

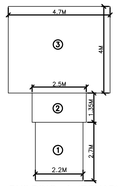
BUILDING-A
PASSAGE AREA DIAGRAM

REHAB BUILDING PASSAGE AREA CALCULATION BUILDING - A

A. ADDITIONAL

P1.	0.15 X 2.20M	=	0.33	SQ.M
P2.	3.00 X 4.75M	=	14.25	SQ.M
P3.	1.80 X 7.30M	=	13.14	SQ.M
P4.	1.65 X 0.25M	=	0.412	SQ.M
P5.	1.50 X 1.20M X4	=	7.20	SQ.M
P6.	14.95 X 1.80M	=	26.91	SQ.M
P7.	1.80 X 7.10M	=	12.78	SQ.M
P8.	1.65 X 0.35M X2	=	1.155	SQ.M
P9.	2.00 X 5.40M	=	10.80	SQ.M
P10.	2.75 X 3.00M	=	8.25	SQ.M
P11.	1.65 X 0.40M	=	0.66	SQ.M
	TOTAL	=	95.887	SQ.M

REQUIRED REFUGE BALCONY AREA STATEMENT AS PER OCCUPANT (BUILDING A)				
REFUGE AREA REQUIRED AT 8TH, 13TH, 18TH & 23RD FLOOR	TOTAL NO OF PERSON ABOVE FLOORS			
	BUILT UP AREA	X	FLOORS	TOTAL(SQ.M)
OCCUPANT LOAD FOR 2 CONSECUTIVE FLOOR	552.20	X	02	1104.40
TOTAL AREA				1104.40
OCCUPANT LOAD (12.50)				88.352
REQUIRED AREA PER PERSON				0.3
TOTAL REQUIRED REFUGE AREA				26.505
MAXIMUM PERMISSIBLE REFUGE AREA (2 TIMES)				53.01
TOTAL PROVIDED REFUGE AREA (42.335 X 04= 169.34 SQ.MT)				169.34

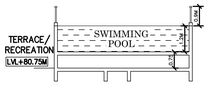


BUILDING - A (REHAB)
REFUGE AREA DIAGRAM
SCALE 1:100

BUILDING - A (REHAB) REFUGE AREA CALCULATION

A. ADDITION

1.	2.20 X 2.70M	=	5.94	SQ.M
2.	2.50 X 1.35M	=	3.375	SQ.M
3.	4.70 X 4.00M	=	18.80	SQ.M
	TOTAL	=	28.115	SQ.M
28.115 X 04NOS		=	112.46	SQ.M



TYPICAL SWIMMING POOL SECTION

TABLE-09

DOOR/WINDOW SCHEDULE (BUILDING -A)

DOOR	SIZE	TYPE	WINDOW	SIZE	TYPE
D1	1.05X2.15M	T.W PANEL	V	0.60X1.05M	ALU. LOUVERED
D2	0.90X2.15M	T.W FLUSH	W1	2.90X2.00M	ALU. SLIDING
D3	0.75X2.15M	T.W PANEL	W2	2.85X2.00M	ALU.SLIDING
			W3	3.05X 2.00M	ALU.SLIDING
RJ-1	1.50X1.20M	RCC JALLI	W4	1.80X 2.00M	ALU.SLIDING
RJ-2	2.40X1.20M	RCC JALLI	W5	1.10X 1.25M	ALU.SLIDING
RJ-3	1.80X1.20M	RCC JALLI	W6	1.15X 1.25M	ALU.SLIDING
RJ-4	1.70X1.20M	RCC JALLI	W7	2.70X 2.00M	ALU.SLIDING
			W8	2.75X 2.00M	ALU.SLIDING
			W9	1.35X 2.00M	ALU.SLIDING
			W10	2.80X 2.00M	ALU.SLIDING
			W11	1.00X 1.25M	ALU.SLIDING

TABLE-07

WATER CAPACITY CALCULATION BUILDING-A

A. RESIDENTIAL TOTAL	146,880 LTRS.
NO. OF FLATS X 5 PERSONS PER FLAT X 180 =48 X 5 X 180 =	43,200 LTRS.
NO. OF FLATS X 4 PERSONS PER FLAT X 180 =44 X 4 X 180 =	103,680 LTRS.
B. COMMERCIAL	
NO. OF SHOPS X 3 PERSONS PER SHOP X 45 =	NIL
TOTAL WATER SUPPLY REQUIRED	146,880 LTRS.
U.G WATER TANK CAPACITY = 146,523 LTRS	
O.H WATER TANK CAPACITY = 76,026 LTRS	

	FIRE FIGHTING	DOMESTIC	TOTAL
U.G TANK	100,113 LTRS	146,523 LTRS.	246,636 LTRS
O.H TANK	29,890 LTRS	76,026 LTRS	105,916 LTRS

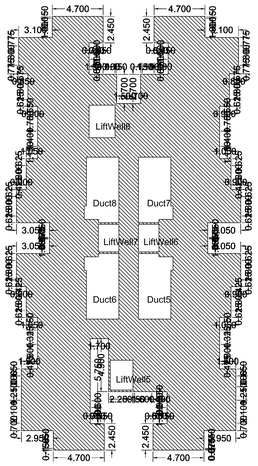
SEPTIC TANK CAPACITY CALCULATION BUILDING-A

NO. OF FLATS X 5 PERSONS PER FLAT X 80 = 48 X 5 X 80 =	19,200 LTRS.
NO. OF FLATS X 4 PERSONS PER FLAT X 80 = 144 X 4 X 80 =	46,080 LTRS.
REQUIRED CAPACITY =	65,280 LTRS.
PROVIDED CAPACITY =	65,407 LTRS.

TABLE-05

LIGHT & VENTILATION STATEMENT (SQ.M) (REHAB A)

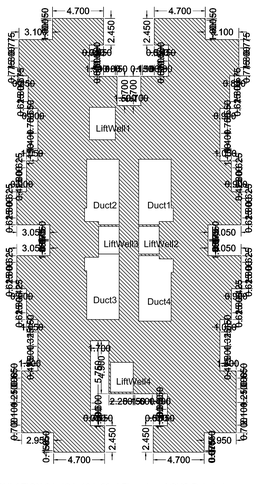
ROOM	AREA OF ROOM	AREA OF WIN REQ.	AREA OF WIN PROVIDED	TYPE OF WIN PROVIDED
LIV-1	22.4275 SQ.M	2.242 SQ.M	5.80 SQ.M	W1
LIV-2	14.7525 SQ.M	1.475 SQ.M	5.40 SQ.M	W7
LIV-3	19.7075 SQ.M	1.970 SQ.M	5.60 SQ.M	W10
BED-1	6.235 SQ.M	0.623 SQ.M	5.70 SQ.M	W2
BED-2	9.15 SQ.M	0.915 SQ.M	6.10 SQ.M	W3
BED-3	11.315 SQ.M	1.131 SQ.M	3.60 SQ.M	W4
BED-4	8.1125 SQ.M	0.811 SQ.M	5.50 SQ.M	W8
BED-5	8.41 SQ.M	0.841 SQ.M	2.70 SQ.M	W9
KIT-1	6.2475 SQ.M	0.624 SQ.M	1.50 SQ.M	W5
KIT-2	5.40 SQ.M	0.54 SQ.M	1.4375 SQ.M	W6
KIT-3	5.985 SQ.M	0.598 SQ.M	1.25 SQ.M	W11
TOI-1	2.58 SQ.M	0.258 SQ.M	0.63 SQ.M	V
TOI-2	2.52 SQ.M	0.252 SQ.M	0.63 SQ.M	V
TOI-3	1.80 SQ.M	0.18 SQ.M	0.63 SQ.M	V



BUILT-UP AREA CALCULATION 4th to 7th 9th to 12th 14th to 17th 19th to 22nd 24th to 27th Floor Avani CHS Rehab A

BUILT UP AREA CALCULATION
FOR 4th to 7th 9th to 12th 14th to 17th 19th to 22nd 24th to 27th Floor Avani CHS Rehab A

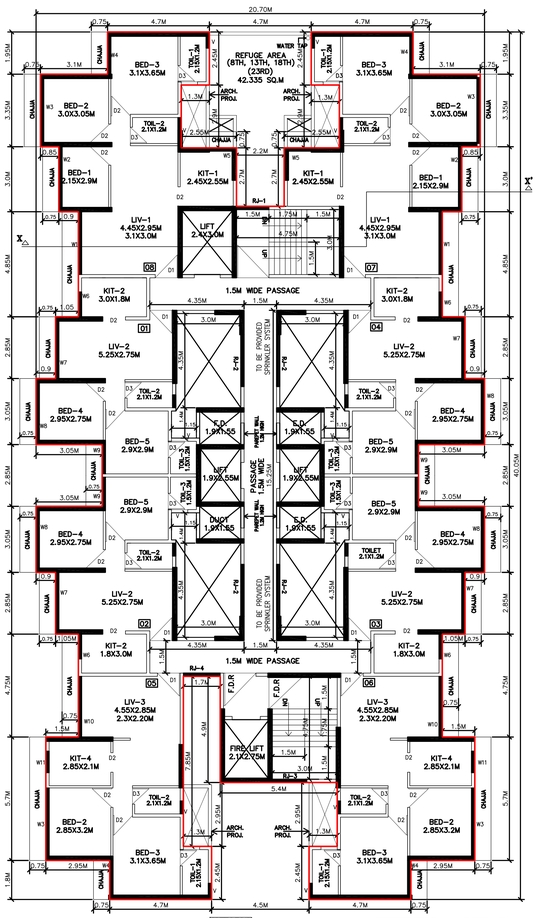
AREA NAME	LENGTH	WIDTH	Area(Sq,M)
BLOCK	40.050	20.700	647.145
		BLOCK AREA TOTAL =647.145Sq.M	
LiftWell8	-	-	7.200
LiftWell7	-	-	4.845
LiftWell6	-	-	4.845
LiftWell5	-	-	5.775
Duct8	-	-	18.070
Duct7	-	-	18.070
Duct6	-	-	18.070
Duct5	-	-	18.070
		TOTAL Deduction =94.945Sq.M	
		Net BuiltUp Area =552.200 Sq.M	



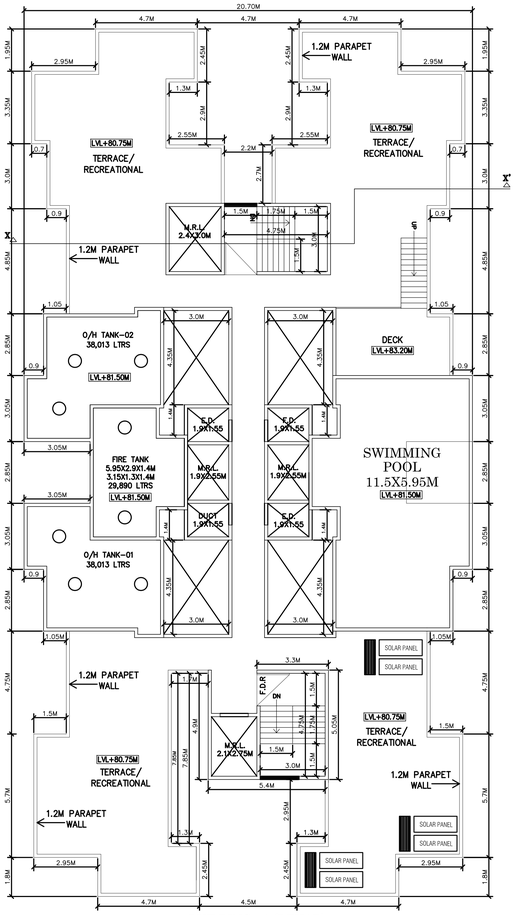
BUILT-UP AREA CALCULATION 8th 13th 18th 23rd Floor Avani CHS Rehab A

BUILT UP AREA CALCULATION
FOR 8th 13th 18th 23rd Floor Avani CHS Rehab A

AREA NAME	LENGTH	WIDTH	Area(Sq,M)
BLOCK	40.050	20.700	647.145
		BLOCK AREA TOTAL =647.145Sq.M	
LiftWell4	-	-	5.775
LiftWell3	-	-	4.845
LiftWell2	-	-	4.845
LiftWell1	-	-	7.200
Duct4	-	-	18.070
Duct3	-	-	18.070
Duct2	-	-	18.070
Duct1	-	-	18.070
		TOTAL Deduction =94.945Sq.M	
		Net BuiltUp Area =552.200 Sq.M	



BUILDING - A (REHAB)
TYPICAL FLOOR PLAN
(9TH TO 27TH)



BUILDING - A (REHAB)
RECREATIONAL FLOOR PLAN

REHAB BUILDING EXCESS AREA CALCULATION BUILDING - A

A. ADDITIONAL

A1.	1.80 X 1.1165M X2	=	4.019	SQ.M
A2.	3.05 X 1.00M X2	=	6.10	SQ.M
A3.	2.90 X 1.20M X2	=	6.96	SQ.M
A4.	2.95 X 1.35M X2	=	7.965	SQ.M
A5.	1.80 X 1.06M X4	=	7.632	SQ.M
A6.	2.75 X 1.45M X4	=	15.95	SQ.M
A7.	2.75 X 1.35M X4	=	14.85	SQ.M
A8.	1.35 X 1.35M X4	=	7.29	SQ.M
A9.	2.85 X 1.35M X2	=	7.695	SQ.M
A10.	2.10 X 1.45M X2	=	6.09	SQ.M
A11.	3.20 X 1.45M X2	=	9.28	SQ.M
A12.	1.65 X 1.34M X2	=	4.422	SQ.M
	TOTAL	=	98.253	SQ.M

Signature Not Verified

Digitally signed by SOMNATH MAHADEO KAVAN
Date: 25.08.2025 23:54:03 IST
Designation : Joint Director of Town Planning
Designation : Assistant Director of Town Planning
Project Code : MMRCL-25-63974-NMM
Application Number : 63974
Proposal Number : 043272
Certificate Number : MMRCL/CDO/NMM/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	15467.300
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-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 \Vood Tandon

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

Digitally signed by applicant

OWNERS SIGN - Digitally signed by TECHNICAL PERSON SIGN

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

SUBMISSION DRAWING