

BUILT-UP AREA CALCULATION Ground Floor Avani CHS Incentive B

BUILT UP AREA CALCULATION
FOR Ground Floor Avani CHS Incentive B

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	9.575	8.350	55.420
		BLOCK AREA TOTAL =55.420Sq.M	
		TOTAL Deduction =0.000Sq.M	
		Net BuiltUp Area =55.420 Sq.M	



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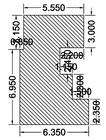
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	2.050	1.800	3.690
		BLOCK AREA TOTAL =3.690Sq.M	
		TOTAL Deduction =0.000Sq.M	
		Net BuiltUp Area =3.690 Sq.M	



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AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	3.300	3.300	10.890
		BLOCK AREA TOTAL =10.890Sq.M	
		TOTAL Deduction =0.000Sq.M	
		Net BuiltUp Area =10.890 Sq.M	



BUILT-UP AREA CALCULATION Ground Floor Avani CHS Rehab A

BUILT UP AREA CALCULATION
FOR Ground Floor Avani CHS Rehab A

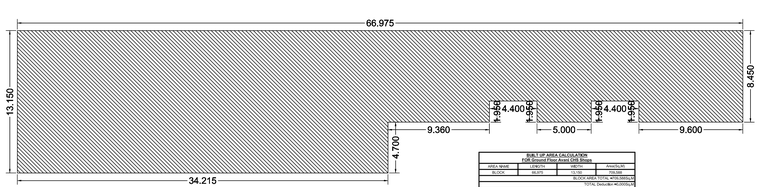
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	10.100	6.350	51.740
		BLOCK AREA TOTAL =51.740Sq.M	
		TOTAL Deduction =0.000Sq.M	
		Net BuiltUp Area =51.740 Sq.M	



BUILT-UP AREA CALCULATION Ground Floor Avani CHS Rehab A

BUILT UP AREA CALCULATION
FOR Ground Floor Avani CHS Rehab A

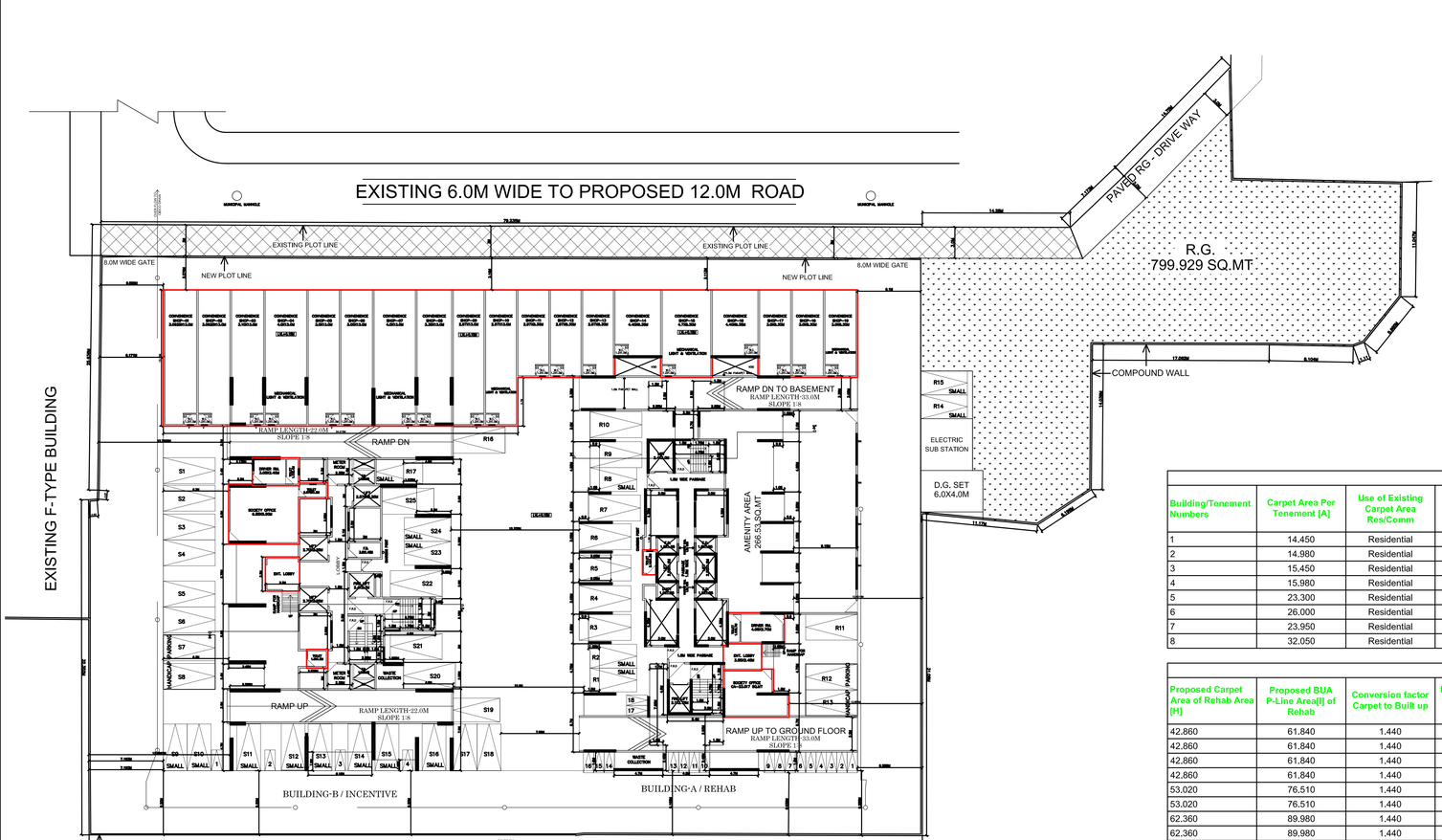
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	2.400	1.450	3.480
		BLOCK AREA TOTAL =3.480Sq.M	
		TOTAL Deduction =0.000Sq.M	
		Net BuiltUp Area =3.480 Sq.M	



BUILT-UP AREA CALCULATION Ground Floor Avani CHS Shops

BUILT UP AREA CALCULATION
FOR Ground Floor Avani CHS Shops

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	66.975	13.150	880.496
		BLOCK AREA TOTAL =880.496Sq.M	
		TOTAL Deduction =0.000Sq.M	
		Net BuiltUp Area =730.500 Sq.M	



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	61.840	1.440	42.300	1776.560	0.000	1776.560	1776.560	3553.120	0.000	4467.220	0
42.860	61.840	1.440	42.380	1271.460	0.000	1271.460	1271.460	2542.920	0.000	3457.020	0
42.860	61.840	1.440	42.440	594.200	0.000	594.200	594.200	1188.400	0.000	2102.510	0
42.860	61.840	1.440	42.530	425.270	0.000	425.270	425.270	850.540	0.000	1764.640	0
53.020	76.510	1.440	48.750	1365.060	0.000	1365.060	1365.060	2730.110	0.000	3644.210	0
53.020	76.510	1.440	54.400	1088.020	0.000	1088.020	1088.020	2176.040	0.000	3090.140	0
62.360	89.980	1.440	50.110	1403.160	0.000	1403.160	1403.160	2806.330	0.000	3720.430	0
62.360	89.980	1.440	67.060	1341.180	0.000	1341.180	1341.180	2682.360	0.000	3596.460	0
Total				9264.910	0.000	9264.910	9264.910	18529.820	0.000	25842.630	0.000

Signature Not Verified

Digitally signed by SONALI SHRIKANT JAGTAP,SUDHAKAR
Date: 25.08.2025 23:54:05 IST
Designation - Assistant Director Town Planning
Designation - Assistant Director Town Planning
Project Code - NMMCC-25-63474
Application Number - 2025/08/1
Proposal Number - 2412/1
Certificate Number - NMMC/CIDCO/DMR/1453/663

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.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 - I.R/R.C	1.960
(a) Incentive For Redevelopmet(% 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(80%)	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 orpkin 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-9821242676

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 / Valid Tender

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

OWNERS SIGN - TECHNICAL PERSON SIGN

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

SUBMISSION DRAWING