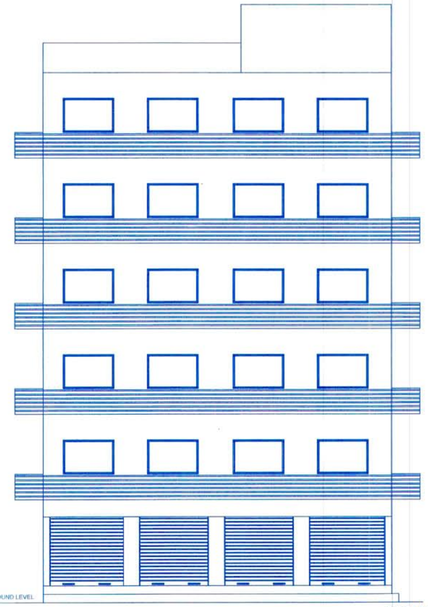
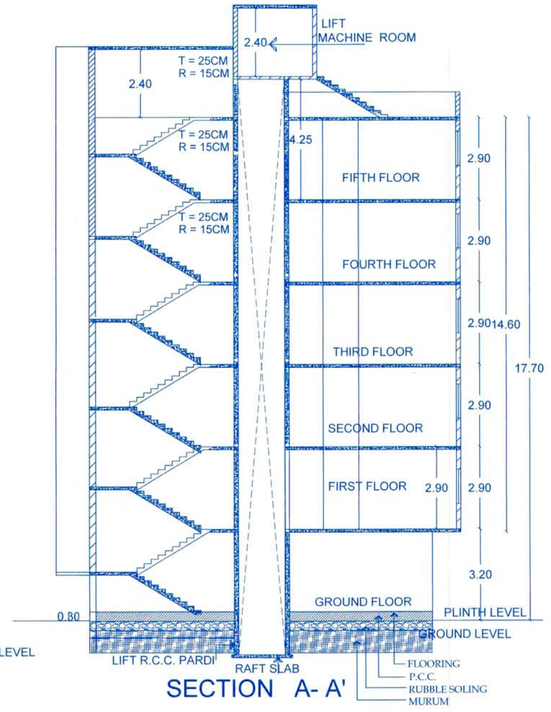
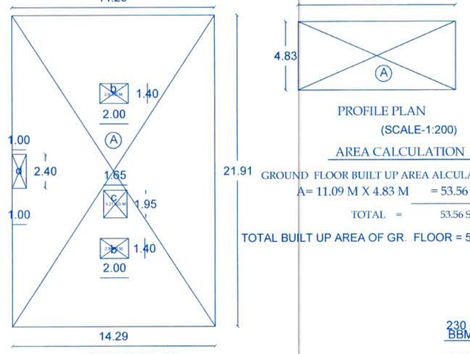
PROPOSED GROUND, FIRST,SECOND,THIRD, FOURH AND FIFTH FLOOR RESIDENTIAL BUILDING PLAN ON C.T.S. NO. 7124, S.NO. 38 , PLOT NO. 37, AT SARSWATI COLONY ,DEOPUR, DHULE FOR "SACHIN DEVELOPERS " PARTNER SHRI RAJENDRA PARSHURAM PACHPUTE AND SAU UJWALA RAJENDRA PACHPUTE.



FRONT ELEVATION



SECTION A- A'



FIRST,SECOND,THIRD,FOURTH AND FIFTH FLOOR PROFILE PLAN.

PROFILE PLAN (SCALE-1:200)

AREA CALCULATION

FIRST,SECOND,THIRD,FOURTH FLOOR BUILT UP AREA ALCULATIONS
A= 14.29 M X 21.91 M = 313.09 Sqm

DEDUCTIONS
b = 2.0 M X 1.40 M X 2NOS =5.60 SQ.M.
c = 1.65 M X 1.95 M = 3.21 SQ.M.
d = 1.0 M X 2.40 M = 2.40 SQ.M.
TOTAL DEDUCTIONS = 11.21 SQ.M.

TOTAL BUILT UP AREA OF EACH FLOOR = 313.09 - 11.21 = 301.88 Sqm.
NET TOTAL BUILT UP AREA OF EACH FLOOR = 301.88 Sqm.

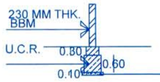
GROUND FLOOR PROFILE PLAN

PROFILE PLAN (SCALE-1:200)

AREA CALCULATION

GROUND FLOOR BUILT UP AREA ALCULATIONS
A= 11.09 M X 4.83 M = 53.56 Sqm
TOTAL = 53.56 SQ.M.

TOTAL BUILT UP AREA OF GR. FLOOR = 53.56 Sqm.



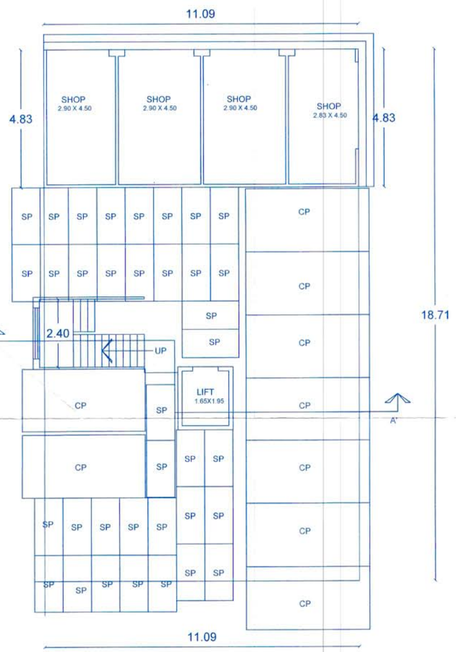
COMPOUND WALL SECTION AT C-D



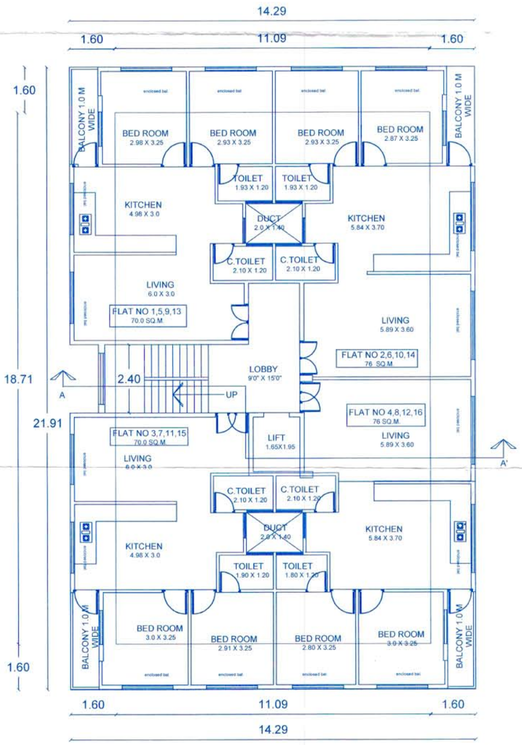
DETAIL OF SOAK PIT

SCHEDULE OF OPENING

ITEM	SIZE	DISCRIPTION
D	1.00 X 2.40	FULLY PANELLED DOOR
D1	0.90 X 2.40	FULLY PANELLED DOOR
D2	1.50 X 2.40	FULLY PANELLED DOOR
W	4.00 X 1.80	FULLY PANELLED WINDOW
W1	2.00 X 1.80	FULLY PANELLED WINDOW
V	0.75 X 0.90	LOUVERS VENTILATOR



GROUND FLOOR PLAN (SCALE = 1: 100)



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

BUILT -UP AREA STATEMENT

1)	GROUND FLOOR BUILT-UP AREA =	= 53.56 Sqm.
2)	FIRST FLOOR BUILT-UP AREA =	= 301.88 Sqm.
3)	SECOND FLOOR BUILT-UP AREA =	= 301.88 Sqm.
4)	THIRD FLOOR BUILT-UP AREA =	= 301.88 Sqm.
5)	FOURTH FLOOR BUILT-UP AREA =	= 301.88 Sqm.
6)	FIFTH FLOOR BUILT-UP AREA =	= 301.88 Sqm.
	TOTAL BUILT-UP AREA OF BUILDING	= 1562.96 SQ.M.

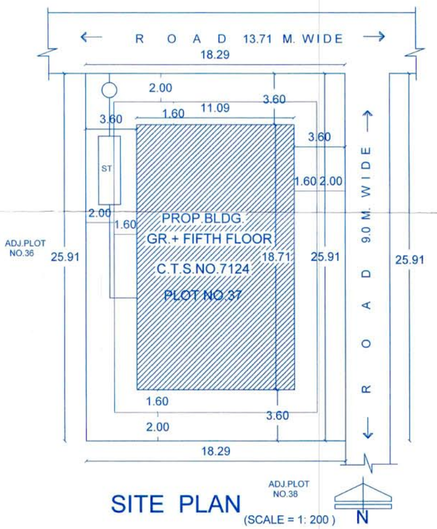
F. S. I. STATEMENT

	PLOT AREA OF C.T.S. NO. 7124	= 483.70 SQ.M.
1)	FREE F.S.I. 1.1 % = 483.7 X 1.1 = 532.07	= 532.07 SQ.M.
2)	PREMIUM PAID F.S.I. = 0.50% X 483.7 = 241.85	= 241.85 SQ.M.
3)	T.D.R. ALLOVABLE AS PER ROAD WIDTH IS 13.71 M = T.D.R. 0.65% X 483.70 = 341.40 SQ.M. T.D.R. TEKEN BY OWNER ON SITE	= 215.10 Sqm.
4)	TOTAL F.S.I. AVAILABLE AS PER ROAD WIDTH (532.07 + 241.85 + 215.10 = 989.02 SQ.M.	= 993.92 SQ.M.
5)	ANCILLARY F.S.I. 0.60 % OF TOTAL F.S.I 989.02 X 60 % = 593.41 SQ.M.	= 593.41 SQM.
6)	TOTAL F.S.I. AVAILABLE WITH T.D.R. (532.07 + 241.85 + 215.10 + 593.41	= 1585.37 SQM.
7)	NET TOTAL BUILT-UP AREA OF BUILDING	= 1558.96 SQ.M.
	HENCE 1562.96 < 1582.43	

F.S.I. STATEMENT			
	FSI / TDR	PERMISSIBLE	PROPOSED
PLOT AREA	483.70 SQ.M.		
F.S.I. FREE	1.1	532.07 SQ.M.	532.07 SQ.M.
Premium F.S.I.	0.50%	241.85 SQM.	241.85 SQM.
T.D.R.	0.65%	314.40 SQM.	215.10SQ.M.
ANCELLARY FSI	0.60% OF TOTAL F.S.I. 989.02 X 60 %	593.41 SQ.M.	573.94 SQM.
TOTAL		1681.73 SQ.M.	1562.96 SQ.M.

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. 1.5X 2.0 X 5 = 15.0 SQ.M	
18 FLATS HAVING CARPET AREA ABOVE 40 SQM AND LESS THAN 80 SQ.M.	CAR -- 9 NO SCOOTER -- 45 NO	2.5 X5.0 X 9 NOS =112.5 SQ.M. 1.5X 2.0 X 45 NOS =135.0 SQ.M. TOTAL = 247.50 SQ.M.	
VISITOR PARKING 5%	247.50 X 5 % = 12.37 SQ.M.+247.5 =259.87 SQ.M.		
TOTAL PARKING AREA REQUIRED	=259.87 SQ.M.		
PARKING AREA PROVIDED	=260.00 SQ.M.		



SITE PLAN (SCALE = 1: 200)

STAMPS OF APPROVAL OF PLANS :-

ऊर्ध्व विकास क्र.४०६०/२०१५ ज्या वि.२८/१०/२०१५ च्या अंतरिम निर्णया नुसार सैट प्रिटीशनच्या अंतीम निष्कर्षाच्या अधिन राहून ही परवानगी बेशर्तपणे देत आहे

या बांधकाम नकाशावर लाल रेषाने दर्शविलेल्या दुरुस्तीप्रमाणे ज्योत्यापर्यंत/अंतिम बांधकामासाठी सोबत [illegible] बांधकाम प्रारंभ प्रमाणपत्र क्र. ८१२ दि. ६/०९/२०१५ पर्यंत! अटीवर बांधकाम परवानगी देण्यात येत आहे.

नगररचनाकार
धुळे महानगरपालिका, धुळे

आयुक्त
धुळे महानगरपालिका, धुळे

धुळे महानगरपालिका, धुळे स्थापत्य ला. ३०/०६/०३

आयुक्त धुळे महानगरपालिका, धुळे

A AREA STATEMENTS

1)	Area of plot (PLOT NO. 37 ,C.T.S. NO. 7124, S.NO. 38)	= 483.70 SQM.
	(Minimum area of a, b, c to be considered)	
	a) As per ownership document (7/12, [illegible])	= 483.70 SQM.
	b) as per measurement sheet	= 483.70 SQM.
	c) as per site	= 483.70 SQM.
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)	= 483.70 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)]	= 483.70 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.) (483.7 X 1.1 =532.07)	= 532.07 SQM.
10)	Addition of FSI on payment of premium	
	a) Maximum permissible premium FSI - based on road width/ TDR Zone (0.65 %)	.65 %
	b) Proposed FSI on payment of premium 0.50 % X483.7	= 241.85 SQ.M.
11)	In - situ FSI / TDR loading	220.0 SQ.M
	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.	= 993.92 SQM.
	b) Ancillary Area FSI upto 60% or 80% with payment. 60% X 993.92 = 1.35 % = 596.35 SQ.M.	= 596.35 SQM.
	c) Total entitlement (a +b)	= 1590.27 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]	
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')	= 1562.96 SQM.
	c) Total (a +b)	= 1562.96 SQM.
16)	FSI Consumed (15/13) (should not be more than sr.no.14)	= 1562.96 < 1590.27
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 s worked out tallies with the area stated in document of Ownership/T.P. Scheme Records/Land Records Department/City Survey records.

Signature
BHAVSAR & ASSOCIATES Architects & Engineers Opp. Deopur Police Station Agra Road, Dhule
Ar. Mihir A. 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
SACHIN DEVELOPERS

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration no of Architect/ License no. of Licensed Engineer/ Supervisor
1	1	1:100	MIHIR	MIHIR	CA/2015/67579