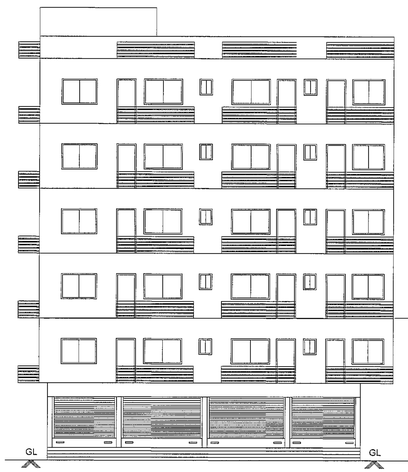
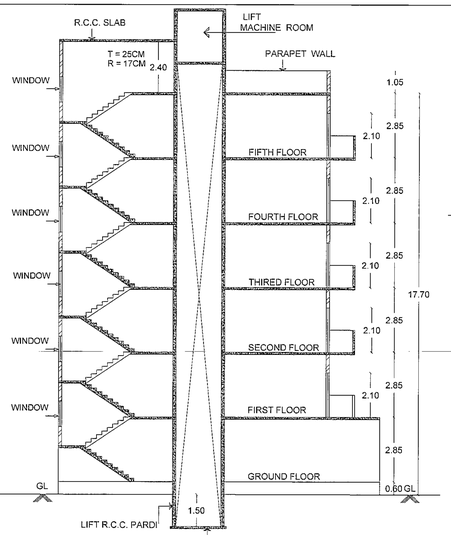
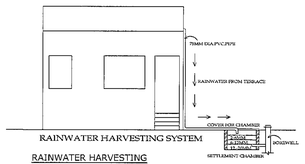


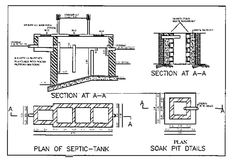
FRONT ELEVATION



SECTION A- A'

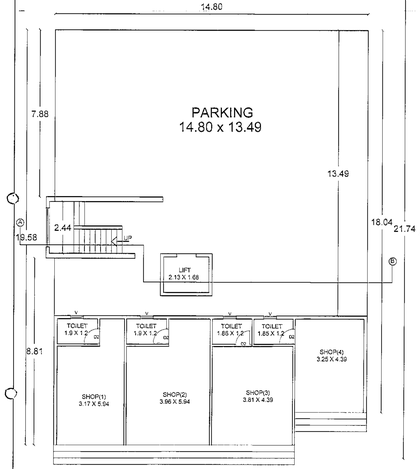


RAINWATER HARVESTING



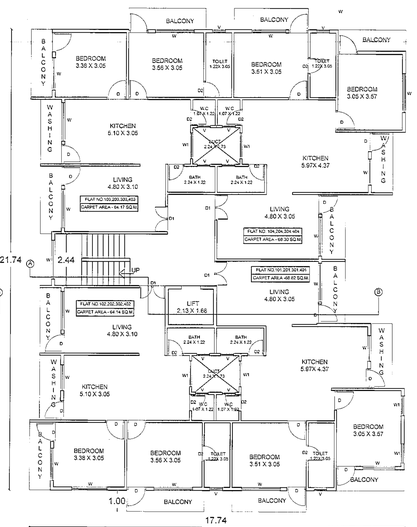
SEPTIC TANK DETAIL

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

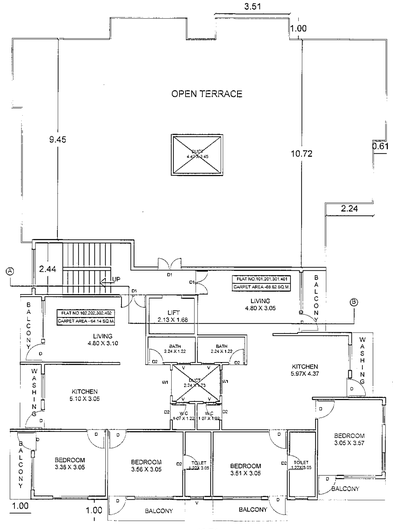


GROUND FLOOR PLAN

(SCALE = 1: 100)



TYPICAL FIRST FLOOR ,SECOND FLOOR
THIRD FLOOR AND FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

(SCALE = 1: 100)

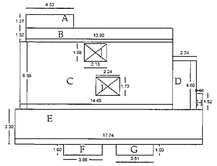
AREA CALCULATION

FIFTH FLOOR
BUILT UP AREA CALCULATIONS

A= 4.53 M X1.27 M	= 5.75 Sqm
B= 13.90 M X 1.32 M	= 18.34 Sqm
C= 14.45M X 6.35M	= 91.57 Sqm
D= 2.24 M X 4.60 M	=10.30 Sqm
E= 17.74 M X 3.30 M	= 58.54 Sqm
F= 3.66 M X 1.00M	= 3.66 Sqm
G= 3.51 M X 1.00 M	= 3.51 Sqm
H= 0.60M X 1.52 M	=0.91 Sqm
TOTAL	= 192.58 SQ.M.
DEDUCTIONS	
I =2.24 M X 1.73 M	= 3.87 SQ.M.
J = 2.13 M X 1.68 M	= 3.57 SQ.M.
TOTAL DEDUCTIONS	= 7.44 SQ.M.

TOTAL BUILT UP AREA OF EACH FLOOR = 192.58 - 7.44
= 185.14 Sqm.

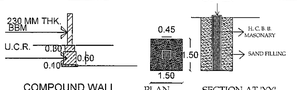
NET TOTAL BUILT UP AREA OF EACH FLOOR = 185.14 Sqm.



FIFTH FLOOR
PROFILE PLAN
(SCALE-1:200)

NET TOTAL BUILT UP AREA OF EACH FLOOR = 70.11 + 1438.8 + 185.14

NET TOTAL BUILT UP AREA = 1694.05 Sqm.



DETAIL OF SOAK PIT

BUILT -UP AREA STATEMENT		
1)	GROUND FLOOR BUILT-UP AREA =	= 84.79 Sqm.
2)	FIRST FLOOR BUILT-UP AREA =	= 359.7 Sqm.
3)	SECOND FLOOR BUILT-UP AREA =	= 359.7 Sqm.
4)	THIRD FLOOR BUILT-UP AREA =	= 359.7 Sqm.
5)	FOURTH FLOOR BUILT-UP AREA =	= 359.7 Sqm.
6)	FIFTH FLOOR BUILT-UP AREA =	= 185.65 Sqm.
	TOTAL BUILT-UP AREA OF BUILDING	= 1709.24 SQ.M.

F. S. I. STATEMENT

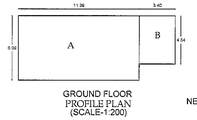
PLOT AREA OF PLOT NO. 29 & 30 (280.87 + 381.00) = 661.87 SQ.M.

1)	FREE F.S.I. 1.1 % = 661.87 X 1.1 = 728.05	= 728.05 SQ.M.
2)	PREMIUM PAID F.S.I. = 0.50% X661.87= 330.93	= 330.93 SQ.M.
3)	TOTAL F.S.I. AVAILABLE AS PER ROAD WIDTH (728.05 + 330.93) = 1058.98 SQ.M.	= 1058.98 SQ.M.
5)	ANCILLARY F.S.I. FOR RESIDENTIAL AREA 60% 974.19 X 60 % = 584.51 SQ.M.	= 584.51 SQM.
6)	ANCILLARY F.S.I. FOR COMMERCIAL AREA 80% 84.79 X 80 % = 67.83 SQ.M.	= 67.83 SQM.
7)	ALLOWABLE BUILT-UP AREA OF BUILDING =	1711.32 SQ.M.

HENCE 1709.24 < 1711.32

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 X5.0 X1 = 12.5 SQ.M. 1.0X 2.0 X 5 = 10.0 SQ.M
18 FLATS HAVING CARPET AREA ABOVE 40 SQ.M AND LESS THAN 80 SQ.M.	CAR = 9 NO SCOOTER = 45 NO	2.5 X5.0 X 9 NOS =112.5 SQ.M. 1.0X 2.0 X 45 NOS =90.0 SQ.M. TOTAL = 202.50 SQ.M.
CARPET AREA OF SHOP IS UNDER 100 SQM	CAR = 2 NO SCOOTER = 11 NO	2.5 X5.0 X 2 NOS = 25.0 SQ.M. 1.0X 2.0 X 11 NOS = 22.0 SQ.M. TOTAL = 47.0 SQ.M.
VISITOR PARKING 5%	202.50 X 5 % = 10.12 +47 + 202.50 = 259.62 SQ.M.	
TOTAL PARKING AREA REQUIRED IS 0.6 X 259.62		=155.77 SQ.M.
PARKING AREA PROVIDED		= 198.37 SQ.M.



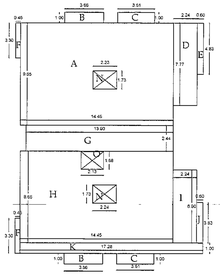
GROUND FLOOR
PROFILE PLAN
(SCALE-1:200)

AREA CALCULATION

GROUND FLOOR
BUILT UP AREA CALCULATIONS

A= 11.39 M X 6.09 M	= 69.36 Sqm
B= 3.4 M X 4.54 M	= 15.43 Sqm
TOTAL	= 84.79 Sqm

NET TOTAL BUILT UP AREA OF EACH FLOOR = 84.79 Sqm.



FIRST,SECOND,THIRD,FOURTH FLOOR
PROFILE PLAN
(SCALE-1:200)

AREA CALCULATION

FIRST,SECOND,THIRD,FOURTH FLOOR
BUILT UP AREA CALCULATIONS

A= 14.45 M X 9.65 M	= 139.44 Sqm
B= 3.66M X 1.00 M X 2NOS	= 7.32 Sqm
C= 3.51M X 1.00 M X 2NOS	= 7.02 Sqm
D= 2.24M X 7.77M	=17.40 Sqm
E= 0.60 M X 4.83 M	= 2.89 Sqm
F= 0.46 M X 3.30 M X 2NOS	= 3.03 Sqm
G= 13.90 M X 2.44 M	= 33.91 Sqm
H= 14.45 M X 8.65 M	= 124.99 Sqm
I= 2.24 M X 6.90 M	= 15.45 Sqm
J= 0.60 M X 3.83 M	= 2.29 Sqm
K= 17.28 M X 1.00 M	= 17.285qm
TOTAL	= 371.10 SQ.M.
DEDUCTIONS	
N =2.24 M X 1.73 M X 2NOS	= 7.75 SQ.M.
O = 2.13 M X 1.68 M	= 3.57 SQ.M.
TOTAL DEDUCTIONS	= 11.32 SQ.M.

TOTAL BUILT UP AREA OF EACH FLOOR = 371.02 - 11.32
= 358.7 Sqm.

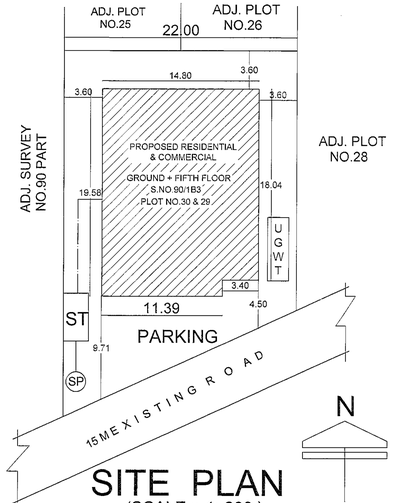
NET TOTAL BUILT UP AREA OF EACH FLOOR = 359.7 Sqm.

NET TOTAL BUILT UP AREA OF EACH FLOOR = 359.7 X 4 Sqm.
= 1438.8 Sqm.

FIRST FLOOR AREA					
SR.NO.	FLAT NO.	FLOOR DETAILS	ROOM DETAILS	CARPET AREA IN SQ.M.	BALP AREA IN SQ.M.
1	101	FIRST FLOOR	2BHK	68.82	86.28
2	102	FIRST FLOOR	2BHK	64.14	82.41
3	103	FIRST FLOOR	2BHK	64.17	81.92
4	104	FIRST FLOOR	2BHK	68.30	85.89
SECOND FLOOR AREA					
SR.NO.	FLAT NO.	FLOOR DETAILS	ROOM DETAILS	CARPET AREA IN SQ.M.	BALP AREA IN SQ.M.
5	201	SECOND FLOOR	2BHK	68.82	86.28
6	202	SECOND FLOOR	2BHK	64.14	82.41
7	203	SECOND FLOOR	2BHK	64.17	81.92
8	204	SECOND FLOOR	2BHK	68.30	85.89
THIRD FLOOR AREA					
SR.NO.	FLAT NO.	FLOOR DETAILS	ROOM DETAILS	CARPET AREA IN SQ.M.	BALP AREA IN SQ.M.
10	301	THIRD FLOOR	2BHK	68.82	86.28
11	302	THIRD FLOOR	2BHK	64.14	82.41
12	303	THIRD FLOOR	2BHK	64.17	81.92
13	304	THIRD FLOOR	2BHK	68.30	85.89
14	FOURTH FLOOR AREA				
SR.NO.	FLAT NO.	FLOOR DETAILS	ROOM DETAILS	CARPET AREA IN SQ.M.	BALP AREA IN SQ.M.
15	401	FOURTH FLOOR	2BHK	68.82	86.28
16	402	FOURTH FLOOR	2BHK	64.14	82.41
17	403	FOURTH FLOOR	2BHK	64.17	81.92
18	404	FOURTH FLOOR	2BHK	68.30	85.89
19	FIFTH FLOOR AREA				
SR.NO.	FLAT NO.	FLOOR DETAILS	ROOM DETAILS	CARPET AREA IN SQ.M.	BALP AREA IN SQ.M.
20	501	FIFTH FLOOR	2BHK	68.82	86.28
21	502	FIFTH FLOOR	2BHK	64.14	82.41

SHOP AREA					
SR.NO.	SHOP NO.	FLOOR DETAILS	ROOM DETAILS	CARPET AREA IN SQ.M.	BALP AREA IN SQ.M.
22	1	GROUND FLOOR	1	19.11	20.50
23	2	GROUND FLOOR	1	24.14	24.70
24	3	GROUND FLOOR	1	20.73	21.16
25	4	GROUND FLOOR	1	16.94	18.44

F.S.I. STATEMENT			
	FSI / TDR	PERMISSIBLE	PROPOSED
PLOT AREA	661.87 SQ.M.		
F.S.I. FREE	1.1	728.05 SQ.M.	728.05 SQ.M.
Premium F.S.I.	0.50%	330.93 SQM.	328.85 SQM.
ANCILLARY FSI FOR RESIDENTIAL	60% OF TOTAL F.S.I. 974.19 X 0.60 %	584.51 SQ.M.	584.51 SQM.
ANCILLARY FSI FOR COMMERCIAL	80% OF TOTAL F.S.I. 84.80 X 80 %	67.83 SQ.M	584.51 SQM.
TOTAL		1711.32 SQ.M	1709.24 SQ.M



SITE PLAN

(SCALE = 1: 200)

PROPOSED GROUND, FIRST,SECOND,THIRD, FOURH AND FIFTH FLOOR BUILDING PLAN ON S.NO. 90/1/B/3 , PLOT NO. 29 & 30, AT WALWADI, DHULE FOR DHARMANITI CONSTRUCTION PVT. LTD.
OWNER 1) RUSHIKESH DIPAK PATIL.
2) SUNNY DHARMENDRA BEHERE

STAMPS OF APPROVAL OF PLANS :-

नगर रचना विभागाकडून अंतिम नियंत्रणाचा अभिप्राय पहाता हि इमारतीचे नियोजन पुढील अटी आणि या दरम्यान नकाशामध्ये दर्शविल्याप्रमाणे कुलमुखत्यारपत्र/संमतीपत्र यांनुसार जमीनधारकांसाठी योग्यरित्या दाखलात आलेल्या प्रमाणपत्र क्र. १९४८ दि. १६/१/२०२२ नगरीय अधिकार प्रदानाच्या अनुषंगाने देण्यात येत आहे.

सहायक संचालक नगर रचना धुळे

आयुक्त धुळे महानगरपालिका, धुळे

A	AREA STATEMENTS	
1)	Area of plot no (29 & 30) (280.87 + 381.00)	
	(Minimum area of a, b, c to be considered)	= 661.87 SQM.
	a) As per ownership document (7/12, CTS exract)	= 661.87 SQM.
	b) as per measurement sheet	= 661.87 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)	= 661.87 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)]	= 661.87 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.) (661.87 X 1.1 = 728.05)	= 728.05 SQM.
10)	Addition of FSI on payment of premium	
	a) Maximum permissible premium FSI - based on road width/ TDR Zone (0.65 %)	
	b) Proposed FSI on payment of premium 0.50 % X 661.87	= 330.93 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.	= 1058.98 SQM.
	b) Ancillary Area FSI upto 60% or 80% with payment. 60% X 974.19 = 584.51 & 80% X 84.79 = 67.83 SQ.M	= 652.34 SQM.
	c) Total entitlement (a +b)	= 1711.32 SQM.
14)	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width i(as per Regulation no. 6.1or6.2 or 6.4 as applicable) x 1.6 or 1.8)	= 1711.32 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')	= 1709.24 SQM.
	c) Total (a +b)	= 1709.24 SQM.
16)	FSI Consumed (15/13) (should not be more than sr.no.14)	= 2.58%
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.

Signature
Ar. Avinash B Bhamare

Owner's Declaration : -
I/We undersigned hereby confirm that I/We would abide by all the rules of Local Authority/Collector. I/We would execute the structure as per approved plan. I/We would execute under supervision of proper technical personnel to ensure safety and safety at the work site.

Owner's Signature

DHARMANITI CONSTRUCTION

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/93/15738