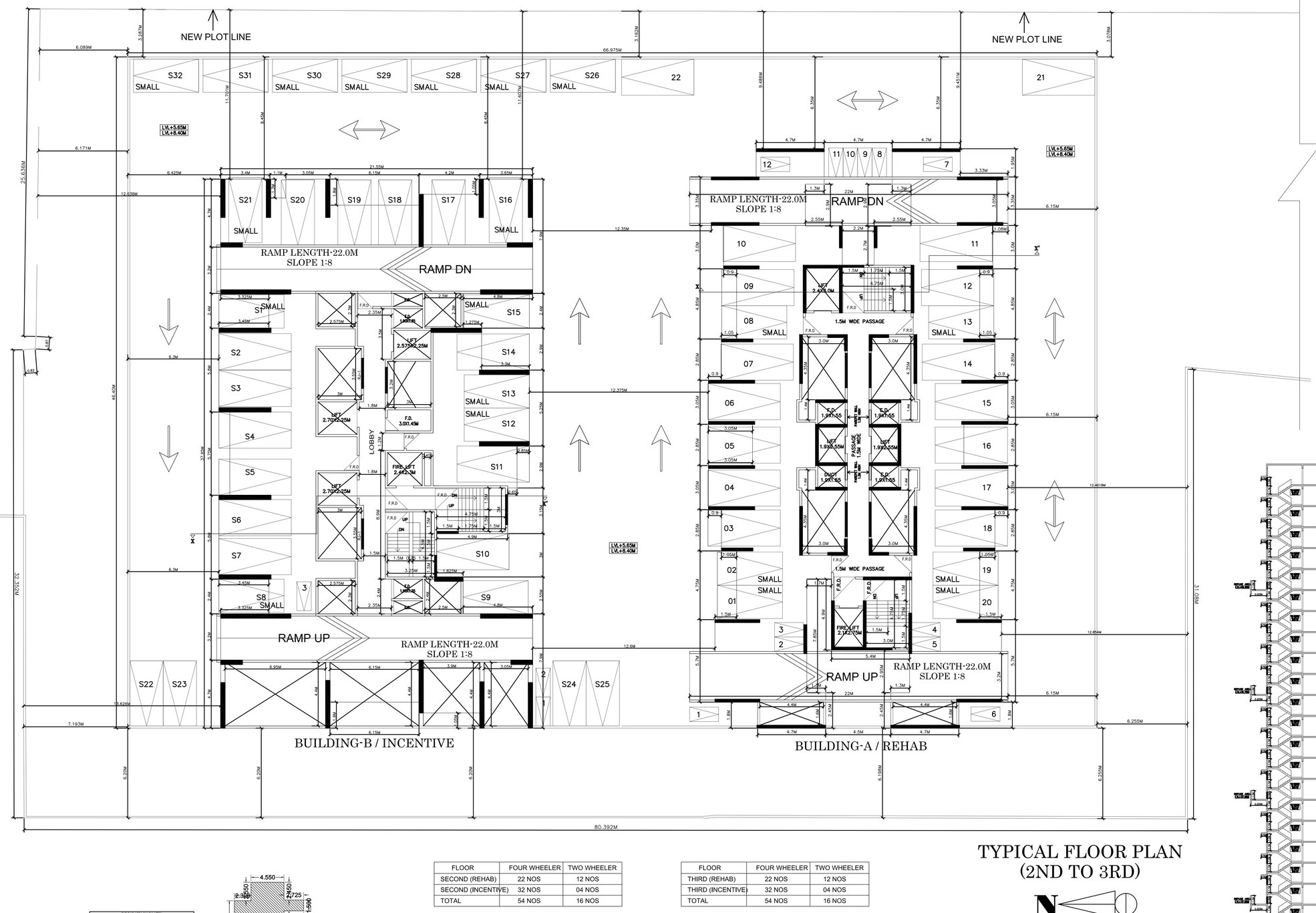
EXISTING 6.0M WIDE TO PROPOSED 12.0M ROAD



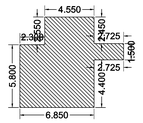
TYPICAL FLOOR PLAN
(2ND TO 3RD)

N

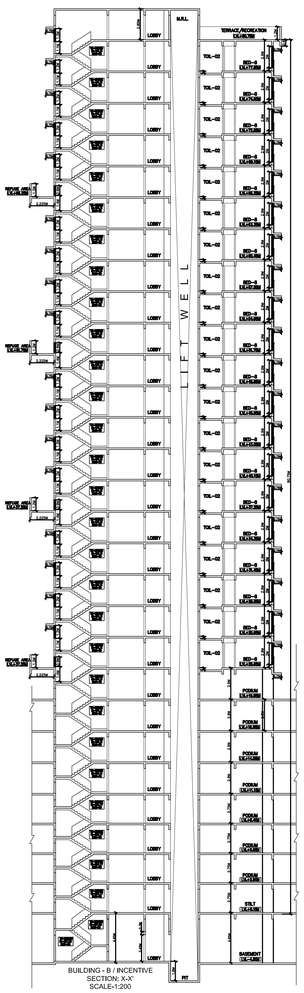
FLOOR	FOUR WHEELER	TWO WHEELER
SECOND (REHAB)	22 NOS	12 NOS
SECOND (INCENTIVE)	32 NOS	04 NOS
TOTAL	54 NOS	16 NOS

FLOOR	FOUR WHEELER	TWO WHEELER
THIRD (REHAB)	22 NOS	12 NOS
THIRD (INCENTIVE)	32 NOS	04 NOS
TOTAL	54 NOS	16 NOS

BUILT UP AREA CALCULATION FOR 2nd to 7rd Floor Avani CHS Incentive B			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	SLOTS	FLOOR	HEIGHT
FLOOR AREA TOTAL WITH BOUNDARY WALL			
TOTAL GROUND NET AREA(Sq.M)			
Net BUILT-UP AREA PER LAYOUT(Sq.M)			



BUILT-UP AREA CALCULATION 2nd to 7rd Floor Avani CHS Incentive B



BUILDING - B / INCENTIVE
SECTION: X-X'
SCALE-1:200

Signature Not Verified

Digitally signed by SONAWANE SHRIKANT BHIMSEN NARAYAN
Date: 25.08.2025 23:54:03 IST
Designation - Assistant Director I
Designation - Assistant Director I (Town Planning
Project Code - NMMCC-25-63474 Town Planning
Project Code - NMMCC-25-63474 Town Planning
Proposal Number - 0412772 - 1
Certificate Number - NMMC/CR/CC/NMMC/453/663

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 vii)	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[11(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(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 orplan 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 ARCHITECT
Issued to applicant	OFFICE :- DESIGN ZOOID 220, vardhman chambers, plot-84, sector-17, vashi, navi mumbai

OWNERS SIGN - | PROFESSIONAL PERSON SIGN

07 OF 17	SCALE - 1:100	Date: 13/08/25
	JOB NO - NMMCC-25-63474	CHECK BY - -

SUBMISSION DRAWING