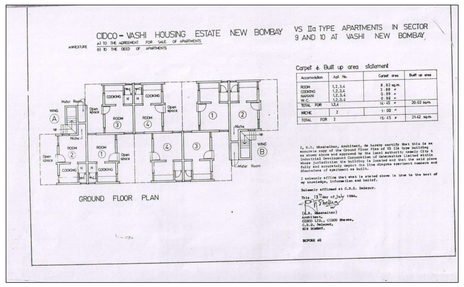
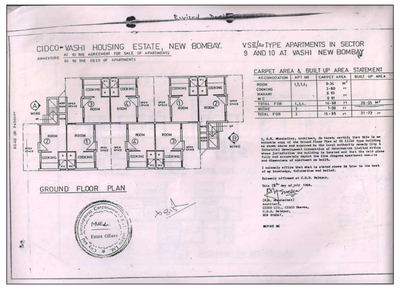
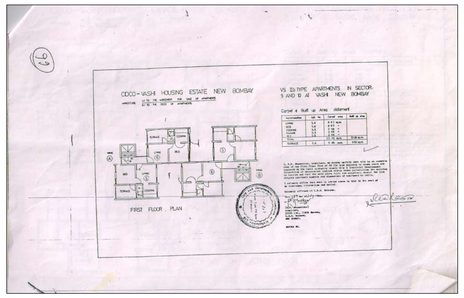
01 OLD TYPE - GROUND FLOOR (56 NOS.)
(A1-OLD AND A2 OLD)



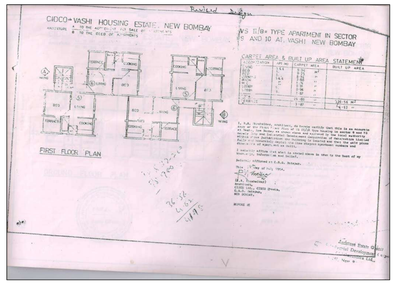
02 REVISED TYPE - GROUND FLOOR (40 NOS.)
(A1 NEW AND A2 NEW)



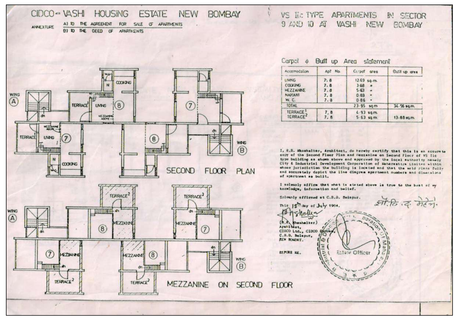
03 OLD TYPE - 1ST FLOOR (28 NOS.)
(B-OLD)



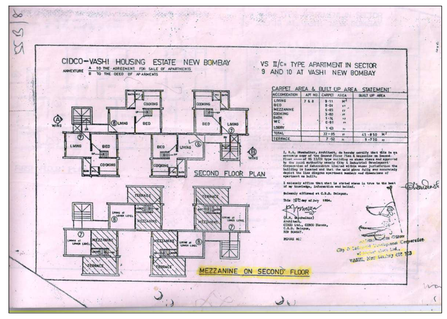
04 REVISED TYPE - 1ST FLOOR (20 NOS.)
(B-NEW)

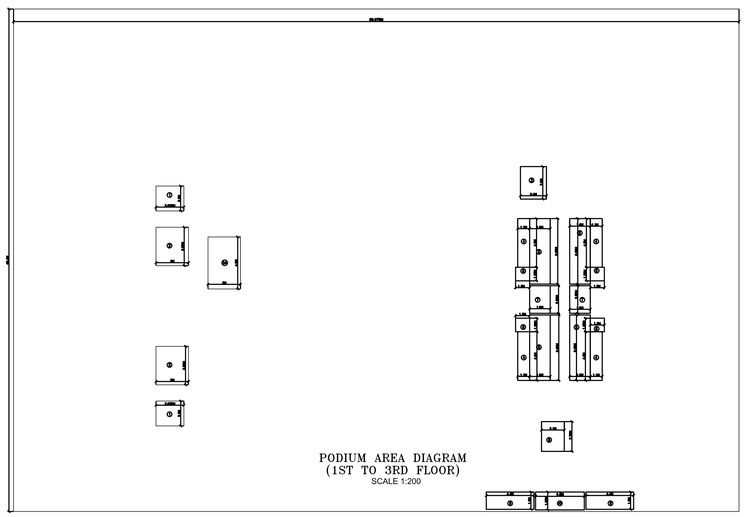


05 OLD TYPE - 2ND FLOOR (28 NOS.)
(C-OLD)



06 REVISED TYPE - 2ND FLOOR (20 NOS.)
(C-NEW)





PODIUM AREA DIAGRAM
(1ST TO 3RD FLOOR)
SCALE 1:200

PODIUM AREA
CALCULATION 1ST TO 3RD FLOOR

RECTANGLE			
66.975 X 46.40M	=	3107.64	SQ.M
A. DEDUCTION			
01. 2.575 X 2.30M X2	=	11.845	SQ.M
02. 3.00 X 3.55M X2	=	21.30	SQ.M
2A. 3.00 X 4.80M	=	14.40	SQ.M
03. 2.40 X 3.00M	=	7.20	SQ.M
04. 1.10 X 4.50M X4	=	19.80	SQ.M
05. 1.90 X 6.05M X4	=	45.98	SQ.M
06. 1.30 X 1.25M X4	=	6.50	SQ.M
07. 1.90 X 2.55M X2	=	9.69	SQ.M
08. 2.10 X 2.75M	=	5.775	SQ.M
09. 4.40 X 1.60M X2	=	14.08	SQ.M
10. 4.50 X 1.65M	=	7.425	SQ.M
TOTAL	=	163.995	SQ.M
3107.64–163.995	=	2943.645	SQ.M

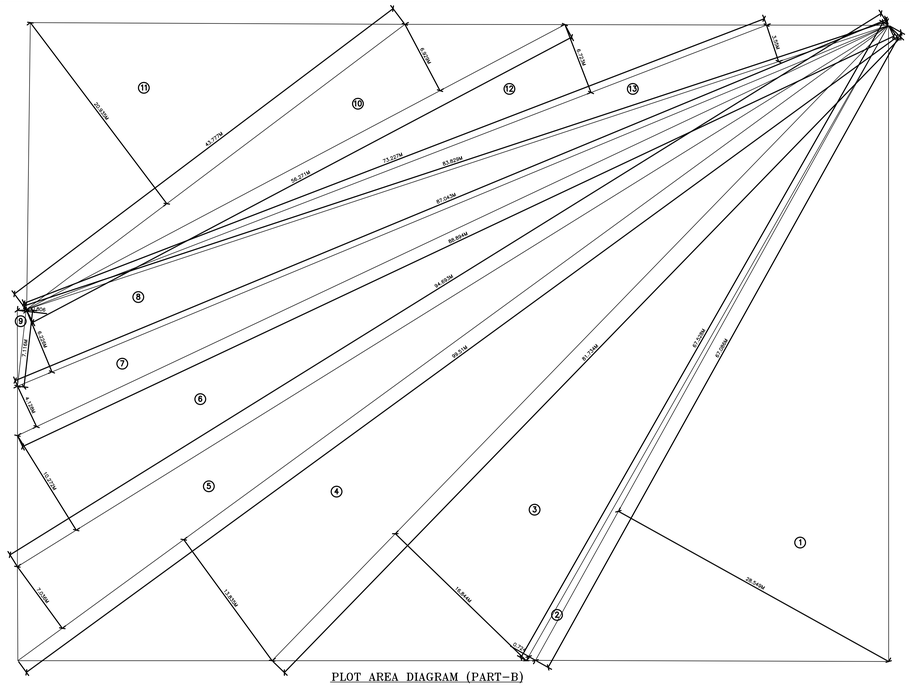
R.G. AREA CALCULATION

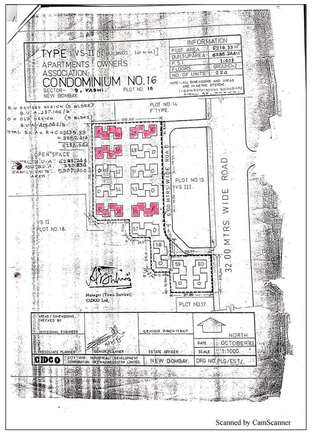
PLOT AREA	=	5330.04	SQ.M
AREA UNDER ROAD WIDENING	=	286.53	SQ.M
NET PLOT AREA	=	5043.51	SQ.M
15% RG REQUIRED	=	756.526	SQ.M
A. ADDITION			
1. 19.799 X 9.102M X0.5	=	90.105	SQ.M
2. 20.253 X 5.528M X0.5	=	55.979	SQ.M
3. 20.253 X 1.051M X0.5	=	10.643	SQ.M
4. 19.929 X 6.503M X0.5	=	64.799	SQ.M
5. 20.981 X 13.05M X0.5	=	136.901	SQ.M
6. 20.981 X 5.18M X0.5	=	54.341	SQ.M
7. 11.852 X 4.689M X0.5	=	27.787	SQ.M
8. 15.008 X 3.724M X0.5	=	27.945	SQ.M
9. 18.529 X 6.974M X0.5	=	64.611	SQ.M
10. 18.529 X 7.497M X0.5	=	69.455	SQ.M
11. 11.982 X 4.544M X0.5	=	27.223	SQ.M
12. 16.806 X 6.608M X0.5	=	55.527	SQ.M
13. 16.806 X 0.725M X0.5	=	6.092	SQ.M
14. 19.952 X 2.506M X0.5	=	24.999	SQ.M
15. 19.952 X 4.744M X0.5	=	47.326	SQ.M
16. 18.221 X 3.973M X0.5	=	36.196	SQ.M
TOTAL	=	799.929	SQ.M
R.G. AREA PROPOSED	=	799.929	SQ.M

PLOT AREA
CALCULATION (PART–B)

A. ADDITION			
1. 67.086 X 28.549M X0.5	=	957.619	SQ.M
2. 67.528 X 0.724M X0.5	=	24.445	SQ.M
3. 81.734 X 16.844M X0.5	=	688.364	SQ.M
4. 99.51 X 13.835M X0.5	=	688.36	SQ.M
5. 99.51 X 7.036M X0.5	=	350.076	SQ.M
6. 94.693 X 10.272M X0.5	=	486.343	SQ.M
7. 88.894 X 4.128M X0.5	=	183.477	SQ.M
8. 87.043 X 6.226M X0.5	=	270.965	SQ.M
9. 7.116 X 0.806M X0.5	=	2.867	SQ.M
10. 56.271 X 6.929M X0.5	=	194.951	SQ.M
11. 43.777 X 20.935M X0.5	=	458.236	SQ.M
12. 73.227 X 6.723M X0.5	=	246.152	SQ.M
13. 83.829 X 3.55M X0.5	=	148.796	SQ.M
TOTAL	=	4700.651	SQ.M
978.89 + 4700.651	=	5679.541	SQ.M
TOTAL PLOT AREA = 5679.541 SQ.M AVAILABLE ON SITE			

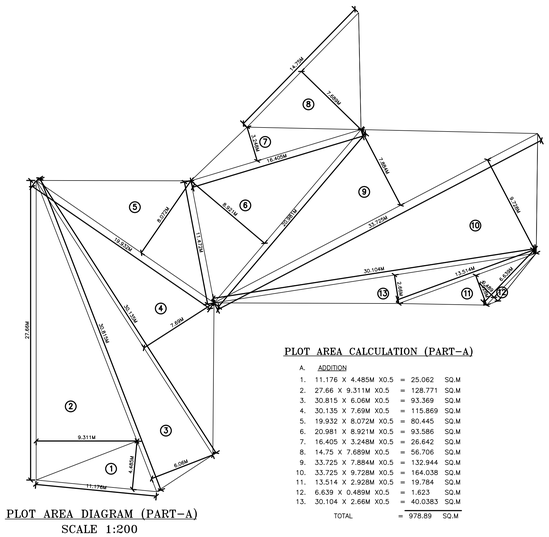
07





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CONDOMINIUM BLOCK PLAN



PLOT AREA CALCULATION (PART–A)

A. ADDITION			
1. 11.176 X 4.485M X0.5	=	25.062	SQ.M
2. 27.66 X 9.311M X0.5	=	128.771	SQ.M
3. 30.815 X 6.06M X0.5	=	93.369	SQ.M
4. 30.135 X 7.69M X0.5	=	115.869	SQ.M
5. 19.932 X 8.072M X0.5	=	80.445	SQ.M
6. 20.981 X 8.921M X0.5	=	93.586	SQ.M
7. 16.405 X 3.248M X0.5	=	26.642	SQ.M
8. 14.75 X 7.689M X0.5	=	56.706	SQ.M
9. 33.725 X 7.884M X0.5	=	132.944	SQ.M
10. 33.725 X 9.728M X0.5	=	164.038	SQ.M
11. 13.514 X 2.928M X0.5	=	19.784	SQ.M
12. 6.639 X 0.489M X0.5	=	1.623	SQ.M
13. 30.104 X 2.66M X0.5	=	40.0383	SQ.M
TOTAL	=	978.89	SQ.M

Signature Not Verified

Digitally signed by SONALI MANOJ KHANDEKAR
Date: 25.08.2025 23:54:09 IST
Designation - Assistant Director of Town Planning
Designation - Assistant Director of Town Planning
Location - Maharashtra Town and Country Planning
Project Code - NMMCC-25-63774
Application Number - NMMCC/10/2025/63774
Proposal Number - 0001272 - 1
Certificate Number - NMMC/COLOR/0001/45960

Town Planner
Date: 21/08/2025

Deputy Engineer
Date: 21/08/2025

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	5678.965
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.Balance area of plot	5043.510
5. Amenity Space (if Applicable)	-
(a) Required:5% Plot Area (As per Reg. No 10.10.2 vi)	252.176
(b) Adjustment of 2(b). If Any	-
(c) Balanced 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)]	9420.000
13.Computation of FSI Rehabilitation	-
(a) Proposed CA per Floor/Total In Rehab Bldg.	402.200
(b) Total FSI/PuLine 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%)	780.462
25.Total Permissible PuLINE Area	26134.280
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

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2025-04-06 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 document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)
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,

Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

CA/1998/23454
Name Of : Owner Avani CHS Ltd.

Postal Address : 17, Swagat,Plot No-2A, Vashi,Navi Mumbai,Thane-400703,Maharashtra

Phone No.9821242576

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
Bi.BLDING 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

LOGO	ADDRESS OF OFFICE
Not to scale	OFFICE :- DESIGN 2000 220, vardhman chambers, plot-84, sec-17, vashi, navi mumbai Tel No. 27662220 / 27662221

OWNERS SIGN - | ARCHITECT/ENGINEER/SUPERVISOR/LICENSED SURVEYOR/TECHNICAL PERSON SIGN

02 OF 11	SCALE - 1:100	Date: 13/08/25
	JOB NO - NMMCC-25-63474	CHECK BY - -

SUBMISSION DRAWING