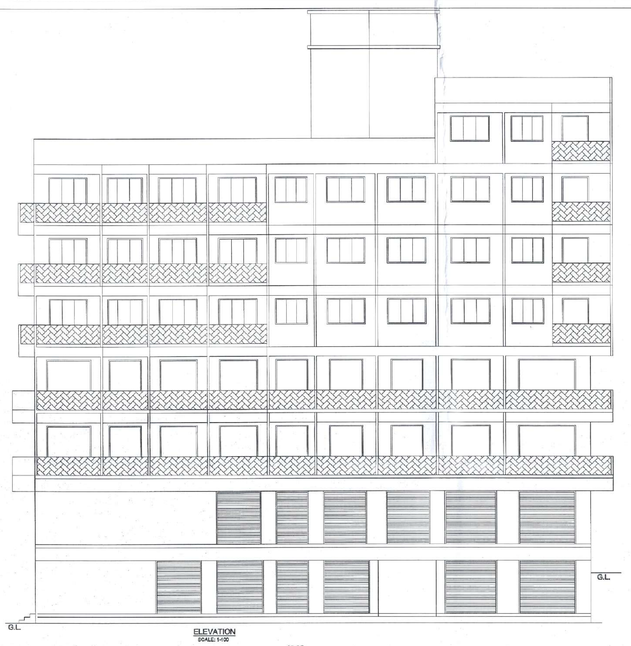
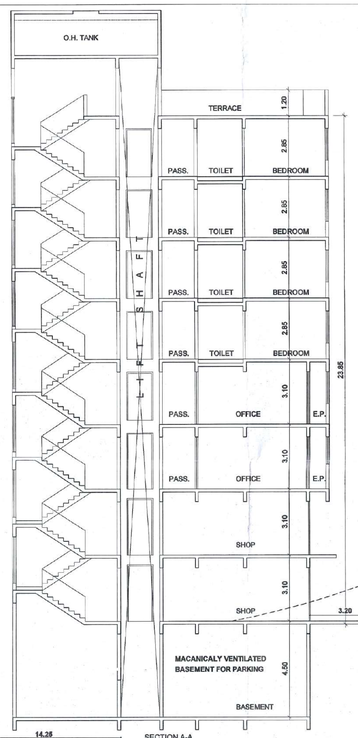
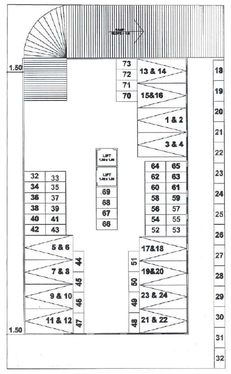


ELEVATION
SCALE:1=20

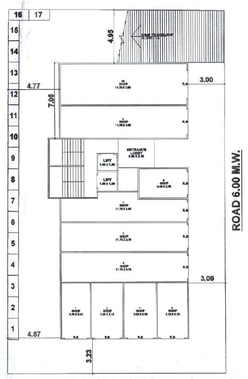


SECTION A-A
SCALE:1:100



D.P. ROAD 12.00 M.W.

PARKING PLAN
SCALE - 1: 200



BLOCK PLAN
SCALE - 1: 200

T.D.R. FORMULA FOR CALCULATION IN SQ.MTR.
D.R.C. NO.KBMC./TPD/TDR/398 DT. 02.06.2022

X = (Rg / Rr) x Y
X = (8110 / 12150) x 250.00
X = 0.667 x 250.00
X = 166.75

PROPOSED 166.75 SQ.MTR.

T.D.R. FORMULA FOR CALCULATION IN SQ.MTR.
D.R.C. NO.KBMC./TPD/TDR/374 DT. 16.10.2020

X = (Rg / Rr) x Y
X = (6630 / 11570) x 14
X = 0.576 x 14
X = 8.02

PROPOSED 8.02 SQ.MTR.

TOTAL T.D.R. 174.77 SQ.MTR.

BUILT UP AREA STATEMENT IN SQ.MT.

FLOOR	RESI. AREA	COMM. AREA	TOTAL AREA
GROUND FLOOR	-------	298.70	298.70
FIRST FLOOR	-------	363.15	363.15
SECOND FLOOR	-------	307.50	307.50
THIRD FLOOR	-------	307.50	307.50
FOURTH FLR.	166.42	142.50	308.92
FIFTH FLR.	308.92	-------	308.92
SIXTH FLR.	308.92	-------	308.92
SEVENTH FLR.	56.80	-------	56.80
TOTAL	841.06	1416.35	2257.41

EXISTING FLAT AREA STATEMENT WING-A

EXIS. FLAT NO	EXIS. CARPET AREA
101,201	29.46
102,202	28.58
103,203	24.63

EXISTING FLAT AREA STATEMENT WING-B

EXIS. FLAT NO	EXIS. CARPET AREA
01,101,201	28.85
02,102,202	21.46
03,103,203	27.96

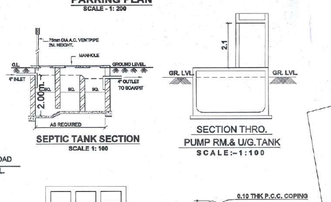
PARKING STATEMENT

USER	CATEGORY IN NO.	AREA/NO OF FLATS PROPOSED	NOS. OF PARKS REQD. as per rule		NOS. OF PARKS PROPOSED as per rule	
			CAR	SCOOTER	CAR	SCOOTER
RESI.	2 Tenements Having With Each Tenement C.A.upto 40 TO 80 sq.mt.	15 Nos.	08	30	08	30
RESI.	2 Tenements Having With Each Tenement C.A.upto 30 TO 40 sq.mt.	03 Nos.	02	03	02	03
	TOTAL	18 Nos.	10	41	10	41

COMM. CAR PARKING STATEMENT

USER	CATEGORY IN NO.	AREA PROPOSED IN SQ.MT.	NOS. OF PARKS REQD. as per rule		NOS. OF PARKS PROPOSED as per rule	
			CAR	SCOOTER	CAR	SCOOTER
COMM.	C.A. 100.00 sq.mt.	1310.55	26	78	26	78
TOTAL					36	119

5% ADD. PARKING FOR VISITORS		TOTAL REQUIRED PARKING		PARKING PROPOSED AS PER MULTIPLYING FACTOR (TABLE NO.9(K)) 0.6 OF TOTAL PARKING	
CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
01	02	37	121	22	73
TOTAL				22	73

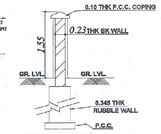


SEPTIC TANK SECTION
SCALE 1: 100

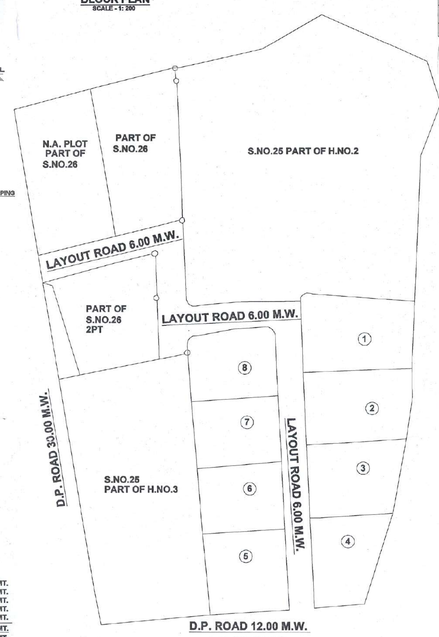
SECTION THRO.
PUMP RM.& U/G.TANK
SCALE:-1:100



PLAN OF SEPTIC TANK
SCALE:-1:100

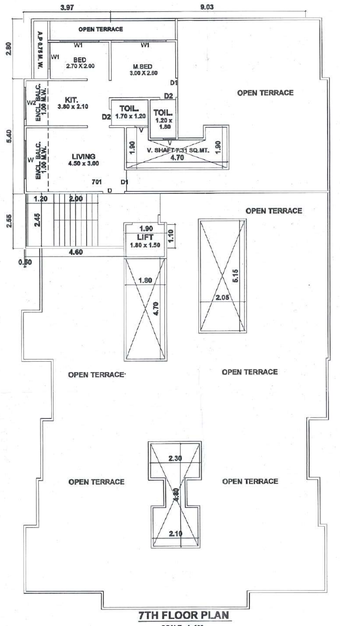


SECTION THRO.
COMPOUND WALL
SCALE:-1:100



D.P. ROAD 12.00 M.W.

LAYOUT PLAN
SCALE - 1: 500



7TH FLOOR PLAN
SCALE - 1: 100

STAMP OF APPROVAL OF PLANS | **SHEET NO .1**

.....तपासले दुरुस्ती
बांधकाम प्रारंभ व वापरण्या साठी प्रमाणपत्र
क्र. कुएमन/नरवि/बां.प्र.वि./ 9466 /२२
दि.. 3/12/2022
प्रमाणे बांधकाम परवाना देण्यात येत आहे.

प्रभार गटनगर
कुएमनि-बदलापूर नगरपरिषद,
कुएमनि.

मुख्याधिकारी व शिर्षस्थ अधिकारी
कुएमनि-बदलापूर नगरपरिषद,
कुएमनि.

	PLOT AREA STATEMENT	SQ.MTS.
A	S.NO. 25. H.NO. 2.(pt) PLOT NO 5	334.45
B	S.NO. 25. H.NO. 2.(pt) PLOT NO 6	292.65
	TOTAL PLOT AREA	627.10

A	AREA STATEMENT	SQ.MTS.
1	AREA OF PLOT	627.09
2	DEDUCTIONS FOR	
	(a) Proposed D.P./D.P./Road widening	---
	(b) Any D.P. Reservation area	---
	TOTAL (a+b)	---
2A	ENCROACHMENT AREA	---
3	Balance area of Plot (1-(2+2A))	627.09
4	Amenity Space (if applicable)	
	(a) Required	---
	(b) Adjustment of 2(b), if any	---
	(c) Balance Proposed	---
5	NET PLOT AREA (3-4 (C))	627.09
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. &basic FSI) Existing Built-up Area.	626.20
10	Addition of FSI on payment of premium (a) Maximum permissible primium FSI-based on road width / TOD Zone. 627.09 X 0.30 = 188.13 (b) Proposed FSI on payment of premium. Additional FSI area under Chapter No.7 1) 15.00 SQ. MT. FOR EACH TENEMENT AGAINST REDEVELOPMENT SCHEME (10 X 16 FLATS = 240.00 SQ.MT.) 2) 27.87 - 24.63 = 3.24 EXIS. OCCUPANT AREA = 3.24 X 2 = 6.48 3) 27.87 - 21.46 = 6.41 EXIS. OCCUPANT AREA = 6.41 X 3 = 19.23	188.13 265.71
11	IN-SITU FSI / TDR LOADING	
	(a) in-situ area against D.P.road (2.0 x Sr.no.2(a)), if any	376.26
	(b) in-situ area against Amenity Space if handed over (5.00 or 1.85 x Sr. No.4(b) and / or (c))	---
	(c) TDR area	---
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	174.14
12	Additional FSI area under Chapter No.7	---
13	Total entitlement of FSI in the proposal	
	(a) (9+10+(b+c)+11(d)) or 12 whichever is applicable.	1254.18
	(b) Ancillary Area FSI UPTO 60% OR 80% with payment of charges. Ancillary Area FSI UPTO 60% with payment of charges.	---
	Ancillary Area FSI UPTO 60% with payment of charges.(1254.18 x 80%)	1003.34
	(c) Total entitlement (a+b)	2257.52
14	Maximum utilization limit of F.S.I. (building potential)permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable)x1.5 or 1.4)	
15	Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
	(a) Existing Built-up Area.	
	(b) Proposed Built-up Area(as per 'F line') Proposed Residential Built-up Area(as per 'F line')-F.S.I.	841.06
	Proposed Commercial Built-up Area(as per 'F line')F.S.I.	1416.35
	(c) Total (a+b)	2257.41
16	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)	
17	Area for inclusive Housing, If any	
	(a) Required (20% of Sr.No.8)	---
	(b) proposed	--

CERTIFICATE OF AREA

CERTIFIED THAT PLOT UNDER REF. WAS SURVEYED BY ME ON 20/11/2020 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DCUMENT OF OWNERSHIPP T.P SCHEME RECORD/LAND RECORDS DEPTT./C.T.S RECORDS

SIGN. OF ENGINEER

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 plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

DESCRIPTION OF PROPOSAL AND PROPERTY

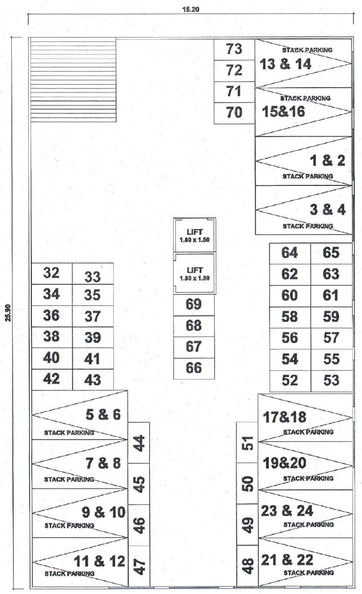
PROPOSED REDEVELOPMENT OF BUILDING SITUATED LAND BEARING ON S.NO. 25. H.NO. 2/A/16 AND 2/A/17 PLOT NO 5 & 6 AT VILLAGE - KATRAPT AL- AMBERNATH , DIST. THANE.

FOR : M/S PANVELKAR GROUP INFRA P.O.A. OF
M/S PANVELKAR EVOKE CO-OP. HSG. SOC. LTD.

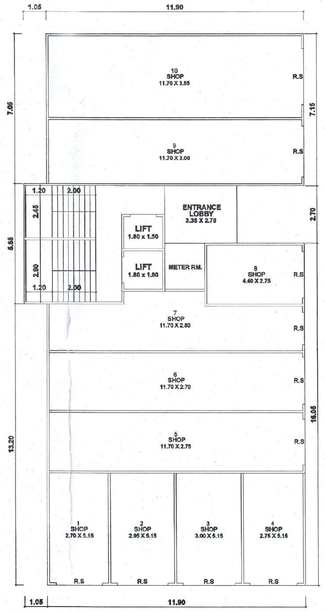
OWNER'S SIGN	ENGINEER'S SIGN

PRAMOD V. PATIL
ENGINEER
SHOP NO. 2, OM SAI NANDANVAN, CO. OP. SOC,
SHIV GANGA NAGAR, AMBERNATH (E).

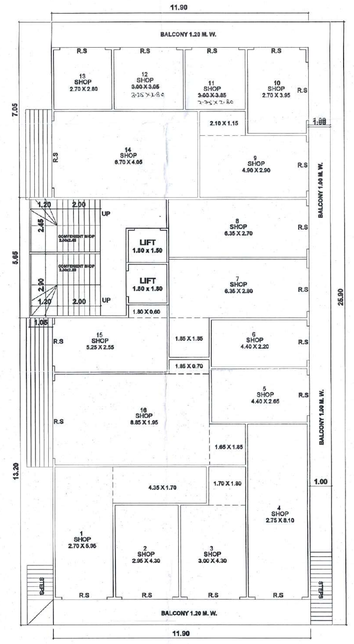
DRAWN BY	SCALE	DATE
MANISH	AS NOTED	31/10/2022



BASEMENT FLOOR PLAN
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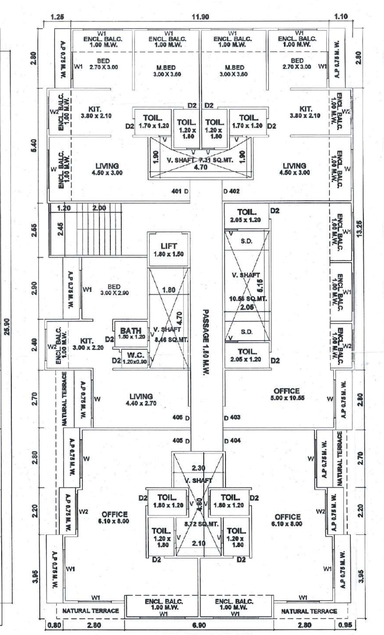
GROUND FLOOR PLAN
SCALE - 1: 100



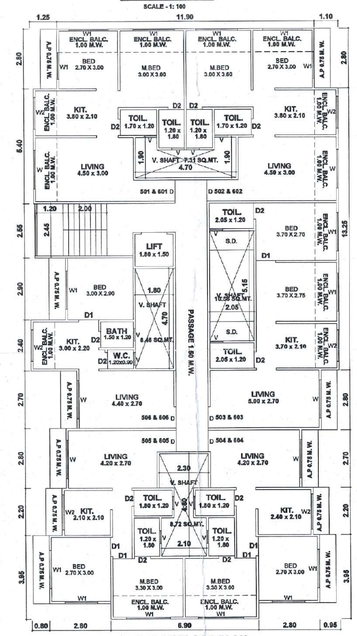
1ST FLOOR PLAN



2ND & 3RD FLOOR PLAN
SCALE - 1: 100



4TH FLOOR PLAN
SCALE - 1: 100



5TH & 6TH FLOOR PLAN
SCALE - 1: 100