN BUILDCON	sfd	1.60	1.20	1
JAIN BUILDCON	w3	0.90	1.20	2
JAIN BUILDCON	E2	1.20	1.20	1
JAIN BUILDCON	KW	0.74	1.20	1
JAIN BUILDCON	W3	0.90	1.20	1
JAIN BUILDCON	W1	1.50	1.20	2
JAIN BUILDCON	KW	0.90	1.20	3
JAIN BUILDCON	V	0.90	1.20	3
JAIN BUILDCON	SFD	1.60	1.20	5
JAIN BUILDCON	W2	1.20	1.20	3
JAIN BUILDCON	W	1.80	1.20	3



Duct4
Duct5
2.46
4.02
3.995
1.2073
0.3798
0.4192
1.0684
1.2247
3.625
9.695
3.45
2.665
1.6278
0.9991

BUILT-UP AREA CALCULATION SECOND THIRD FOURTH FIFTH FLOOR JAIN BUILDCON

BUILT UP AREA CALCULATION FOR SECOND THIRD FOURTH FIFTH FLOOR JAIN BUILDCON			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	23.42	17.09	240.39
BLOCK AREA TOTAL =240.39Sq.M			
Duct5	-	-	4.00
Duct4	-	-	4.07
TOTAL Deduction =8.07Sq.M			
Net BuiltUp Area =232.32 Sq.M			



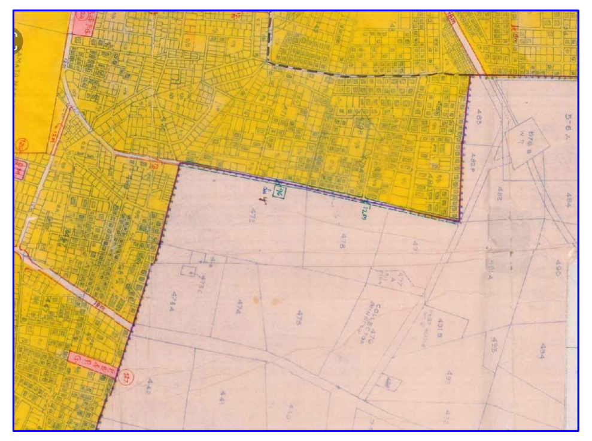
1.3038
1.6576
2.7066
2.55
0.85
2.15
0.15
1.895

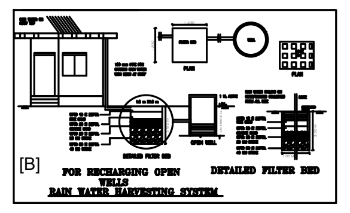
BUILT-UP AREA CALCULATION basme flournt JAIN BUILDCON

BUILT UP AREA CALCULATION FOR basme flournt JAIN BUILDCON			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	4.60	3.60	13.13
BLOCK AREA TOTAL =13.13Sq.M			
TOTAL Deduction =0.00Sq.M			
Net BuiltUp Area =13.13 Sq.M			

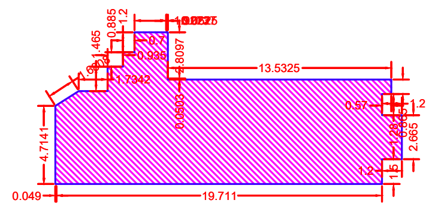
Parking Check (Table 8B)								
			RATIO			Required		
Building Name	USE	TENAMENT AREA	car	scooter	NO.OF Tena/Area/Units	car	scooter	Transport Vehicle/Ambulance /Mini Bus
JAIN BUILDCON	Commercial	For every 100 sq.m. carpet area or fraction thereof	2	6	127.32	2.55	7.64	-
JAIN BUILDCON	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	13	6.50	13.00	-
Total	-	-	-	-	-	9.05	20.64	-
Visitors parking(5%)	-	-	-	-	-	0.33	0.65	-
Total	-	-	-	-	-	9.38	21.29	0.00

SCHEDULE OF OPENING				
BLD NAME	NAME	LENGTH	HEIGHT	Nos.
JAIN BUILDCON	rs	5.38	2.10	1
JAIN BUILDCON	rs	1.10	2.10	1
JAIN BUILDCON	d2	0.75	2.10	2
JAIN BUILDCON	ED	1.10	2.10	3
JAIN BUILDCON	rs	2.40	2.10	10
JAIN BUILDCON	D2	0.75	2.10	1
JAIN BUILDCON	D2	0.80	2.10	10
JAIN BUILDCON	SFD	1.20	2.10	2
JAIN BUILDCON	D1	0.90	2.10	9





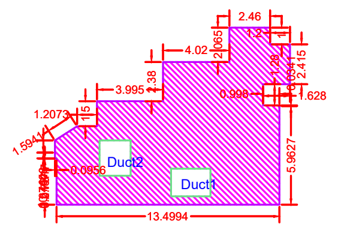
[B]
FOR RECHARGING OPEN WELLS
DETAILED FILTER BED
RAIN WATER HARVESTING SYSTEM



13.5325
19.711
4.7141
0.049
2.665

BUILT-UP AREA CALCULATION FIRST FLOOR JAIN BUILDCON

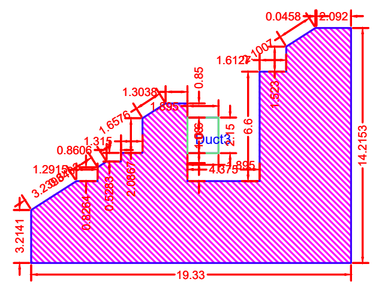
BUILT UP AREA CALCULATION FOR FIRST FLOOR JAIN BUILDCON			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	20.96	9.17	133.20
BLOCK AREA TOTAL =133.20Sq.M			
TOTAL Deduction =0.00Sq.M			
Net BuiltUp Area =133.20 Sq.M			



Duct2
Duct1
2.46
4.02
3.995
1.2073
13.4994
5.9627

BUILT-UP AREA CALCULATION FIRST FLOOR JAIN BUILDCON

BUILT UP AREA CALCULATION FOR FIRST FLOOR JAIN BUILDCON			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	14.23	10.69	102.96
BLOCK AREA TOTAL =102.96Sq.M			
Duct2	-	-	4.07
Duct1	-	-	4.00
TOTAL Deduction =8.07Sq.M			
Net BuiltUp Area =94.89 Sq.M			



Duct3
0.0458
2.092
1.6127
1.3038
1.6576
0.8606
1.315
3.2141
19.33
14.2153
4.879

BUILT-UP AREA CALCULATION ground floor JAIN BUILDCON

BUILT UP AREA CALCULATION FOR ground floor JAIN BUILDCON			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	19.33	14.22	159.16
BLOCK AREA TOTAL =159.16Sq.M			
Duct3	-	-	4.07
TOTAL Deduction =4.07Sq.M			
Net BuiltUp Area =155.09 Sq.M			

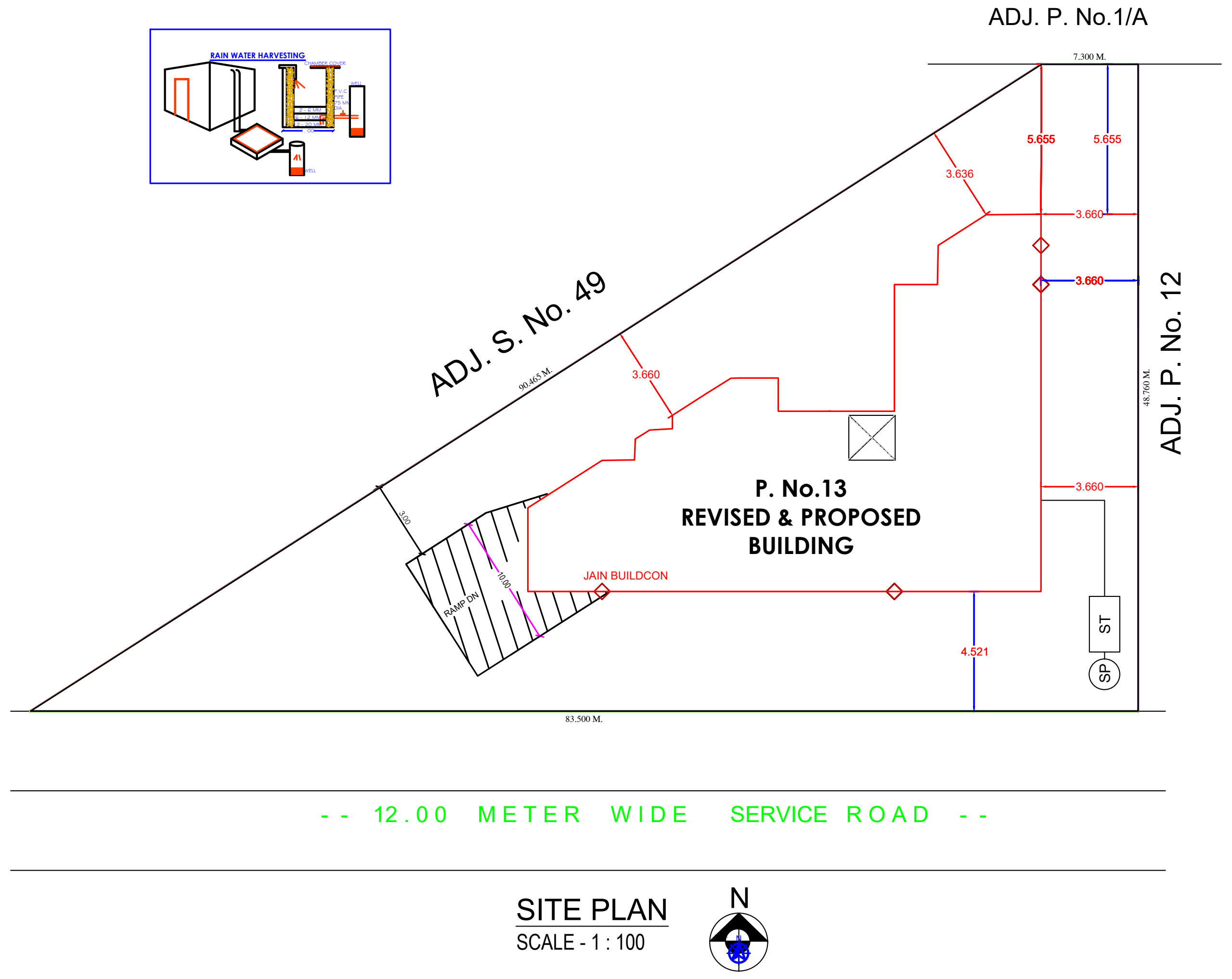
Proforma I : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	547.06
(a) As per ownership document (7/12, CTS extract)	547.06
(b) as per TILR or City Survey measurement sheet	547.06
(c) as per Demarcated drawing area	553.42
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	547.06
4.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
(c) Green Belt	0.00
Total (a+b+c)	0.00
5.Balance area of plot (3-4)	547.06
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	547.06
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed___	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed _______________	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2024-06-05 and the dimensions of sides etc. of plot stated onplan 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.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

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.

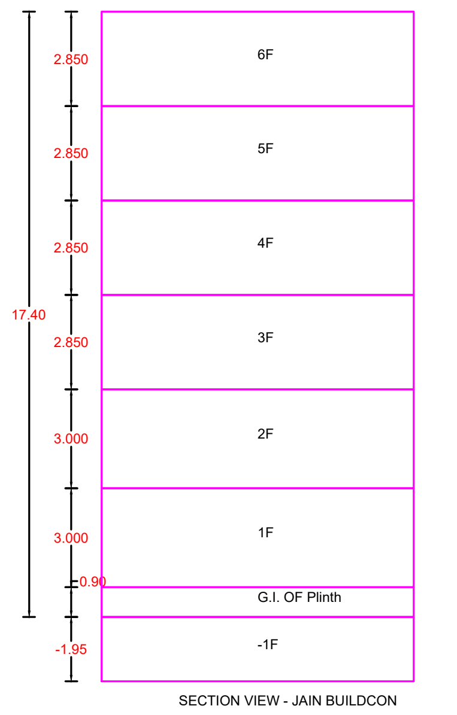
Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

RAIN WATER HARVESTING



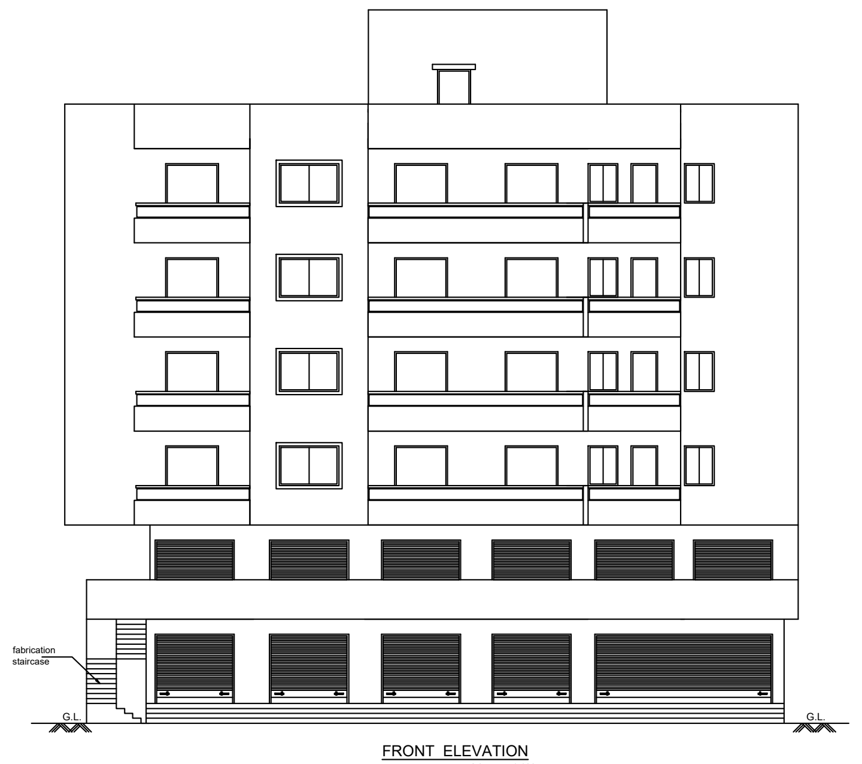
ADJ. P. No.1/A
7.300 M.
ADJ. S. No. 49
90.465 M.
ADJ. P. No. 12
48.760 M.
P. No.13
REVISED & PROPOSED
BUILDING
JAIN BUILDCON
RAMP DN
5.655
5.655
3.636
3.660
3.660
3.660
3.660
4.521
3.00
10.00
ST
SP
83.500 M.
-- 12.00 METER WIDE SERVICE ROAD --
N

SITE PLAN
SCALE - 1 : 100



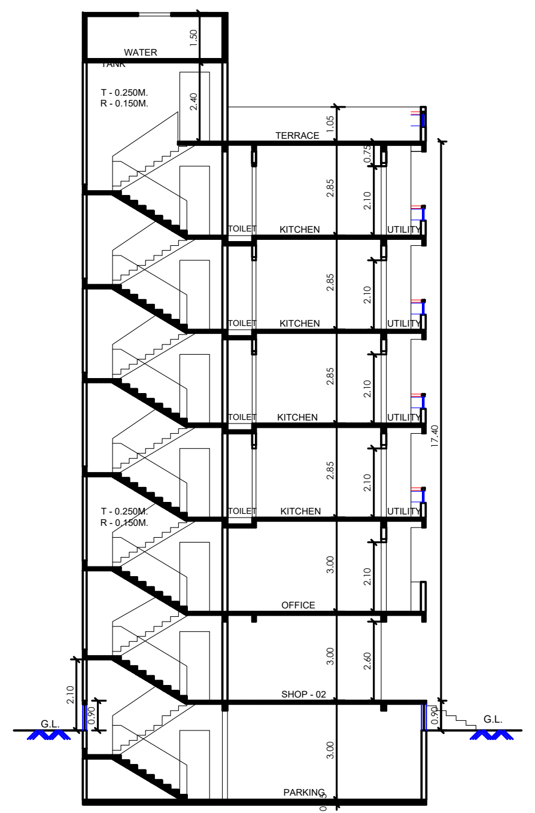
6F
5F
4F
3F
2F
1F
G.I. OF Plinth
-1F
2.850
2.850
2.850
2.850
3.000
3.000
0.90
-1.95
17.40

SECTION VIEW - JAIN BUILDCON



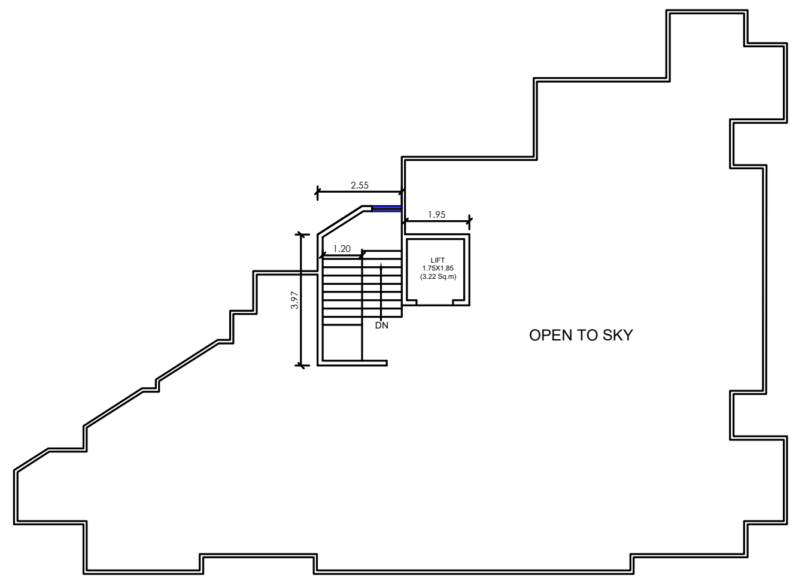
fabrication staircase
G.L.
G.L.

FRONT ELEVATION
SCALE :- 1:100



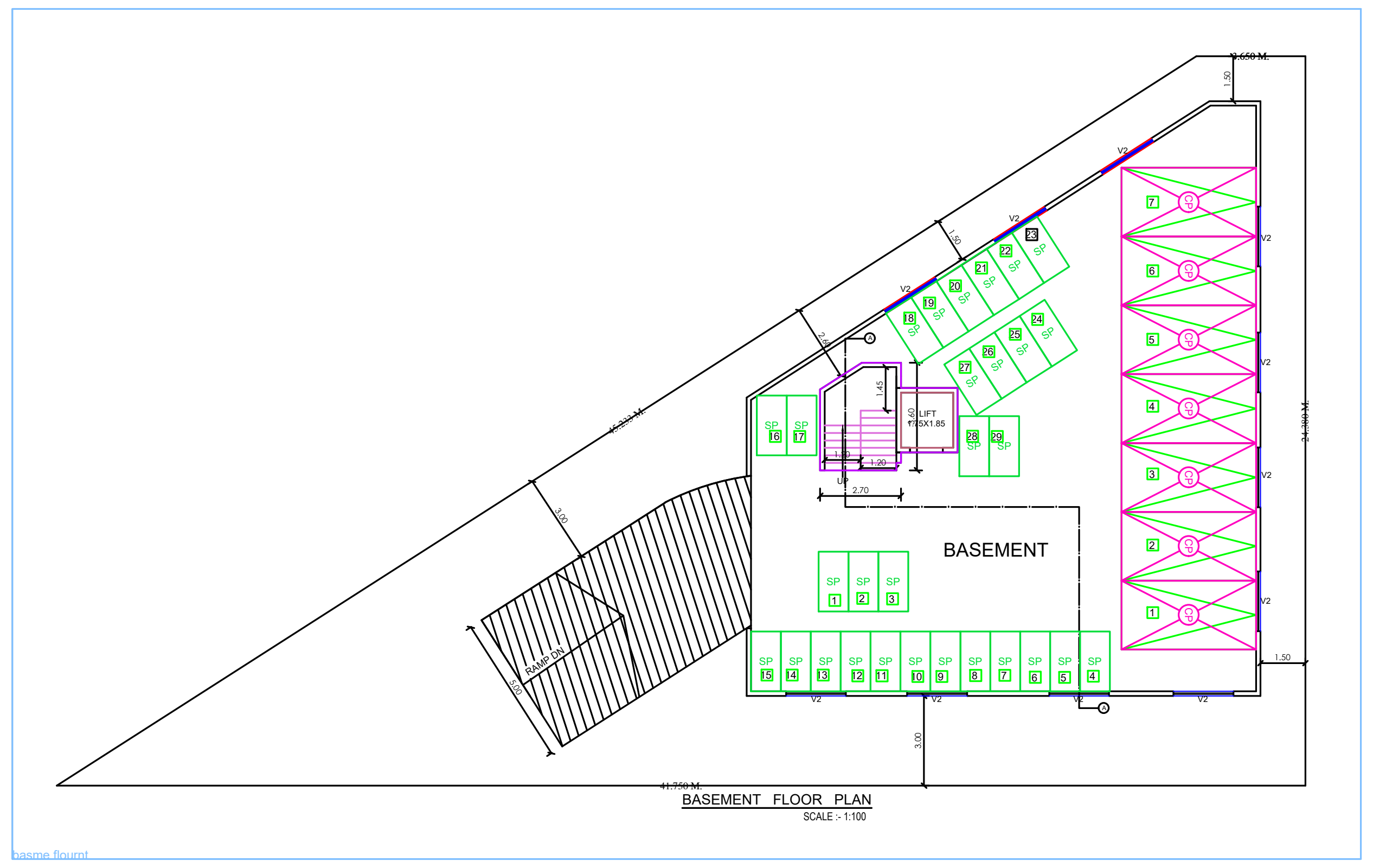
WATER TANK
T - 0.250M.
R - 0.150M.
TERRACE
TOILET
KITCHEN
UTILITY
OFFICE
SHOP - 02
PARKING
G.L.
17.40

SECTION @ A-A
SCALE :- 1:100



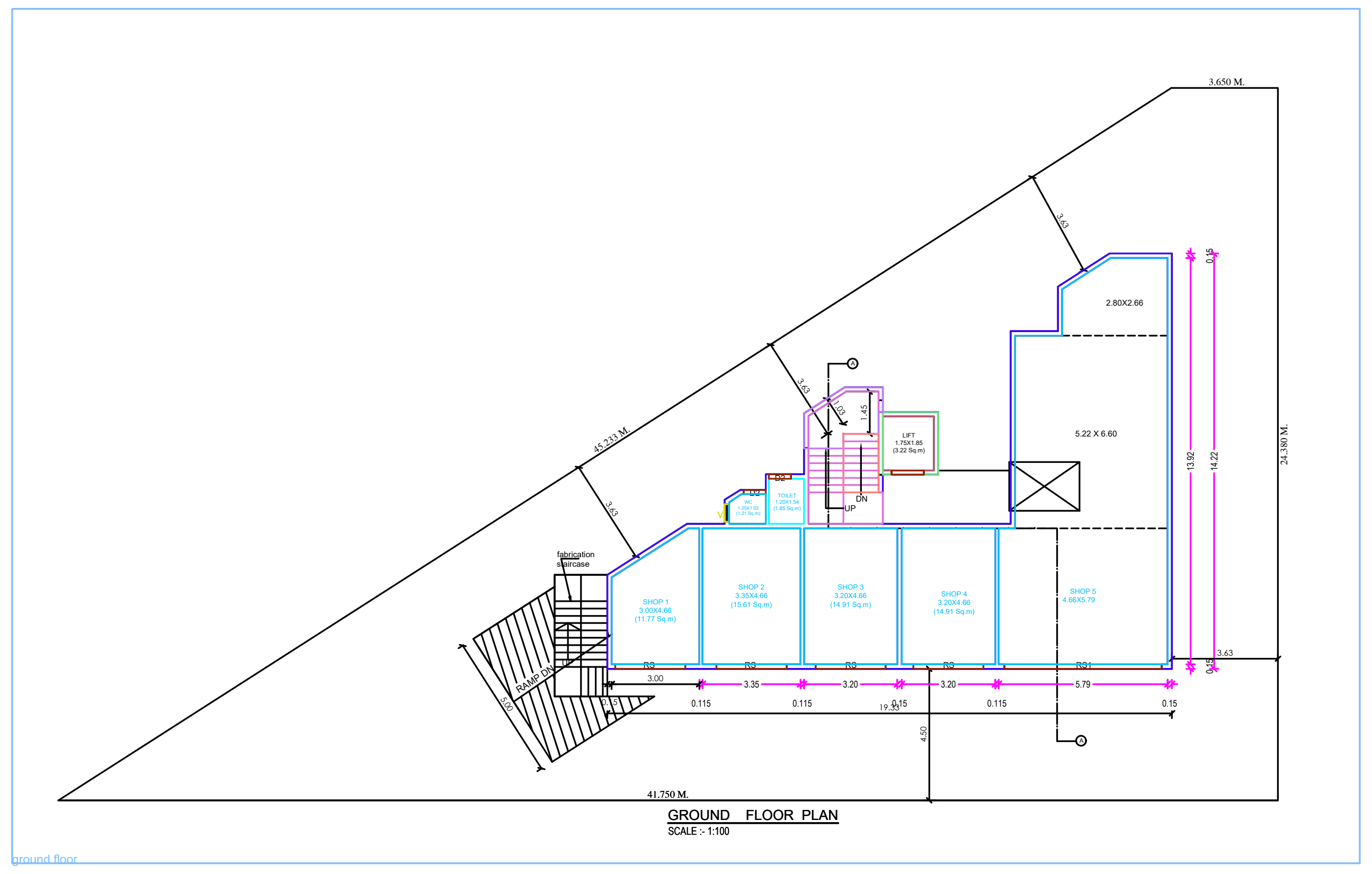
OPEN TO SKY
LIFT 1.75X1.85 (3.22 Sq.m)
DN
2.55
1.95
1.20
3.97

TERRACE FLOOR PLAN
SCALE :- 1:100



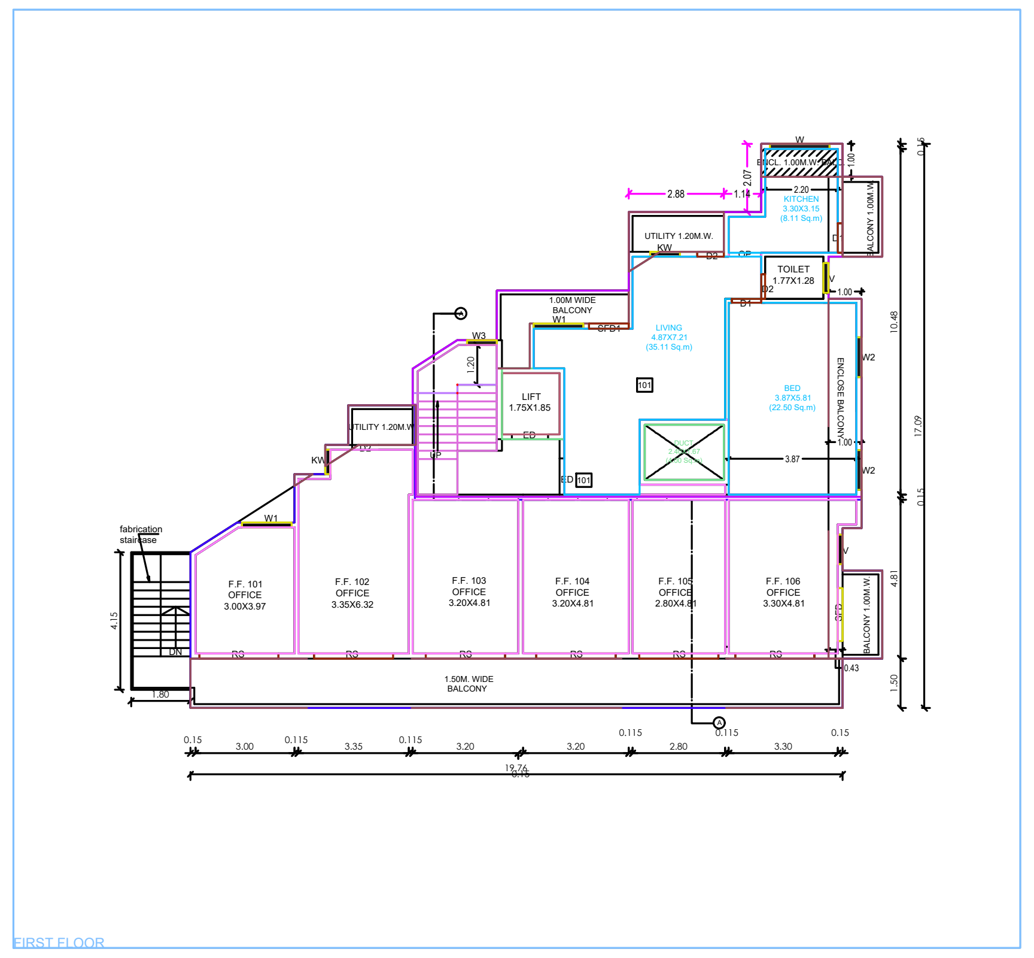
BASEMENT
RAMP DN
LIFT 1.75X1.85
UP
SP
CP
V2
1.50
3.00
3.650 M.
24.380 M.
45.233 M.
41.750 M.
basme flournt

BASEMENT FLOOR PLAN
SCALE :- 1:100

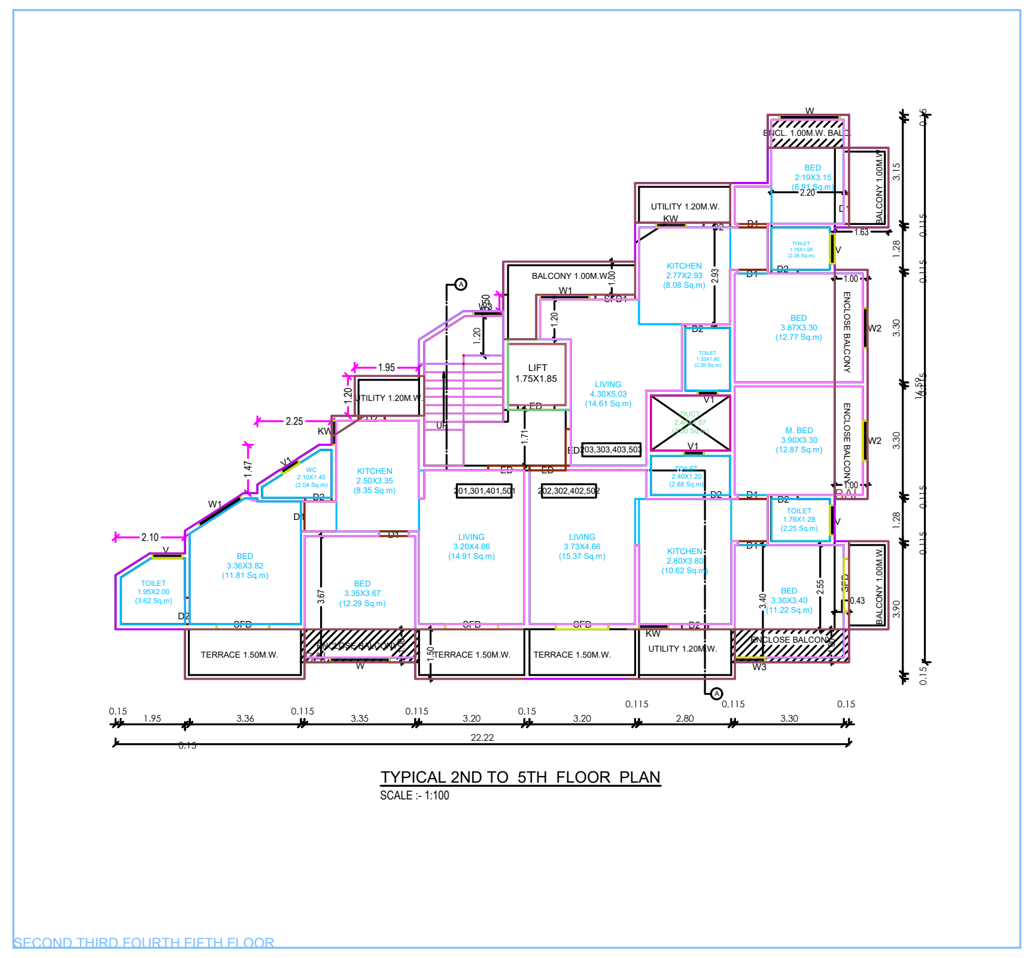


SHOP 1 3.00X4.66 (11.77 Sq.m)
SHOP 2 3.35X4.66 (15.61 Sq.m)
SHOP 3 3.20X4.66 (14.91 Sq.m)
SHOP 4 3.20X4.66 (14.91 Sq.m)
SHOP 5 4.66X5.79
2.80X2.66
5.22 X 6.60
LIFT 1.75X1.85 (3.22 Sq.m)
fabrication staircase
RAMP DN
3.650 M.
24.380 M.
45.233 M.
41.750 M.
ground floor

GROUND FLOOR PLAN
SCALE :- 1:100



F.F. 101 OFFICE 3.00X3.97
F.F. 102 OFFICE 3.35X6.32
F.F. 103 OFFICE 3.20X4.81
F.F. 104 OFFICE 3.20X4.81
F.F. 105 OFFICE 2.80X4.81
F.F. 106 OFFICE 3.30X4.81
1.50M. WIDE BALCONY
1.00M WIDE BALCONY
LIVING 4.87X7.21 (35.11 Sq.m)
BED 3.87X5.81 (22.50 Sq.m)
KITCHEN 3.30X3.15 (8.11 Sq.m)
TOILET 1.77X1.28
UTILITY 1.20M.W.
LIFT 1.75X1.85
ENCLOSE BALCONY
fabrication staircase
19.76
FIRST FLOOR



LIVING 3.20X4.66 (14.91 Sq.m)
LIVING 3.73X4.66 (15.37 Sq.m)
LIVING 4.30X5.03 (14.61 Sq.m)
KITCHEN 2.50X3.35 (8.35 Sq.m)
KITCHEN 2.77X2.93 (8.08 Sq.m)
KITCHEN 2.80X3.80 (10.62 Sq.m)
BED 3.36X3.82 (11.81 Sq.m)
BED 3.35X3.67 (12.29 Sq.m)
BED 3.87X3.30 (12.77 Sq.m)
M. BED 3.50X3.30 (12.87 Sq.m)
BED 3.30X3.40 (11.22 Sq.m)
BED 2.19X3.15
TOILET 1.95X2.00 (3.62 Sq.m)
LIFT 1.75X1.85
TERRACE 1.50M.W.
UTILITY 1.20M.W.
BALCONY 1.00M.W.
ENCLOSE BALCONY
201,301,401,501
202,302,402,502
203,303,403,503
22.22
SECOND THIRD FOURTH FIFTH FLOOR

TYPICAL 2ND TO 5TH FLOOR PLAN
SCALE :- 1:100

JAIN BUILDCON

Postal Address : 35/B,Gruhkul Housing
Society,Jalgaon,Jalgaon,Maharashtra-425003,JALAON

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-51

SITE ADDRESS :
PIMPRALA TA DIST JALGAON

Name Of Architect : NIRAJ MANTRI

LOGO	ADDRESS OF OFFICE
	OFFICE - 44, prabhudsai colony, ahead vodafone store, unity chamber, near khwajamiya dargah, jalgaon

OWNERS SIGN -	TECHNICAL PERSON SIGN
Verified by applicant	Signature Not Verified Digitally signed by Niraj Rameshchandra Mantri Date: 2024.07.18 10:08:29 IST Reason: Technical Person DSC Location: Jalgaon Municipal Corporation Project Code : DDMCJ-24-ENTRY-55225 Application Number : RDDMCJ202400957 Proposal Number : 270500

SCALE - 1:100
Date: 07/06/24
JOB NO - DDMCJ-24-ENTRY-55225
CHECK BY - -

SUBMISSION DRAWING