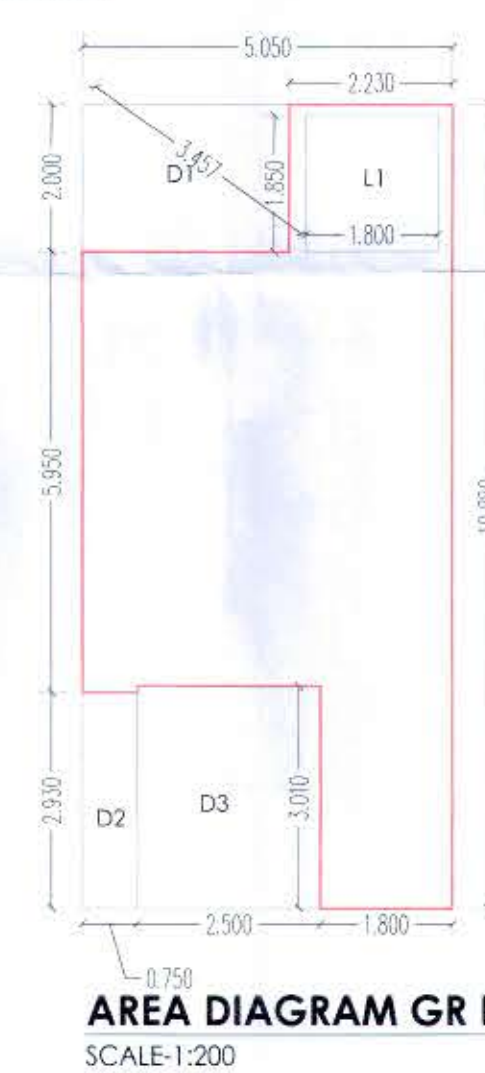
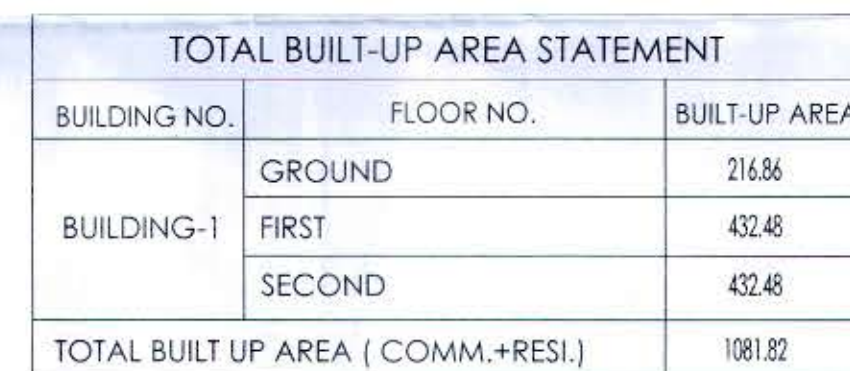




TOTAL COMMERCIAL UNITS	06
TOTAL RESIDENTIAL UNITS	16
HEIGHT OF BUILDING	9.655 M



LOCATION PLAN
SCALE - NTS

AREA STATEMENT GR. FLR (COMM)				
BLOCK	L (M)	B (M)	NOS	AREA (SQM)
A	21.250	8.500		180.61

AREA STATEMENT GROUND FLOOR				
BLOCK	L (M)	B (M)	NOS	AREA (SQM)
A	5.050	10.880		54.94
TOTAL				54.94
2. DEDUCTIONS				
D1	2.820	2.000		5.64
D2	0.750	2.930		2.19
D3	2.500	3.010		7.53
LI	1.800	1.850		3.33
TOTAL				18.69
TOTAL BUP AREA (1-2)				36.25

Distribution of proposed Built up area as per UDCPR			
		Residential	Non- residential
1	Built up area with reference to Basic F.S.I.	901.21	180.6
2	Additional FSI on payment of premium (Together shall not exceed 10 b)	0.00	0.0
3	Total proposed built up area (basic+ premium)	901.21	180.6
4	Proposed Ancillary Area FSI	0.00	0.0
5	% of ancillary area FSI	0.00	0.0
6	TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed 13 d)	901.21	180.6

APPROVED SUBJECT TO THE CONDITION
MENTIONED IN This Office Letter
No. CIDCO/BP-18047/TPC(NM & K)/2022/9613
ptd. 03 Aug 2022

Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
~brchandrahan@gmail.com~
Name: BHUSHAN
RAMCHANDRA CHAUDHARI
Designation: Associate Planner
Organization: CIDCO LTD
Date: 03-Aug-2022 18:52:45

PROFORMA -1

SR.NO	PARTICULAR	SQ.MT.
	AREA OF PLOT (Minimum Area of a,b,c, to be considered)	
1)	a AS PER OWNERSHIP DOCUMENT (7 / 12. CTS extract)	1098.06
	b AS PER MEASUREMENT SHEET	1098.06
	c AS PER SITE	1098.06
	DEDUCTIONS FOR	
2)	a PROPOSED DP / OP ROAD WIDENING AREA/SERVICE ROAD/HIGHWAY WIDENING	0.00
	b ANY D.P. RESERVATION AREA	0.00
	TOTAL L= (A + B)	0.00
3)	a BALANCE AREA OF PLOT (1 - 2)	1098.06
	AMENITY SPACE, (IF APPLICABLE)	0.00
4)	a REQUIRED	0.00
	b ADJUSTMENT OF 2(b), IF ANY-	0.00
	c BALANCE PROPOSED	0.00
5)	a NET PLOT AREA [3 - 4 (C)]	1098.06
	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
6)	a REQUIRED	0.00
	b PROPOSED	0.00
7)	a INTERNAL ROAD AREA	0.00
8)	a PLOTTABLE AREA (IF APPLICABLE)	0.00
9)	a BUILTUP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (SR. NO. 5.1 BASIC F.S.I. 1.50 AS PER AGREEMENT TO LEASE ADDITION OF FSI ON PAYMENT OF PREMIUM MAXIMUM PERMISSIBLE PREMIUM FSI-BASED ON ROAD WIDTH / TOD ZONE (PLOT AREA*0.3 PREMIUM FSI)	1207.87
10)	a PLUS ADDITIONAL AS PER NOTE 3 OF 10.10.1 [PLOT AREA*0.1]	0.00
	b PROPOSED FSI ON PAYMENT	0.00
	IN-SITU / TDR LOADING	
11)	a IN-SITU AREA AGAINST D.P. ROAD - 2.0 X SR. NO. 2(A) IF ANY	
	b IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 X SR. NO. 4 (B) AND /OR (C)).	
	c TDR AREA	
	d TOTAL IN-SITU/TDR LOADING PROPOSED [(1) (a) + (b) + (c)]	0.00
12)	a ADDITIONAL FSI AREA UNDER CHAPTER NO. 7 TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL. (9 + 10(b) + 11(d)) OR 12 WHICHEVER IS APPLICABLE	0.00
13)	a PERM. ANCILLARY AREA FSI UPTO 60% OR 80% ON BALANCE POTENTIAL WITH PAYMENT OF CHARGES C PROPOSED ANCILLARY FSI	1207.87
	d TOTAL ENTITLEMENT (A + B)	1207.87
14)	a MAXIMUM UTILIZATION LIMIT OF F.S.I (BUILDING POTENTIAL/PERMISSIBLE AS PER ROAD WIDTH (8m per Regulation) No 6.1 or 6.2 or 6.3 or 6.4 (as applicable) + 1.6 or 1.8 READ WITH NOTE 3 OF 10.10.1)	0.00
	TOTAL BUILT-UP AREA IN PROPOSAL [EXCLUDING AREA AT SR. NO. 17 B]	1207.87
15)	a EXISTING BUILT-UP AREA	0.00
	b RESIDENTIAL	0.00
	c COMMERCIAL	0.00
	d PROPOSED BUILT-UP AREA (AS PER P-LINE)	1081.82
	e RESIDENTIAL	901.21
	f COMMERCIAL	180.61
	g TOTAL BUILT-UP AREA (A + B)	1081.82
16)	a F.S.I. CONSUMED [15 / 13] (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	0.89
	AREA FOR INCLUSIVE HOUSING IF ANY	
17)	a REQUIRED (20 % OF SR. NO. 5)	0.00
	b PROPOSED	0.00

NOTE - THE PROPOSED CHALJAS OVER OPENINGS FOR PROTECTION FROM SUN AND RAIN AND ARCHITECTURAL FEATURES FOR DECORATION / AESTHETICS PURPOSE SHALL NOT BE USED FOR ANY HABITABLE PURPOSE

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 AFTER AT THE WORK SITE.

SIGNATURE OF OWNER

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSIONS OF THE SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORD DEPT. / CITY SURVEY RECORDS.

SIGNATURE

PROJECT

PROPOSED DEVELOPMENT OF
RESIDENTIAL CUM COMMERCIAL BUILDING ON
PLOT NO. 323 , SECTOR -17,ULWE, (12.5% SCHEME)
NAVI MUMBAI.

NAME & SIGN

OWNER

For Micron Infra

[Signature]

Partner

M/S. MICRON INFRA
THROUGH ITS PARTNERS
MR. SANJAY K. INGALE & FOUR OTHERS

---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	--

IDENTITY
ARCHITECTS & INTERIOR DESIGNER
TEL : 022 49 73 31 66

CONSULTANT ARCHITECTS

IDENTITY ARCHITECTS
ARCHITECTS & INTERIOR DESIGNER
406, THE GREAT EASTERN SUMMIT A, PLOT NO. - 56, SECTOR- 15, C.B.D.,
BEHATIPUR, NAWALPURA

	DRAWN BY	SCALE	DATE	CHECK BY	DRG.NO.
	SANTOSH	1:100	11 / 07 / 2022	HEMANT	ID/MI/205/1