Avani CHS Incentive B

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
Avani CHS Incentive B	13rd 18th 23rd Floor	0.000	2255.097	0.000	0.000	0.000	0.000	0.000	0.000	68.460	68.460	171.438	0.000	0.000	2915.199
Avani CHS Incentive B	9th to 12nd 14th to 17th 19th to 22nd 24th to 27th Floor	0.000	12027.184	0.000	0.000	0.000	0.000	0.000	0.000	0.000	365.120	930.896	0.000	0.000	10731.168
Avani CHS Incentive B	2nd to 7rd Floor	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Avani CHS Incentive B	1st Floor	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Avani CHS Incentive B	Ground Floor	0.000	70.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	70.000
Avani CHS Incentive B	Basement Floor	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Avani CHS Incentive B	TOTAL	0.000	14352.281	0.000	0.000	0.000	0.000	0.000	0.000	68.460	433.580	1102.334	0.000	0.000	12816.367

Avani CHS Rehab A

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
Avani CHS Rehab A	8th 13th 18th 23rd Floor	0.000	2588.580	0.000	0.000	0.000	0.000	0.000	0.000	0.000	90.660	289.120	0.000	0.000	2208.800
Avani CHS Rehab A	4th to 7th 9th to 12th 14th to 17th 19th to 22nd 24th to 27th Floor	0.000	12942.900	0.000	0.000	0.000	0.000	0.000	0.000	453.300	453.300	1445.600	0.000	0.000	11044.000
Avani CHS Rehab A	1St FLoor	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Avani CHS Rehab A	Ground Floor	0.000	55.220	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	55.220
Avani CHS Rehab A	Basement Floor	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Avani CHS Rehab A	TOTAL	0.000	15586.700	0.000	0.000	0.000	0.000	0.000	0.000	453.300	543.960	1734.720	0.000	0.000	13308.020

Avani CHS Shops

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
Avani CHS Shops	First Floor	83.826	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	70.012	0.000	0.000	13.814
Avani CHS Shops	Ground Floor	709.588	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	709.588
Avani CHS Shops	TOTAL	793.414	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	70.012	0.000	0.000	723.402

FSI DETAILS

9 Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TOR/DR (on serial no 3)	Incentive FSI for green building If Applicable (on basic FSI)	Additional FSI (10.10,1 Note:3)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	3.000	0.000	0.000	0.150	0.100	0.000	0.000	3.000	0.600	0.000
9.2 Existing Comsumed Index	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9.3 Balance Index to be Consumed	3.090	0.000	0.000	0.150	0.100	0.000	0.000	3.090	0.000	0.000
9.4 Total Permissible PLine Area	16467.300	0.000	0.000	756.527	533.004	10486.331	426.403	28669.565	3026.106	0.000
9.5 Proposed P Line Area (Should not exceed 9.4)	16467.300	0.000	0.000	188.597	0.000	9770.443	426.403	26852.743	0.000	26852.743
9.6 Index Consumed	3.090	0.000	0.000	0.000	0.000	0.000	0.000	3.090	0.000	0.000

Online 10.10.2 CIDCO Redevelopment Building Details

Building/Tenement Numbers	Carpet Area Per Tenement [A]	Use of Existing Carpet Area Res/Comm	Number Of Tenements [B]	Basic Entitlement Per Tenements (35%)/(20%) [C]	Carpet Area below 27.87 SqM.Per Tenements added [D]	Additional Entitlement Per Tenements [E]	Sum of Applicable Entitlement Per Tenements [F] (C+D+E)	Total Applicable Entitlement of All tenement [G] (F*B)
1	14.450	Residential	42.000	19.510	8.360	1.450	29.310	1231.000
2	14.980	Residential	30.000	20.220	7.650	1.500	29.370	881.000
3	15.450	Residential	14.000	20.860	7.010	1.550	29.410	412.000
4	15.980	Residential	10.000	21.570	6.300	1.600	29.470	295.000
5	23.300	Residential	28.000	31.460	0.000	2.330	33.790	946.000
6	26.000	Residential	20.000	35.100	0.000	2.600	37.700	754.000
7	23.950	Residential	28.000	32.330	0.000	2.400	34.730	972.000
8	32.050	Residential	20.000	43.270	0.000	3.210	46.470	929.000

Online 10.10.2 CIDCO Redevelopment Building Details

Proposed Carpet Area of Rehab Area [H]	Proposed BUA P-Line Area[I] of Rehab	Conversion factor Carpet to Built up	BUA Required For Entitlement Rehab[J]	BUA per Tenement/Floor [K]	Common BUA Area [L]	BUA For Rehabilitation All Unit [M]	Incentive BUA (On FSI) As per table 10E (ASR/RCC) [N]	Proposed Builtup Area [Rahabilitation + Incentive] [O]	BUA Constructed Amenity With Seprate Access [P]	Total Permissible BUA As per Reg no 10.10.2 [Q] (O+P)	Existing Built-up Area [R]
42.860	57.800	1.350	39.540	1660.640	0.000	1660.640	1494.570	3155.210	0.000	3155.210	0
42.860	57.800	1.350	39.620	1188.630	0.000	1188.630	1069.770	2258.400	0.000	2258.400	0
42.860	57.800	1.350	39.680	555.490	0.000	555.490	499.940	1055.440	0.000	1055.440	0
42.860	57.800	1.350	39.760	397.560	0.000	397.560	357.800	755.360	0.000	755.360	0
53.020	71.550	1.350	45.580	1276.130	0.000	1276.130	1148.520	2424.640	0.000	2424.640	0
53.020	71.550	1.350	50.860	1017.140	0.000	1017.140	915.430	1932.570	0.000	1932.570	0
62.360	84.120	1.350	46.850	1311.740	0.000	1311.740	1180.570	2492.310	0.000	2492.310	0
62.360	84.120	1.350	62.690	1253.820	0.000	1253.820	1128.440	2382.260	0.000	2382.260	0
Total				8661.150	0.000	8661.150	7795.040	16456.190	0.000	16456.190	0.000

Area utilisation of Roads and Reservations

Description of area utilisation			surrendered Area in(SqM)	Quatam of DR/TDR generation	Total Quatam of DR/TDR generation	Area considered for DR utilisation	Remaining area for DRC generation
BUILDING	Reservation type	reservation no	Name				
-	-	32.000.m DP Road Widening	286.530	573.060	573.060	0.000	0.000
-	-	Total	286.530	573.060	573.060	0.000	573.060

Parking Check (Table 8B)

			RATIO			Required		
Building Name	USE	TENAMENT AREA	car	scooter	NO.OF Tena/Area/Units	car	scooter	Transport Vehicle/Ambulance /Mini Bus
Avani CHS Incentive B	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	95	47.500	95.000	-
Avani CHS Incentive B	Residential	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	1	38	38.000	38.000	-
Avani CHS Rehab A	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	192	96.000	192.000	-
Total	-	-	-	-	-	181.500	325.000	-
Visitors parking(5%)	-	-	-	-	-	9.075	16.250	-
Total	-	-	-	-	-	190.575	341.250	0.000

Parking Check As Per Multiplying Factor 0.800 (note: 1) 6 scooter equals to 1 car, proposed composite parking for car= 29)

	Required			Proposed			
Building Name	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Status
Total	181	167	0	476	217	0	OK

Telecom Room

Building	Req. Size	Prop. Size	Status
Avani CHS Shops	TelecomRoom	3.000X3.400	OK

SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	Nos.
Avani CHS Shops	V	0.600	1.200	19
Avani CHS Rehab A	v	0.855	1.200	32
Avani CHS Incentive B	v	0.855	1.200	19

11. Rehabilitation Area Entitlement Details

Rehabilitation Area Entitlement Details(Use)	EXST. CA / Basic Unit	Basic Entl. [(35%)/(20%)]	Add. Entl.[10D]	No. Of Unit	Total
Residential	14.450	19.510	1.450	42.000	1231.000
Residential	14.980	20.220	1.500	30.000	881.000
Residential	15.450	20.860	1.550	14.000	412.000
Residential	15.980	21.570	1.600	10.000	295.000
Residential	23.300	31.460	2.330	28.000	946.000
Residential	26.000	35.100	2.600	20.000	754.000
Residential	23.950	32.330	2.400	28.000	972.000
Residential	32.050	43.270	3.210	20.000	929.000

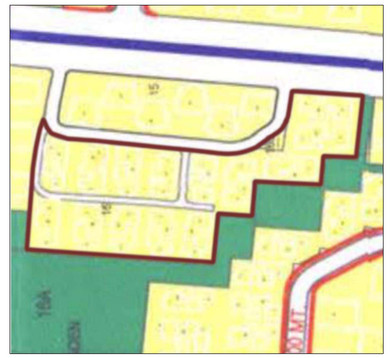
Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
Avani CHS Incentive B	9th to 12nd 14th to 17th 19th to 22nd 24th to 27th Floor	901;1001;1101;1201;1401;1501;1601;1701;1901;2001;2101;2201;2401;2501;2601;2701	16	77.903	0.000	0.000	0.000	77.903
Avani CHS Incentive B	9th to 12nd 14th to 17th 19th to 22nd 24th to 27th Floor	902;1002;1102;1202;1402;1502;1602;1702;1902;2002;2102;2202;2402;2502;2602;2702	16	70.813	0.000	0.000	0.000	70.813
Avani CHS Incentive B	9th to 12nd 14th to 17th 19th to 22nd 24th to 27th Floor	903;1003;1103;1203;1403;1503;1603;1703;1903;2003;2103;2203;2403;2503;2603;2703	16	64.952	0.000	0.000	0.000	64.952
Avani CHS Incentive B	9th to 12nd 14th to 17th 19th to 22nd 24th to 27th Floor	904;1004;1104;1204;1404;1504;1604;1704;1904;2004;2104;2204;2404;2504;2604;2704	16	49.950	0.000	0.000	0.000	49.950
Avani CHS Incentive B	9th to 12nd 14th to 17th 19th to 22nd 24th to 27th Floor	905;1005;1105;1205;1405;1505;1605;1705;1905;2005;2105;2205;2405;2505;2605;2705	16	86.485	0.000	0.000	0.000	86.485
Avani CHS Incentive B	9th to 12nd 14th to 17th 19th to 22nd 24th to 27th Floor	906;1006;1106;1206;1406;1506;1606;1706;1906;2006;2106;2206;2406;2506;2606;2706	16	80.865	0.000	0.000	0.000	80.865
Avani CHS Incentive B	9th to 12nd 14th to 17th 19th to 22nd 24th to 27th Floor	907;1007;1107;1207;1407;1507;1607;1707;1907;2007;2107;2207;2407;2507;2607;2707	16	60.128	0.000	0.000	0.000	60.128
Avani CHS Incentive B	13rd 18th 23rd Floor	1301;1801;2301	3	77.903	0.000	0.000	0.000	77.903
Avani CHS Incentive B	13rd 18th 23rd Floor	1302;1802;2302	3	70.813	0.000	0.000	0.000	70.813
Avani CHS Incentive B	13rd 18th 23rd Floor	1303;1803;2303	3	64.952	0.000	0.000	0.000	64.952
Avani CHS Incentive B	13rd 18th 23rd Floor	1304;1804;2304	3	49.950	0.000	0.000	0.000	49.950
Avani CHS Incentive B	13rd 18th 23rd Floor	1305;1805;2305	3	86.485	0.000	0.000	0.000	86.485
Avani CHS Incentive B	13rd 18th 23rd Floor	1306;1806;2306	3	80.865	0.000	0.000	0.000	80.865
Avani CHS Incentive B	13rd 18th 23rd Floor	1307;1807;2307	3	60.128	0.000	0.000	0.000	60.128

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
Avani CHS Rehab A	4th to 7th 9th to 12th 14th to 17th 19th to 22nd 24th to 27th Floor	401;501;601;701;901;1001;1101;1201;1401;1501;1601;1701;1901;2001;2101;2201;2401;2501;2601;2701	20	42.855	0.000	0.000	0.000	42.855
Avani CHS Rehab A	4th to 7th 9th to 12th 14th to 17th 19th to 22nd 24th to 27th Floor	402;502;602;702;902;1002;1102;1202;1402;1502;1602;1702;1902;2002;2102;2202;2402;2502;2602;2702	20	42.855	0.000	0.000	0.000	42.855
Avani CHS Rehab A	4th to 7th 9th to 12th 14th to 17th 19th to 22nd 24th to 27th Floor	403;503;603;703;903;1003;1103;1203;1403;1503;1603;1703;1903;2003;2103;2203;2403;2503;2603;2703	20	42.855	0.000	0.000	0.000	42.855
Avani CHS Rehab A	4th to 7th 9th to 12th 14th to 17th 19th to 22nd 24th to 27th Floor	404;504;604;704;904;1004;1104;1204;1404;1504;1604;1704;1904;2004;2104;2204;2404;2504;2604;2704	20	42.855	0.000	0.000	0.000	42.855
Avani CHS Rehab A	4th to 7th 9th to 12th 14th to 17th 19th to 22nd 24th to 27th Floor	405;505;605;705;905;1005;1105;1205;1405;1505;1605;1705;1905;2005;2105;2205;2405;2505;2605;2705	20	53.020	0.000	0.000	0.000	53.020
Avani CHS Rehab A	4th to 7th 9th to 12th 14th to 17th 19th to 22nd 24th to 27th Floor	406;506;606;706;906;1006;1106;1206;1406;1506;1606;1706;1906;2006;2106;2206;2406;2506;2606;2706	20	53.020	0.000	0.000	0.000	53.020
Avani CHS Rehab A	4th to 7th 9th to 12th 14th to 17th 19th to 22nd 24th to 27th Floor	407;507;607;707;907;1007;1107;1207;1407;1507;1607;1707;1907;2007;2107;2207;2407;2507;2607;2707	20	62.357	0.000	0.000	0.000	62.357
Avani CHS Rehab A	4th to 7th 9th to 12th 14th to 17th 19th to 22nd 24th to 27th Floor	408;508;608;708;908;1008;1108;1208;1408;1508;1608;1708;1908;2008;2108;2208;2408;2508;2608;2708	20	62.357	0.000	0.000	0.000	62.357
Avani CHS Rehab A	8th 13th 18th 23rd Floor	801;1301;1801;2301	4	42.855	0.000	0.000	0.000	42.855
Avani CHS Rehab A	8th 13th 18th 23rd Floor	802;1302;1802;2302	4	42.855	0.000	0.000	0.000	42.855
Avani CHS Rehab A	8th 13th 18th 23rd Floor	803;1303;1803;2303	4	42.855	0.000	0.000	0.000	42.855
Avani CHS Rehab A	8th 13th 18th 23rd Floor	804;1304;1804;2304	4	42.855	0.000	0.000	0.000	42.855
Avani CHS Rehab A	8th 13th 18th 23rd Floor	805;1305;1805;2305	4	53.020	0.000	0.000	0.000	53.020
Avani CHS Rehab A	8th 13th 18th 23rd Floor	806;1306;1806;2306	4	53.020	0.000	0.000	0.000	53.020
Avani CHS Rehab A	8th 13th 18th 23rd Floor	807;1307;1807;2307	4	62.357	0.000	0.000	0.000	62.357
Avani CHS Rehab A	8th 13th 18th 23rd Floor	808;1308;1808;2308	4	62.357	0.000	0.000	0.000	62.357

Project Details
Proposal area: AMMC-25-63474
Zone Type – Residential Zone
Location – Non-Congested
Name of scheme – Redevelopment Of Building 7 The Housing Schemes Of CIDCO
Sub scheme –
Old No./Survey No.s = 91,93,97(3,9/14,9/15,9/16, 9/17,9/18,9/19,9/20,9/21)
Project Code - NMMCC-25-63474
Plot Number - 7
Proposal Number - 134727
Certificate Number - NMMC/CIDCO/NR/1,45,960



PART DP OF NMMC N

Signature Not Verified

Digitally signed by SONALI SHRIKANT JOSHI-BHOSALE
Date: 25.08.2025 23:24:05 IST
Reason: Approved as per Rule 4(1)(a)
Designation : Assistant Director Town Planning
Location : Navi Mumbai Municipal Corporation
Project Code : NMMCC-25-63474
Proposal Number : 134727
Certificate Number : NMMC/CIDCO/NR/1,45,960

Town Planner
Date: 22/08/2025

Deputy Engineer
Date: 22/08/2025

Proforma 1 : Area Statement (CIDCO Redevelopment 10.10.2)	
1. Area of plot/Land or area of plot of sanction layout or plot regularised under Gunthewari Act (Min area of a. b, c to be considered)	5330.040
(a) As per ownership document (7/12, CTS extract)	5330.040
(b) as per TILR or City Survey measurement sheet	5330.040
(c) as per Demarcated drawing area	5078.965
2.Area not in possession	0.000
3.Deductions for (out of 3)	
(a) Proposed D.P./ D.P. Road widening Area Proposed DP road. Road under MMC act.	286.530
(b) Any D.P. Reservation area	0.000
(c) Green Belt	0.000
Total (a+b+c)	286.530
4.Ballance area of plot	5043.510
5. Amenity Space (if Applicable)	-
(a) Required(5% Plot Area (As per Reg. No 10,10.2 vii)	252.176
(b) Adjustment of 2(b), If Any	-
(c) Ballanced Proposed	0.000
6. Net Plot Area Applicable for Redevelopment	5043.510
7. Recreational Open Space (If Applicable)	-
(a) Required (10% or 15%) plot area (As per Reg. No 10.10.2 vi)	756.527
(b) Proposed	799.929
8. Built up Area as per Reg. No. 10,10.2	-
(a) Basic FSI	3.430
(b) Basic built up area (Sr.No 6 X Basic FSI)	17299.239
9. Permissible FSI as per Reg. No 10,10.2 (10C)	3.000
(a) Permissible BUA	15990.120
10. Basic Ratio - LR/RC	1.960
(a) Incentive For Redevelopment(% As per Table 10E)	90.00
12.Total Rehabilitation Entitlement Area[11(a)+(b)]	6420.000
13.Computation of FSI Rehabilitation	-
(a) Proposed CA per Floor/Total In Rehab Bldg.	402.200
(b) Total FSI(P-Line Area)/Floor of Rehab Tower.	542.540
(c) Conversion factor Carpet to Built up(a/b)	1.350
(d) Entitlement Built-Up Area	8667.000
(e) Proportionate Common BUA Rehab	0.000
(f) Proposed Common BUA Proposal	0.000
14.Total BUA For Rehabilitation All Unit[13(d)+(e)]	8667.000
15.Incentive BUA (Sr no. 13 X % of Rehabilitation Area 10E)	7800.300
16.Total Rehab Area + Incentive Area	16467.300
17.Total Permissible BUA as Per table 10C	16467.300
18. BUA Proposed Essential Amenity Area (as constructed CA)	266.53
19. Incentive of green building	266.502
20.Total Permissible BUA as Per Reg no 10.10.2	17190.702
21.Permissible Commercial BUA As Per(@ 5% of plot area)	252.176
22.BUA For RESIDENTIAL USE[20-21]	16938.527
23.(a)Ancillary FSI For Residential Use(60%)	10163.116
24.(b)Ancillary FSI For Commercial Use(60%)	780.402
25.Total Permissible P-LINE Area	28134.280
26.Total BUA in Proposal	
a) Existing Built-up Area.	0.000
(b) Proposed Built-up Area (as per 'P-line')	26852.743
(c) Total (a+b)	26852.743

TABLE

A. BUA OF REHAB AS ENTITLEMENT 6420.56 X 1.35 = 8667.756 SQ.M — (A)

B. INCENTIVE AREA CALCULATION

LAND RATE / CONSTRUCTION RATE = 54800 / 29282 = 1.871 (ABOVE 1.00 AND UPTO 2.00)

HENCE AS PER TABLE–10E

ABOVE 1.00 AND UPTO 2.00 – INCENTIVE AREA IS 90%

90% INCENTIVE AREA 6420.56 X 90% = 5778.504 SQ.M

BUA AREA OF INCENTIVE 5778.504 X 1.35 = 7800.980 SQ.M — (B)

BUA PERMISSIBLE AS PER 3.0 FSI 15990.12 SQ.M

TOTAL ENTITLEMENT (A) + (B) 8667.756 + 7800.98 = 16468.736 SQ.M

SHARING OF BALANEC FSI AS PER TABLE 10F

BUA AS PER FSI 3.0 = 5330.04 X 3 = 15990.12 SQ.MT

BUA AS PER ENTITLEMENT = 16468.736 SQ.M

HENCE AREA FOR SHARING = 15990.12 – 16468.736 = –478.616 SQ.M

PERMISSIBLE BUA – 16468.736 SQ.M

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-9/1,9/2,9/13,9/14,9/15,9/16,

SITE ADDRESS :
Condominium 16, Building no 47 to 58, Plot 16, sector 09, Vashi, Navi Mumbai

Name Of Architect : Vinod Tandon

CIDCO

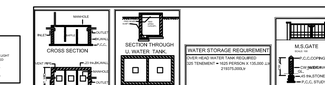
ADDRESS OF STRUCT.
OFFICE - **DESSIN 2000**
220, vardhman chambers, plot-84, sec-17 Vashi, Navi Mumbai

OWNERS SIGN - TECHNICAL PERSON SIGN

SCALE - 1:100	Date: 13/08/25
JOB NO - NMMCC-25-63474	CHECK BY - -

01 OF 11

SUBMISSION DRAWING



LEGENDS: