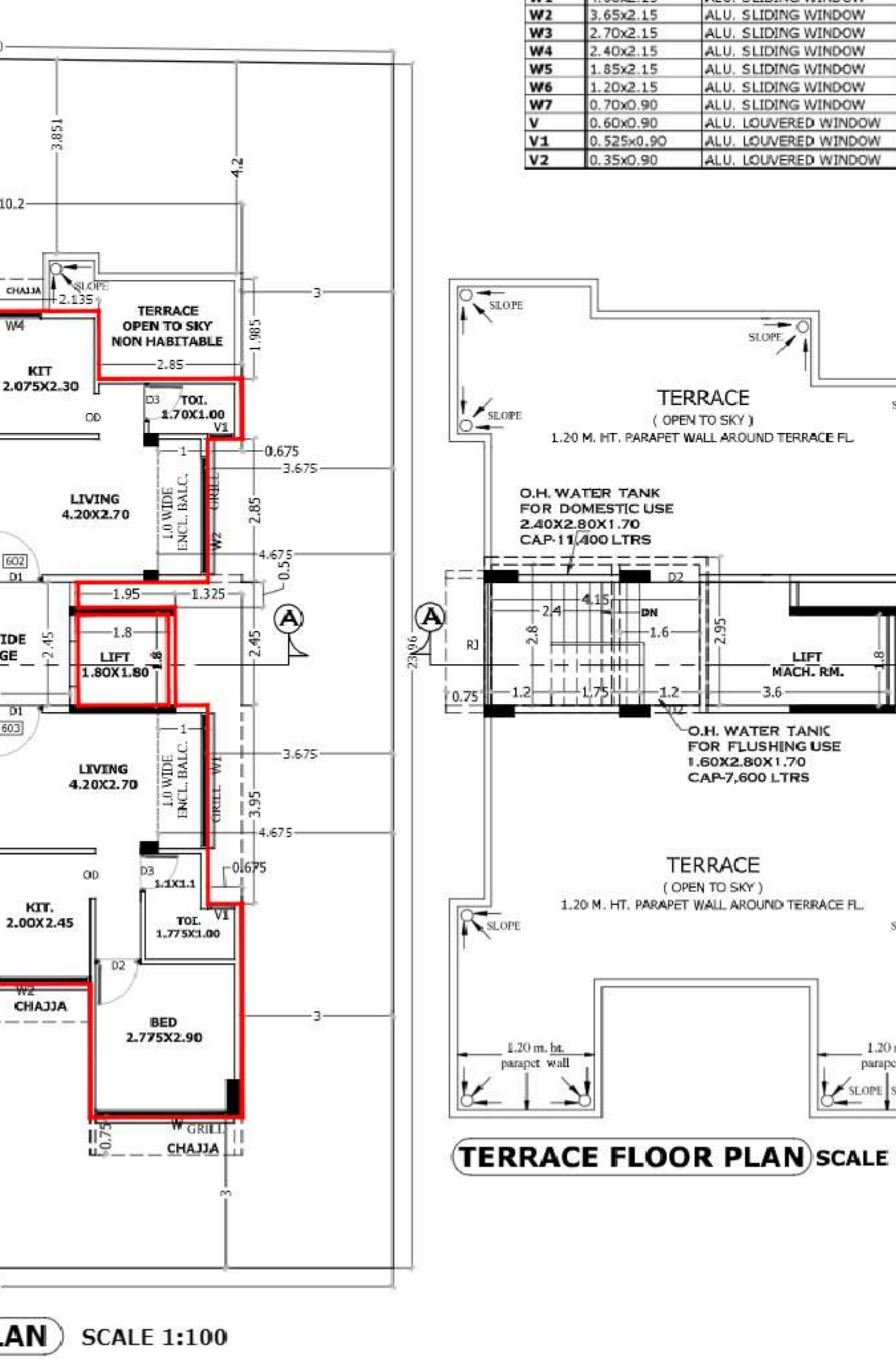
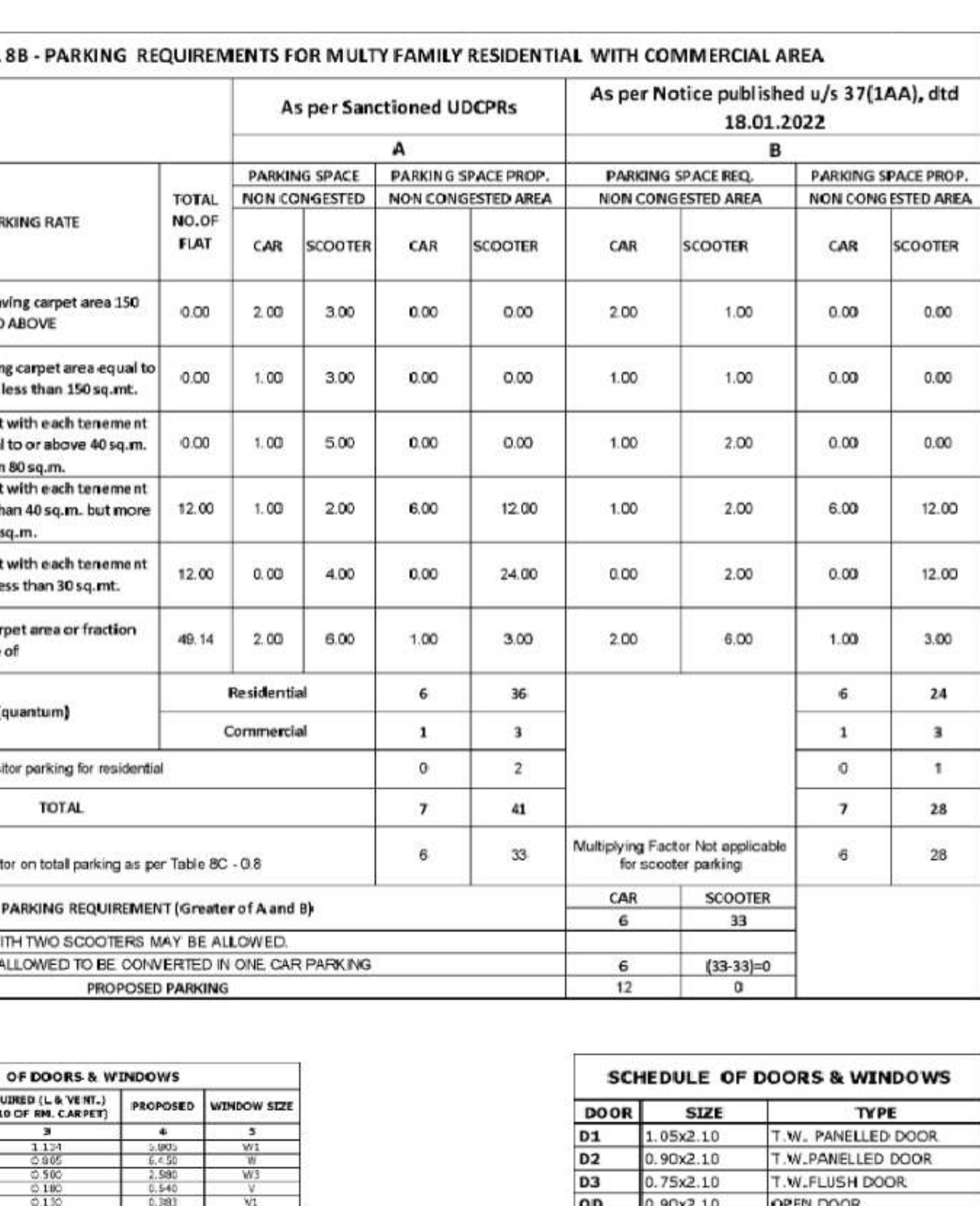
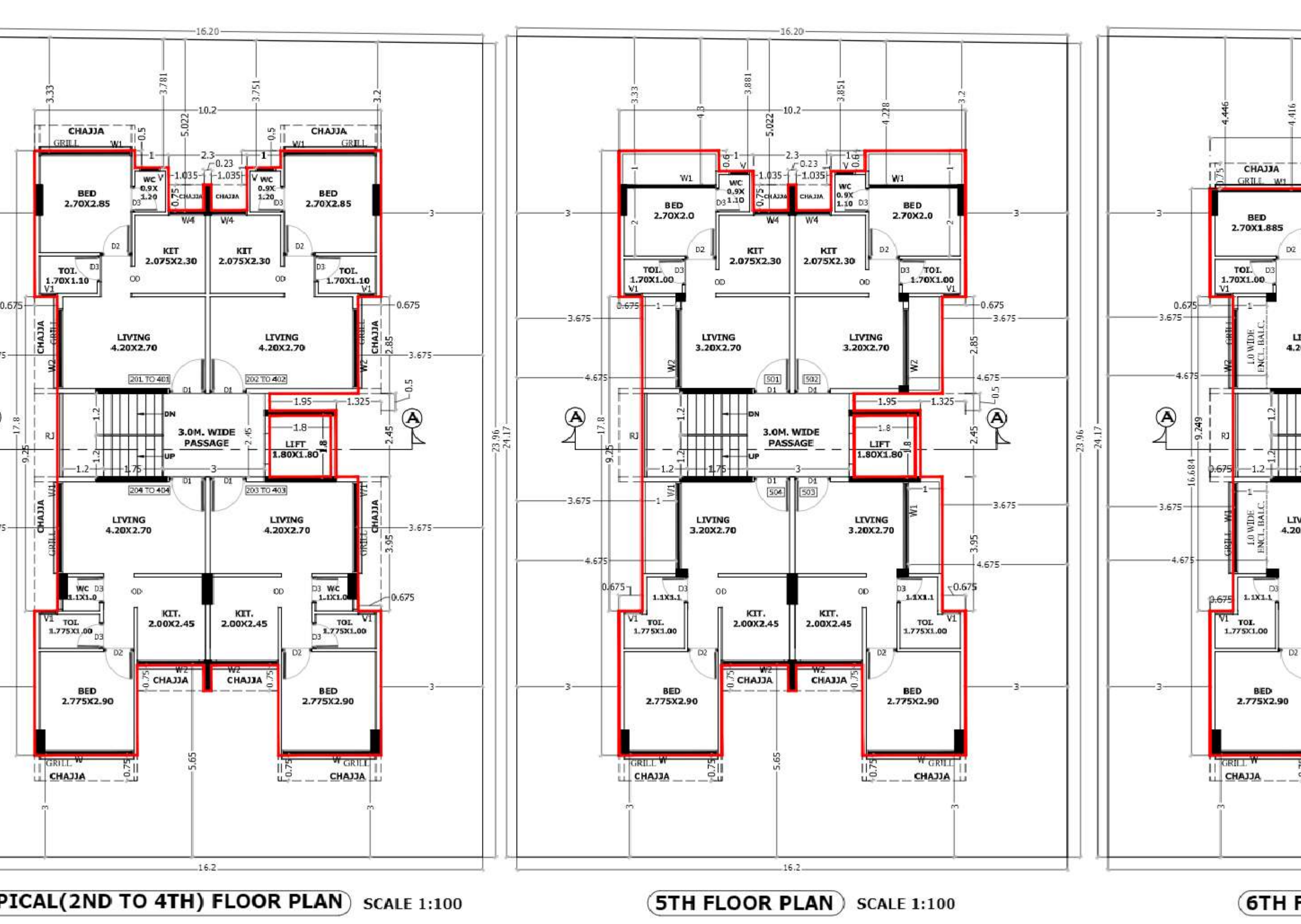
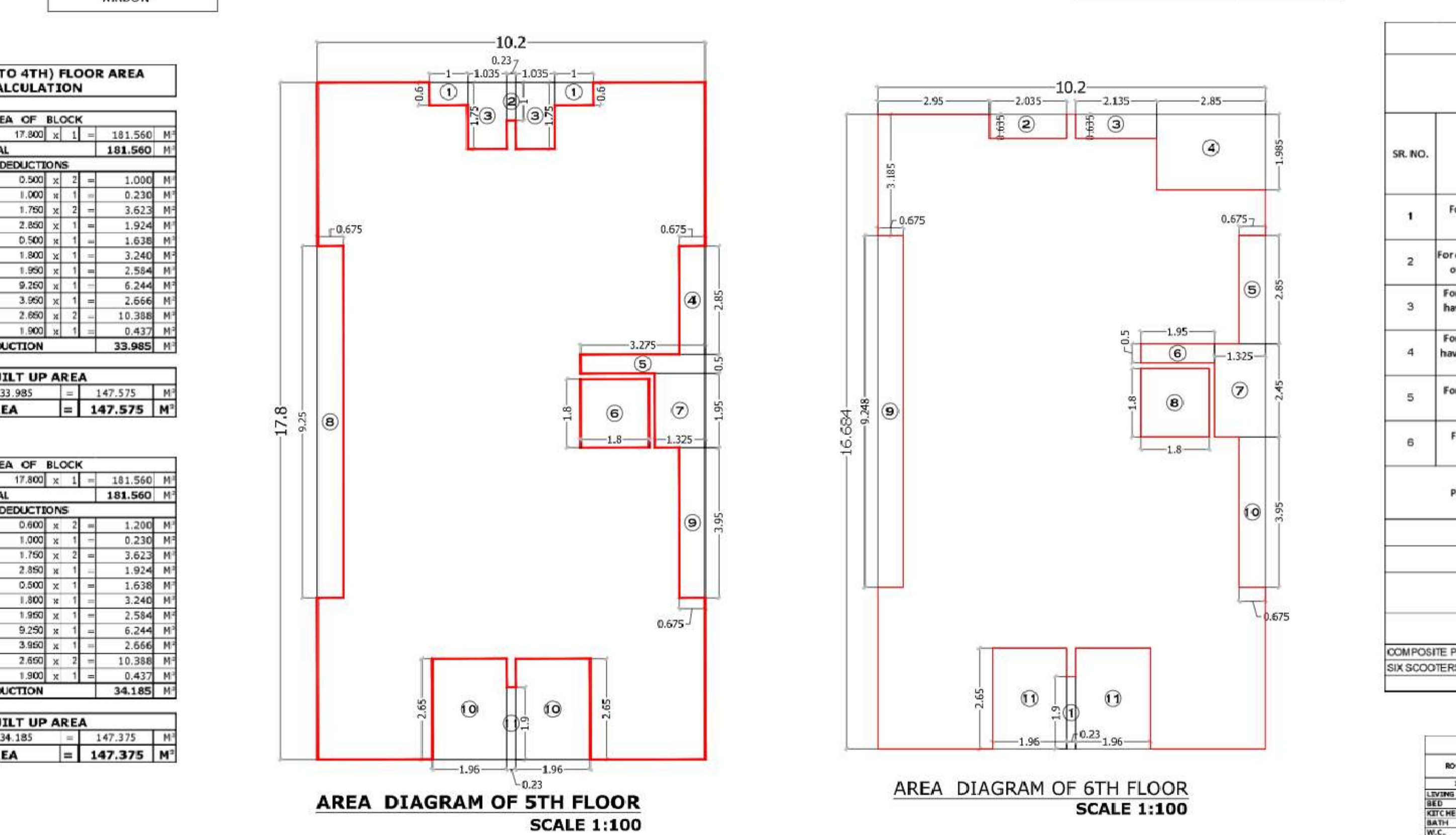
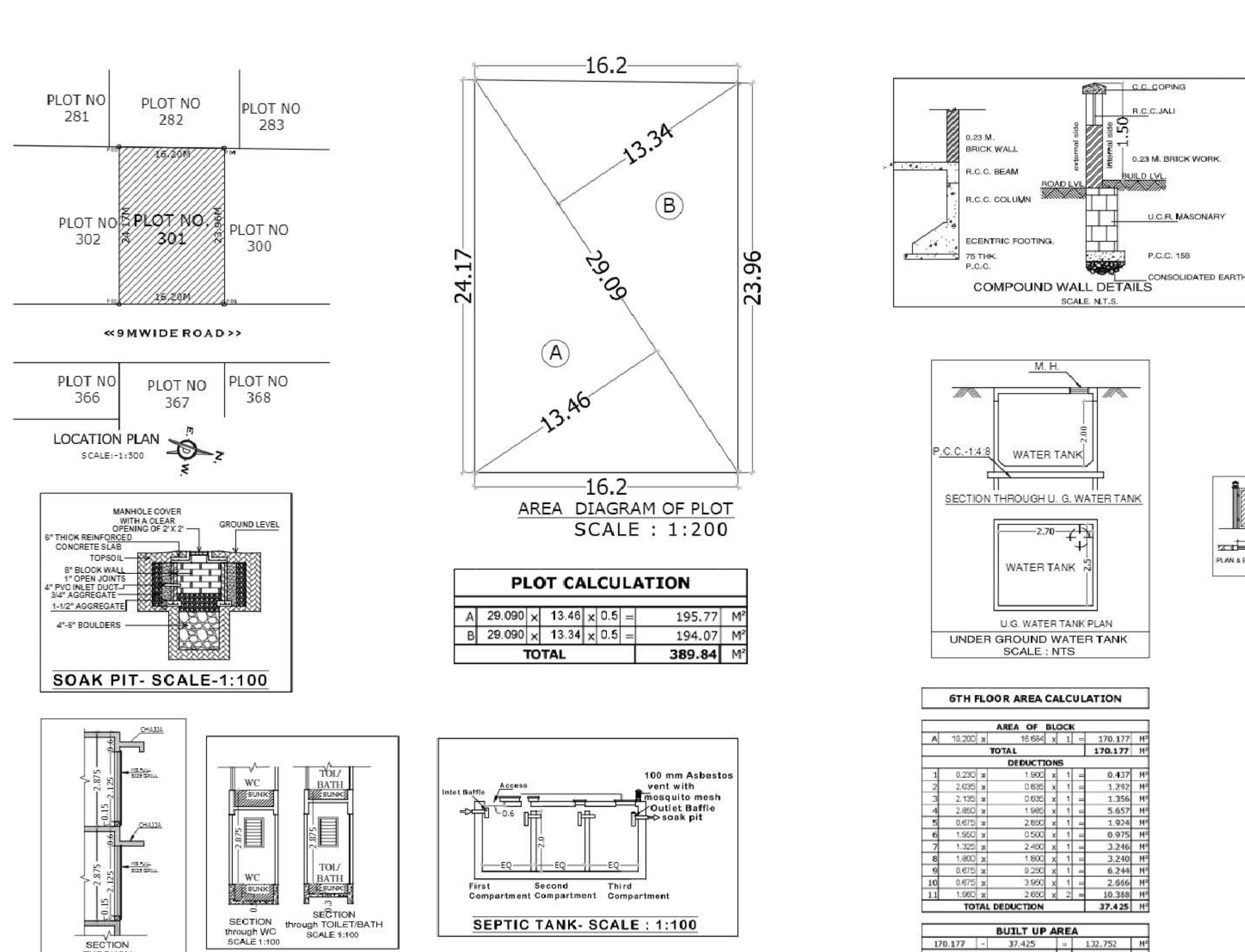




APPROVED SUBJECT TO THE CONDITION
MENTIONED IN This Office Letter
No. CIDCO/ BP-17974 TPN/ M & K/ 2021/ 10223
18 Jan 2023

PROPOSED RESIDENTIAL BUILDING		
Proforma-1		
Sr.No	Particulars	Area (sq.m)
1	a Area of plot (Minimum area of a, b, & c to be considered)	389.840
	b As per ownership document (7/12, CTS extract)	389.840
	c As per measurement sheet	389.840
2	a Deductions for	0.000
	i Proposed D/P D/P, Road widening Area/Service Road /Highway widening	0.000
	ii Any D.P. Reservation area (Total a= b)	0.000
3	Area of plot (1-2)	389.840
4	a Amenity Space (if applicable)	0.000
	b Required	0.000
	c Balance Proposed	0.000
5	Net Plot Area (3-4 (a))	389.840
6	a Recreational Open space (if applicable)	0.000
	b Required	0.000
7	Internal Road area	0.000
8	Plotable area (if applicable)	389.840
9	a Built up area with reference to Basic F.S.I. as per their road width (Sr. No. Spacing FSI - Min. of 1.5 as per UDCPR & 2.0 As per agreement to lease	584.769
	b Permissible commercial area	87.714
	c Proposed commercial area (basic excluding ancillary)	30.317
10	a Additional FSI on payment of premium	0.000
	b Maximum permissible premium FSI - Based on road width / TOD zone. (plot area "0.3 premium FSI" Plus Additional FSI as per Note 3 of 10.10.1 (plot area "0.1)	0.000
	c Additional FSI on payment	0.000
11	a In-situ FSI TDR loading	0.000
	b In-situ area against D.P. road (2.0 x Sr. No. 2 (a)) if any	0.000
	c In-situ area against Amenity Space if handed over (2.00 at 165 x 8' No. 4 (b) and (c))	0.000
12	a TDR area	0.000
	b Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.000
	c Additional FSI area under Chapter No. 7	0.000
13	a Total entitlement of FSI in the proposal	584.769
	b [8a] + 100% (11(c)) or 1.2 whichever is applicable.	396.40
	c Permissible Ancillary Area FSI upto 80% or 80% on balance potential with payment of charges.	355.31
14	a Proposed Ancillary Area FSI	355.31
	b Total entitlement (a+b)	940.07
	c Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (As per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.5 or 1.8, read with Note 3 of 10.10.1	937.40
15	a Total Built-up Area in proposal (excluding area at Sr.No 15 b)	0.00
	b Existing Built-up Area	0.00
	c Proposed Built-up Area (as per 'P-line')	0.00
16	a Residential	54.570
	b Commercial	54.57
	c Total (a+b) (shall not be more than 13(d))	109.14
17	a F.S.I. Consumed (15/13) should not be more than serial No. 14 above)	0.00
	b Area for inclusive housing, if any	0.000
	c Required (20% of Sr.No 5)	0.000
d	As Proposed	0.000

Distribution of proposed Built up area as per UDCPR			
Sr.No	Particulars	Residential	Non-residential
1	Built up area with reference to Basic F.S.I.	554.44	30.32
2	Additional FSI on payment of premium (Together shall not exceed 10 b)	0.00	0.00
3	Total proposed built up area (basic+ premium)	551.77	30.32
4	Proposed Ancillary Area FSI	331.06	24.25
5	% of ancillary area FSI	60%	84%
6	TOTAL PROPOSED BUILT-UP AREA. (together shall not exceed 13 d)	882.83	54.57

Summary of proposed Pline area as per UDCPR				
Sr.No	FLOOR	PLINE AREA (Comm)	PLINE AREA (RES)	TOTAL
		A	B	C
1	GROUND	54.570	12.402	66.972
2	1ST FL	0.000	147.576	147.576
3	2ND FL		147.576	147.576
4	3RD FL		147.576	147.576
5	4TH FL		147.576	147.576
6	5TH FL		147.576	147.576
7	6TH FL		132.952	132.952
8	TOTAL	54.57	862.83	917.40
9	BASIC+PREMIUM FSI	30.32	65.77	96.09
10	BASIC FSI	30.32	55.77	86.09
11	PREMIUM FSI	0.00	0.00	0.00
12	ANCILLARY FSI	24.25	33.06	57.31
13	NO. OF COMMERCIAL UNITS			4 Nos
14	NO. OF RESIDENTIAL UNITS			24 Nos
15	HEIGHT OF BUILDING / TERRACE FL. (L)			21.600 MT
16	HEIGHT OF BUILDING (O. L. WATER TANK TOP LVL)			26.400 MT

NOTE: THE PROPOSED CHARGES OVER CHARGES ARE FOR PROTECTION FROM SUN, RAIN, AIRBORNE PARTICULATE, FEATHERS FOR DECORATION & AESTHETICS. PROPOSED CHARGES SHALL NOT BE USED FOR ANY HABITABLE PURPOSE.

PROJECT
DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO.-301, SECTOR-24, PUSHPAK NAGAR, TAL-PANVEL, DIST-PANVEL, NAVI MUMBAI

OWNERS