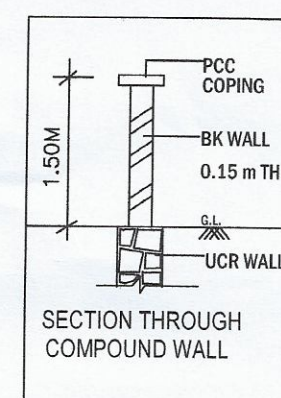
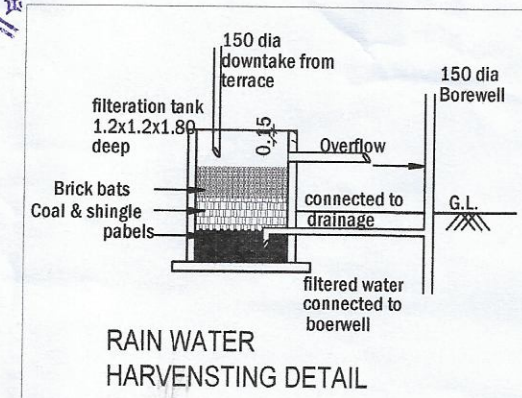


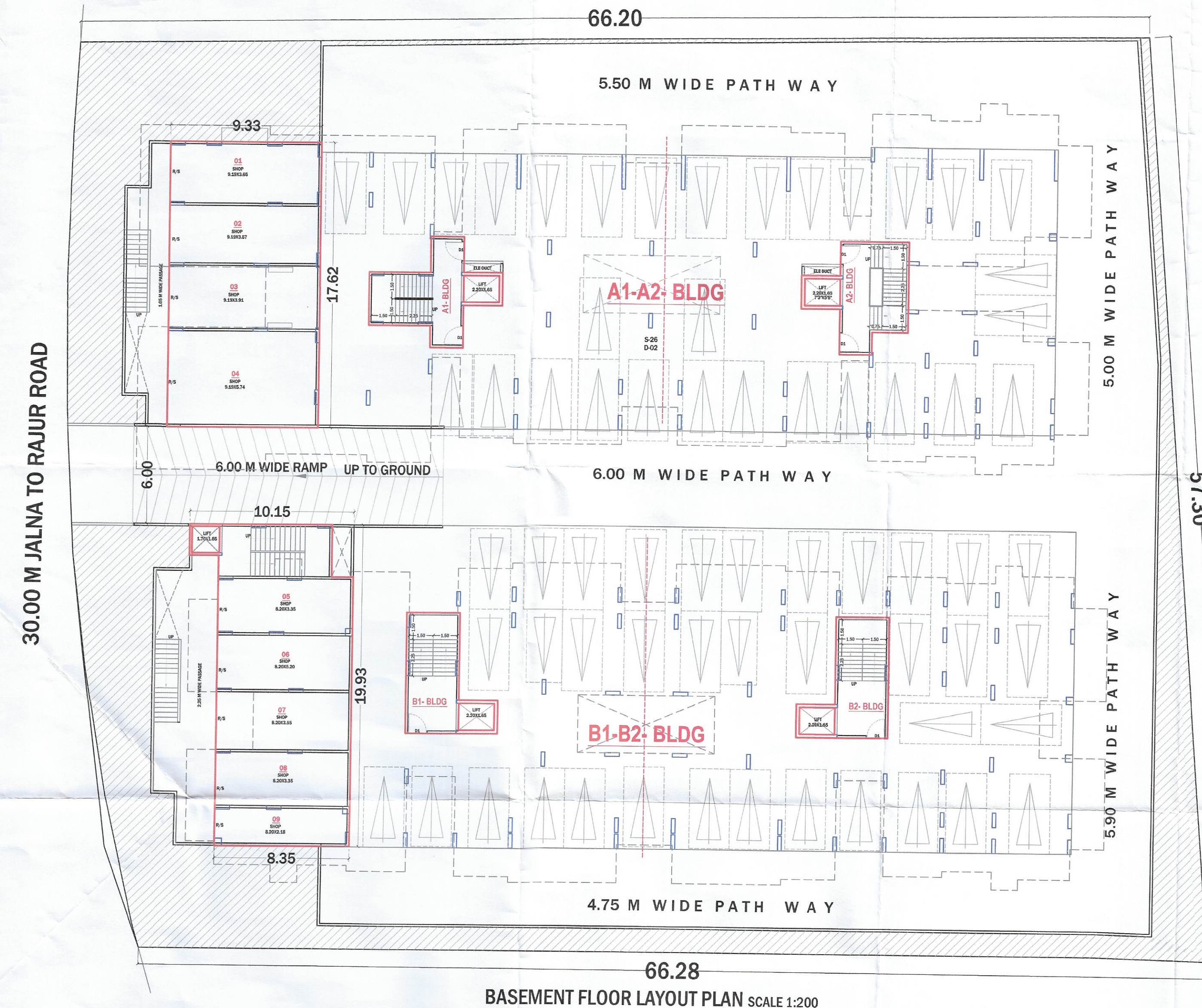
SR NO	OCCUPANCY	SIZE OF TENEMENT	NO OF UNITS / CARPET AREA	MULTIPLYING FACTOR	REQUIRED PARKING (NON CONGESTED)		PROVIDED PARKING		REMARKS
					CARS	SCOOTER	CARS	SCOOTER	
1	Residential i) Multi-Family residential	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m. For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	30	0.7	23	67	23	67	Additional 5% Visitors area Added
2	Mercantile (Markets, Departmental stores, Shops and other Commercial users)	For every 100 sq.m. carpet area or fraction thereof	869.00	0.7	13	37	13	37	Visitors Area Not required
3	TOTAL				49	167	49	167	



Form of Statement 2 [Sr. No. 9 (a)] Proposed Building					
SR.NO.	BUILDING	TYPE	FLOOR	COMMERCIAL P-LINE AREA	RESIDENTIAL P-LINE AREA
1	RESIDENTIAL & COMMERCIAL	A1-BUILDING	B+G+7	581.60	3656.59
2		A2-BUILDING	B+G+7	0.00	3231.37
3		B1-BUILDING	B+G+2	528.03	838.75
4		B2-BUILDING	B+G+1	0.00	531.41
5	TOTAL			1109.63	8258.12



GOOGLE MAP



BASEMENT FLOOR LAYOUT PLAN SCALE 1:200

POTENTIAL AREA STATEMENT	
1	Width of Front Road (m)
1	Area of plot (Minimum area of a, b, c to be considered)
(a)	As per ownership document (As per P.R. Card or 7/12)
(b)	As per measurement sheet (As per approved layout)
(c)	As per site
(d)	Minimum of above
2	Deductions for
(a)	Proposed D.P. / D.P. Road widening Area/Service Road / Highway widening
(b)	Any D.P. Reservation Area
(c)	(Total a+b)
3	Balance area of plot (1-2)
4	Amenity Space (if applicable)
(a)	Upto 20000 sq.m.
(b)	More than 20000 sq.m. (5% of Total area)
(c)	Required Amenity Space (b)
(d)	Adjustment of 2(b), if any -
(e)	Balance Proposed -
5	Net Plot Area (3-4f)
6	Recreational Open space (if applicable)
(a)	Required - (10% x 5)
(b)	Proposed -
7	Internal Road area
8	Plotable area (In case of Layout)
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x 1.1)
10	Addition of FSI on payment of premium
(a)	Maximum permissible premium FSI (50% of 1d)
(b)	Proposed FSI on payment of premium
11	In-situ FSI / TDR loading
(a)	Max. Permissible TDR Loading (As per Road Width)
(b)	Max. permissible TDR Area (1d x 11a)
(c)	In-situ area against D.P. road if any (2c x 2)
(d)	In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and /or (c))
(e)	TDR Area May Required after In-Situ FSI (11b-11c-11d)
(f)	Total In-situ / TDR loading proposed
(g)	Total (11c+11f)
12	Additional FSI area under Chapter No. 7
13	Total Entitlement of FSI in the proposal
(a)	Proposed FSI [9 +10(b)+11(f)]
(b)	Proposed Built-up Area Commercial Area Component (15b)
(c)	Proposed Built-up Area Residential Area Component (13a-13b)
(d)	Ancillary Area FSI upto 80% For Commercial area (13b x 80%)
(e)	Ancillary Area FSI upto 60% For Residential area (13c x 60%)
(f)	Total Ancillary Area Entitlement (d+e)
(g)	Total Built up Area Entitlement (a+f)
14	Maximum utilization limit of F.S.I. (Building Potential) Permissible As per Road width
15	Total Built-up Area in proposal
(a)	Existing Built-up Area
(b)	Proposed Built-up Area Commercial Area
(c)	Proposed Built-up Area Residential Area
(d)	Consumed Built-up Area
16	F.S.I. Consumed (15d/5)
17	Area for Inclusive Housing, if any
(a)	Required (20% of Sr.No.9)
(b)	Proposed

OFFICE USE

01/07

APPROVED AS AMENDED IN
SUBJECT TO CONDITION IN THIS OFFICE
LETTER NO. 2977 DT. 6/5/2024

Asst. Director of Town Planning
Jalga City Municipal Corporation
Jalga

Commissioner,
Jalga City Municipal Corporation
Jalga

LEGEND:
PLOT BOUNDARY SHOWN AS
PROPOSED P-LINE SHOWN AS
DRAINAGE LINE SHOWN AS
WATER LINE SHOWN AS

PROPOSED PLAN OF COMMERCIAL & RESIDENTIAL BUILDING ON C.T.S. NO. 11497/149-150-151, BHOKARDAN ROAD, JALNA. FOR,
1.MR. SHIVRATAN SHRIGOPAL MUNDADA.
2.MR. SANJAY KACHRULAL RATHI.
3.MR. SHARAD PRAHLADJI BAGDIYA & OTHER'S

NORTH

SUBMISSION PLAN LAYOUT PLAN

SYNERGY GROUP
SAMIL ARCHITECTS
NISHIGANDH C, RANA NAGR,
OPP. ATITHI HOTEL, JALNA ROAD CHHATRAPATI
SAMBHAJI NAGAR - PIN 431005 PH- 0240 2451616
EMAIL- info@samilarchitects.com

DEALT BY - DATTA G.
CHECKED BY - MMW
DATE: 20 FEB. 2024
JOB NO. - JA - 2308
SCALE 1:200

OWNER'S SIGNATURE
S.B. Mundale
S. Ratni

ARCHITECTS:-
AR.SAMEER N. AUSEKAR
ER.MILIND M. WADEKAR
REGD. NO - CA - 95/19301
REGD. NO - MCB/R/2019/APL/00260