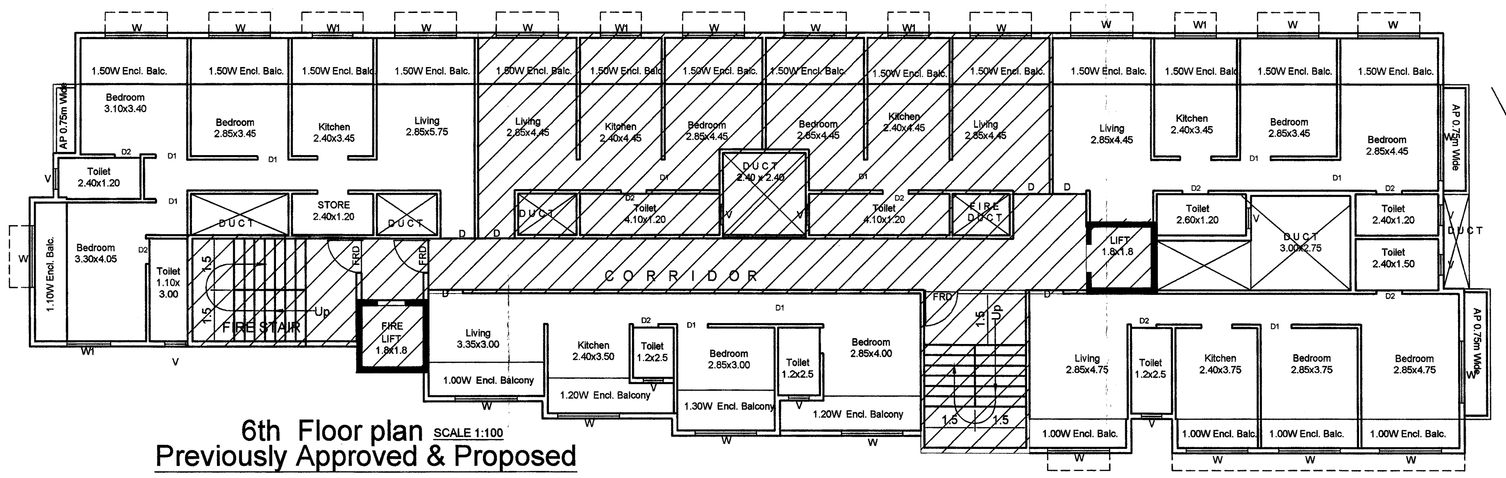
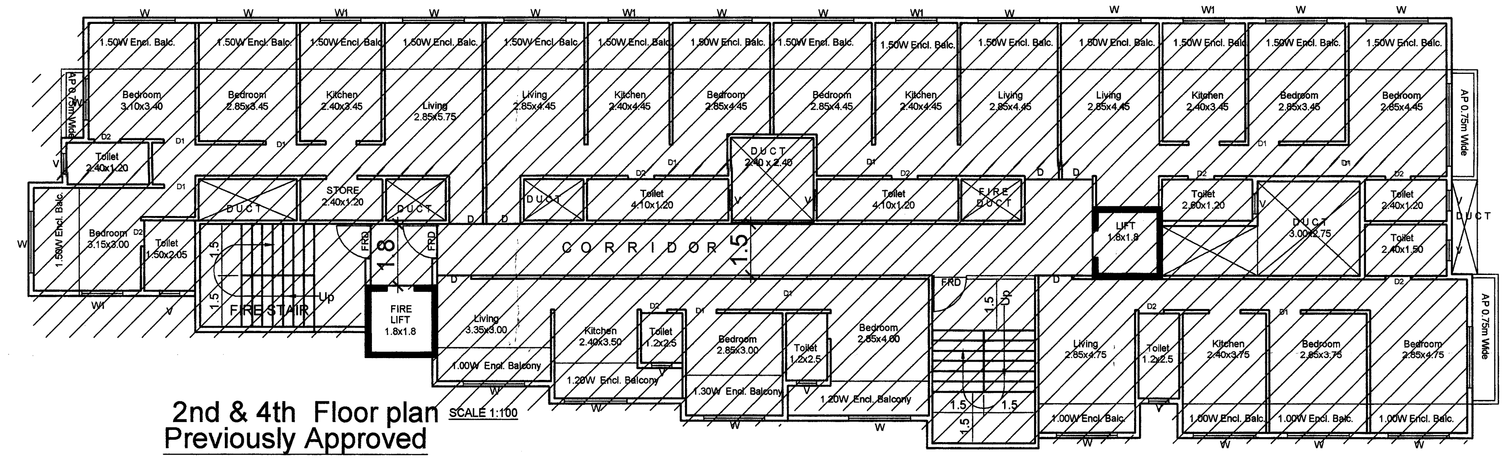
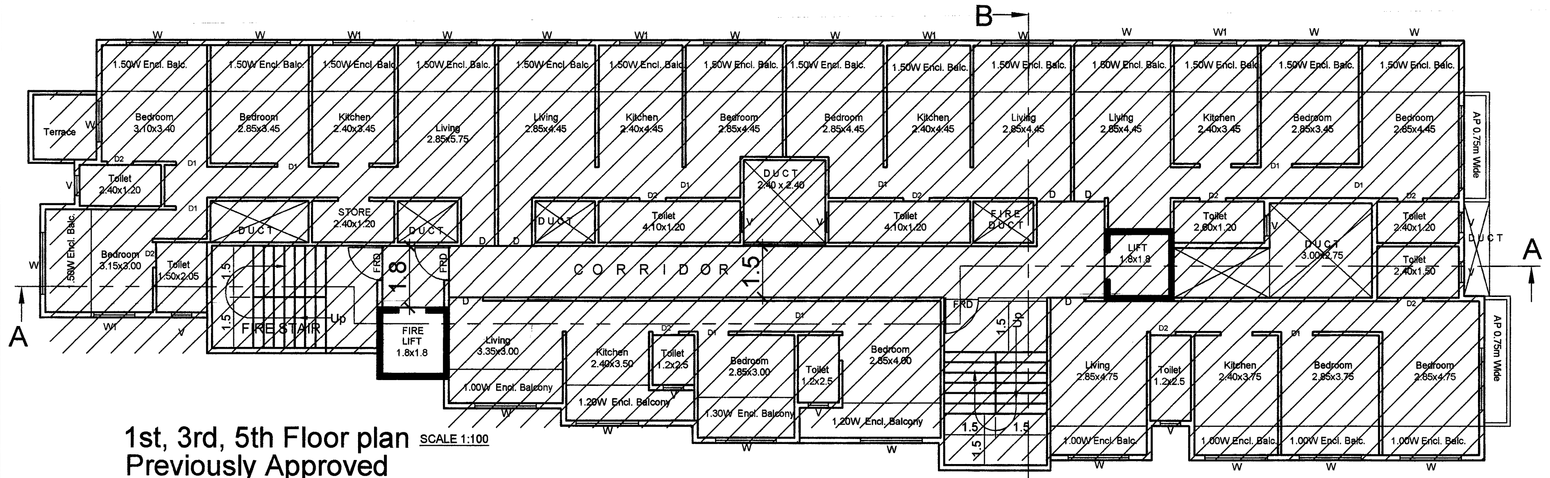


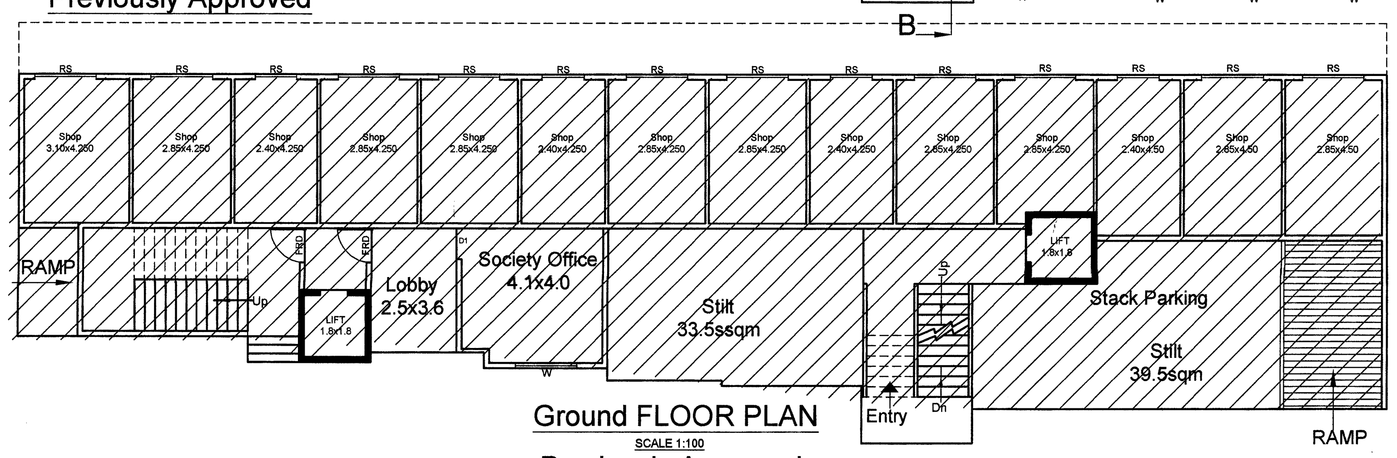
6th Floor plan SCALE 1:100
Previously Approved & Proposed



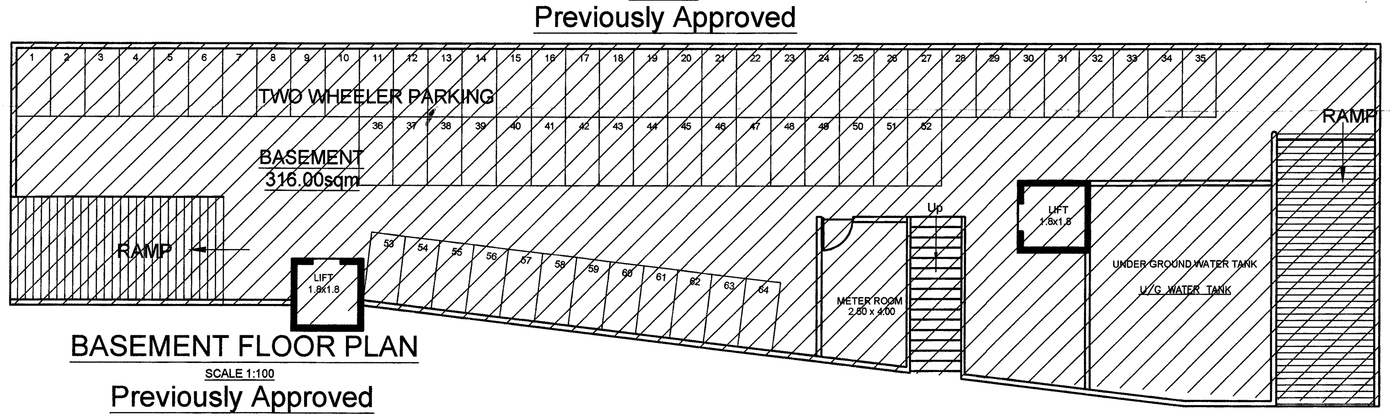
2nd & 4th Floor plan SCALE 1:100
Previously Approved



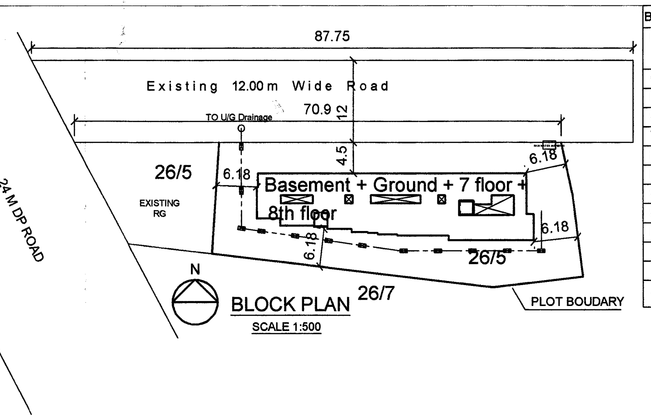
1st, 3rd, 5th Floor plan SCALE 1:100
Previously Approved



Ground FLOOR PLAN
SCALE 1:100
Previously Approved



BASEMENT FLOOR PLAN
SCALE 1:100
Previously Approved



BLOCK PLAN
SCALE 1:500

BUILT-UP AREA STATEMENT		
Floor	AREA M² Existing	AREA M² Proposed
Ground	247.96	-
First	417.38	-
Second	414.08	-
Third	417.38	-
Fourth	414.08	-
Fifth	417.38	-
Sixth	148.38	265.70
Seventh		417.38
Eighth		284.54
	2476.38	967.62
TOTAL	3444.00	

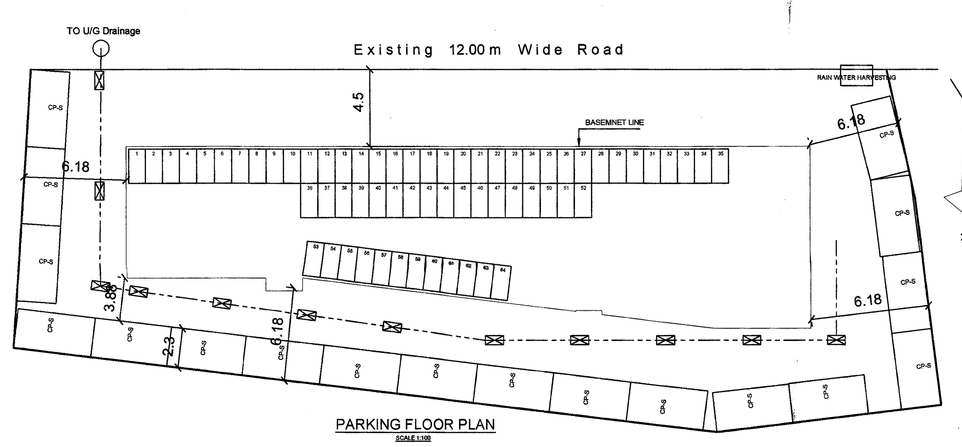
	AREA (SQM)	PARKING REQUIRED CAR	MOTOR CYCLE	PARKING PROPOSED CAR (60%)	Visitor CAR (5%)	MOTOR CYCLE
SHOP	247.96	4.95	14.82	7	18	
FLATS 40-80 30NOS		15	30	28.45x0.60 = 17.07	15x0.05= 0.75	
FLATS 30-40 17NOS		8.5	17			
TOTAL		28.45	61.82	17	1	
		62		18	62	

TDR STATEMENT

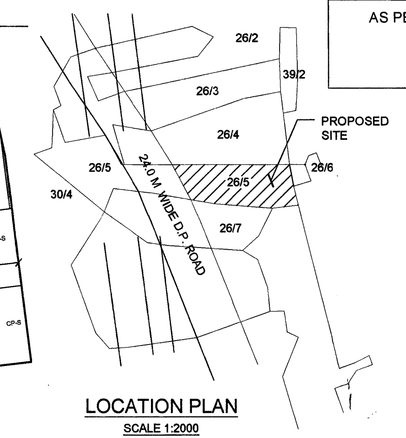
1) TDR NO. UHN3-3516-2023 DATED 27-03-2023
DRC BO. 063 DATED 23-03-2022
X = (Rg / Rr) x Y
552 = (8820 / 8820) x 552

2) TDR NO. UHN3-12013-2023 DATED 11-10-2023
DRC BO. 063 DATED 23-03-2022
X = (Rg / Rr) x Y
14 = (8820 / 8820) x 14

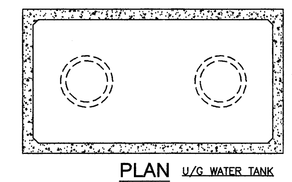
AS PER 2 TDR PURCHASE AGREEMENTS
552 + 25 = 577SQM
LESS USED TDR (552+14) = 566SQM
TDR BALANCE = 011SQM



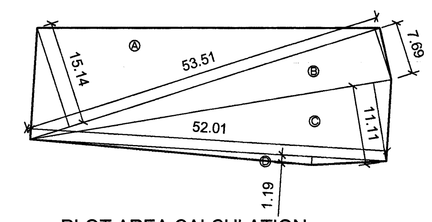
PARKING FLOOR PLAN
SCALE 1:100



LOCATION PLAN
SCALE 1:2000



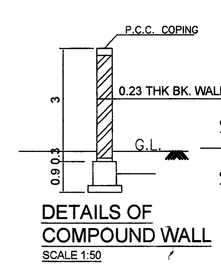
PLAN U/G WATER TANK



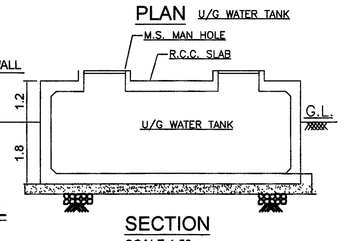
PLOT AREA CALCULATION

Ⓐ 1/2 x 53.51 x 15.14 = 405.07
Ⓑ 1/2 x 53.51 x 07.69 = 205.74
Ⓒ 1/2 x 52.01 x 11.11 = 288.91
Ⓓ 1/2 x 52.01 x 01.19 = 030.94

AREA = 930.66m²



DETAILS OF COMPOUND WALL
SCALE 1:50

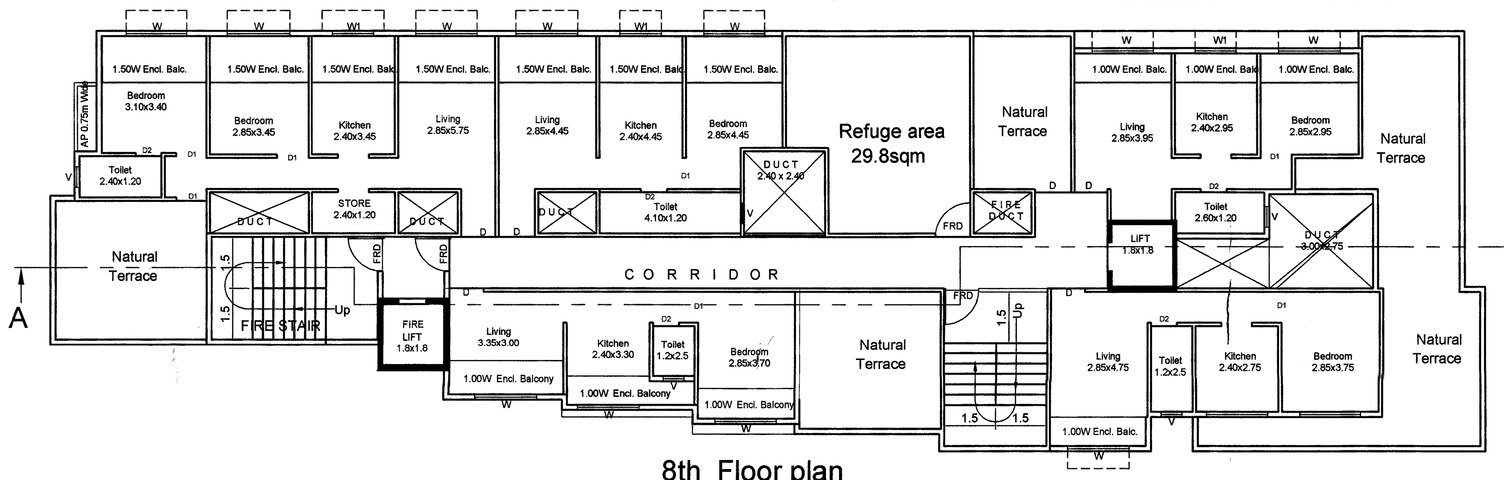


SECTION
SCALE 1:50

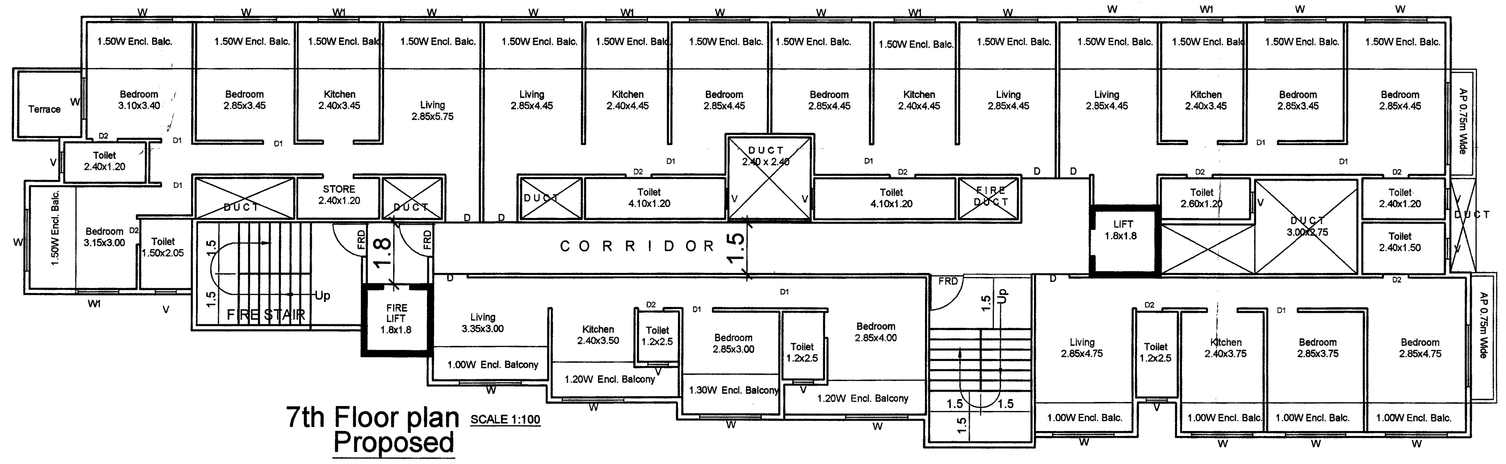
NOTES :-

1. PLOT BOUNDARY SHOWN IN THICK BLACK.
2. PROPOSED WORK SHOWN RED
3. DRAINAGE LINE SHOWN IN RED DOTTED.
4. ALL DIMENSIONS ARE IN MTS. UNLESS NOTED OTHERWISE.
5. ALL EXT. WALLS ARE 0.23M/0.15M AND INT. WALLS ARE 0.10M/0.15M THK. UNLESS NOTED OTHERWISE.
6. TOTAL CONSTRUCTION AREA = 2904.26SQM

DOOR WINDOW SCHEDULE		
MKD.	SIZE	DESCRIPTION
D1	1.00 X 2.10	T.W FRAMED PANELLED DOOR
D2	0.90 X 2.10	FLUSH DOOR
D3	0.75 X 2.10	BAKELITE TYPE DOOR
D4	1.50 X 2.1	T.W FRAMED SLIDING DOOR
W	1.50 X 1.50	T.W FRAMED GLAZED WINDOW
W2	1.80 X 1.20	T.W FRAMED GLAZED WINDOW
V	0.60 X 0.90	LOUVERED VENTILATOR



8th Floor plan
Proposed SCALE 1:100



7th Floor plan SCALE 1:100
Proposed

Proforma - I

PROPOSED REDEVELOPMENT OF SHRI VIJAY CHS LTD, NIVEDITA & PRANOTI BUILDINGS ON LAND BEARING S. NO.26 H. NO.5(pt) CTS NO 6574(PT) , NAVARE PARK KOHOJ-KHUNTAVALI AMBERNATH (W)

STAMP OF APPROVAL OF PLANS

अंबरनाथ नगरपरिषद, अंबरनाथ

बाधकाम नकाशे मंजूरी

.....नगरपालिका/नगरपंचायत/महानगरपालिका क्षेत्रातील/गावातील दुय्यम दाखलाकियमगाणे व बांधकाम प्रारंभ पत्र क्र.अं.न.प./बांधि/आर/2023-24/1203/SE/730/00 दि. 06/09/2023 .....बाबत प्राप्त झालेल्या अटी प्रमाणे अंतीम रचना एकुण मंजुरी दिलेले क्षेत्र.....चो.मी.

उप-अभियंता
अंबरनाथ नगरपरिषद, अंबरनाथ

मुख्याधिकारी तथा निबंधक अधिकारी
अंबरनाथ नगरपरिषद, अंबरनाथ

	AREA STATEMENT	SQMT
1	AREA OF PLOT (Minimum area of a, b, c to be considered)	
	(a) As per owenership document	926.00
	(b) Internal Road area	-
	Total Plot area	926.00
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)	926.00
4	Amenity Space (if applicable)	
	(a) Required -	--
	(b) Adjustment of 2(b), if any -	--
	(c) Balance Proposed -	--
5	Net Plot Area (3 - 4 (c))	926.00
6	Recreational Open Space (if applicable)	
	(a) Required -	--
	(b) Proposed -	--
7	--	--
8	Plotable area (if applicable)	--
9	Existing Authorised Built up area with reference to Basic F.S.I. as per front road width (~~944.88~~ x1.00)	926.00
10	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone	--
	(b) Proposed FSI on paymnet of premium (30% OF 3)	277.80
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 [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)]	--
	(c) TDR area (1.9 of 1a) = 834 permissible Proposed	566.00
	(d) Total in-situ / TDR loading proposed (11 (a) + (b) + (c))	NIL
12	Additional FSI area under Chapter No. 7 (REDEVELOPMENT FSI) (24 x 15sqm/FLAT)	360.00
13	Total entitlement of FSI in the proposal	
	(a) [7 + 9 + 10 (b) + 11(d) + 12 whichever is applicable	2129.80
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges. 60% OF RESIDENTIAL = 1948.02 X 0.6 = 1168.81 80% OF COMMERCIAL = 181.78 x 0.8 = 145.42	1314.23
	(c) Total entitlement (a+b)	3444.03
14	Maximum utilization limit of FSI (building potential) permissible as per Road width ((as per regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable)x1.6 or 1.8)	--
15	Total Built-up Area in proposal (excluding area at Sr. No. 17b)	
	(a) Previous approved Built-up Area	2476.38
	(b) Proposed Built-up Area	967.62
	(c) Total (a + b)	3444.00
16	FSI consumed (15/13) (should not be more than sr. No.14 above	0.99
17	Balance FSI	0.3
18	Area for Inclusive Housing , if any	
	(a) Required (20% of Sr. no. 5)	--
	(b) Proposed	--

DESCRIPTION OF PROPOSAL AND PROPERTY	REVISED
PROPOSED REDEVELOPMENT ON LAND BEARING S. NO.26 H. NO.5(pt), CTS NO. 65/4(PT) AT NAVARE PARK, VILLAGE KOHOJ KHUNTAVLI AMBERNATH (W)	
SHRI VIJAY CO. OP. HSG. SOCIETY, POA HOLDER SHRI SUNIL S. NAIR & OTHER PARTNER OF M/s SUNITA ENTERPRISES	

OWNER'S SIGN	ARCHITECT'S SIGN
P.O.A. HOLDER	VINOD S. MARRE ARCHITECT BANDRA(W), CR.NO.2008 R.NO.46, BANDRA PARK, AMBERNATH - 421 506(MAHARASHTRA)

DRG. NO.	SCALE	DATE
AMC/SE/KO-KH/NP-2/01	1 : 100 1 : 250 1 : 500	01/9/2023 sheet 1 of 2