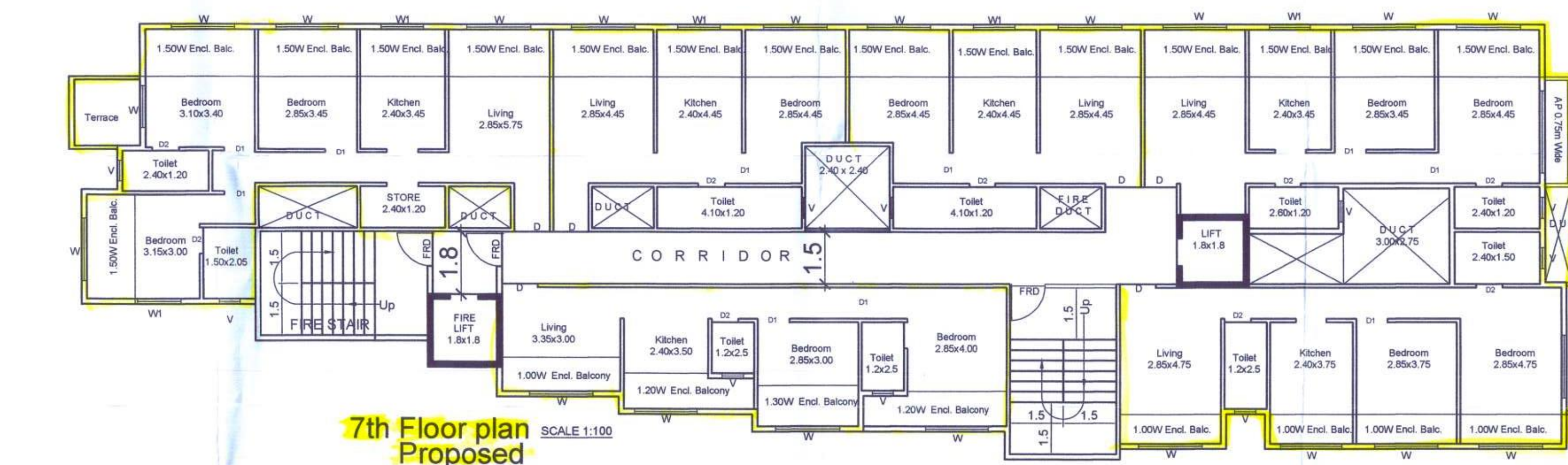
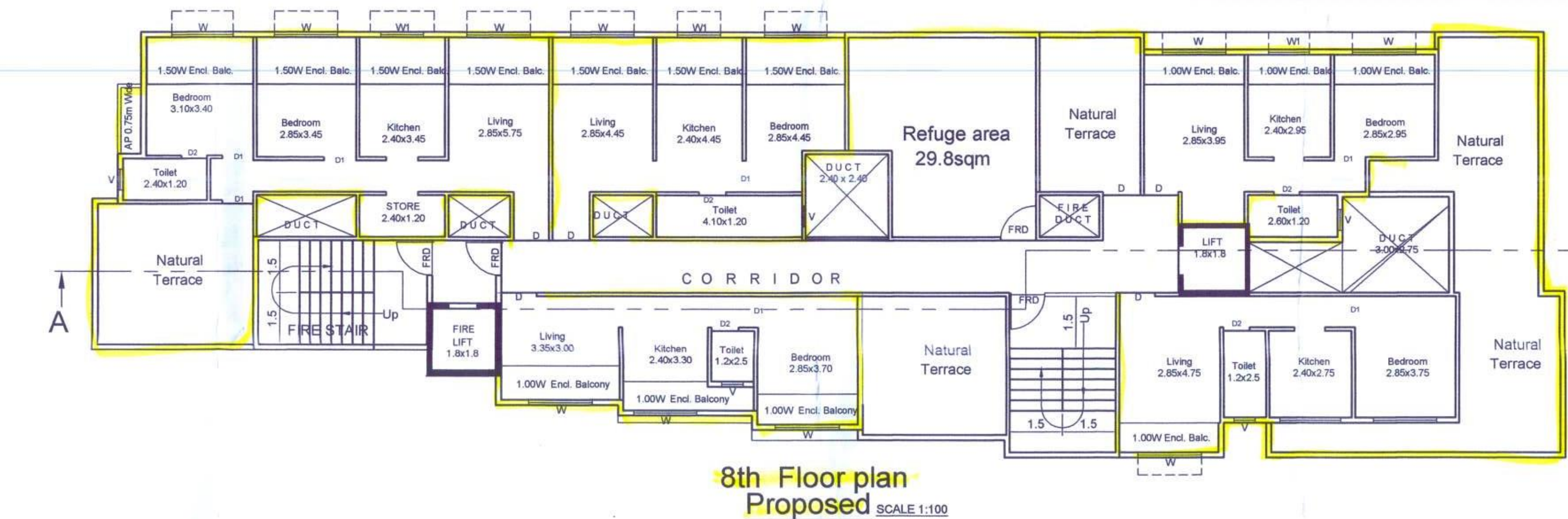
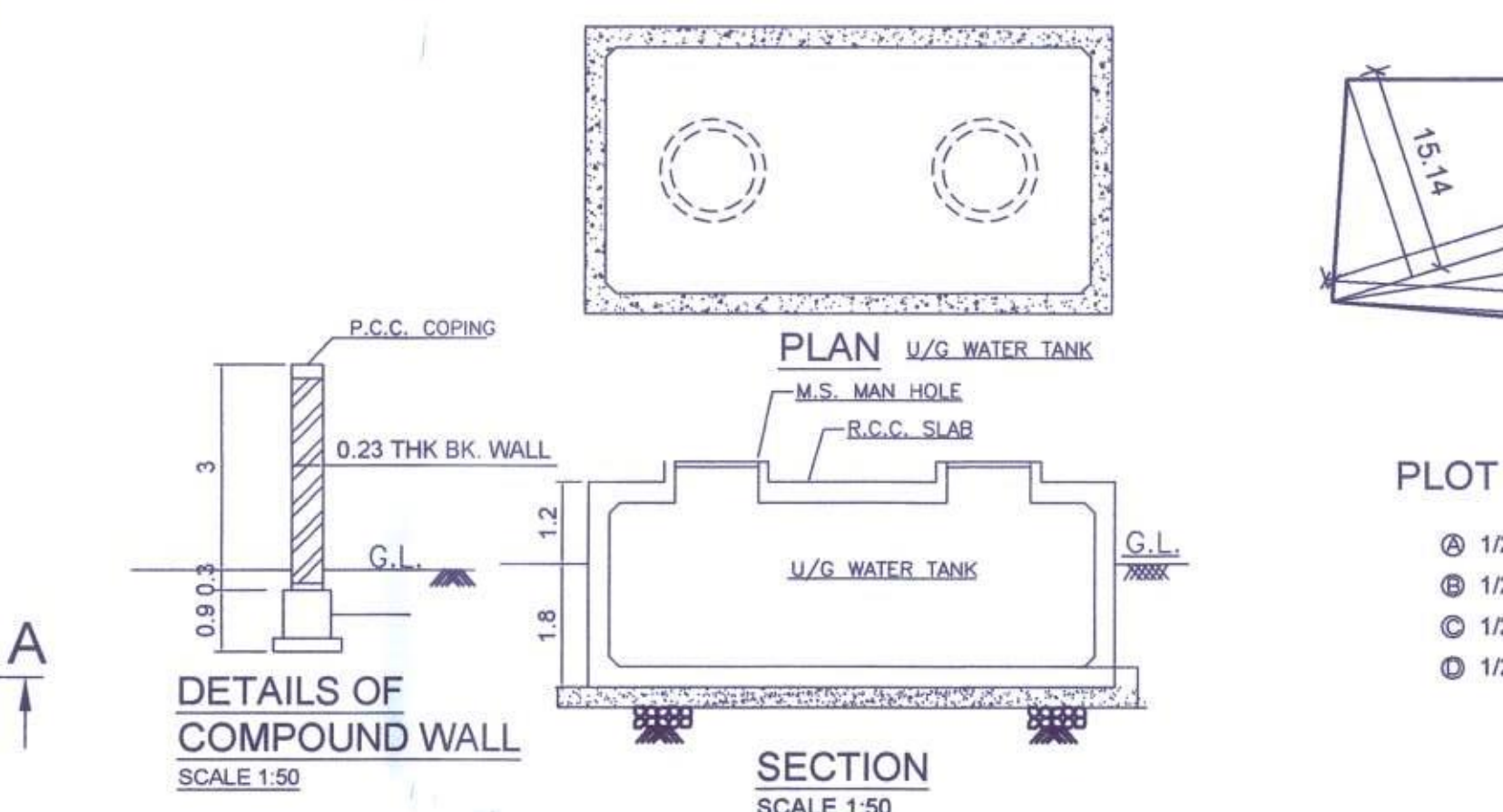
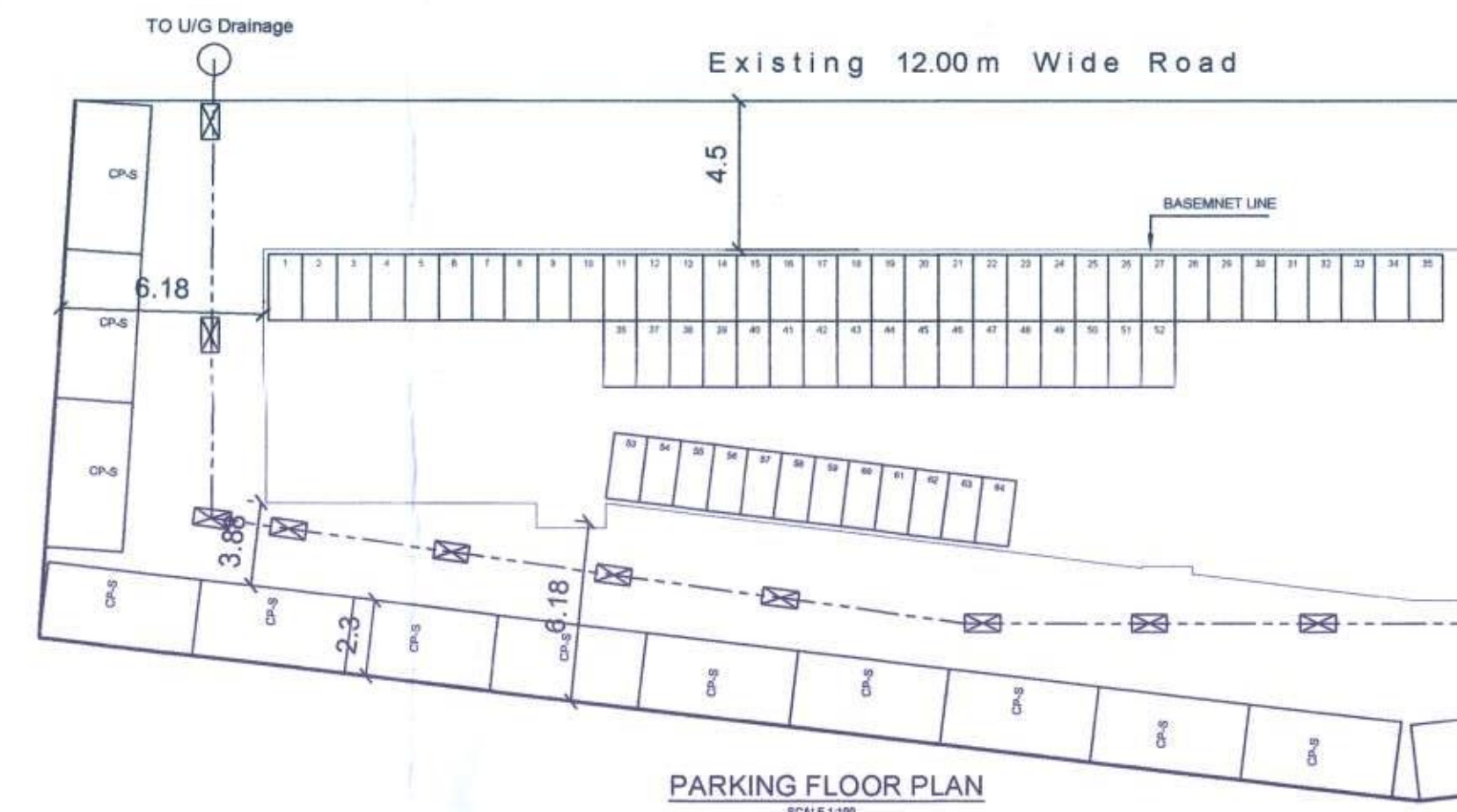
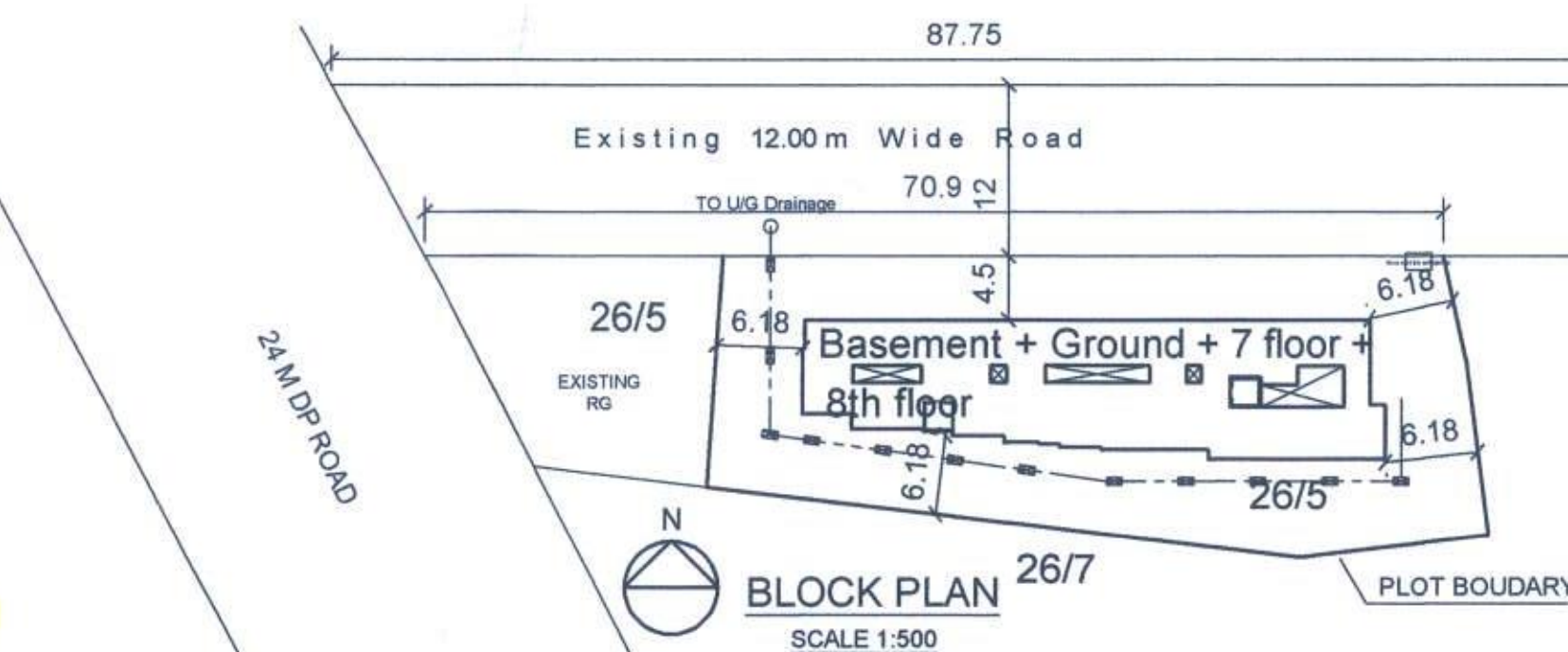
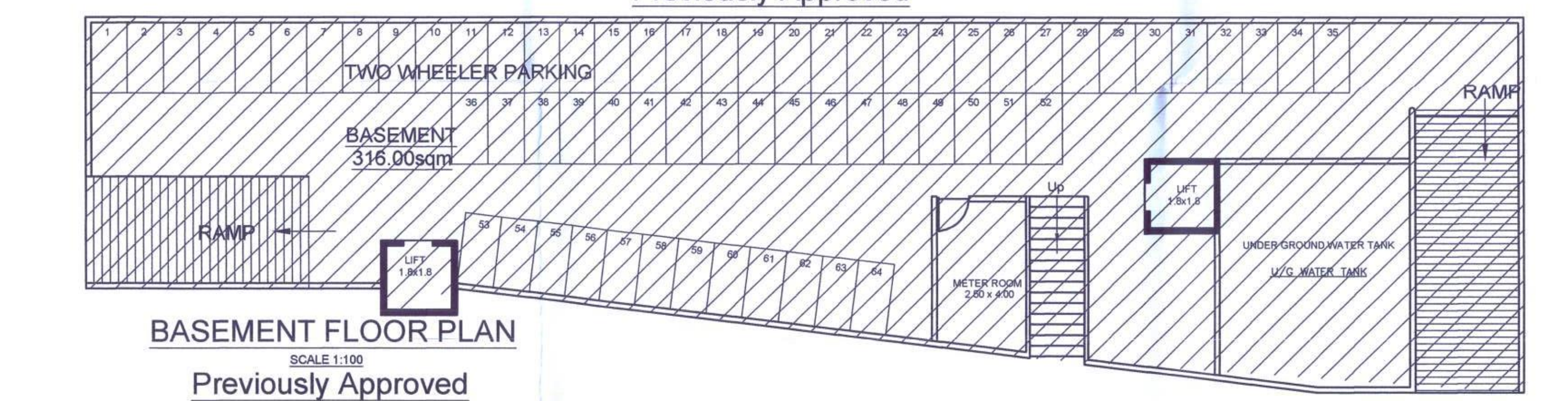
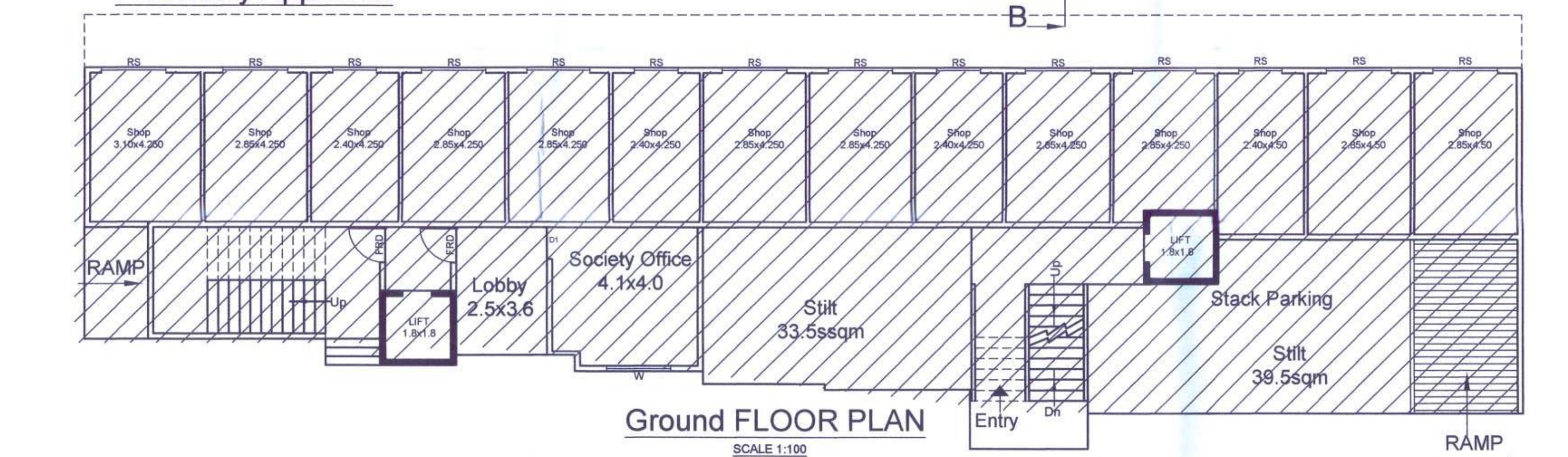
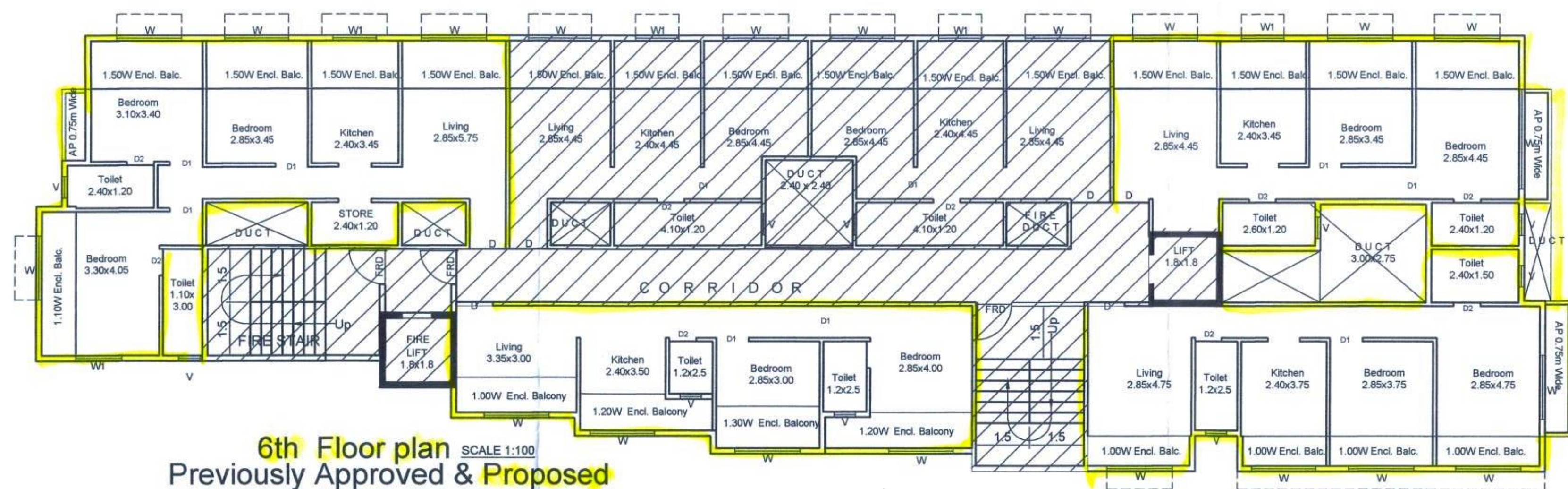




BUILT-UP AREA STATEMENT			AREA (SQM)		PARKING REQUIRED		PARKING PROPOSED	
Floor	AREA M ² Existing	AREA M ² Proposed	CAR	MOTOR CYCLE	CAR (80%)	Visitor CAR (5%)	MOTOR CYCLE	
Ground	247.96	-	SHOP	247.96	4.95	14.82	7	18
First	417.38	-	FLATS	40-80	15	30	28.45x0.60 = 17.07	15x0.05 = 0.75
Second	414.08	-	FLATS	30-40	8.5	17		
Third	417.38	-						
Fourth	414.08	-						
Fifth	417.38	-						
Sixth	148.38	265.70						
Seventh	417.38	-						
Eighth	284.54	-						
TOTAL	2476.38	967.62			62		18	62
TOTAL			3444.00					

TDR STATEMENT	
1) TDR NO. UHN3-3516-2023 DATED 27-03-2023 DRC BO. 063 DATED 23-03-2022	$X = (R_g / R_r) \times Y$ $552 = (8820 / 8820) \times 552$
2) TDR NO. UHN3-12013-2023 DATED 11-10-2023 DRC BO. 063 DATED 23-03-2022	$X = (R_g / R_r) \times Y$ $14 = (8820 / 8820) \times 14$
AS PER 2 TDR PURCHASE AGREEMENTS 552 + 25 = 577SQM LESS USED TDR (552+14) = 566SQM TDR BALANCE = 011SQM	



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 = 2604.26SQM		

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

AREA STATEMENT		SQMT
1 AREA OF PLOT (Minimum area of a, b, c to be considered)	(a) As per ownership 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 (a))		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 (844.88 x 1.00)		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 payment 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 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/PLAT)		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)		9444.03
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) x 1.6 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		-

Proforma - I

PROPOSED REDEVELOPMENT OF SHRI VIJAY CHS LTD, NIVEDITA & PRANOTI BUILDINGS ON LAND BEARING S. NO. 28 H. NO. 28 H. NO. 28 H. CTS NO. 654/PT. 1, NAVARE PARK KOLHAPUR-KHUNTAVALI AMBERNATH (W)

STAMP OF APPROVAL OF PLANS

25/01/23
वाधकाम नकारो मंजूरी
..... दि. 25/01/23 से नवीनीकरण/परिवर्तन व संशोधन प्रारंभ पर क्र. अ.न.प. / संवि/ वास/ 25/01/23/ 967.62/ 23/01/23
दि. 25/01/23 से नवीनीकरण/परिवर्तन व संशोधन प्रारंभ आता कस एका मंजुरी दिले क्षेत्र..... चौ.मी.
.....
अंमलबजावणी कर अधिकारी
अंमलबजावणी कर अधिकारी

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT ON LAND BEARING S. NO. 28 H. NO. 28 H. CTS NO. 654/PT. 1 AT NAVARE PARK, VILLAGE KOLHAPUR-KHUNTAVALI AMBERNATH (W)

SHRI VIJAY CO. OP. HSG. SOCIETY, POA HOLDER SHRI SUNIL S. NAIK & OTHER PARTNER OF M/s SUNITA ENTERPRISES

OWNER'S SIGN

P.O.A. HOLDER

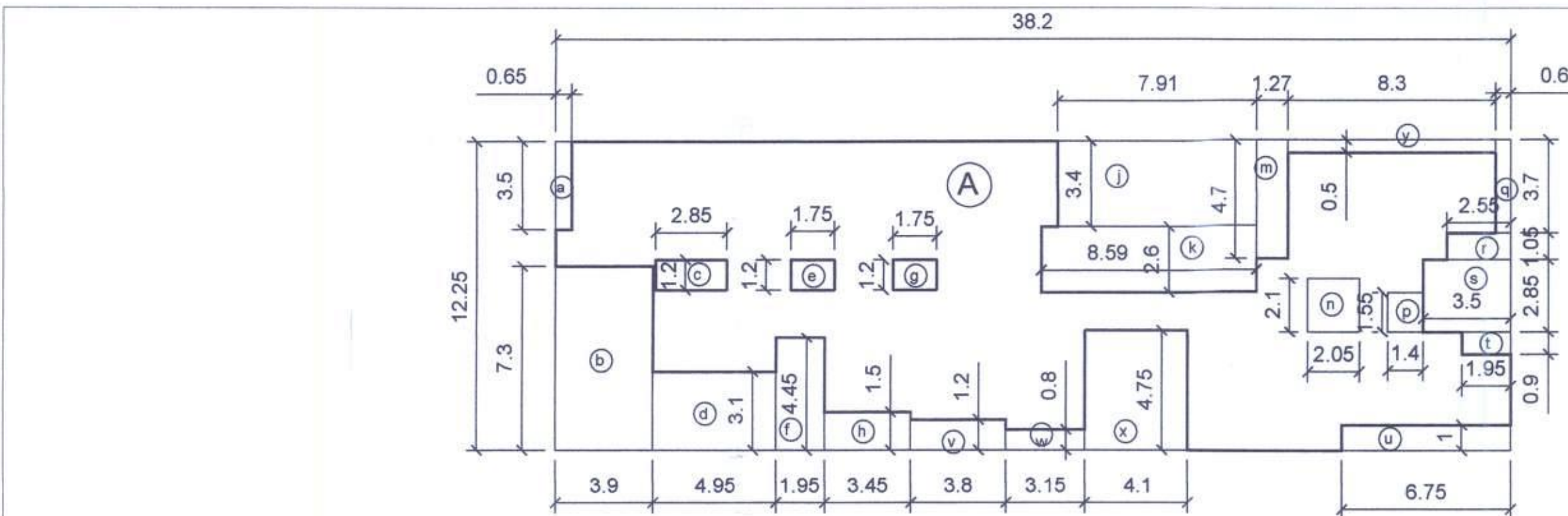
ARCHITECTS SIGN

M/S SUNITA ENTERPRISES

DRG. NO. SCALE DATE

AMC/SE/KO-KHNP-201 1:100 01/09/2023

1:250 1:500 sheet 1 of 2



BUILT UP AREA ON 1st, 3rd, 5th & 7th Floor
 $\text{Total Area} = 42.20 \times 12.25 = 516.95$

DEDUCTIONS

1.65 x 1.50	=	02.47
2.85 x 1.20	=	03.42
1.30 x 1.00	=	01.30
1.75 x 1.20	=	02.10
1.75 x 1.20	=	02.10
2.40 x 2.40	=	05.76
2.05 x 2.10	=	04.30
2.75 x 1.55	=	04.28
3.00 x 2.85	=	08.55
0.60 x 7.45	=	04.47
0.60 x 3.70	=	02.22
3.45 x 1.50	=	05.17
3.80 x 1.00	=	03.80
7.20 x 0.50	=	03.60
1.10 x 1.00	=	01.10
1.75 x 1.20	=	02.10
Total	=	99.57

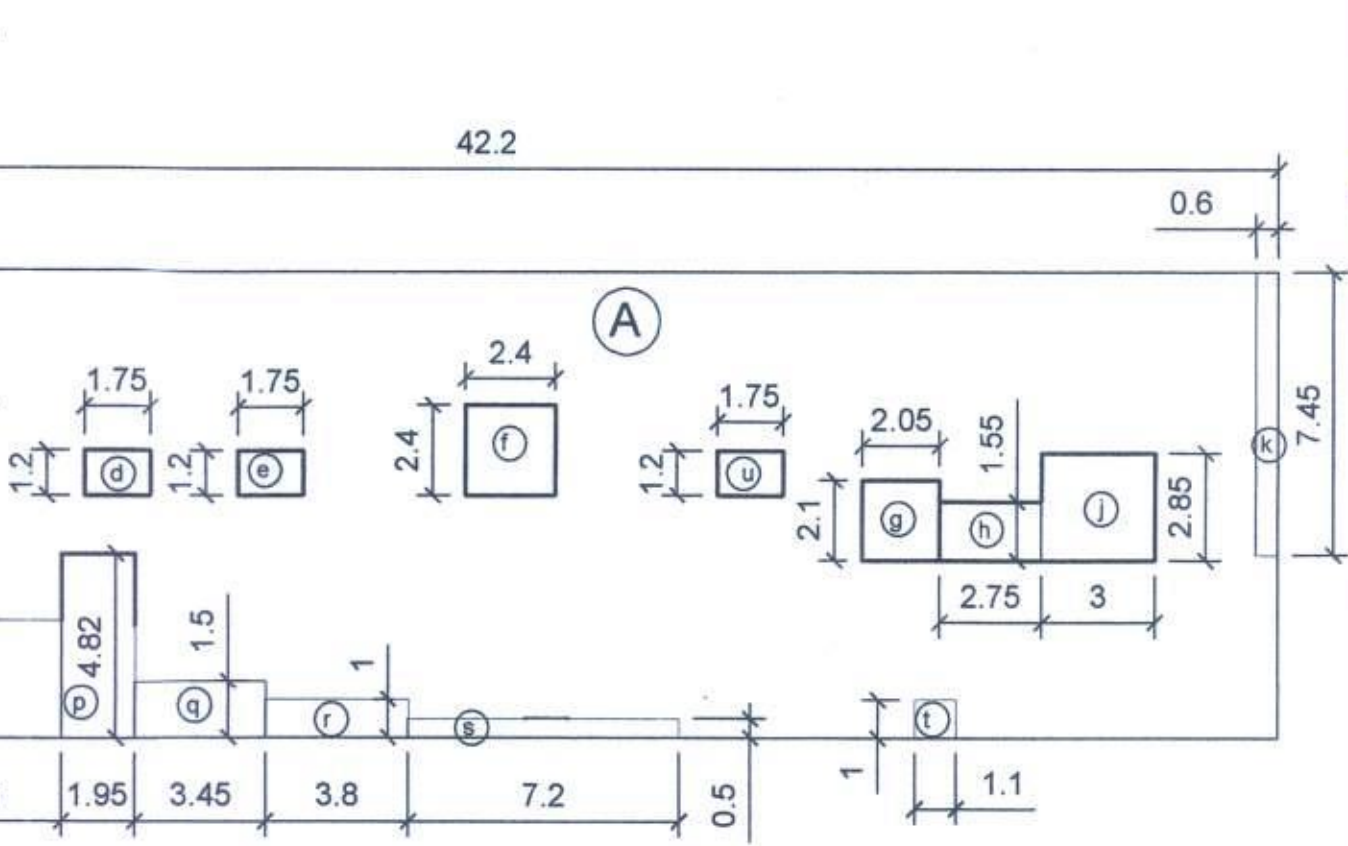
BUILT UP AREA = 417.38m²

BUILT UP AREA ON 1st, 3rd, 5th & 7th Floor
 $\text{Total Area} = 42.20 \times 12.25 = 516.95$

DEDUCTIONS

1.65 x 1.50	=	02.47
2.85 x 1.20	=	03.42
1.30 x 1.00	=	01.30
1.75 x 1.20	=	02.10
1.75 x 1.20	=	02.10
2.40 x 2.40	=	05.76
2.05 x 2.10	=	04.30
2.75 x 1.55	=	04.28
3.00 x 2.85	=	08.55
0.60 x 7.45	=	04.47
0.60 x 3.70	=	02.22
3.45 x 1.50	=	05.17
3.80 x 1.00	=	03.80
7.20 x 0.50	=	03.60
1.10 x 1.00	=	01.10
1.75 x 1.20	=	02.10
Total	=	99.57

BUILT UP AREA = 417.38m²

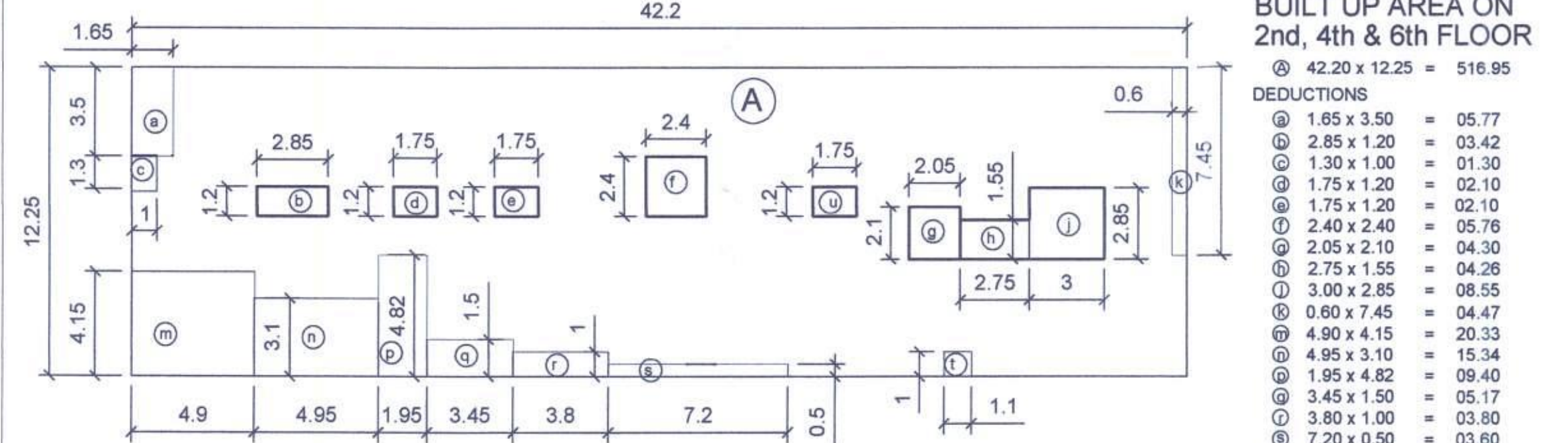


STAMP OF APPROVAL OF PLANS

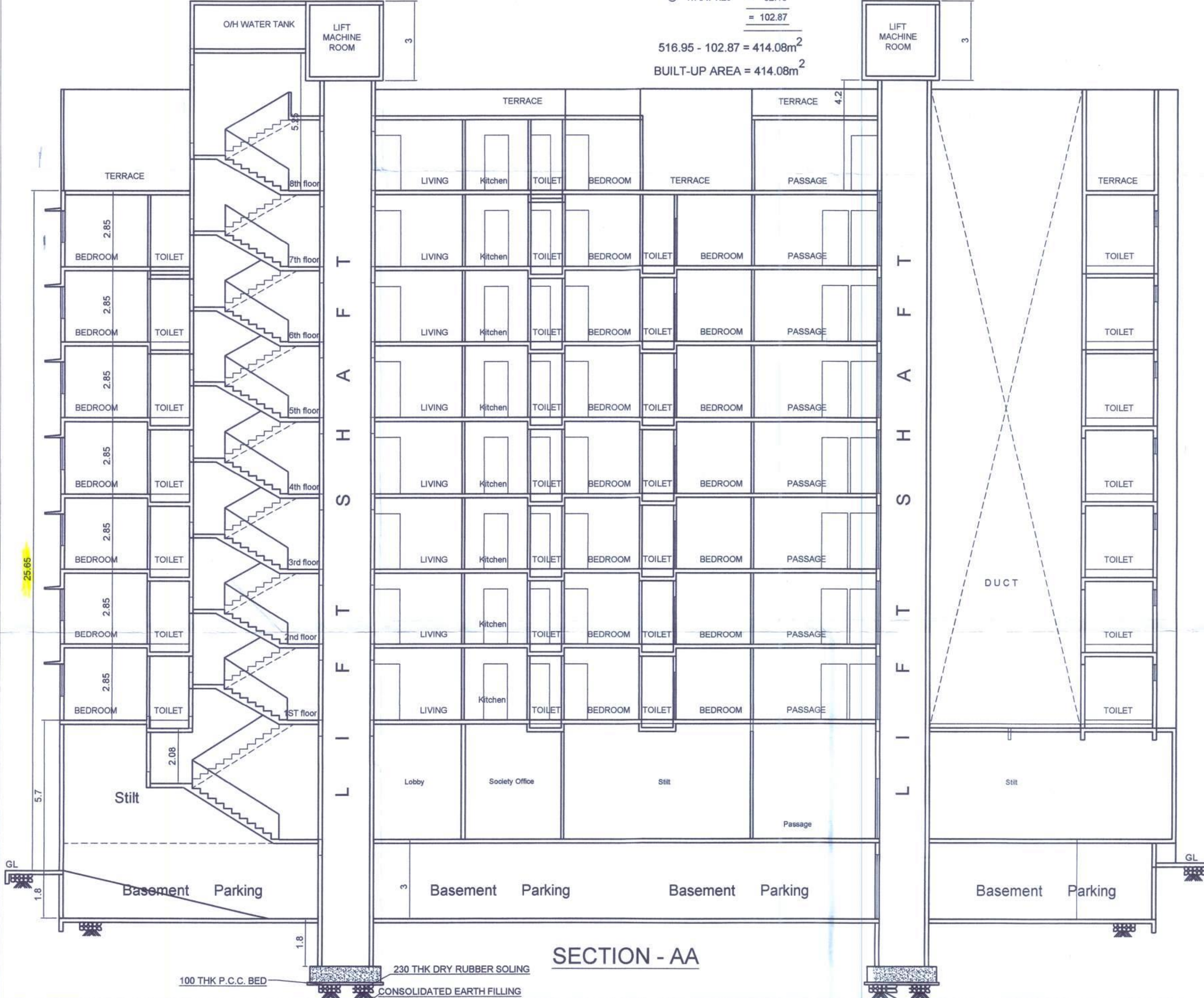
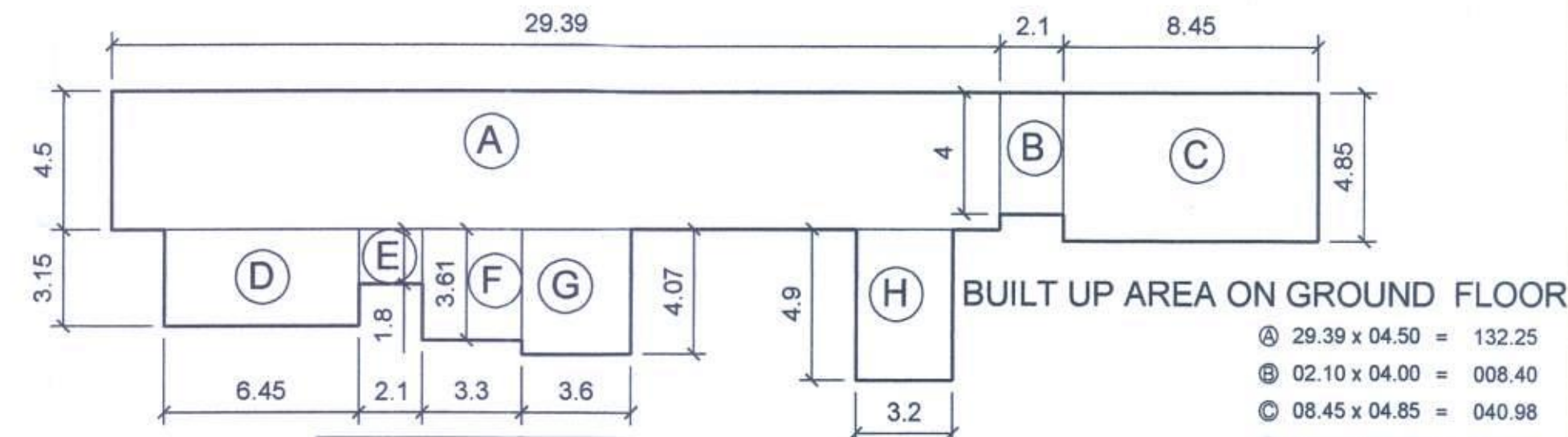


बोधिका नकाशे मंजूरी
 वाचकाम नकाशे मंजूरी
 प्रारंभ पत्र क्र. अ. न. प. / वाचकाम / २०२३ - २०२४ / २०२३ / ०६
 दि. ०६/०९/२०२३ मध्ये वाचकाम दिल्या अटी प्रमाणे
 आता पत्र एकुल मंजूरी दिलेले आहे. चा. मी.

अंमलबजावणी अधिकारी, अंमलबजावणी
 अंमलबजावणी अधिकारी, अंमलबजावणी



BUILT UP AREA = 284.54m²



DESCRIPTION OF PROPOSAL AND PROPERTY		REVISED
PROPOSED REDEVELOPMENT ON LAND BEARING S. NO. 26 H. NO. 5(P) CTS NO 65/4(P) 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	M/s SUNITA ENTERPRISES	
Sumil Nair	VINOD S. NAIR ARCHITECT	
Partner	EMPLOYER, OR FLOOR P. NO. 45, BHARAT NAGAR, AMBERNATH-420 002	
DRG. NO.	SCALE	DATE
AMC/SE/KO-KHNP-2/01	1 : 100 1 : 250 1 : 500	01/9/2023 sheet 2 of 2