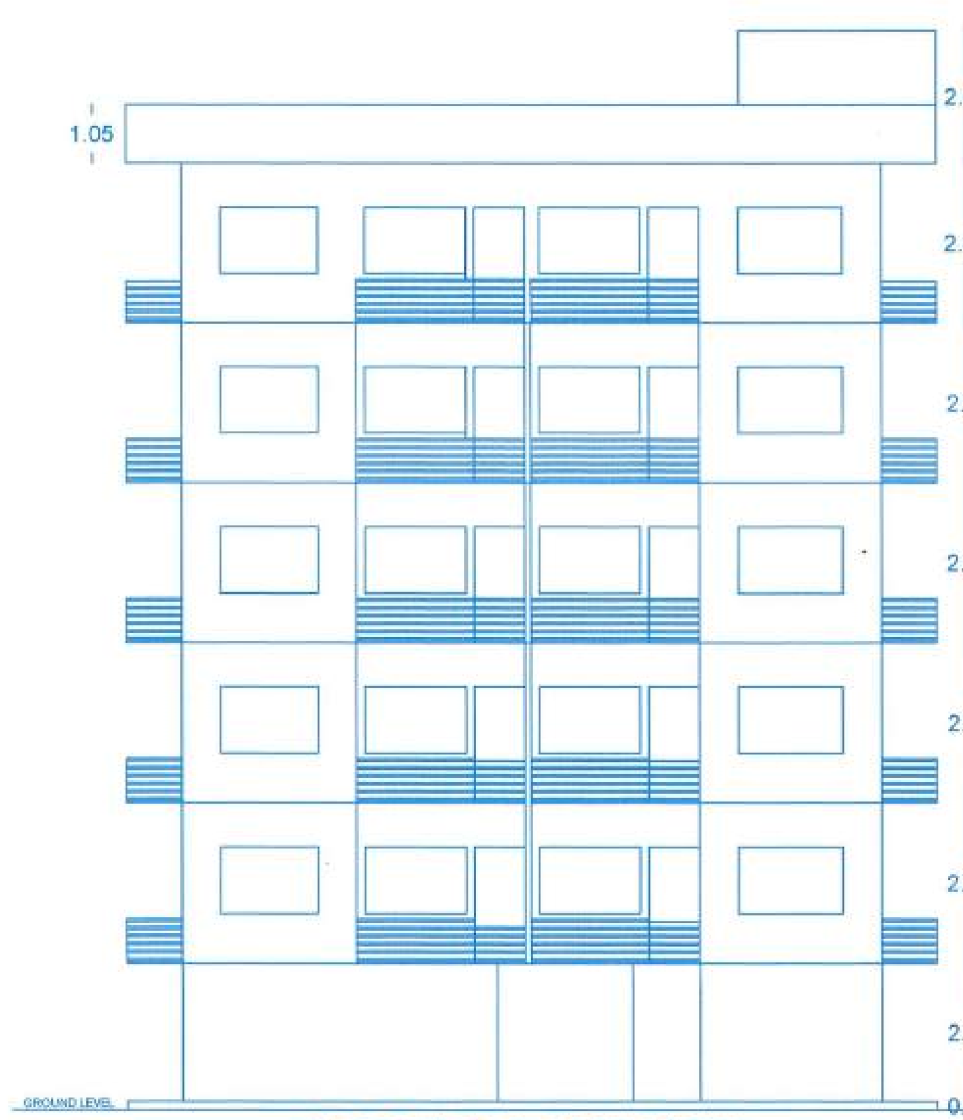
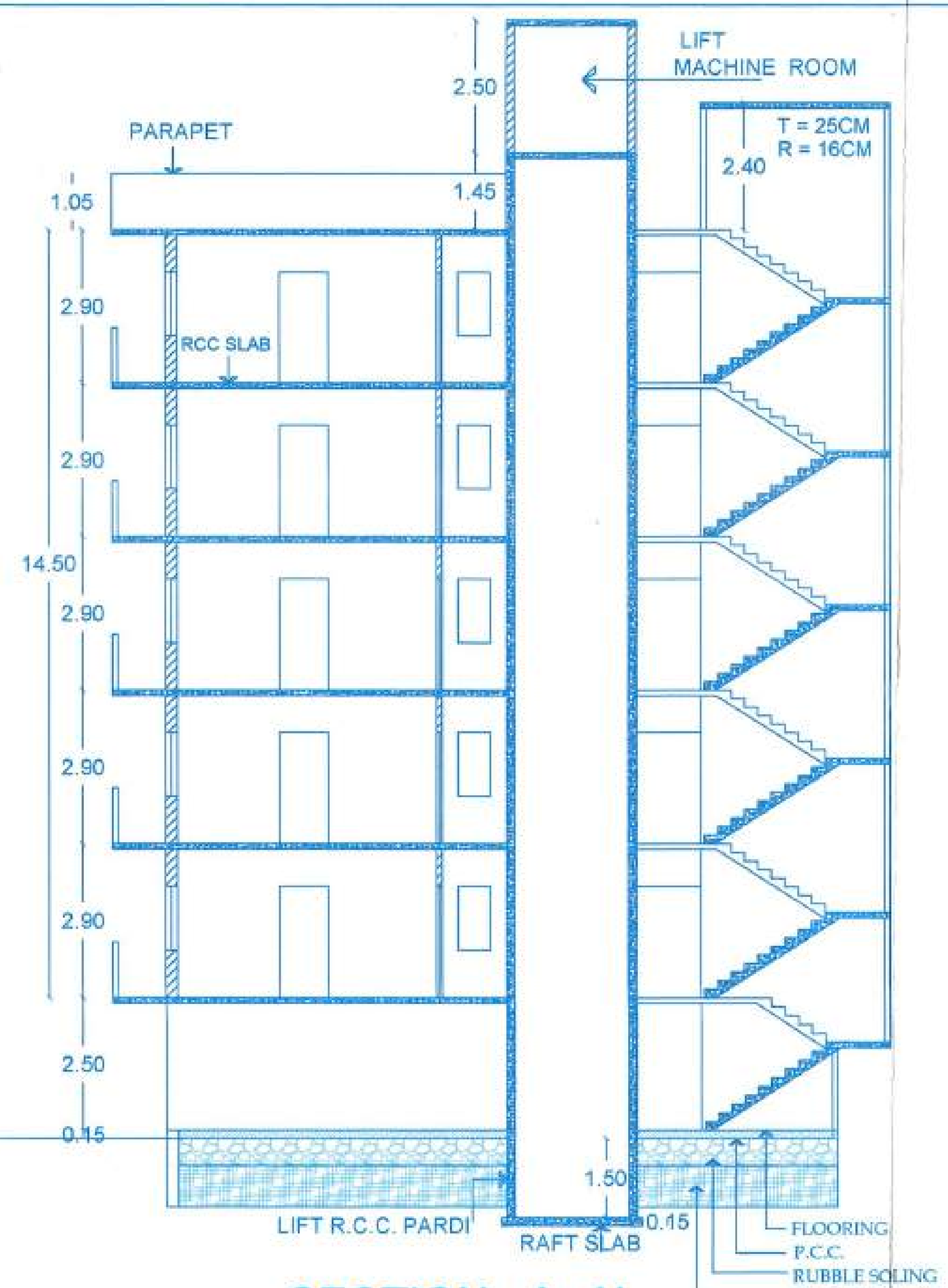
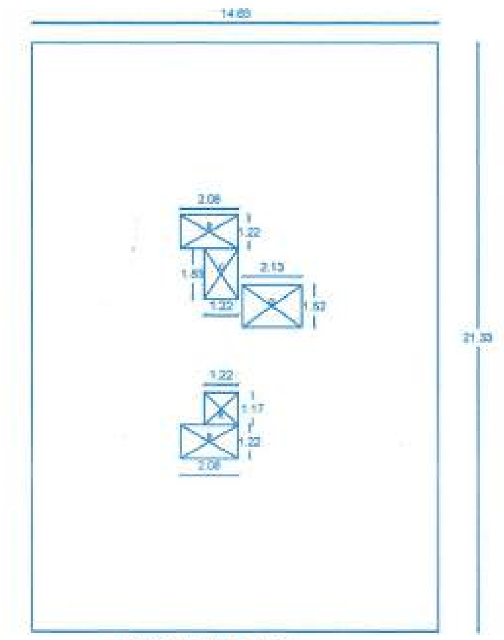
REVISED PLAN OF STILT, FIRST,SECOND,THIRD, FOURH AND FIFTH FLOOR RESIDENTIAL BUILDING PLAN ON C.T.S. NO. 1948, S.NO. 51,53,52/2,54/2,54/3, 58/1+2, 55, 58/1+2 , 54/1, 58/1 ON PLOT NO. 96, AT WALWADI, DHULE FOR "HARVISH DEVELOPERS " PARTNER HARSHAL V. LAWANDE, VISHAL V. SONAWANE, YASH S. LAWANDE & DEEPAK R. KADAM



FRONT ELEVATION



SECTION A- A'



PROFILE PLAN (SCALE-1:200)

AREA CALCULATION

FIRST,SECOND,THIRD,FOURTH & FIFTH FLOOR BUILT UP AREA CALCULATIONS
A= 14.63 M X 21.33 M = 312.05 Sqm

DEDUCTIONS

B =2.08 M X 1.22 M X 2NOS = 5.07 SQ.M.
C = 1.22 M X 1.83M = 2.23 SQ.M.
D =2.13 M X 1.52 M = 3.23 SQ.M.
E =1.22 M X 1.17 M = 1.42 SQ.M.

TOTAL DEDUCTIONS = 11.95 SQ.M.
TOTAL BUILT UP AREA OF EACH FLOOR = 312.05 - 11.95 = 300.1 Sqm.
NET TOTAL BUILT UP AREA OF EACH FLOOR = 300.1 Sqm.
TOTAL FLOOR BUILT UP AREA = 300.1 X 5 = 1500.5 Sqm.

SR.NO.	FLAT NO.	FLOOR DETAILS	ROOM DETAILS	CARPET AREA IN SQ.M.	B/UP AREA IN SQ.M.	BALCONY IN SQ.M.
1	101	FIRST FLOOR	2BHK	58.93	68.35	6.30
2	102	FIRST FLOOR	2BHK	57.15	70.40	9.39
3	103	FIRST FLOOR	2BHK	57.15	70.40	9.39
4	104	FIRST FLOOR	2BHK	58.93	68.35	6.30
5	COMMON AREA = PASSAGE, LIFT, STAIRCASE = 21.33 SQ.M					
SR.NO.	FLAT NO.	FLOOR DETAILS	ROOM DETAILS	CARPET AREA IN SQ.M.	B/UP AREA IN SQ.M.	BALCONY IN SQ.M.
6	201	SECOND FLOOR	2BHK	58.93	68.35	6.30
7	202	SECOND FLOOR	2BHK	57.15	70.40	9.39
8	203	SECOND FLOOR	2BHK	57.15	70.40	9.39
9	204	SECOND FLOOR	2BHK	58.93	68.35	6.30
10	COMMON AREA = PASSAGE, LIFT, STAIRCASE = 21.33 SQ.M					
SR.NO.	FLAT NO.	FLOOR DETAILS	ROOM DETAILS	CARPET AREA IN SQ.M.	B/UP AREA IN SQ.M.	BALCONY IN SQ.M.
11	301	THIRD FLOOR	2BHK	58.93	68.35	6.30
12	302	THIRD FLOOR	2BHK	57.15	70.40	9.39
13	303	THIRD FLOOR	2BHK	57.15	70.40	9.39
14	304	THIRD FLOOR	2BHK	58.93	68.35	6.30
15	COMMON AREA = PASSAGE, LIFT, STAIRCASE = 21.33 SQ.M					
SR.NO.	FLAT NO.	FLOOR DETAILS	ROOM DETAILS	CARPET AREA IN SQ.M.	B/UP AREA IN SQ.M.	BALCONY IN SQ.M.
16	401	FOURTH FLOOR	2BHK	58.93	68.35	6.30
17	402	FOURTH FLOOR	2BHK	57.15	70.40	9.39
18	403	FOURTH FLOOR	2BHK	57.15	70.40	9.39
19	404	FOURTH FLOOR	2BHK	58.93	68.35	6.30
20	COMMON AREA = PASSAGE, LIFT, STAIRCASE = 21.33 SQ.M					
SR.NO.	FLAT NO.	FLOOR DETAILS	ROOM DETAILS	CARPET AREA IN SQ.M.	B/UP AREA IN SQ.M.	BALCONY IN SQ.M.
16	501	FIFTH FLOOR	2BHK	58.93	68.35	6.30
17	502	FIFTH FLOOR	2BHK	57.15	70.40	9.39
18	503	FIFTH FLOOR	2BHK	57.15	70.40	9.39
19	504	FIFTH FLOOR	2BHK	58.93	68.35	6.30
20	COMMON AREA = PASSAGE, LIFT, STAIRCASE = 21.33 SQ.M					

BUILT -UP AREA STATEMENT

1)	GROUND FLOOR BUILT-UP AREA =	= STILT Sqm.
2)	FIRST FLOOR BUILT-UP AREA =	= 300.1 Sqm.
3)	SECOND FLOOR BUILT-UP AREA =	= 300.1 Sqm.
4)	THIRD FLOOR BUILT-UP AREA =	= 300.1 Sqm.
5)	FOURTH FLOOR BUILT-UP AREA =	= 300.1 Sqm.
6)	FIFTH FLOOR BUILT-UP AREA =	= 300.1 Sqm.
	TOTAL BUILT-UP AREA OF BUILDING	= 1500.5 SQ.M.

F. S. I. STATEMENT

	PLOT AREA OF C.T.S. NO. 1948 =	531.40 SQ.M.
1)	FREE F.S.I. 1.1 % = 531.40 X 1.1 = 584.54 =	584.54 SQ.M.
2)	PREMIUM PAID F.S.I. = 0.50% X 531.40 = 265.7 =	265.7 SQ.M.
3)	TOTAL F.S.I. AVAILABLE AS PER ROAD WIDTH (584.54 + 265.70 = 850.24 SQ.M. =	850.24 SQ.M.
4)	T.D.R. APPLY AS PER ROAD WIDTH 9.0M = 88 .0SQM.	= 88.0SQM.
5)	NET TOTAL F.S.I. AVAILABLE (584.54 + 265.7+88) =	938.24 SQM
6)	ANCILLARY F.S.I. 0.60 % OF TOTAL F.S.I 938.24 X 60 % =562.94 SQ.M.	= 562.94 SQM
7)	TOTAL F.S.I. AVAILABLE = 2.82 .	= 1501.18 SQM
	NET TOTAL BUILT-UP AREA OF BUILDING =	1500.5 SQ.M.

HENCE 1500.5 < 1501.18

PARKING AREA STATEMENT

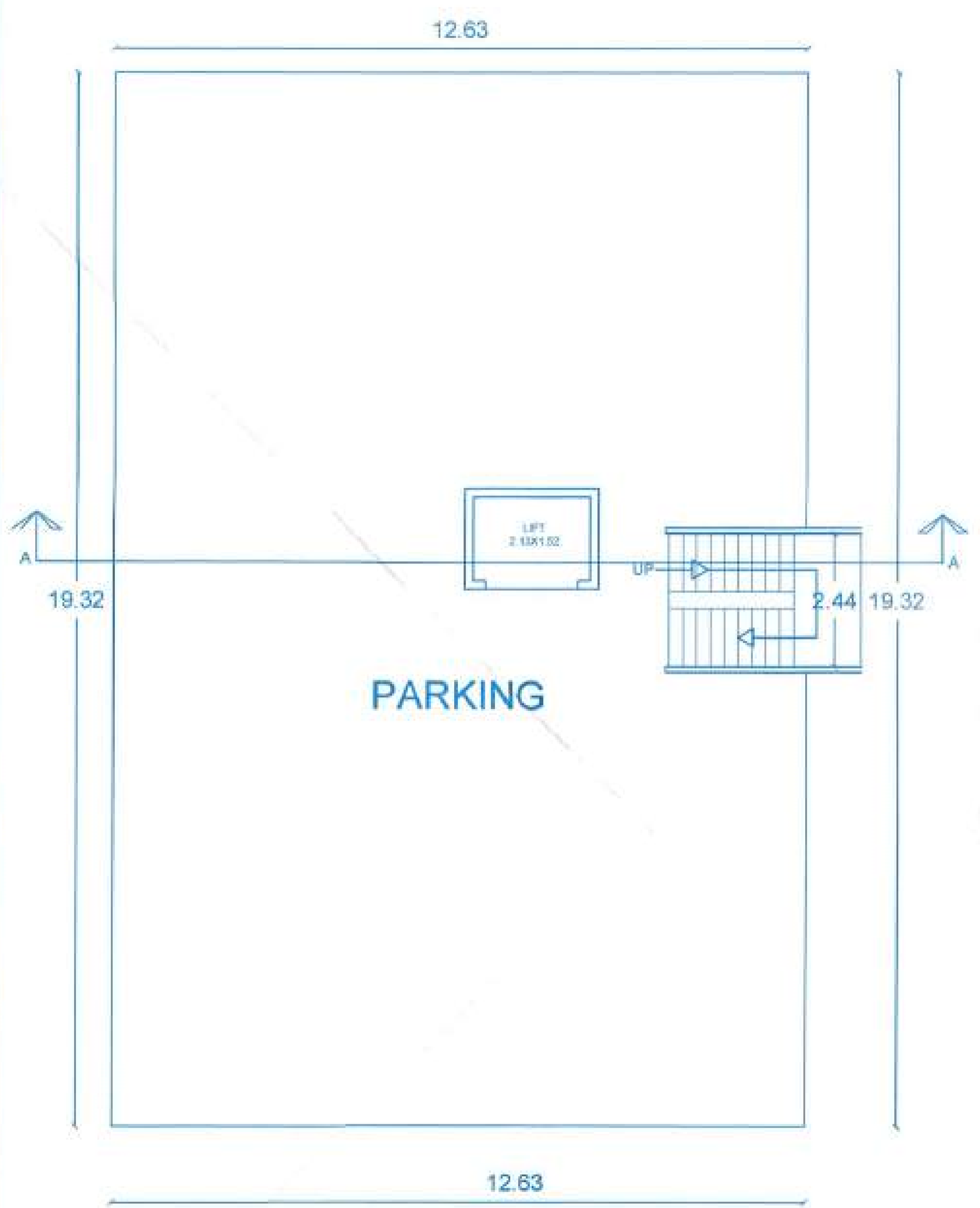
	REQUIRED PARKING AREA	
FOR EVERY TWO TENAMENTS HAVING CARPET AREA BETWEEN 40.0 SQ.M. TO 80.0 SQ.M.	CAR – 1 NO SCOOTER – 5 NO	2.5 X 5.0 X 1 = 12.5 SQ.M. 1.0X 2.0 X 5 = 15.0 SQ.M
20 FLATS HAVING CARPET AREA ABOVE 40 SQM AND LESS THAN 80 SQ.M.	CAR – 10 NO SCOOTER – 50 NO	2.5 X 5.0 X 10 NOS = 125.0 SQ.M 1.0X 2.0 X 45 NOS = 100.0 SQ.M TOTAL = 225.0 SQ.M
VISITOR PARKING 5%	225.0 X 5 % = 11.25 SQ.M.+225.0 = 236.25 SQ.M.	
TOTAL PARKING AREA REQUIRED IS 0.6 X 236.25		= 141.75 SQ.M.
PARKING AREA PROVIDED		= 232.81 SQ.M.

F.S.I. STATEMENT

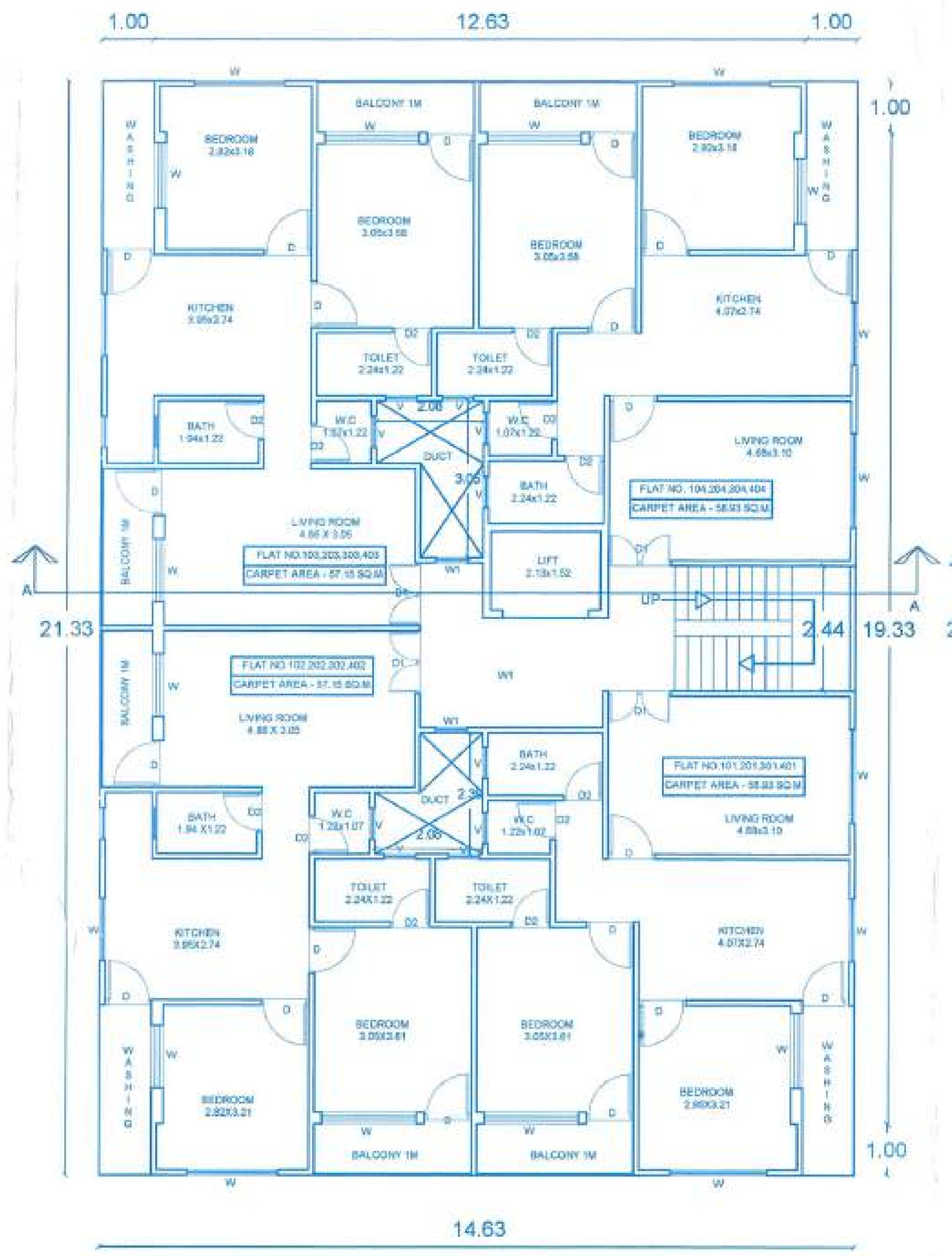
	FSI / TDR	PERMISSIBLE	PROPOSED
PLOT AREA	531.4 SQ.M.		
F.S.I. FREE	1.1	584.54 SQ.M.	584.54 SQ.M.
Premium F.S.I.	0.50%	265.70 SQM.	265.70 SQM.
T.D.R. AS PER ROADWIDTH		90% SQ.M 478.26 SQ.M.	88 SQ.M
TOTAL		1328.5 SQM	938.24 sq.m
ANCELLARY FSI 0.60% OF TOTAL F.S.I. 938.24 SQM X 60 % = 562.94SQ.M. +938.24SQM = 1501.18 SQ.M.			
BUILT UP AREA OF PROPOSED PLUS SANCTIONED BUILDING = 1500.5 SQM WHICH IS LESS THAN 1501.18 SQM			

SCHEDULE OF OPENING

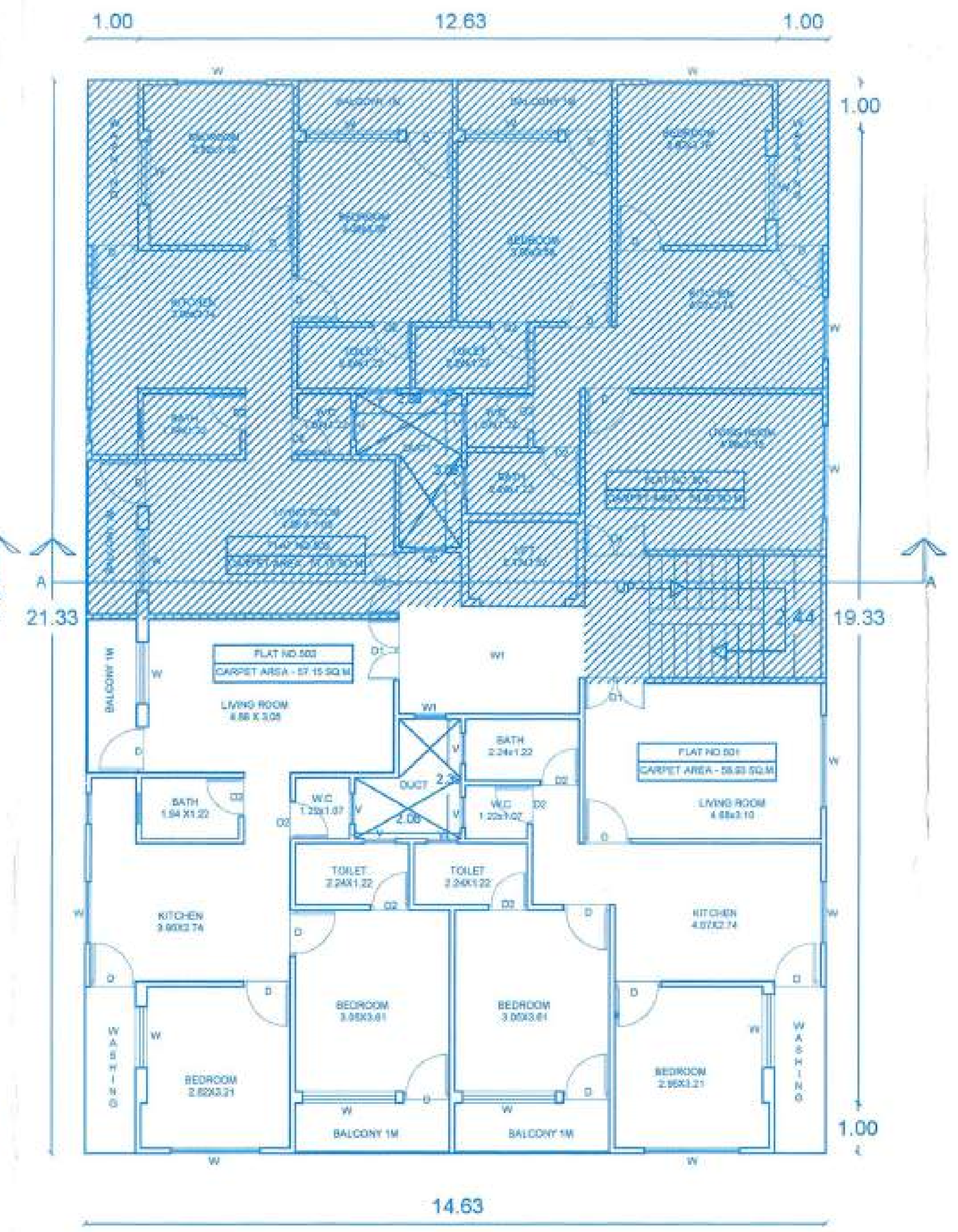
ITEM	SIZE	DISCRIPTION
D	1.00 X 2.40	FULLY PANELLED DOOR
D1	1.20 X 2.40	FULLY PANELLED DOOR
D2	0.75 X 2.40	FULLY PANELLED DOOR
W	1.80 X 1.20	FULLY PANELLED WINDOW
W1	1.20 X 1.20	FULLY PANELLED WINDOW
V	0.75 X 0.90	LOUVERS VENTILATOR



SANCTIONED STILT FLOOR PLAN (SCALE = 1: 100)



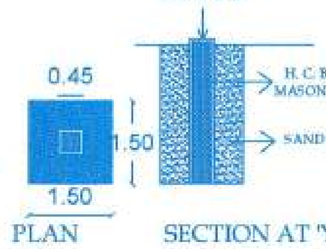
SANCTIONED TYPICAL FIRST FLOOR ,SECOND FLOOR THIRD FLOOR AND FOURTH FLOOR PLAN (SCALE = 1: 100)



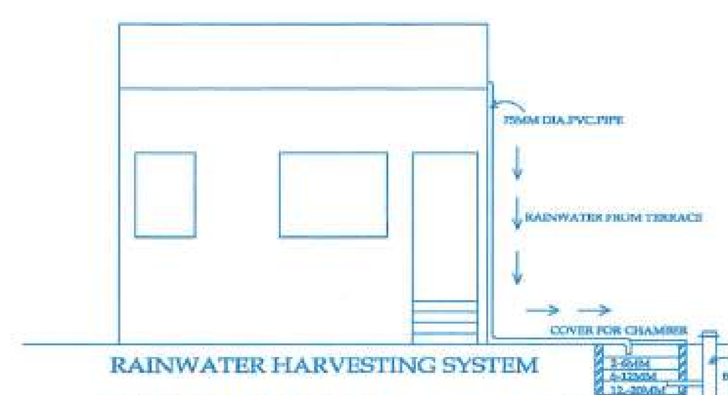
PROPOSED FIFTH FLOOR PLAN (SCALE = 1: 100)



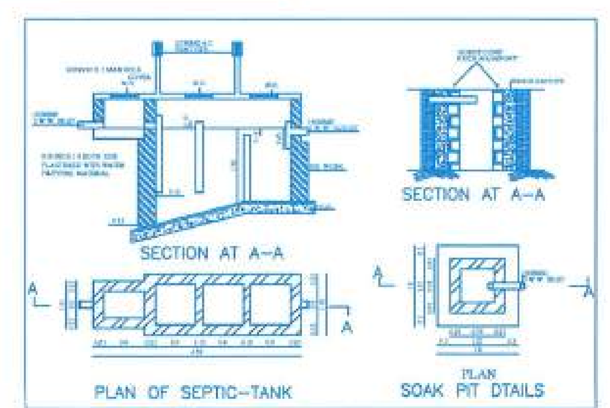
COMPOUND WALL SECTION AT C-D



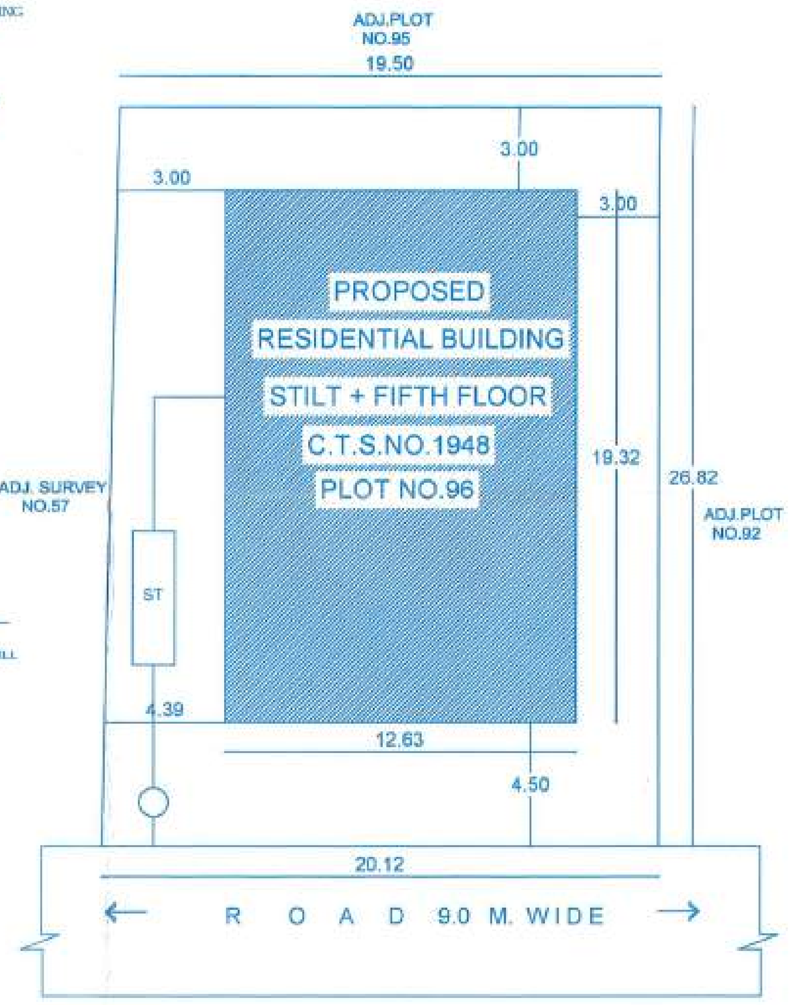
DETAIL OF SOAK PIT



RAINWATER HARVESTING



SEPTIC TANK DETAIL



SITE PLAN (SCALE = 1: 200)

STAMPS OF APPROVAL OF PLANS :-

A AREA STATEMENTS

1)	Area of plot	= 531.40 SQM.
	(Minimum area of a, b, c to be considered	= 531.40 SQ.M.
	a) As per ownership document (7/12, CTS extract)	= 531.40 SQM.
	b) as per measurement sheet	= 531.40 SQM.
	c) as per site	
2)	Deduction for	
	a) Proposed D.P./D.P. Road widening Area/ Service road/ Highway Widening	Nil
	b) Any D.P. Reservation area	
	(Total a+b)	
3)	Balance Area of Plot (1-2)	= 531.40 SQM.
4)	Amenity Space (if applicable)	Nil
	a) Required	
	b) Adjustment of 2(b), if any -	
	c) Balance Proposed -	
5)	Net Plot Area [3-4 (c)]	= 531.40 SQM.
6)	Recreational Open Space (if applicable)	
	a) Required -	
	b) Proposed -	
7)	Internal Road area	
8)	Plotable area (if applicable)	
9)	Built up area with reference to Basic F.S.I. as per front road Width (Sr. No. 5 x Basic F.S.I.) (531.40 X 1.1 = 584.54)	= 584.54 SQM.
10)	Addition of FSI on payment of premium	
	a) Maximum permissible premium FSI - based on road width/ TDR Zone = 88 SQ.M	= 88 SQ.M.
	b) Proposed FSI on payment of premium 0.50 % X 531.40	= 265.70 SQ.M.
11)	In - situ FSI / TDR loading	
	a) In - situ area against D. P. road [2.0 x Sr. No. 2(a)], if any	
	b) In - situ area against Amenity Space if handed over [2.0 or 1.85 x Sr. No. 4 (b) and/or (c)].	
12)	Additional FSI area under Chapter No. 7	Nil
13)	Total entitlement of FSI in the proposal	
	a) [9 + 10(b) + 11(d) or 12 whichever is applicable.	= 938.24 SQM.
	b) Ancillary Area FSI upto 60% or 80% with payment. 60% X 938.24 = 562.94 SQ.M.	= 562.94 SQM.
	c) Total entitlement (a +b)	= 1501.18 SQM.
14)	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width [(as per Regulation no. 6.1or6.2 or 6.4 as applicable) x 1.6 or 1.8]	= 1501.18 SQM.
15)	Total Built-up Area in proposal (excluding area at sr.no. 17b)	
	a) Existing Built-up Area.	Nil
	b) Proposed Built-up Area (as per 'P-Line')	= 1500.5 SQM.
	c) Total (a +b)	= 1500.5 SQM.
16)	FSI Consumed (15/13) (should not be more than sr.no.14)	2.82
17)	Area of Inclusive Housing, if any	
	a) Required (20% of sr.no. 5).	
	b) Proposed.	

Certificate of Area :
Certified that the plot under reference was surveyed by me on ________ and the dimensions of sides etc. of plot stated on the plan 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.

BHAVSAR & ASSOCIATES
Architect's & Engineer's
Opp. Deopur Talathi Office,
Agra-Road,Deopur, DHULE-424002
Avinash D. Bhavsar

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 plan. Also I/We would execute under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner's Signature
HARVISH DEVELOPERS

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration no of Architect/ License no. of Licensed Engineer/ Supervisor
1	1	1:100	HARSH	HARSH	CA/93/15758