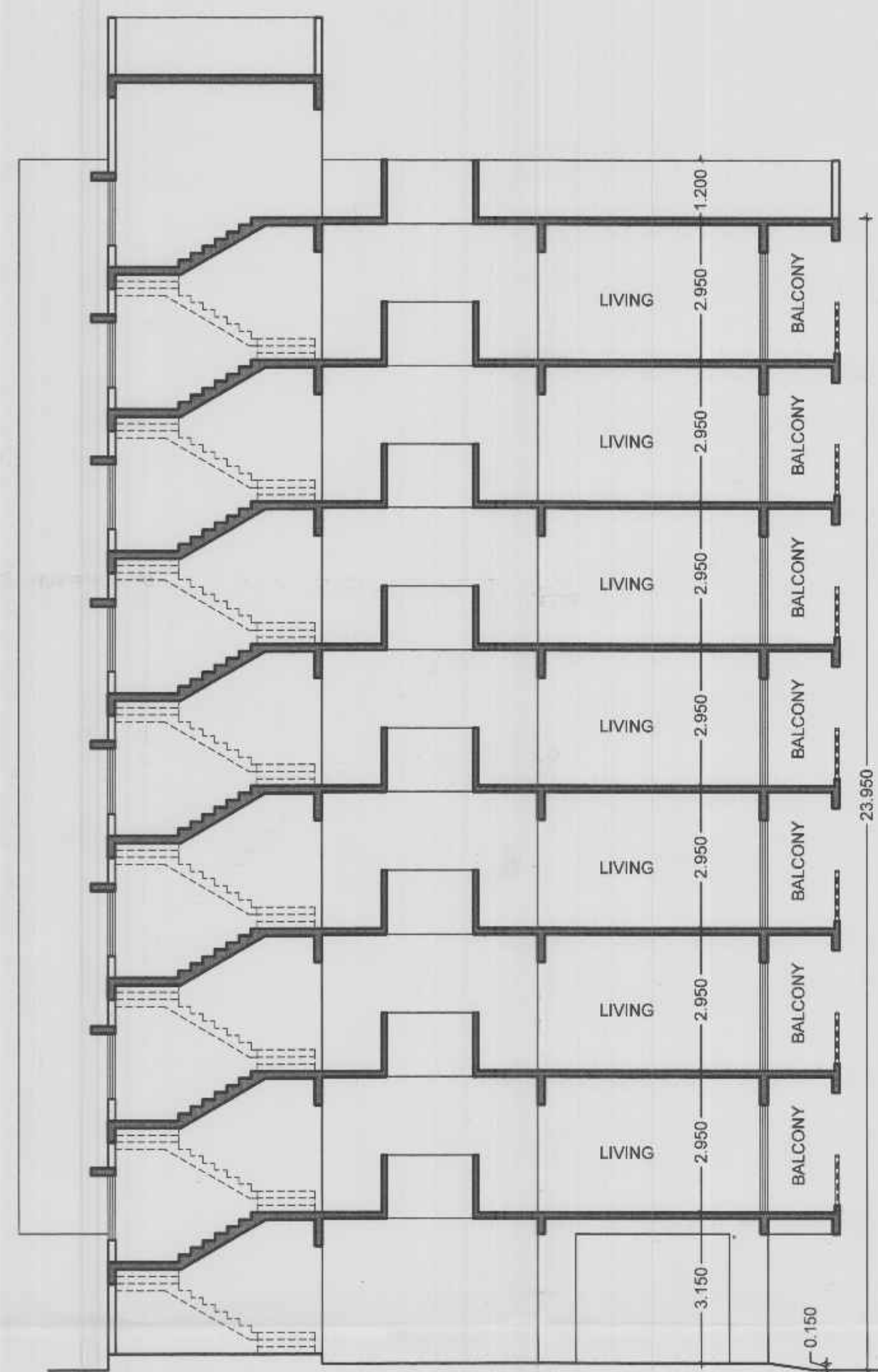
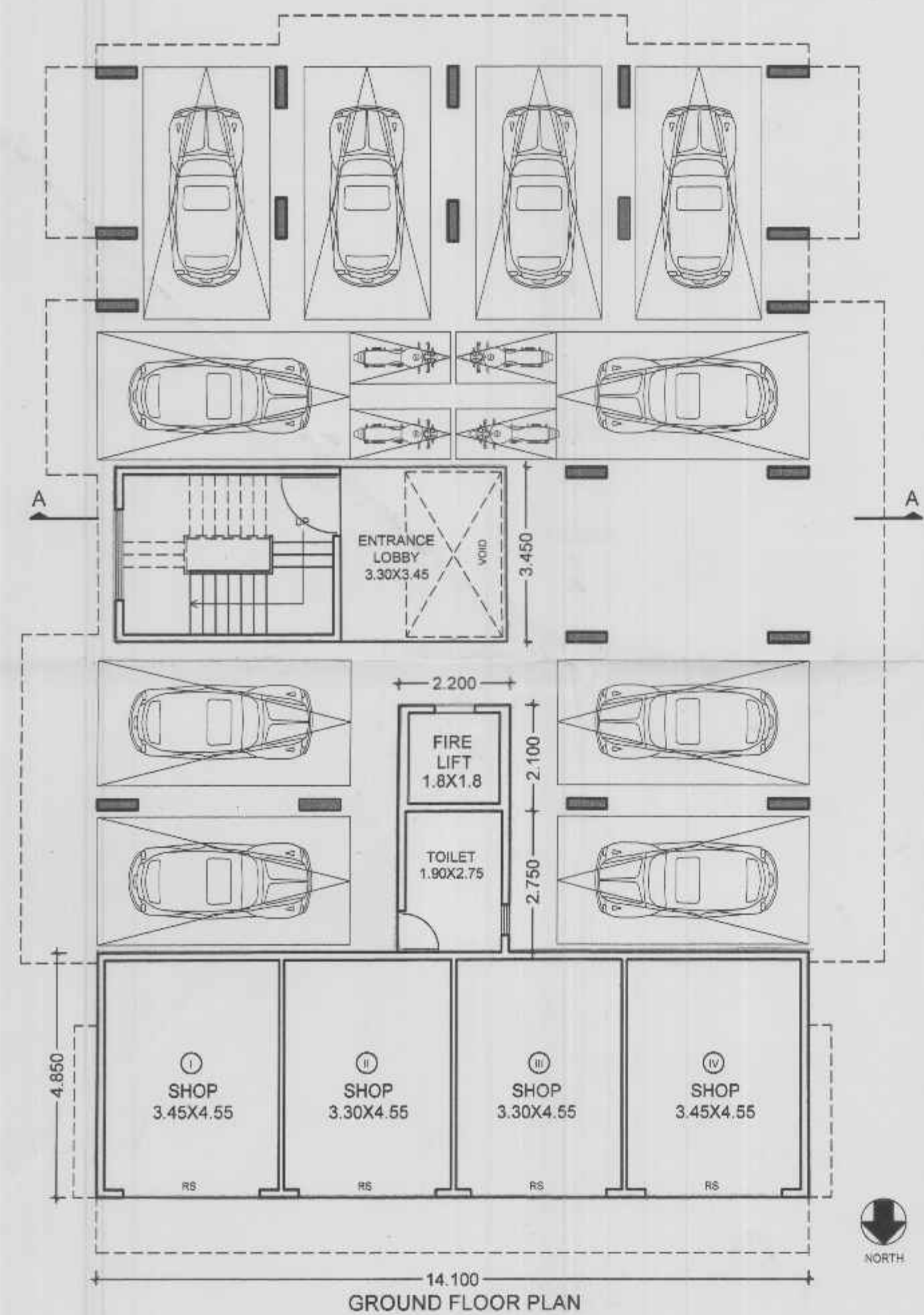
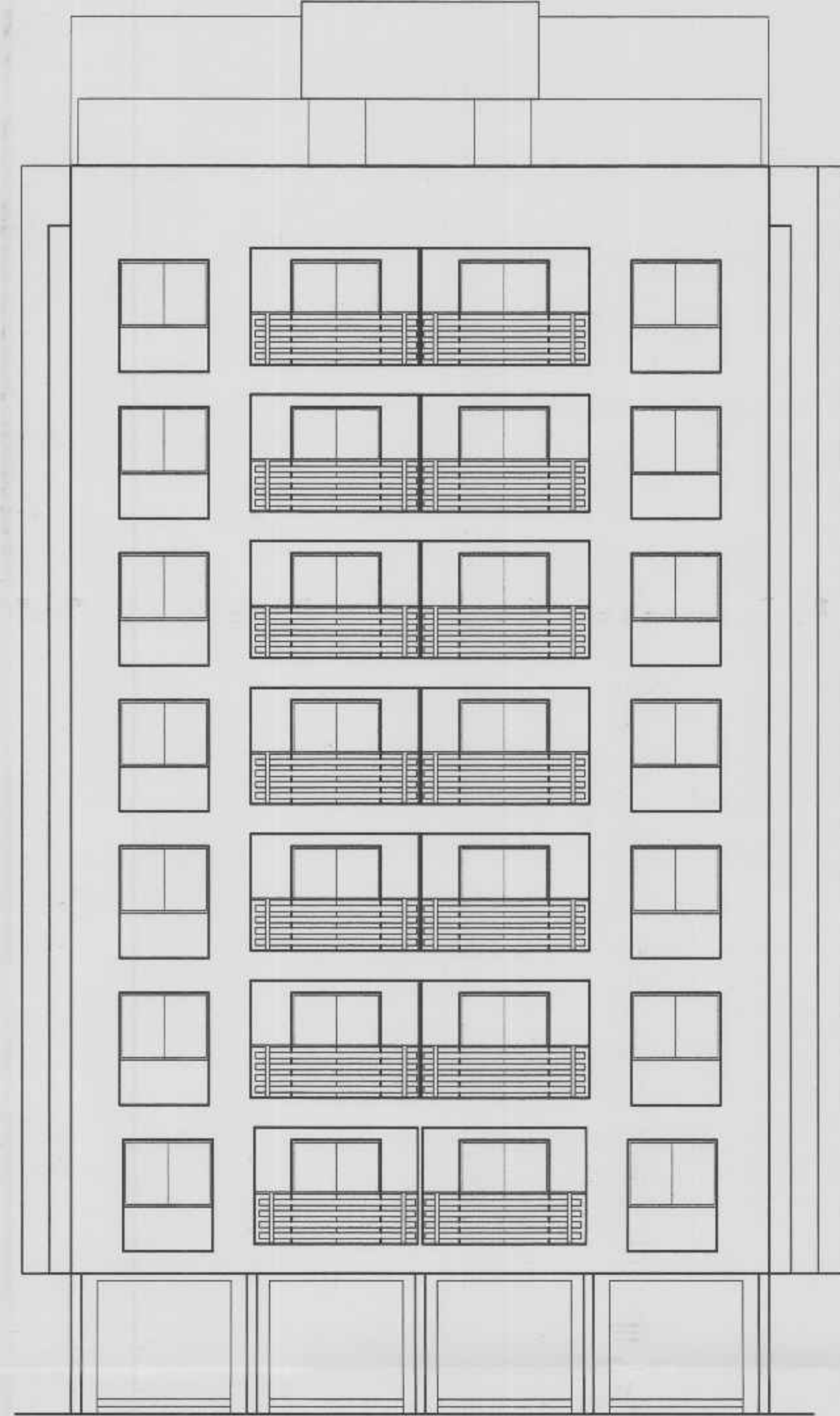




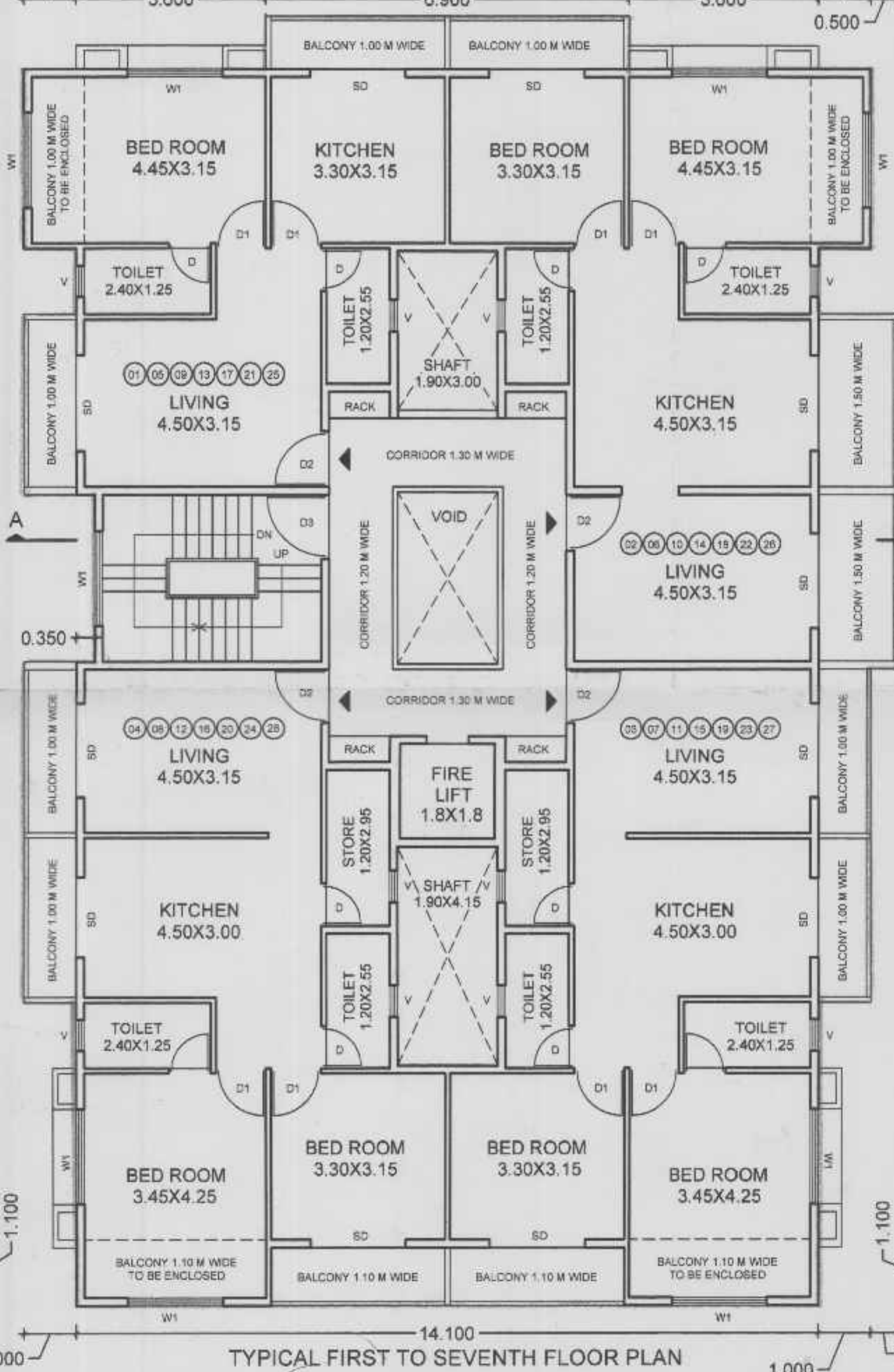
SECTION AA



GROUND FLOOR PLAN



WEST SIDE ELEVATION

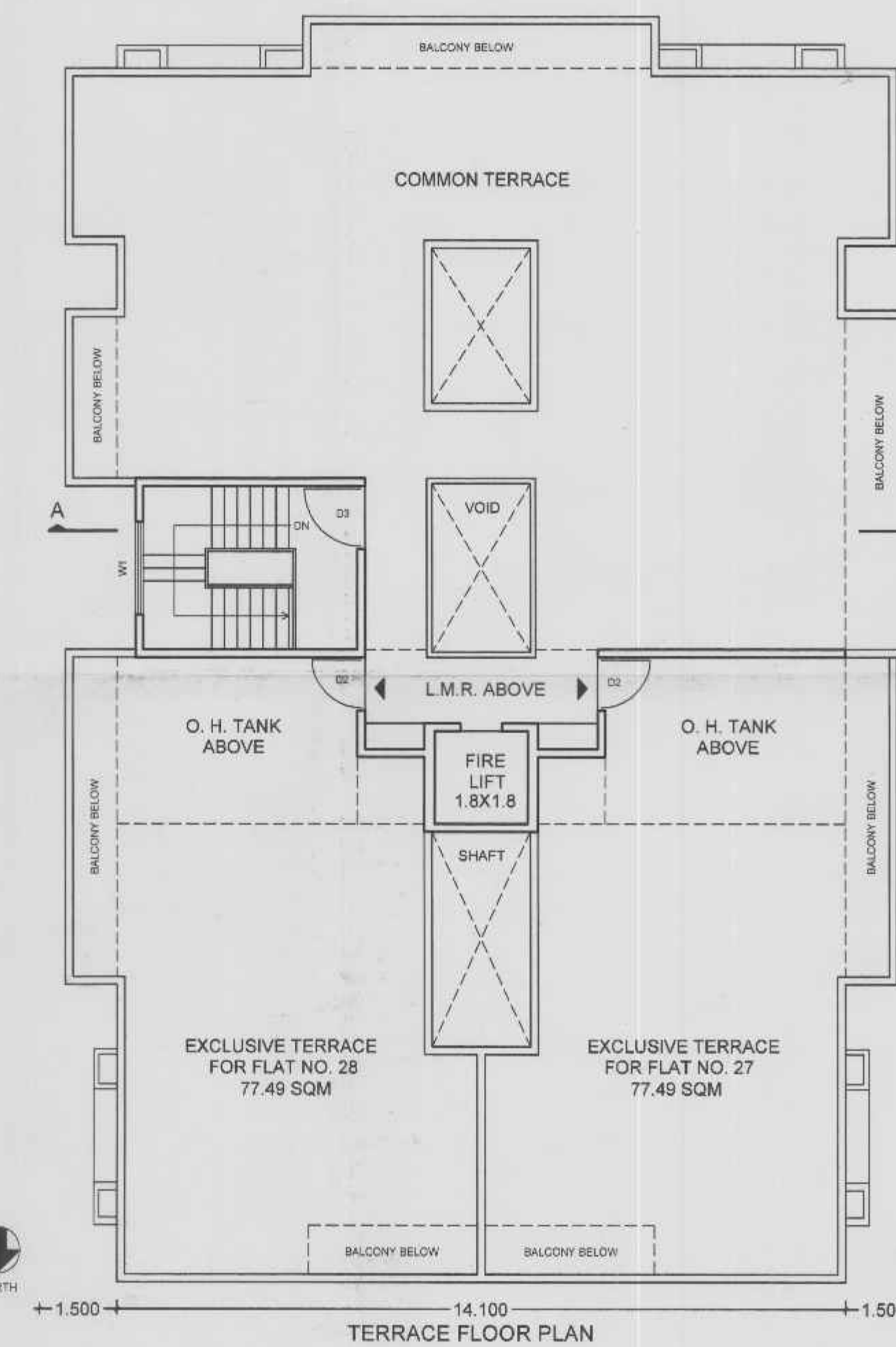


TYPICAL FIRST TO SEVENTH FLOOR PLAN

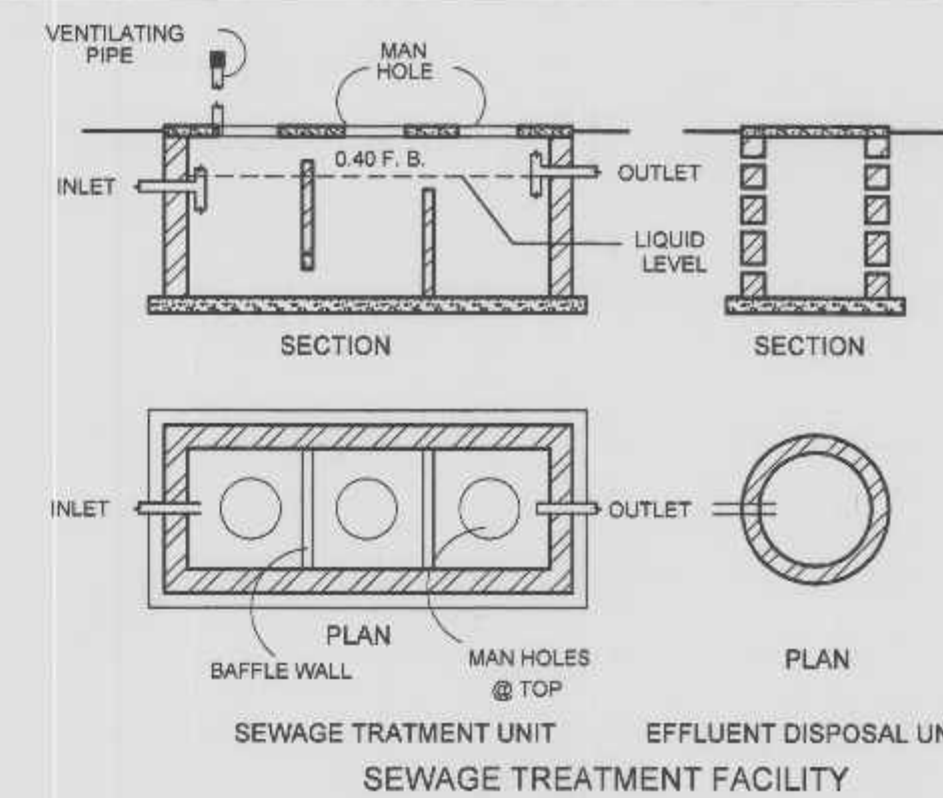
STATEMENT 3				
BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT
1	GROUND	I	16.1025 SQM	-
		II	15.42 SQM	-
		III	15.42 SQM	-
		IV	16.1025 SQM	-
		TOILET	5.345 SQM	-
	1	01	49.57 SQM	6.85 SQM
		02	64.69 SQM	13.50 SQM
		03	68.205 SQM	10.035 SQM
		04	68.205 SQM	10.185 SQM
	2	05	49.57 SQM	6.85 SQM
		06	64.69 SQM	13.50 SQM
		07	68.205 SQM	10.035 SQM
		08	68.205 SQM	10.185 SQM
	3	09	49.57 SQM	6.85 SQM
		10	64.69 SQM	13.50 SQM
		11	68.205 SQM	10.035 SQM
		12	68.205 SQM	10.185 SQM
	4	13	49.57 SQM	6.85 SQM
		14	64.69 SQM	13.50 SQM
		15	68.205 SQM	10.035 SQM
		16	68.205 SQM	10.185 SQM
	5	17	49.57 SQM	6.85 SQM
		18	64.69 SQM	13.50 SQM
		19	68.205 SQM	10.035 SQM
		20	68.205 SQM	10.035 SQM
	6	21	49.57 SQM	6.85 SQM
		22	64.69 SQM	13.50 SQM
		23	68.205 SQM	10.035 SQM
		24	68.205 SQM	10.185 SQM
	7	25	49.57 SQM	6.85 SQM
		26	64.69 SQM	13.50 SQM
		27	68.205 SQM	10.035 SQM
		28	68.205 SQM	10.185 SQM

STATEMENT 2		
BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
1	GROUND	93.30 SQM
	1	345.47 SQM
	2	345.47 SQM
	3	345.47 SQM
	4	345.47 SQM
	5	345.47 SQM
	6	345.47 SQM
	7	345.47 SQM
TOTAL AREA		2,511.59 SQM

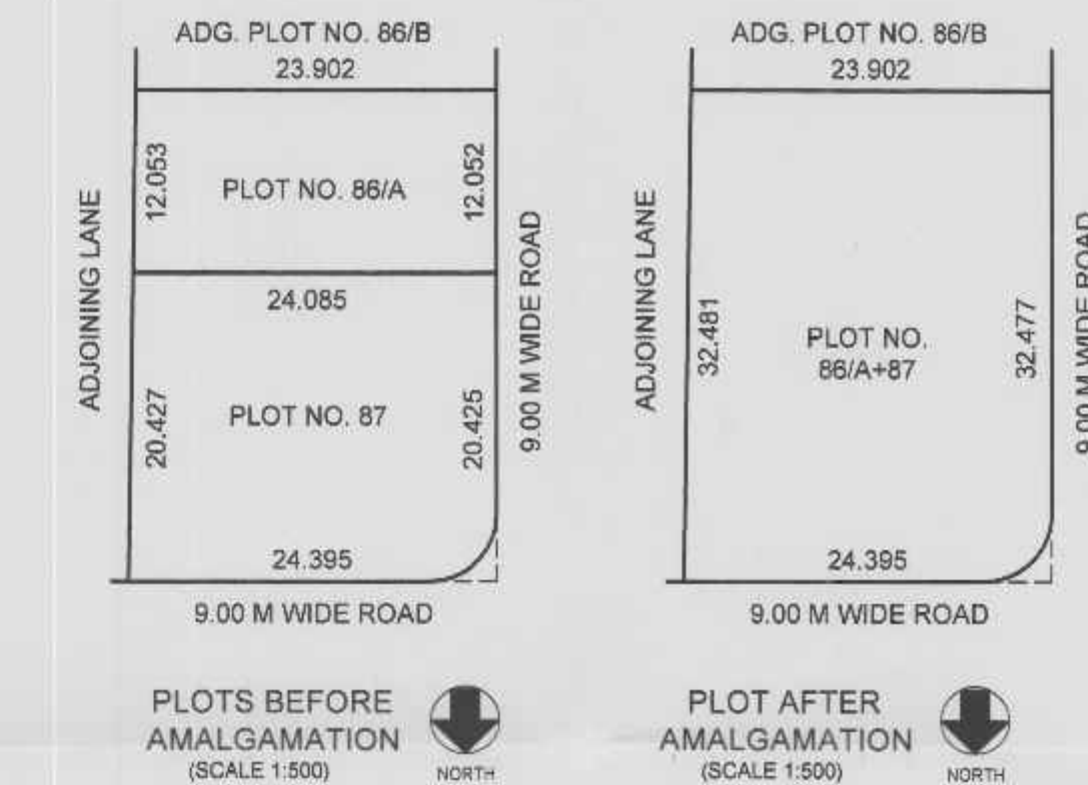
SCHEDULE OF DOORS AND WINDOWS		
RS	2.70 X 2.40	MS ROLLING SHUTTER
S.D.	1.80 X 2.25	SLIDING DOOR CUM WINDOW
D	0.80 X 2.25	FLUSH DOOR OR AS PER DESIGN
D1	0.95 X 2.25	FLUSH DOOR OR AS PER DESIGN
D2	1.05 X 2.25	FLUSH DOOR OR AS PER DESIGN
D3	1.20 X 2.25	FLUSH DOOR OR AS PER DESIGN
W1	1.80 X 1.35	M.S. WINDOWS OR AS PER DESIGN
V	0.60 X 0.90	LOUVERS



TERRACE FLOOR PLAN

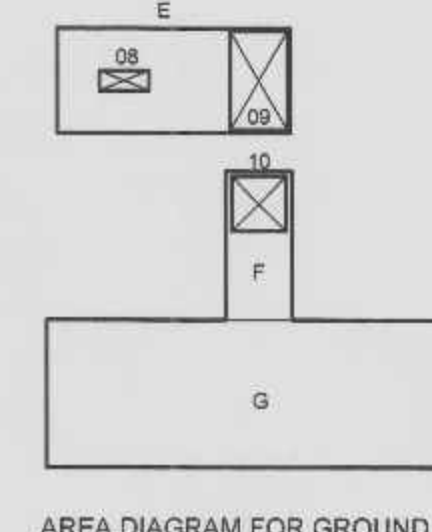


PARKING STATEMENT		
TENEMENTS	CAR	SCOOTER
FOR 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA 40.00 TO 80.00 SQM (28 TENEMENTS)	14	70
VISITORS PARKING (5%)	1	4
SHOPS (FOR 100 SQM CARPET AREA)	2	6
TOTAL REQUIRED PARKING	17	80
TOTAL PROVIDED PARKING AFTER MULTIPLYING FACTOR 0.60	10	48
TOTAL PROVIDED PARKING	13	COMPOSITE PARKING FOR 8 CARS (48 SCOOTER) + 18



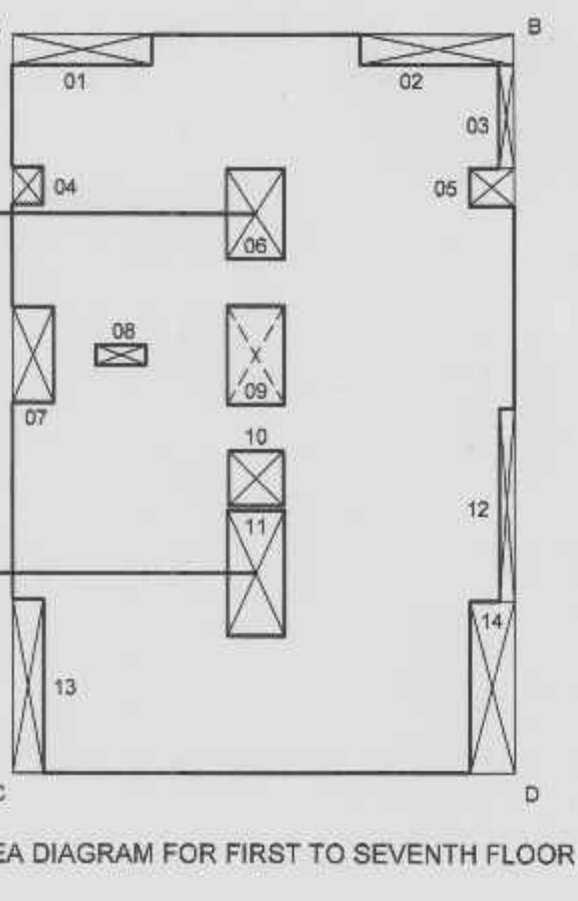
PLOTS BEFORE AMALGAMATION (SCALE 1:500)

PLOT AFTER AMALGAMATION (SCALE 1:500)

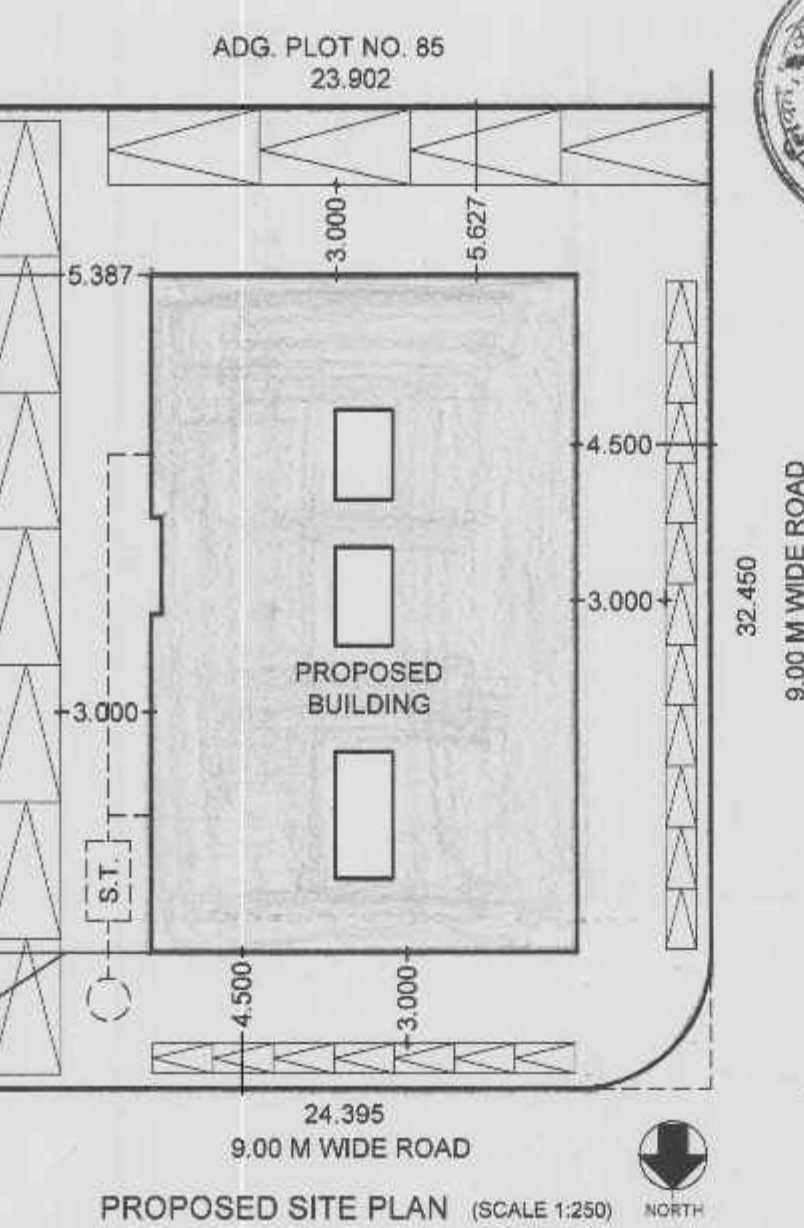


AREA DIAGRAM FOR GROUND FLOOR

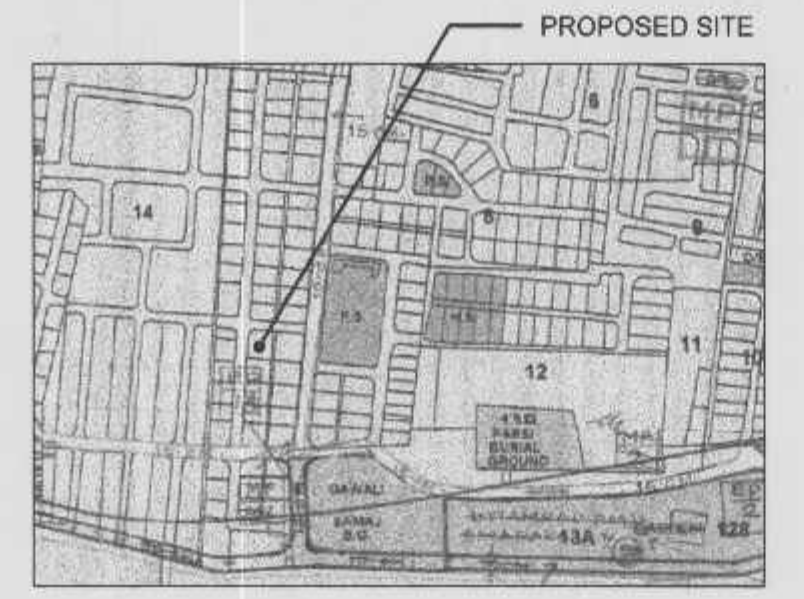
AREA CALCULATION FOR GROUND FLOOR
AREA OF BLOCK E - 1 X 7.75 X 3.45 = 26.7375
AREA OF BLOCK F - 1 X 2.20 X 4.85 = 10.670
AREA OF BLOCK G - 1 X 14.10 X 4.85 = 68.385
TOTAL AREA OF BLOCKS = 105.7925 SQM
DEDUCTIONS
AREA OF BLOCK 08 - 1 X 1.65 X 0.65 = 1.0725
AREA OF BLOCK 09 - 1 X 1.90 X 3.25 = 6.175
AREA OF BLOCK 10 - 1 X 1.80 X 1.80 = 3.24
TOTAL DEDUCTIONS = 10.4875 SQM
PROPOSED BUILT UP AREA (P-LINE AREA) = 105.7925 - 10.4875 = 93.30 SQM
(COMMERCIAL = 74.77, RESIDENTIAL = 18.53)



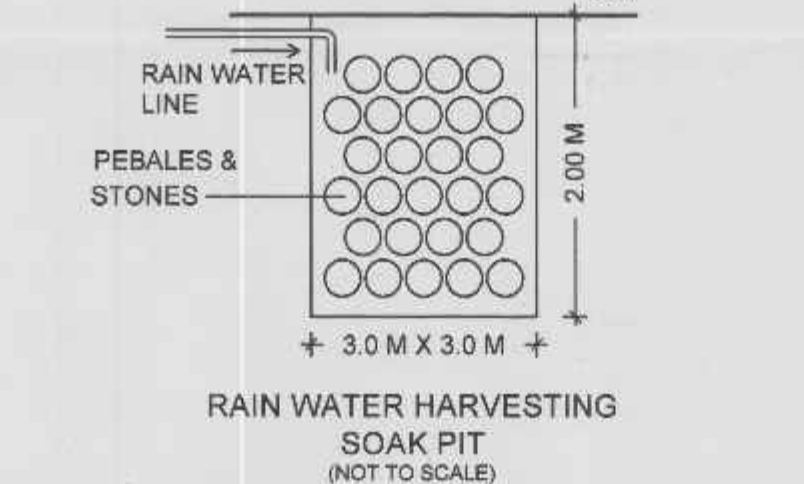
AREA DIAGRAM FOR FIRST TO SEVENTH FLOOR



PROPOSED SITE PLAN (SCALE 1:250)



LOCATION PLAN



RAIN WATER HARVESTING SOAK PIT (NOT TO SCALE)

ANCILLARY FSI CALCULATIONS				
TYPE OF USE	FSI INCLUDING BASIC FSI PREMIUM FSI & TDR (IN SQM)	ANCILLARY AREA FSI 80% OR 60%	TOTAL PERMISSIBLE AREA (SQM)	TOTAL PROPOSED AREA (SQM)
COMMERCIAL	41.54	80% OF 41.54 = 33.23	74.77	74.77
RESIDENTIAL	1,526.46	60% OF 1,526.46 = 915.87	2,442.33	2,436.82
TOTAL	1,568.00	949.10	2,517.10	2,511.59

T. D. R. DETAILS:
PERMISSIBLE TDR AREA = 40% OF PLOT AREA = 313.60 SQM
PROPOSED TDR AREA = 313.60 SQM
TDR AREA FOR THIS BUILDING PLAN IS UTILISED FROM
D.R.C. NO. TDR2020/0002 DATED 10.01.2020 ISSUED BY D.M.C.
X1 = (109074500/1269 = 185.02 SQM
D.R.C. NO. TDR2020/0004 DATED 18.01.2020 ISSUED BY D.M.C.
X2 = (18507430/1519 = 128.98 SQM
TOTAL TDR AREA PURCHASED = 315.00 SQM

AREA CALCULATION FOR FIRST TO SEVENTH FLOOR
AREA OF BLOCK ABCD - 16.60 X 24.45 = 405.87 SQM
DEDUCTIONS
AREA OF BLOCK 01 - 1 X 4.60 X 1.00 = 4.60
AREA OF BLOCK 02 - 1 X 5.10 X 1.00 = 5.10
AREA OF BLOCK 03 - 1 X 0.50 X 3.40 = 1.70
AREA OF BLOCK 04 - 1 X 1.90 X 1.25 = 2.375
AREA OF BLOCK 05 - 1 X 1.50 X 1.25 = 1.875
AREA OF BLOCK 06 - 1 X 1.90 X 3.00 = 5.70
AREA OF BLOCK 07 - 1 X 1.35 X 3.15 = 4.2525
AREA OF BLOCK 08 - 1 X 1.65 X 0.65 = 1.0725
AREA OF BLOCK 09 - 1 X 1.90 X 3.25 = 6.175
AREA OF BLOCK 10 - 1 X 1.80 X 1.80 = 3.24
AREA OF BLOCK 11 - 1 X 1.90 X 4.15 = 7.885
AREA OF BLOCK 12 - 1 X 0.50 X 6.35 = 3.175
AREA OF BLOCK 13 - 1 X 1.00 X 5.75 = 5.75
AREA OF BLOCK 14 - 1 X 1.50 X 5.75 = 8.625
TOTAL DEDUCTIONS = 60.40 SQM
PROPOSED BUILT UP AREA (P-LINE AREA) PER FLOOR = 405.87 - 60.40 = 345.47 SQM
RES. AREA @ GROUND FLOOR = 18.53 SQM
RES. AREA @ FIRST TO SEVENTH FLOOR = 7 X 345.47 = 2418.29
TOTAL RESIDENTIAL AREA = 2,436.82 SQM
TOTAL COMMERCIAL AREA = 74.77 SQM
GRAND TOTAL = 2,511.59 SQM



श्री विष्णु क. ४०६०/२०१५
दि. २८/१०/२०१५ का अंतिम निर्णय
अर्वा रीट विटिभनका अंतिम निर्णय

PROPOSED AMALGAMATION OF PLOT NOS. 86/A & 87
BEARING S. NO. 8 & 14/2, CTS NO. 4780/86-2 & 4780/87
RESIDENTIAL BUILDING ON PLOT NO. 86/A+87 OF S.NO.
8 & 14/2, OF VILLAGE DEOPUR, DHULE FOR
DREAMHOSE BUILDERS & DEVELOPERS (GPA Holder)

या बांधकाम नकाशावर दाखल रंगाने दर्शविलेल्या दुरुस्तीप्रमाणे
ज्योत्स्नकरात/अंतिम बांधकामासाठी सोबतच्या बांधकाम प्रारंभ
प्रमाणपत्र क्र. ११७२ दि. २८/१०/२०२१ मधील
अटीवर बांधकाम संपूर्ण केले जाई.

नामस्मार्ति
मुळे महानगरपालिका, मुळे

अभिप्रायवस्त
मुळे महानगरपालिका, मुळे

AREA STATEMENT

1. AREA OF PLOT	784.00 SQM
(a) As per ownership document (7/12 & CTS extract) (Plot No. 86/A: 289.16 + Plot No. 87: 494.84 = 784.00)	784.00 SQM
(b) As per measurement sheet	784.00 SQM
(c) As per site	784.00 SQM
2. DEDUCTIONS FOR	
(a) Proposed D.P. / D.P. Road Widening Area / Service Road / Highway Widening	-
(b) Any D.P. Reservation Area	-
(Total a+b)	-
3. BALANCE AREA OF PLOT (1-2)	784.00 SQM
4. AMENITY SPACE (If Applicable)	-
(a) Required	-
(b) Adjustment of 2(b), if any	-
(c) Balance Proposed	-
5. NET PLOT AREA (3-4(C))	784.00 SQM
6. RECREATIONAL OPEN SPACE (If Applicable)	-
(a) Required	-
(b) Proposed	-
7. INTERNAL ROAD AREA	-
8. PLOTTABLE AREA (If Applicable)	-
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr. No. 5 X Basic FSI) (784.80 X 1.10)	862.40 SQM
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
(a) Maximum permissible premium FSI - based on road width / T.O.D. Zone	-
(b) Proposed FSI on payment of premium	392.00 SQM
11. IN-SITU FSI / TDR LOADING	
(a) In-situ area against D.P. road [2.00X(Sr. no. 2 (a)) if any (b) In-situ area against Amenity Space if handed over (2.00 or 1.85 X Sr.No.4(b) and/or (c)]	-
(c) TDR area	-
(d) Total In-Situ / TDR Loading Proposed ((1(a)+(b)+(c))	313.60 SQM
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
(a) [8+10(b)+11(d)] or 12 whichever is applicable	1,568.00 SQM
(b) Ancillary Area FSI upto 60% or 80% with payment of charges	949.10 SQM
(c) Total Entitlement (a+b)	2,517.10 SQM
13. Maximum utilization limit of F.S.I. (Building Potential) Permissible as per Road Width (as per Regulation No. 6.1 or 6.2 or 6.4 as applicable) X 1.60 or 1.80	3.21
14. Total Built Up Area in proposal (excluding area at Sr.No. 17.b)	
(a) Existing Built-Up Area (as per P-Line)	2,511.59 SQM
(b) Proposed Built-Up Area (as per P-Line)	2,511.59 SQM
(c) Total (a+b)	2,511.59 SQM
15. F.S.I. Consumed (15/3) (should not be more than serial No. 14 above	3.20
16. Area for 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 DIMENSIONS OF ALL SIDES ETC.
OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA SO
WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF
OWNERSHIP / T. P. SCHEME RECORDS / LAND RECORDS
DEPARTMENT / CITY SURVEY RECORDS

NAME & SIGN OF LICENCED ENGINEER / SUPERVISOR

OWNER'S DECLARATION:
We undersigned hereby confirm that We would abide by plans approved
by Dhule Municipal Corporation. We would execute the structure as per
approved plans. Also We would execute the work under supervision of
proper technical person so as to ensure the quality and safety at the work.

MANISH RAMDAS BAGUL & GAURAV PRAMOD BORSE
Through it's GPA Holder M/s Dream House Builders &
Developers Through it's Partners:

Mr. HEMANT DEVIDAS SALUNKE
Mrs. SANDHYA HEMANT SALUNKE
Mr. SIDHANT HEMANT SALUNKE
Mr. PRAKASH SHANKARRAO BADGUJAR
Mrs. PRADHYA PRAKASH BAGUJAR

PRASHANT S. BACHHAV
M.E (STRUCT.)
CONSULTING ENGINEER

STRUCTURAL ENGINEER'S NAME & SIGNATURE

MR. SANJAY R. NAIK (Reg. No. CA / 2001 / 27211)
ARCHITECT'S NAME & SIGNATURE

NAIK ASSOCIATES
ARCHITECT & GOLD STORAGE CONSULTANT
VIHAR GARDEN APARTMENTS, TIKDE NAGAR,
BEHIND CITY CENTER MALL, UNWADI,
NASHIK-422 008
MOBILE: +91 98231 34925

JOB NO.: DRGNO.: M.D. 03 24.10.2021
REVISION: III CHECKED BY: SRN DEALT: SRN
SCALE: 1:100 UNLESS OTHERWISE STATED
FILE NAME: 2019 / SALUNKE HEMANT / SUBMISSION 24.10.2021