Signature Not Verified
Digitally signed by SONALI SHRIKANT ARVIND KHAN
Date: 25.09.2025 21:04:09 IST
Location: Municipal Corporation Office
Designation: Assistant Director Town Planning
Project Code - NMMC/ZS-ER/1/2025
Application Number - 1/2025/1
Proposal Number - 1/4727/1
Certificate Number - NMMC/CBD/CR/RL/455/863

PATHWAY

32.0M WIDE KOPERKHAIRNE VASHI ROAD

TOWARDS VASHI STATION ROAD

ARDS KOPAR KHAIRANE

32.23M

PATHWAY

PATHWAY

PATHWAY

PATHWAY

6.0M

PATHWAY

PATHWAY

TATHAGAT
PLOT No.-15
PLOT AREA = 1,017.68 SQ.M.

PANCHARATNA JN-3 TYPE BUILDINGS
PLOT AREA = 1,024.24 SQ.M.

PRANAV JN-3 TYPE BUILDINGS
PLOT AREA = 800.28 SQ.M.

NMMC GRANTED
CC ON DATED- 09/06/2005
OC ON DATED- 01/06/2010

MIDLANDS
PLOT AREA = 1,062.79 SQ.M.

EXISTING
G +3 STORIED
HEIGHT OF THE
BUILDING – 12.00
MT

EXISTING
G +3 STORIED
HEIGHT OF THE
BUILDING – 12.00
MT

MARKET PLOT
PLOT AREA = 5,097.81 SQ.M.

EXISTING
G +7 STORIED
HEIGHT OF THE
BUILDING –
25.20 MT

NEW ROAD WIDENING LINE

EXISTING ROAD LINE

EXISTING 6.0M WIDE ROAD TO
PROPOSED 12.0 WIDE ROAD

ROAD WIDENING

EXISTING 6.0M WIDE ROAD

EXISTING 6.0M WIDE ROAD TO
PROPOSED 12.0 WIDE ROAD

AIR INDIA MAHARAJA
PLOT No.-16
PLOT AREA = 974.22 SQ.M.

8.0M WIDE GATE
(ENTRY)

8.0M WIDE GATE
(EXIT)

CONVENIENCE SHOPS

R.G.
799.929 SQ.MT

STR.
PLOT AREA ON
SITE = 192.47 SQ.M.

STR.

PODIUM LINE
ABOVE

BUILDING-B / INCENTIVE

BUILDING-A / REHAB

RAMP LEADING TOWARDS 1ST FLOOR
SLOP 1:8

PLOT U/R

PATHWAY

PATHWAY

P/R

N

BLOCK PLAN
SCALE 1:200

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	5678.562
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 Redevelopmet(% As per Table 10E)	90.00
12. Total Rehabilitation Entitlement Area[1(a)+(b)]	9420.000
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(50%)	780.462
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

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
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.

LOGO	ADDRESS OF OFFICE
	OFFICE :- **DESSIN 2000** 220, vardhman chambers, plot-84, sec-17, VASHI, Navi Mumbai

OWNERS SIGN - | TECHNICAL PERSON SIGN

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

SUBMISSION DRAWING