PBCAR/632/2017

NO.MCJ/TP/2021/-3627
OFFICE OF THE
MUNICIPAL COUNCIL,JALNA
Dated :- 13 / 8 /2021

APPENDIX-' I '
FORM FOR OCCUPANCY CERTIFICATE
(Completion Certificate)

To,
Shri. Bhaskar Rajaram Ambekar & Other
Railway Station Road, Old Jalna, Jalna.

Sir,

This is to certify that the development work / erection / re-erection or alteration in / of building no.-- on / in **CTS. No. 16779 (P), S.No. 431(P), Plot No. 01,** Situated at **Railway Station Road, Old Jalna, Jalna,** Street/Road **Railway Station Road, Old Jalna, Jalna,** City **Jalna** completed under the supervision **Hemant M. Rajmane** Licensed Architect / Engineer / Structural Engineer / Supervisor.

License no. **JMC/TP/Eng/L/19** is permitted to be occupied / not permitted to be occupied on the following grounds.

1) No building is permitted to use for any other purpose as mentioned in permission without prior permission of the authority.
2) Stilt/Parking area should be used only for vehicles parking of the occupant in the building. No any alteration is allowed, otherwise appropriate action may be taken by the authority.
3) Marginal open spaces as shown on plan should always be kept open & not to be occupied by any development.
4) Authority is not responsible, if any disputes arises about the title of the ownership and area of the property.
5) No any changes/alteration/development/user is allowed as mentioned in Building permission in the said building / property without prior permission of the authority, otherwise it is considered as unauthorized.
6) Boundaries of the said property may be verified from the concerned authority.

Town Planner
Municipal Council, Jalna

Chief officer
Municipal Council, Jalna

Copy forwarded for information and necessary action to

1) Tax Superintendent, M.C. Jalna
2) Municipal Engineer Water Works/Public, works branch M.C. Jalna
3) The Sanitary Inspector ward no. Old Jalna-1, Jalna

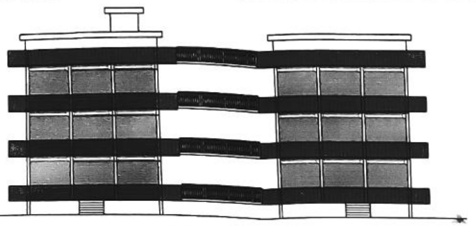
-Sd-
Town Planner
Municipal Council, Jalna

-Sd-
Chief officer
Municipal Council, Jalna

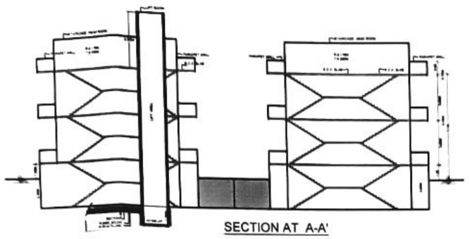
PB(A)04/63/2017
APPROVED AS AMENDED IN
SUBJECT TO CONDITION
OFFICE USE IN THIS OFFICE
3627 Dt 13-03-2021

Town Planner
Municipal Council, Jalna

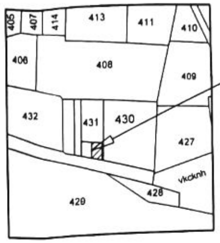
Chief Officer
Municipal Council



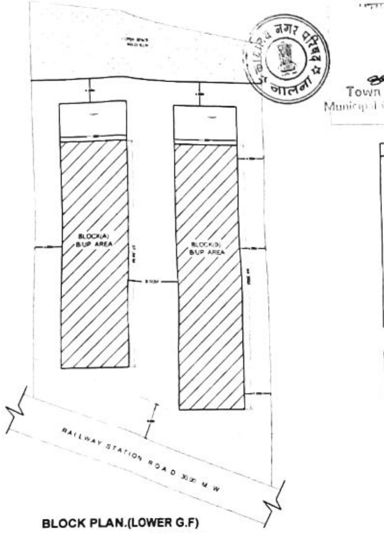
ELEVATION.



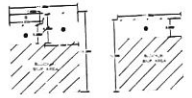
SECTION AT A-A'



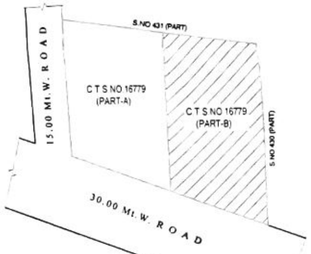
Location Plan
Scale : N.T.S



BLOCK PLAN.(LOWER G.F)
(SCALE :1:200)



BLOCK PLAN.(S.F)
(SCALE :1:200)



SITE PLAN
(SCALE :1:500)

AREA CALCULATION

(BLOCK -A)
B/UP AREA AT L.G.F = 11.00X37.38 = 411.18 SQ.M

B/UP AREA AT G.F = 11.00X43.84 = 482.24 SQ.M
DEDUCTION (A) = 5.62X3.00 = 16.86 SQ.M
(B) = 5.55X4.[illegible] = 25.[illegible] SQ.M
TOTAL DEDUCTION (A+B) = 42.[illegible] SQ.M
NET B/UP AREA AT G.F = (482.24-42.[illegible]) = 439.[illegible] SQ.M

B/UP AREA AT F.F = 11.00X43.84 = 482.24 SQ.M
DEDUCTION (A) = 5.62X3.00 = 16.86 SQ.M
(B) = 5.55X4.[illegible] = 25.[illegible] SQ.M
TOTAL DEDUCTION (A+B) = 42.[illegible] SQ.M
NET B/UP AREA AT F.F = (482.24-42.[illegible]) = 439.[illegible] SQ.M

B/UP AREA AT S.F = 11.00X13.[illegible] = 146.[illegible] SQ.M
DEDUCTION (A) = 5.62X3.00 = 16.86 SQ.M
(B) = 5.55X4.[illegible] = 25.[illegible] SQ.M
(C) = [illegible] = 10.[illegible] SQ.M

TOTAL DEDUCTION (A+B+C) = 52.71 SQ.M

NET B/UP AREA AT S.F = (146.[illegible]-52.71) = 94.17 SQ.M

TOTAL B/UP AREA = (L.G.F + G.F + F.F + S.F) = 1384.47 SQ.M

AREA CALCULATION

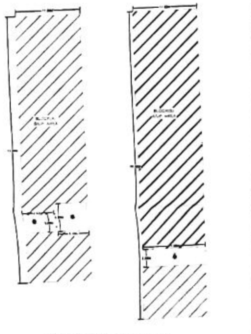
(BLOCK -B)
B/UP AREA AT L.G.F = 11.00X44.36 = 487.96 SQ.M

B/UP AREA AT G.F = 11.00X50.[illegible] = 5[illegible] SQ.M
DEDUCTION (A) = 11.00X3.00 = 33.00 SQ.M
TOTAL DEDUCTION (A) = 33.00 SQ.M
NET B/UP AREA AT G.F = (5[illegible]-33.00) = 526.[illegible] SQ.M

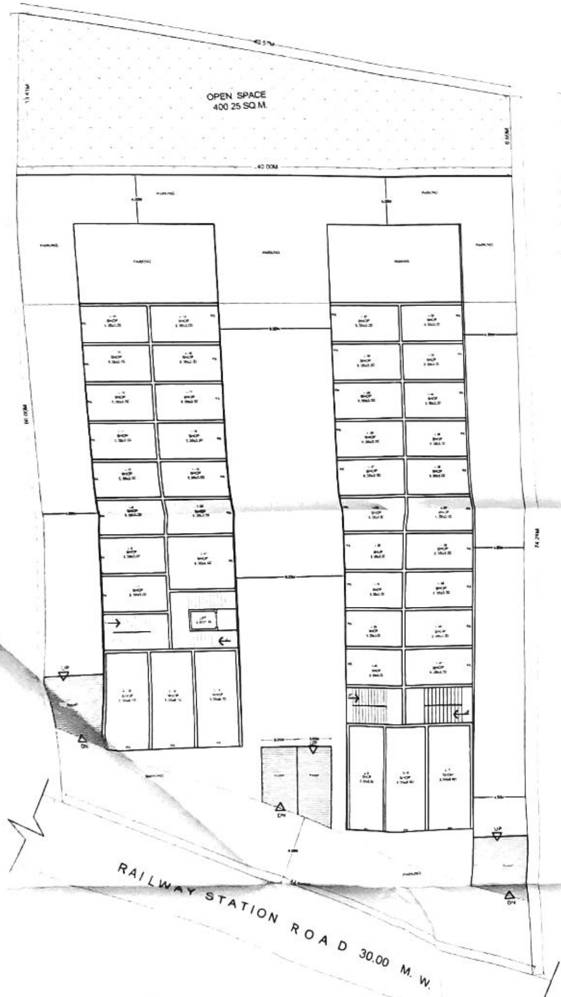
B/UP AREA AT F.F = 11.00X50.[illegible] = 5[illegible] SQ.M
DEDUCTION (A) = 11.00X3.00 = 33.00 SQ.M
TOTAL DEDUCTION (A) = 33.00 SQ.M
NET B/UP AREA AT F.F = (5[illegible]-33.00) = 526.[illegible] SQ.M

B/UP AREA AT S.F = 11.00X12.00 = 132.00 SQ.M
DEDUCTION (A) = 11.00X3.00 = 33.00 SQ.M
TOTAL DEDUCTION (A) = 33.00 SQ.M
NET B/UP AREA AT S.F = (132.00-33.00) = 99.00 SQ.M

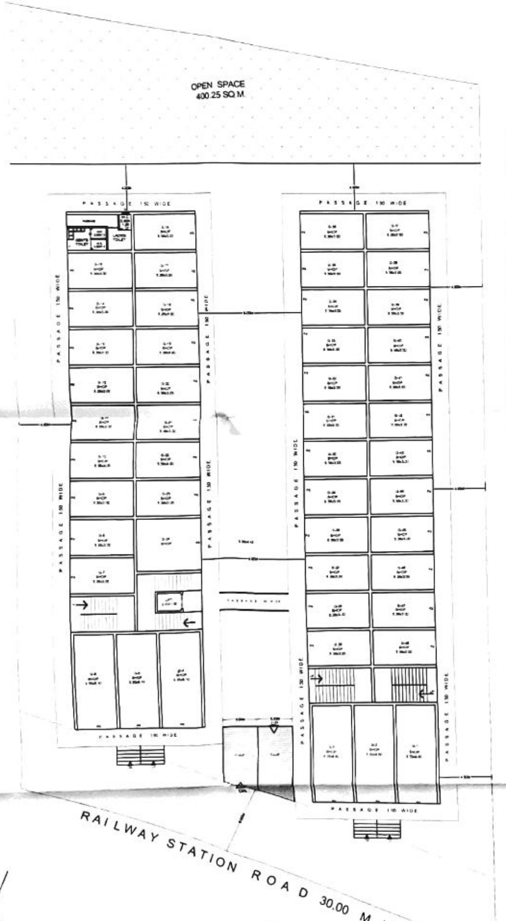
TOTAL B/UP AREA = (L.G.F + G.F + F.F + S.F) = 1639.00 SQ.M



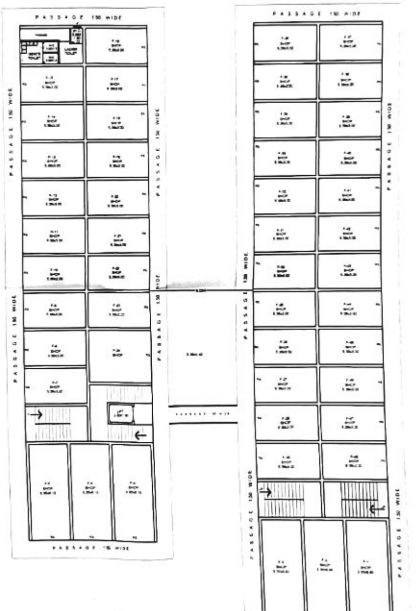
BLOCK PLAN.(UPPER G.F& F.F.)
(SCALE :1:200)



WORK DONE
LOWER GROUND FLOOR PLAN.
(SCALE :1:100)



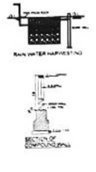
WORK DONE
GROUND FLOOR PLAN
(SCALE :1:100)



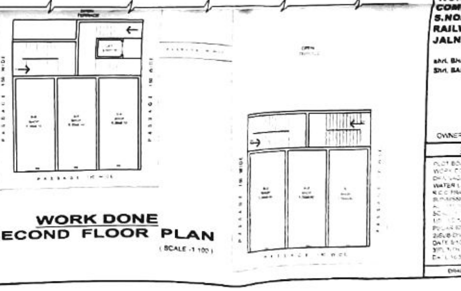
WORK DONE
FIRST FLOOR PLAN
(SCALE :1:100)

SHOP NOS - 81	REQUIRED PARKING	PROVIDED PARKING
ALL SHOPS HAVING B/UP AREA 3023.47 SQ.MT 100 sq.m parking 1 car, 7 scooter, 4 cycle	CAR 30 SCOOTER 1[illegible] CYCLE 1[illegible]	CAR 3[illegible] SCOOTER 1[illegible] CYCLE 1[illegible]
	775.[illegible] SQ.M	8[illegible] SQ.M

PARKING STATEMENT



RAIN WATER HARVESTING
SECTION OF COMPOUND WALL



WORK DONE
SECOND FLOOR PLAN
(SCALE :1:100)

AREA STATEMENT.

TOTAL AREA UNDER PLOT	=	2800.00 SQ.M.
AREA UNDER OPEN SPACE	=	400.28 SQ.M.
F.S.I. ON 2800.00X90%	=	2520.00 SQ.M.
NET PLOT AREA.	=	2520.00 SQ.M.
ALLOWABLE B/UP AREA (2520 X1.2)	=	3024.00 SQ.M.
B/UP AREA AT L.G.F. (BLOCK A+B)	=	899.14 SQ.M.
B/UP AREA AT G.F. (BLOCK A+B)	=	965.58 SQ.M.
B/UP AREA AT F.F. (BLOCK A+B)	=	965.58 SQ.M.
B/UP AREA AT S.F. (BLOCK A+B)	=	193.17 SQ.M.
TOTAL B/UP AREA	=	3023.47 SQ.M.
F.S.I ALLOWED		1.20
F.S.I. CONSUMED		1.19

WORK DONE PLAN "KRISHNA PLAZA"
COMMERCIAL BUILDING ON
S.NO.431(P),C.T.S. NO 16779(P)SITUATED AT
RAILWAY STATION-AMBAD ROAD,OLD
JALNA. BELONGS TO........

shri. BHASKAR RAJARAM AMBEKAR.
Shri. BABASAHEB PIRAJI JADHAV.

OWNER SIGN 1) ________ 2) बाबासाहेब जाधव

REFERENCES

PLOT BOUNDARY SHOWN
WORK DONE B/UP AREA SHOWN
DRAINAGE LINE SHOWN
WATER LINE SHOWN
R.C.C FRAMED STRUCTURE
SUBMISSION DRAWING
[illegible]
[illegible]
[illegible] PERMISSION APPROVAL
[illegible] LETTER NO.[illegible] DATE [illegible]
2)SUB DIVISION [illegible]
DATE [illegible]
3)[illegible] PERMISSION APPROVAL NO [illegible]
DATE [illegible]

DRAWN BY : [illegible]

H.M. RAJMANE