

APPROVED SUBJECT TO THE CONDITIONS
MENTIONED IN This Office Letter

No. CIDCO/BP-15446/TPQ(NM & K)/2017/13750
Dtd. 02 Apr 2025



LOWER GROUND TO 1ST FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, AREA DIAGRAM & CALCULATIONS

Proforma-1

Sr.No	Particulars	Area(sq.m)
Area of plot (Minimum area of a, b, c to be considered)		
1	a As per survey document (1/15), CTS extract	798.375
	b As per measurement sheet	798.375
	c As per site	798.375
Deductions for		
2	a Proposed D.P. Road widening Area/Service Road / Highway widening	0.000
	b Any D.P. Reservation area	0.000
	(Total a+b)	0.000
3	Balance area of plot (1-2)	798.375
Amenity Space (if applicable)		
4	a Required -	0.000
	b Adjustment of 20%, if any -	0.000
	c Balance Proposed -	0.000
5	Net Plot Area (3-4+5)	798.375
Recreational Open space (if applicable)		
6	a Required -	0.000
	b Proposed -	0.000
7	Net Plot Area (5-6)	798.375
Proposed area (if applicable)		
8	a Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 9)	1197.563
	b Subsidy FSI - Min. of 1.5 as per UDCPR	179.634
	c Permissible commercial area	179.634
	d Addition of FSI on payment of premium	141.074
10	a 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.	479.635
	b Proposed FSI on payment	638.708
In-situ FSI / TDR loading		
11	a In-situ area against D.P. road (2.0x Sr. No. 2 (a)) if any	159.675
	b In-situ area against Amenity Space if handled over	159.675
	c TDR area -	159.675
	d Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	159.675
12	Additional FSI area under Chapter No. 7	0.000
Total entitlement of FSI in the proposal		
13	a (9(a) + 10(a) + 11(d)) or 12 whichever is applicable.	1836.263
	b Permissible Ancillary Area FSI upto 60% or 80% on balance potential	1137.685
	c Payment of charges -	1137.685
	d Proposed Ancillary area FSI	293.948
14	a Maximum utilization limit of F.S.I. (building potential) Permissible as per road width (as per the regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.5 or 1.6, read with Note 3 of 10.10.1.	3.715
	b Total Built-up Area in proposal	293.948
	c Existing Built-up Area	0.000
	d Commercial	0.000
15	a Proposed Built-up Area (as per 'P' line)	293.948
	b Residential	269.55
	c Commercial	293.948
16	a Total land (shall not be more than 11(d))	1137.685
	b F.S.I. Consumed (15/13) (Should not be more than Sr.No. 11 above)	0.993
	c Area for Inclusive Housing, if any	0.000
17	a Required (20% of Sr. No. 5)	0.000
	b Proposed	0.000
18	a Residential	55
	b Commercial	8

FLOOR	SHOP / FLAT NO.	NO OF FLATS	BUILT UP AREA OF PER FLAT (A)	RERA CARPET AREA	ENCLOSED BALCONY AREA	C.B.	USABLE CARPET AREA OF PER FLAT
GROUND	1	1	36.575	33.771	0.000	0.000	33.771
	2	1	31.863	30.320	0.000	0.000	30.320
	3	1	30.380	29.972	0.000	0.000	29.972
	4	1	34.109	32.596	0.000	0.000	32.596
	5	1	34.467	32.782	0.000	0.000	32.782
	6	1	28.989	27.549	0.000	0.000	27.549
	7	1	27.591	26.201	0.000	0.000	26.201
	8	1	29.820	27.533	0.000	0.000	27.533
TOTAL SHOPS			253.795	239.722			239.722
1ST FLOOR	101	1	40.888	29.880	0.000	0.000	29.880
	102	1	41.470	29.960	0.000	0.000	29.960
	103	1	37.603	28.625	0.000	1.350	29.975
	104	1	35.780	29.920	0.000	0.000	29.920
	105	1	40.327	29.935	0.000	0.000	29.935
	106	1	37.767	28.355	0.000	1.350	29.705
	108	1	40.580	28.513	0.000	1.350	29.863
	109	1	40.888	29.880	0.000	0.000	29.880
2ND TO 4TH FLOOR	201,301,401	3	40.888	29.880	0.000	0.000	29.880
	202,302,402	3	41.470	29.960	0.000	0.000	29.960
	203,303,403	3	37.603	28.625	0.000	1.350	29.975
	204,304,404	3	35.780	29.920	0.000	0.000	29.920
	205,305,405	3	40.327	29.935	0.000	0.000	29.935
	206,306,406	3	37.767	28.355	0.000	1.350	29.705
	207,307,407	3	40.354	29.901	0.000	0.000	29.901
	208,308,408	3	40.580	28.513	0.000	1.350	29.863
5TH FLOOR	501	1	40.888	29.880	0.000	0.000	29.880
	502	1	41.470	29.960	0.000	0.000	29.960
	503	1	37.603	28.625	0.000	1.350	29.975
	504	1	35.780	29.920	0.000	0.000	29.920
	505	1	40.327	29.935	0.000	0.000	29.935
	506	1	37.767	28.355	0.000	1.350	29.705
	507	1	38.905	28.553	0.000	0.000	28.553
	508	1	40.580	28.513	0.000	1.350	29.863
6TH & 7TH FLOOR	601,701	2	40.888	29.870	3.910	0.000	29.880
	602,702	2	41.470	29.960	0.000	0.000	29.960
	603,703	2	37.603	28.625	0.000	1.350	29.975
	604,704	2	35.780	29.920	0.000	0.000	29.920
	605,705	2	40.327	29.935	0.000	0.000	29.935
	606,706	2	37.767	26.570	1.785	1.350	29.705
	607,707	2	38.905	6.290	0.000	0.000	28.553
	608,708	2	40.580	22.620	6.275	0.968	28.863
TOTAL FLATS			55				

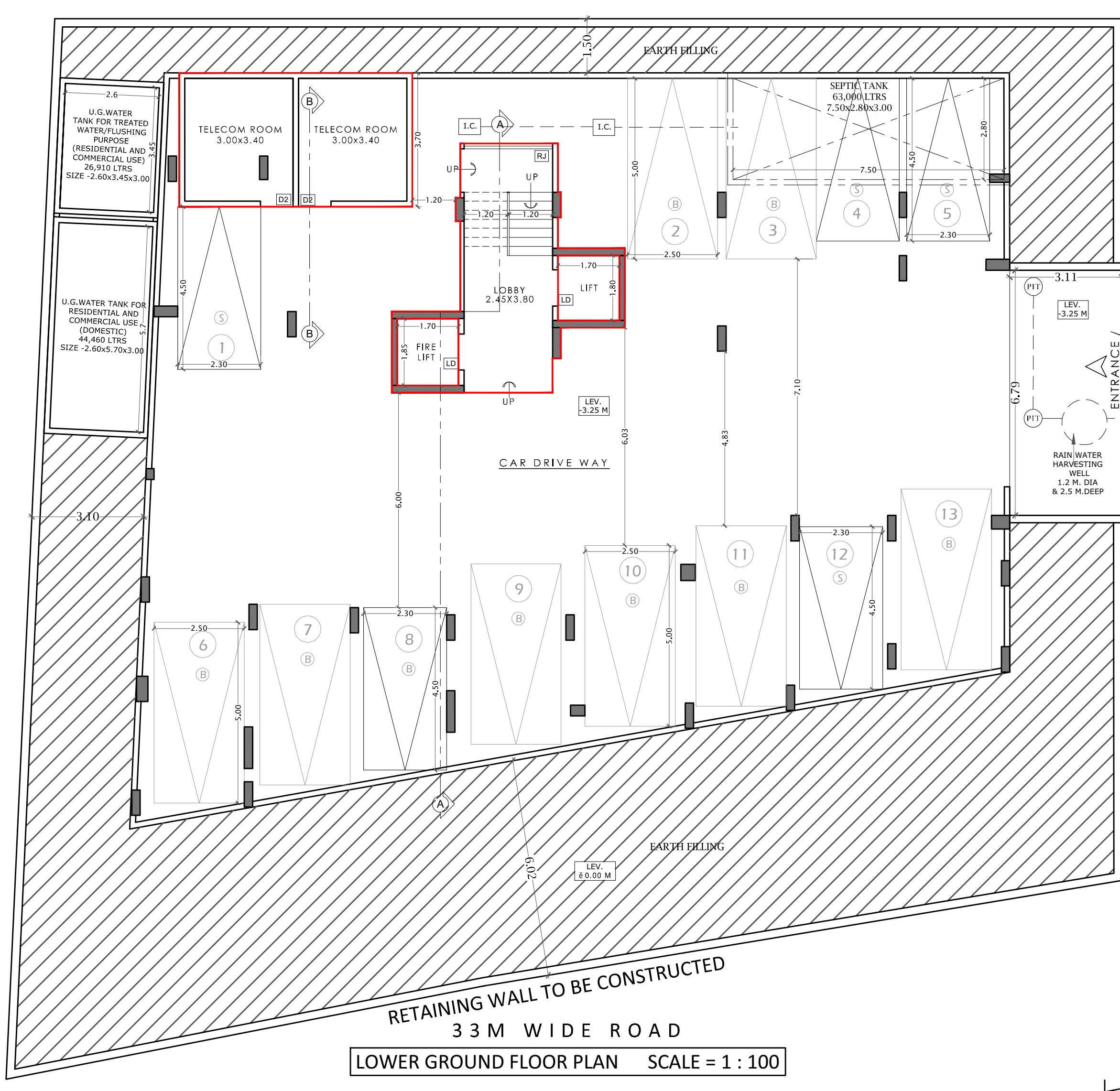
Sr.No	Particulars	Residential	Non-residential
1	Built up area with reference to Basic F.S.I.	1056.49	141.07
2	Additional FSI on payment of premium (Together shall not exceed 100%)	638.70	0.00
3	Total proposed built up area (Basic + premium)	1695.19	141.07
4	Proposed Ancillary Area FSI	1094.36	112.86
5	% of ancillary area FSI	59.23%	80.16%
6	TOTAL PROPOSED BUILT UP AREA (Together shall not exceed 1514)	2699.55	253.93

Owner's Declaration -
I/We undersigned hereby confirm that (We would abide by plans approved by Authority / Collector / V/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical persons so as to ensure the quality and safety at the work site.

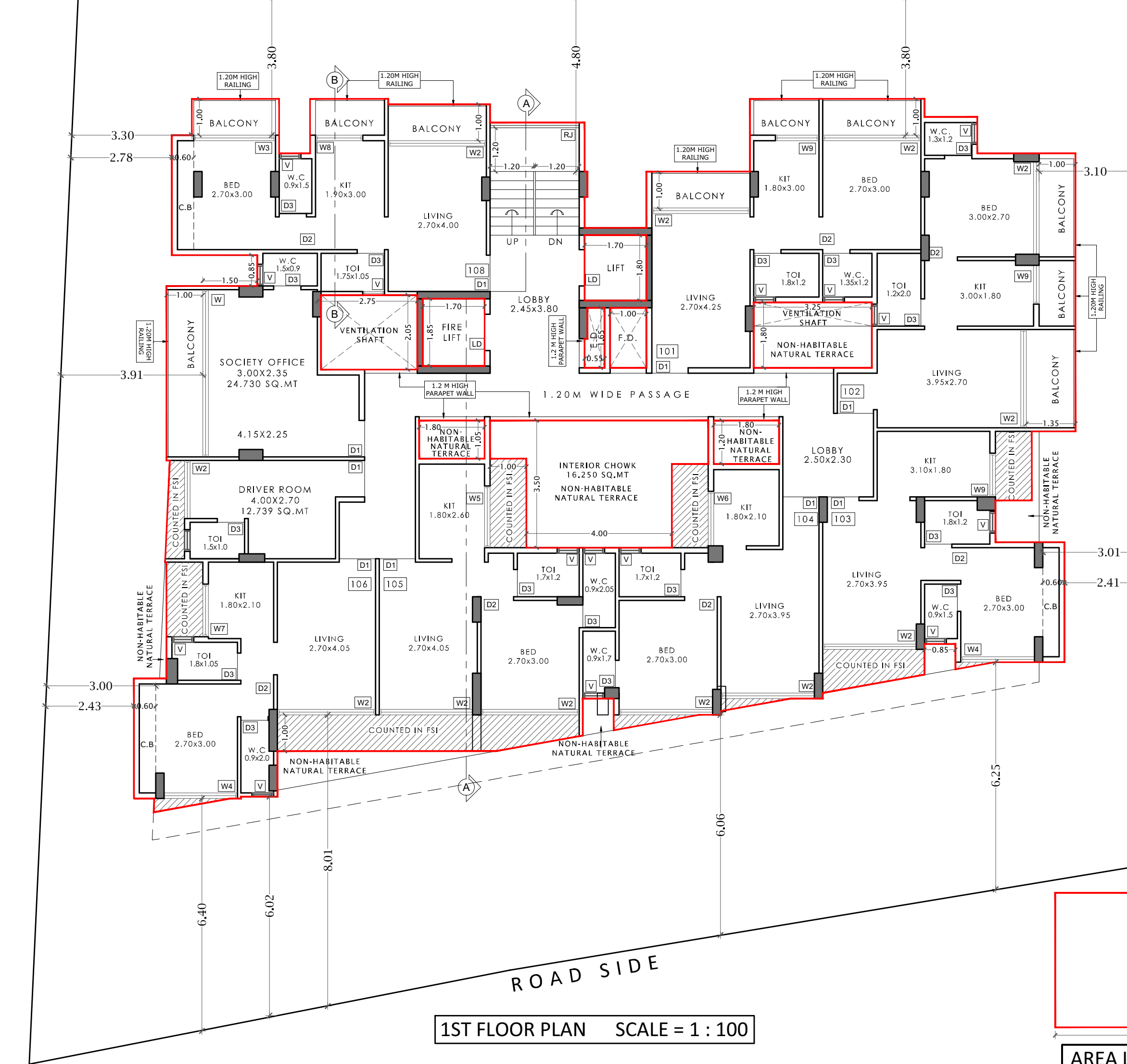
Certificate of Area:
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sites etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

PROJECT
DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL-COMMERCIAL BUILDING ON LAND BEARING, PLOT NO- 267, SECTOR-19,ULIVE, NAVI MUMBAI.
OWNERS/

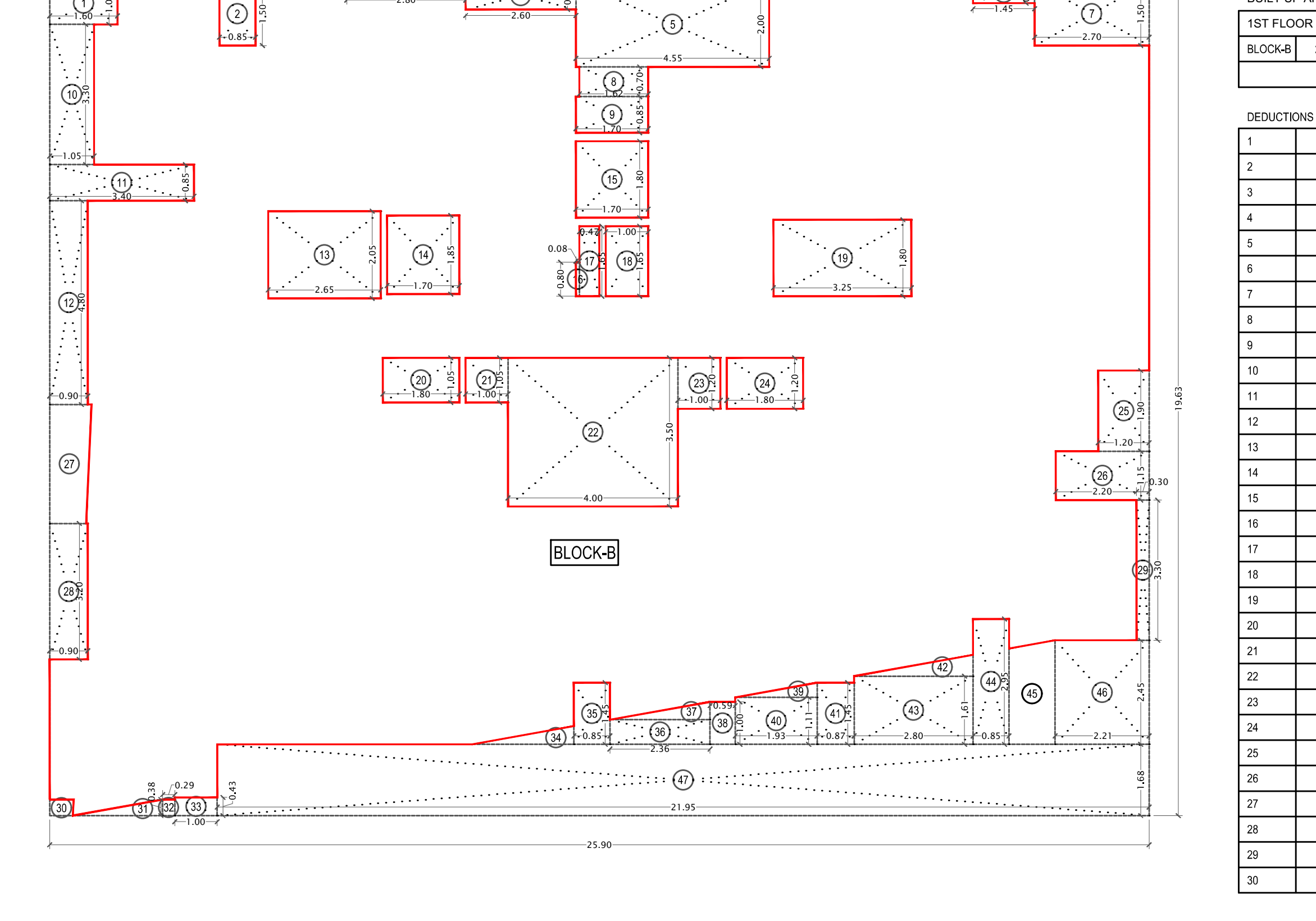
M/S.KHUSHBOO ENTERPRISES
ARCHITECTS



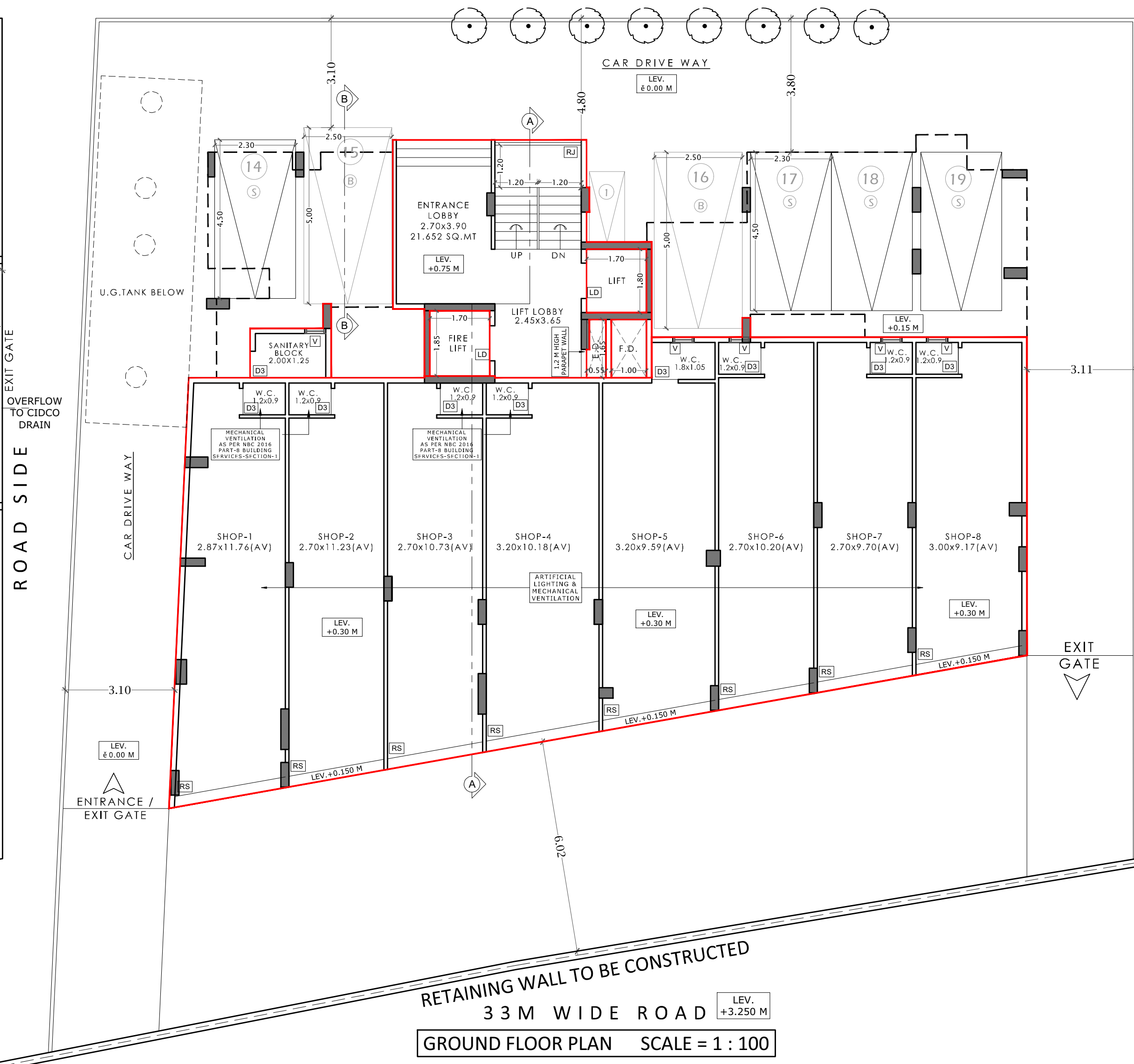
LOWER GROUND FLOOR PLAN SCALE = 1 : 100



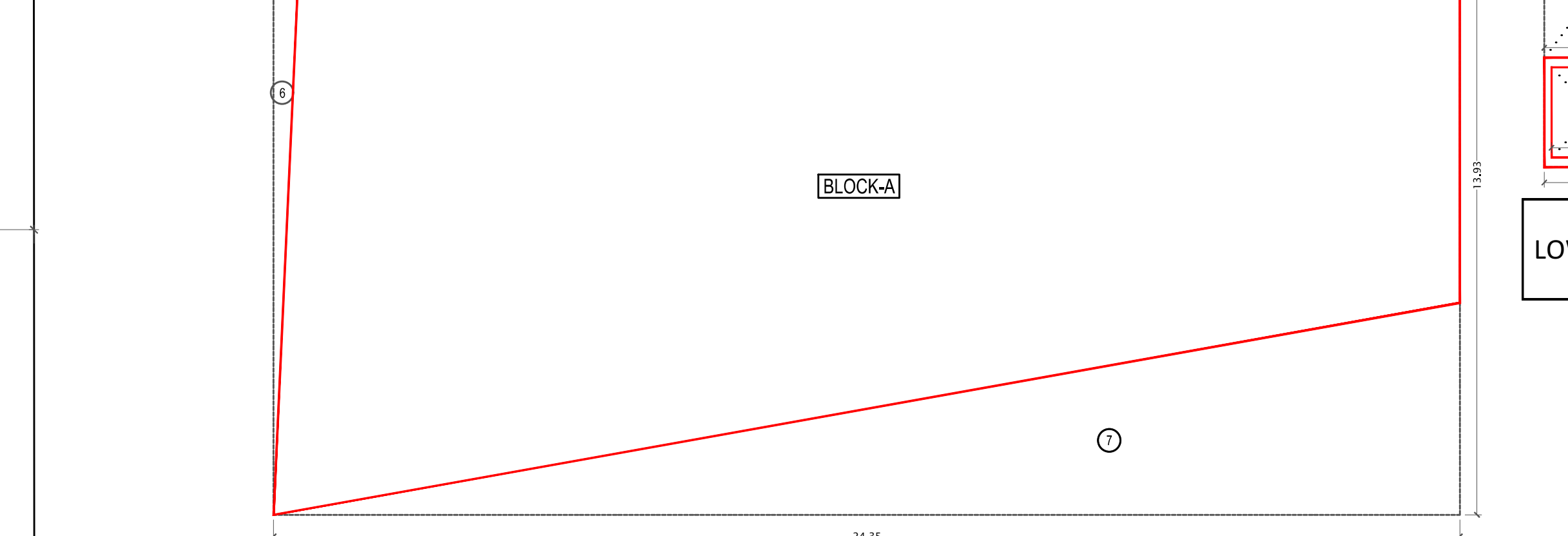
1ST FLOOR PLAN SCALE = 1 : 100



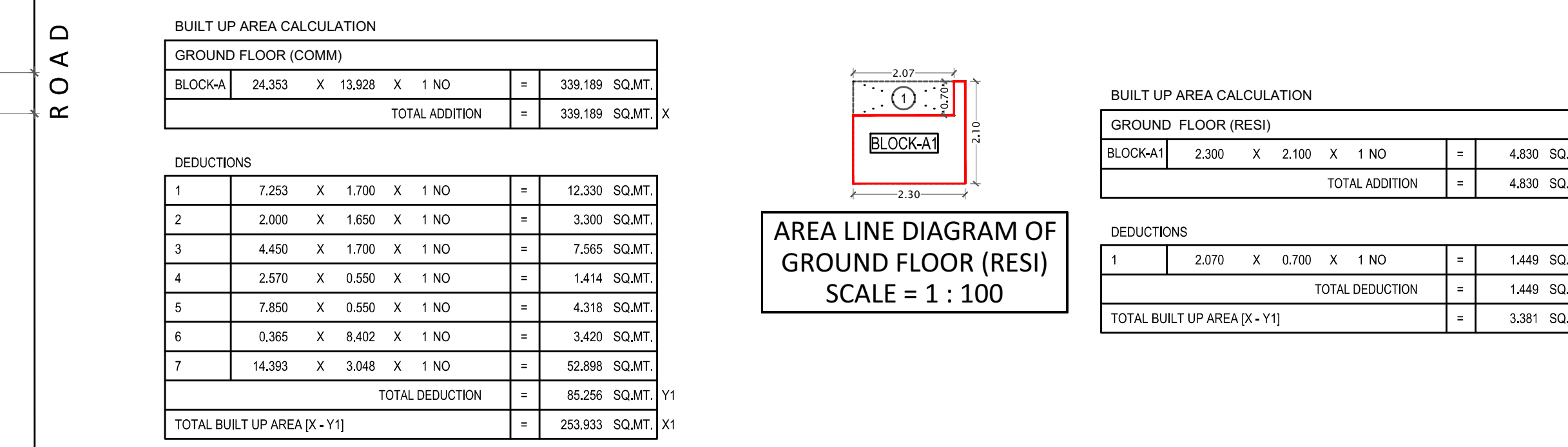
AREA LINE DIAGRAM OF LOWER GROUND FLOOR (RESI) SCALE = 1 : 100



GROUND FLOOR PLAN SCALE = 1 : 100



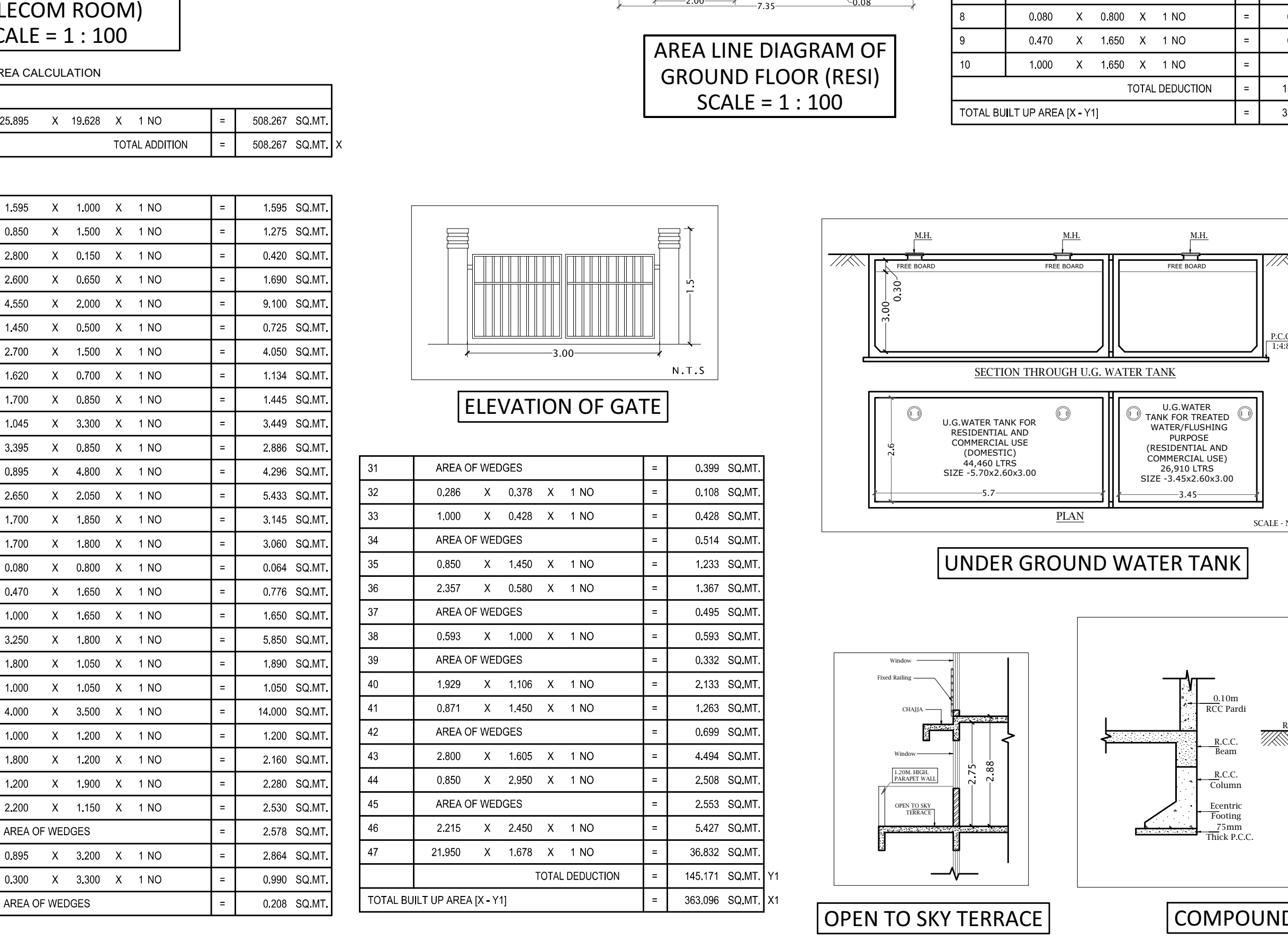
AREA LINE DIAGRAM OF GROUND FLOOR (COMM) SCALE = 1 : 100



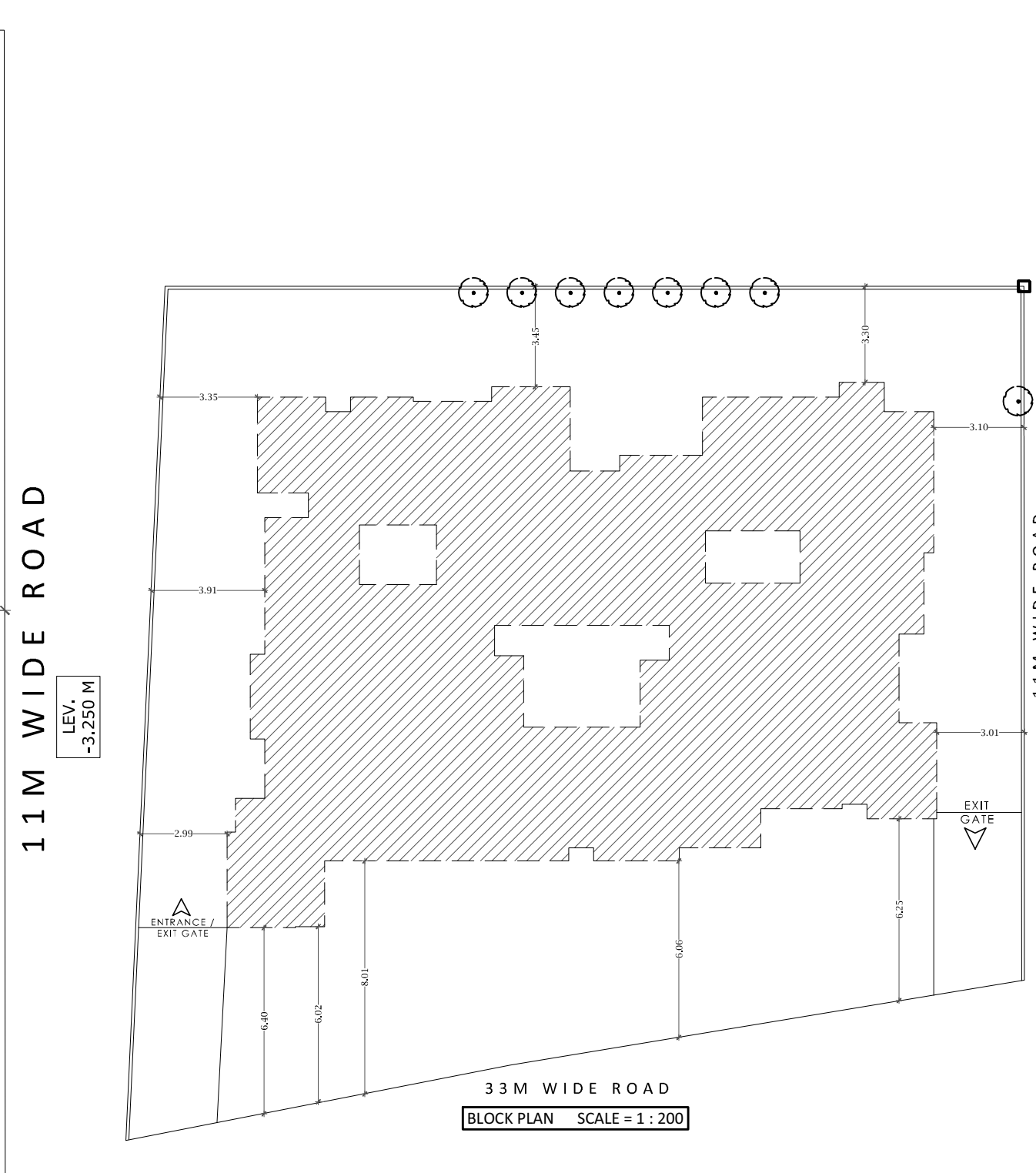
AREA LINE DIAGRAM OF GROUND FLOOR (RESI) SCALE = 1 : 100



AREA LINE DIAGRAM OF LOWER GROUND FLOOR (TELECOM ROOM) SCALE = 1 : 100



ELEVATION OF GATE



LOCATION PLAN SCALE = 1 : 500

Sr.No	FLOOR	PLINE AREA (Comm.)	PLINE AREA (RESI)	TOTAL
1	LOWER GROUND	0.000	44.701	44.701
2	GROUND	253.933	37.335	291.268
3	1ST FL	363.096	363.096	726.192
4	2ND FL	376.491	376.491	752.982
5	3RD FL	376.491	376.491	752.982
6	4TH FL	376.491	376.491	752.982
7	5TH FL	376.491	376.491	752.982
8	6TH FL	376.491	376.491	752.982
9	7TH FL	376.491	376.491	752.982
10	TOTAL	253.933	2699.55	2953.48
11	BASIC PREMIUM FSI	141.074	1095.19	1236.263
12	BASIC FSI	141.074	1095.19	1236.263
13	PREMIUM FSI	0.000	638.708	638.708
14	ANCILLARY FSI	112.859	1004.36	1117.217

DEDUCTIONS	1	2	3	4	5	6	7	8	9	10	TOTAL
1	1.800	1.500	1.100	1.000	1.000	1.000	1.000	1.000	1.000	1.000	11.400
2	1.800	1.500	1.100	1.000	1.000	1.000	1.000	1.000	1.000	1.000	11.400
3	1.770	1.470	1.070	1.000	1.000	1.000	1.000	1.000	1.000	1.000	11.210
4	1.770	1.470	1.070	1.000	1.000	1.000	1.000	1.000	1.000	1.000	11.210
5	1.800	1.500	1.100	1.000	1.000	1.000	1.000	1.000	1.000	1.000	11.400
6	1.800	1.500	1.100	1.000	1.000	1.000	1.000	1.000	1.000	1.000	11.400
7	1.770	1.470	1.070	1.000	1.000	1.000	1.000	1.000	1.000	1.000	11.210
8	1.770	1.470	1.070	1.000	1.000	1.000	1.000	1.000	1.000	1.000	11.210
9	1.770	1.470	1.070	1.000	1.000	1.000	1.000	1.000	1.000	1.000	11.210
10	2.000	1.500	1.100	1.000	1.000	1.000	1.000	1.000	1.000	1.000	13.100
TOTAL BUILT UP AREA (A+Y)											13.100
TOTAL DEDUCTION											11.400
TOTAL BUILT UP AREA (A+Y)											1.700

DEDUCTIONS	1	2	3	4	5	6	7	8	9	10	TOTAL
1	2.070	1.770	1.370	1.000	1.000	1.000	1.000	1.000	1.000	1.000	12.140
2	2.070	1.770	1.370	1.000	1.000	1.000	1.000	1.000	1.000	1.000	12.140
3	2.070	1.770	1.370	1.000	1.000	1.000	1.000	1.000	1.000	1.000	12.140
4	2.070	1.770	1.370	1.000	1.000	1.000	1.000	1.000	1.000	1.000	12.140
5	2.070	1.770	1.370	1.000	1.000	1.000	1.000	1.000	1.000	1.000	12.140
6	2.070	1.770	1.370	1.000	1.000	1.000	1.000	1.000	1.000	1.000	12.140
7	2.070	1.770	1.370	1.000	1.000	1.000	1.000	1.000	1.000	1.000	12.140
8	2.070	1.770	1.370	1.000	1.000	1.000	1.000	1.000	1.000	1.000	12.140
9	2.070	1.770	1.370	1.000	1.000	1.000	1.000	1.000	1.000	1.000	12.140
10	2.070	1.770	1.370	1.000	1.000	1.000	1.000	1.000	1.000	1.000	12.140
TOTAL DEDUCTION											12.140
TOTAL BUILT UP AREA (A+Y)											1.700

DEDUCTIONS	1	2	3	4	5	6	7	8	9	10	TOTAL
1	1.800	1.500	1.100	1.000	1.000	1.000	1.000	1.000	1.000	1.000	11.400
2	1.770	1.470	1.070	1.000	1.000	1.000	1.000	1.000	1.000	1.000	11.210
3	1.800	1.500	1.100	1.000	1.000	1.000	1.000	1.000	1.000	1.000	11.400
4	1.770	1.470	1.070	1.000	1.000	1.000	1.000	1.000	1.000	1.000	11.210
5	1.800	1.500	1.100	1.000	1.000	1.000	1.000	1.000	1.000	1.000	11.4

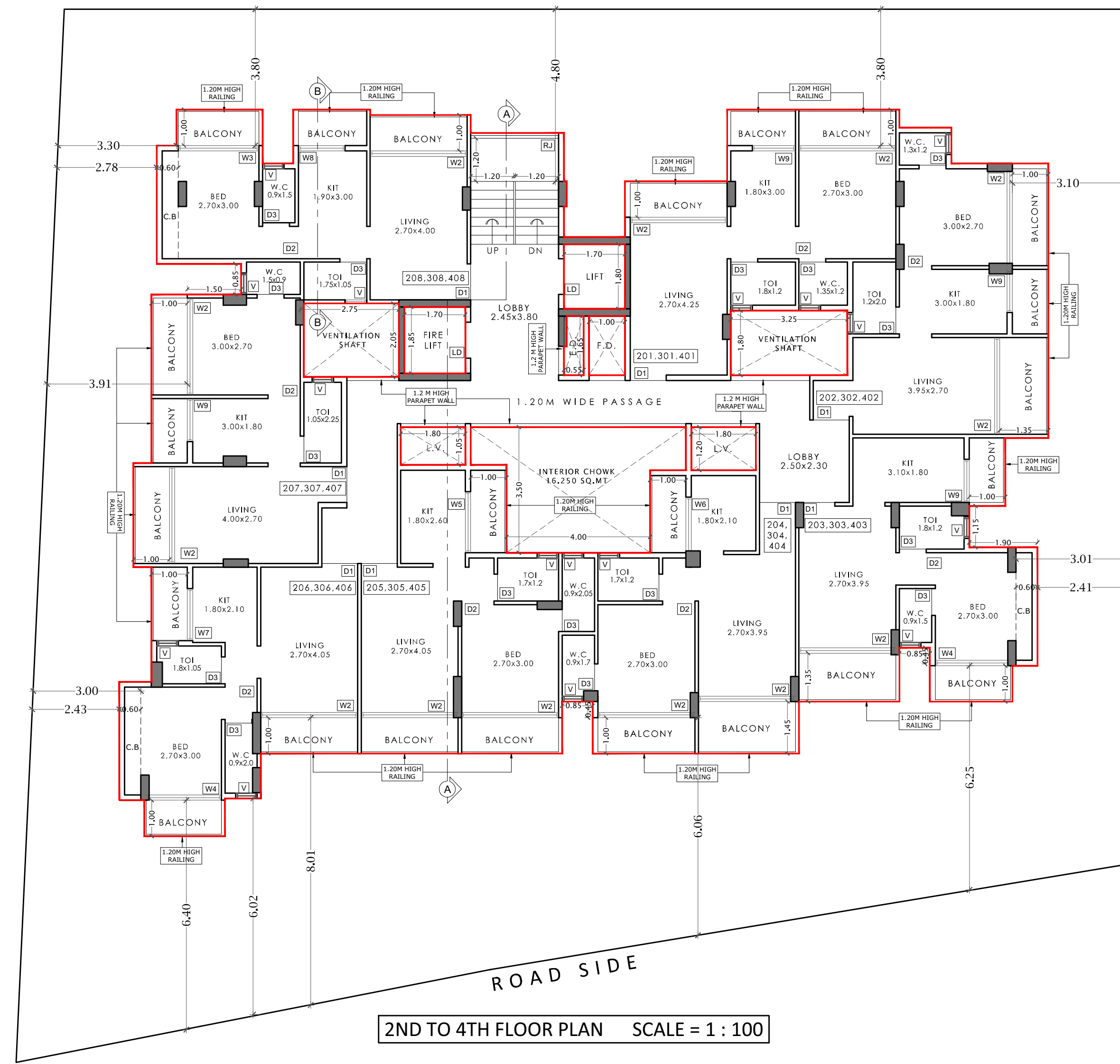
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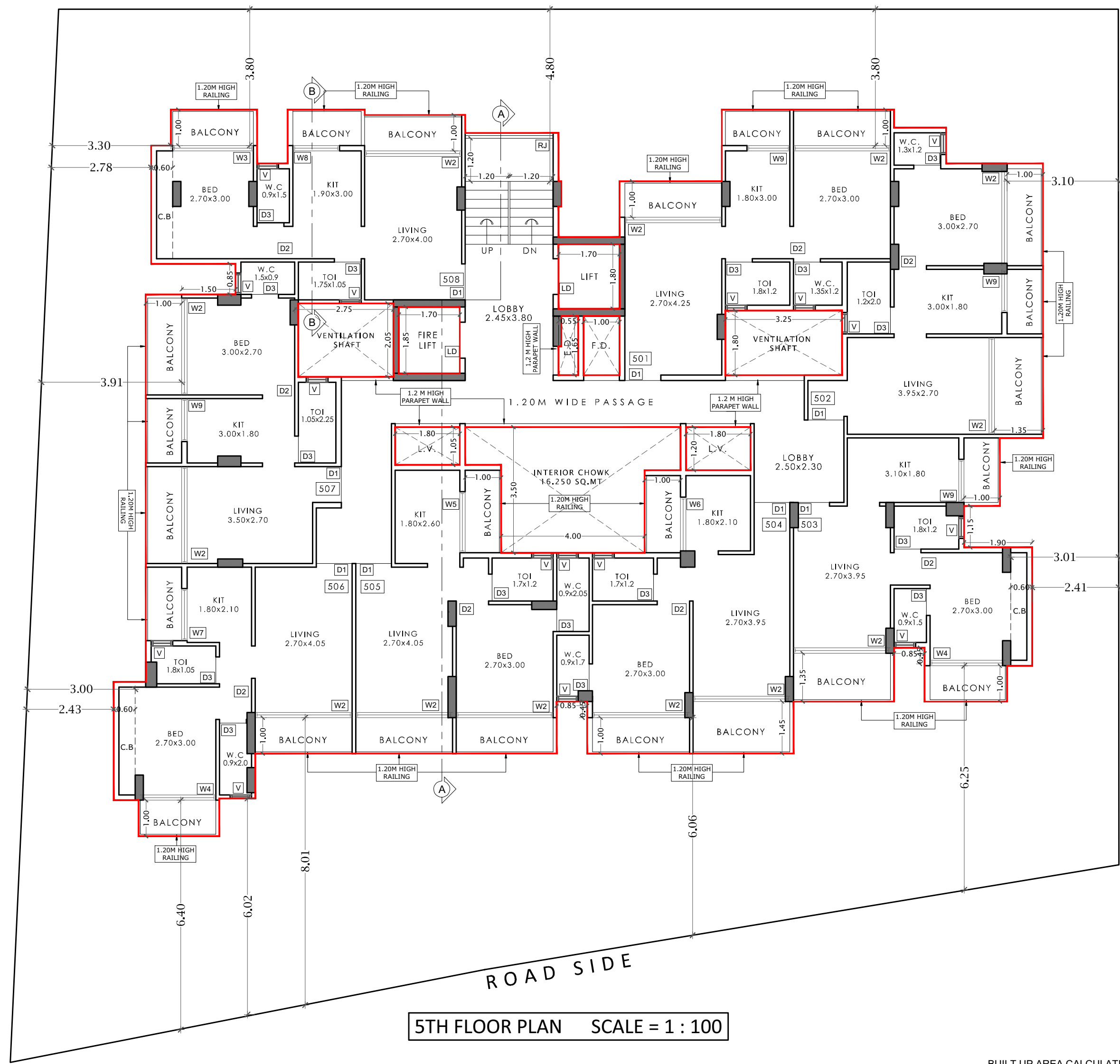
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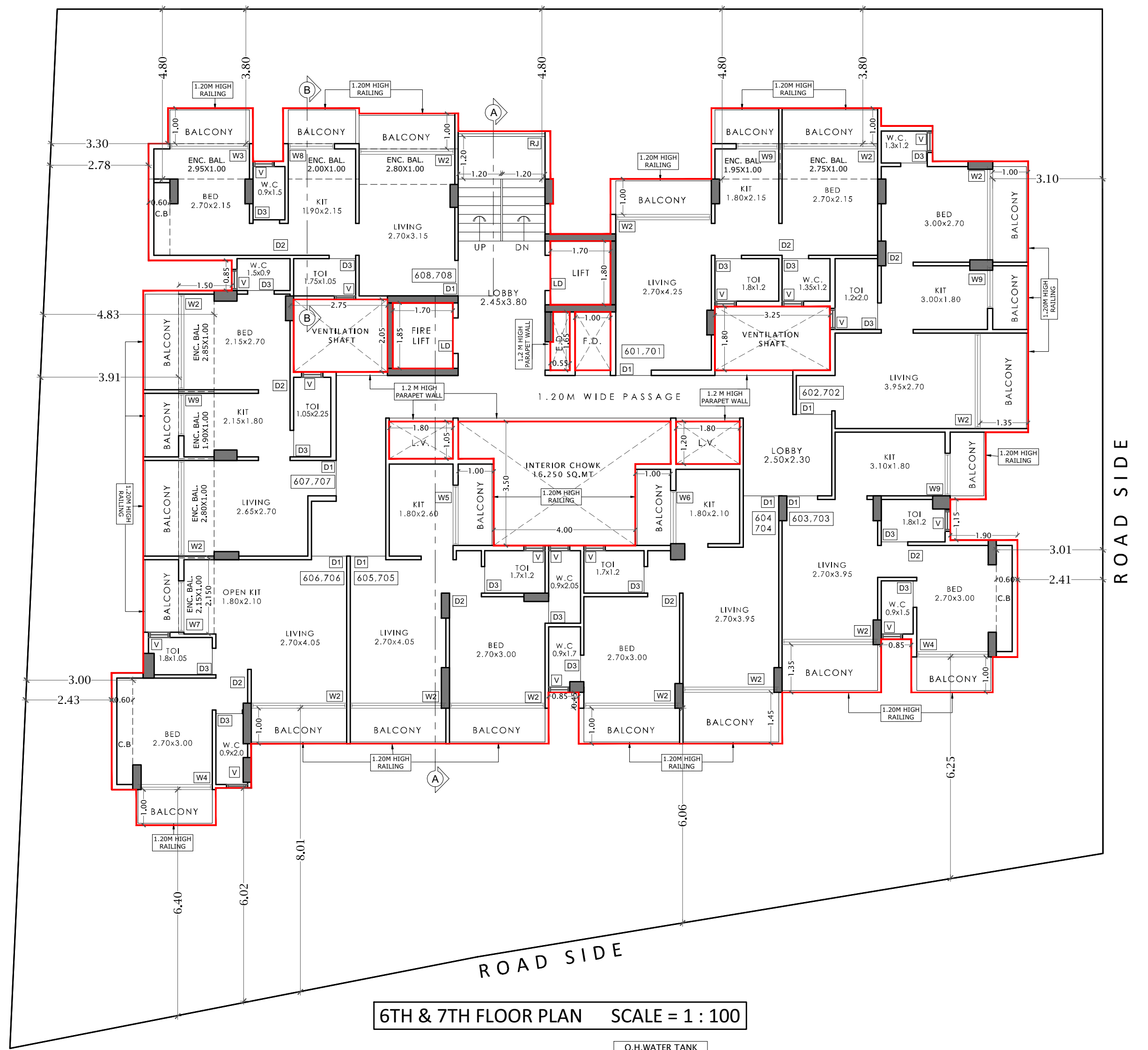
2ND TO 7TH FLOOR PLAN, TERRACE FLOOR PLAN, AREA DIAGRAM & CALCULATIONS,
SECTION AND ELEVATION.



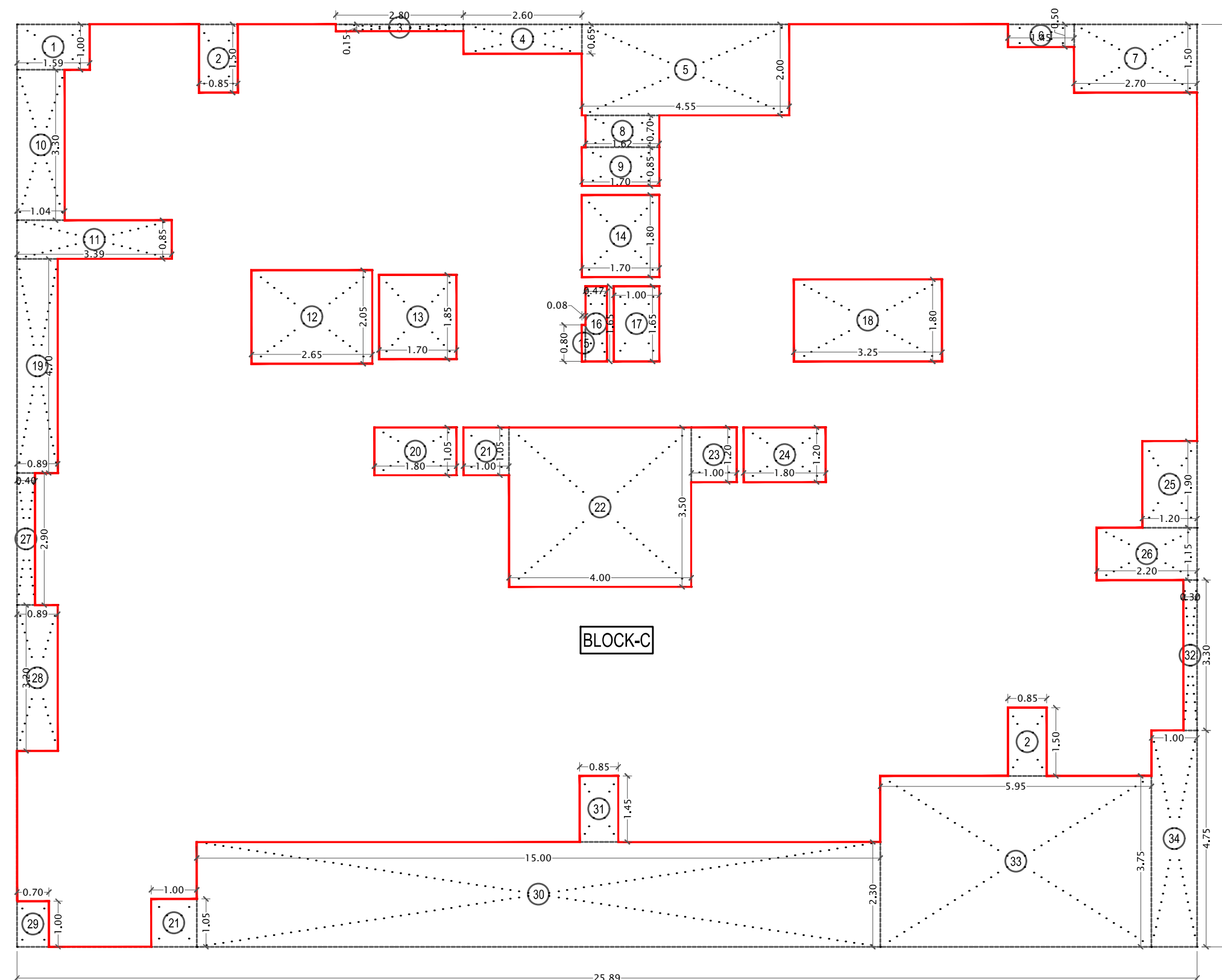
2ND TO 4TH FLOOR PLAN SCALE = 1 : 100



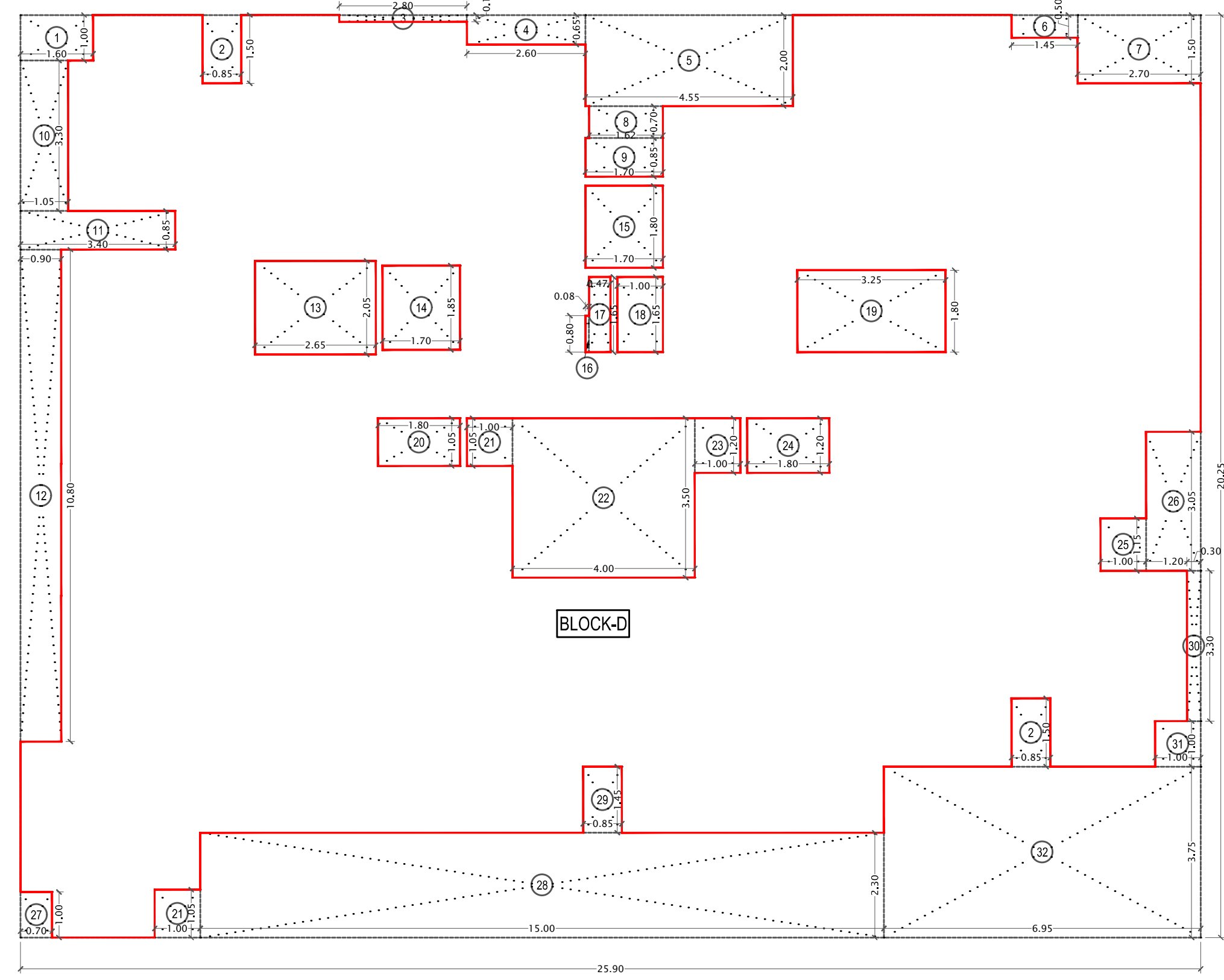
5TH FLOOR PLAN SCALE = 1 : 100



6TH & 7TH FLOOR PLAN SCALE = 1 : 100

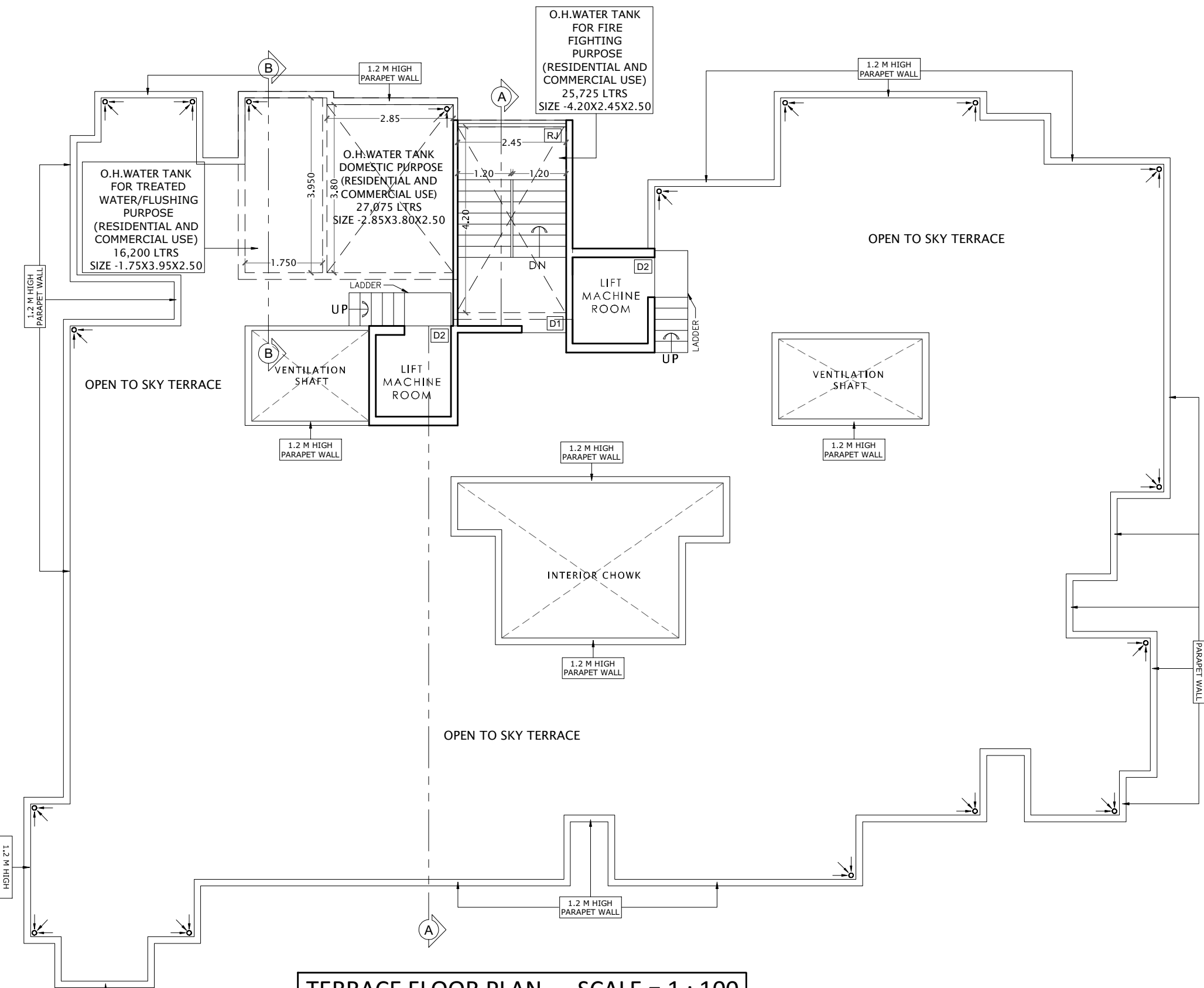


AREA LINE DIAGRAM OF 2ND & 4TH FLOOR
SCALE = 1 : 100



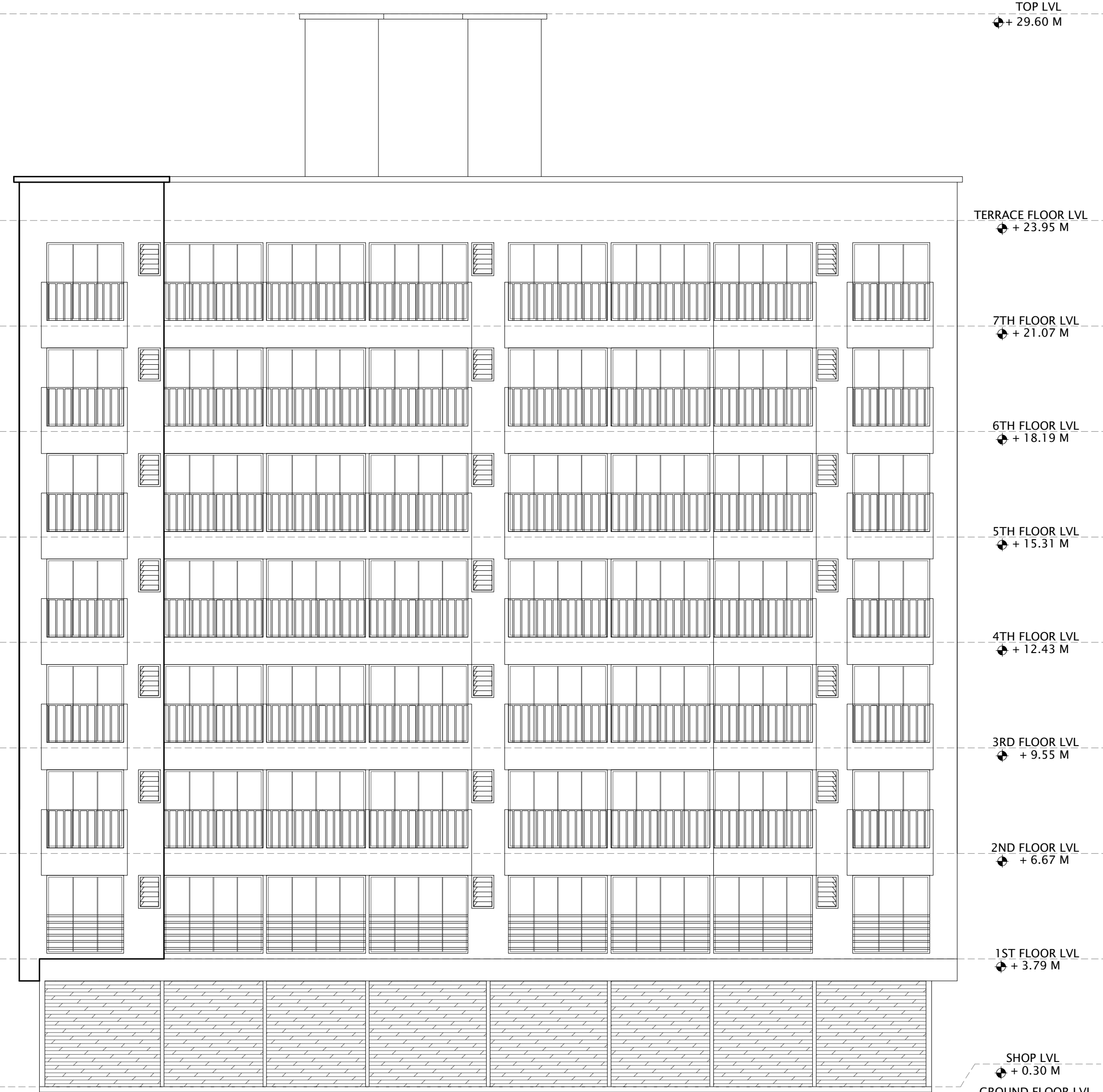
AREA LINE DIAGRAM OF 5TH TO 7TH FLOOR
SCALE = 1 : 100

BUILT UP AREA CALCULATION			
5TH TO 7TH FLOOR			
BLOCK	25.85	X 20.25	X 1 NO
TOTAL ADDITION			= 524.374 SQ.MT
DEDUCTIONS			
1	1.55	X 1.00	X 1 NO
2	0.80	X 1.00	X 2 NOS
3	2.80	X 0.15	X 1 NO
4	2.80	X 0.05	X 1 NO
5	4.50	X 2.00	X 1 NO
6	1.40	X 0.50	X 1 NO
7	2.70	X 1.00	X 1 NO
8	1.60	X 0.70	X 1 NO
9	1.70	X 0.80	X 1 NO
10	1.04	X 3.00	X 1 NO
11	3.35	X 0.05	X 1 NO
12	0.85	X 10.00	X 1 NO
13	2.85	X 2.00	X 1 NO
14	1.70	X 1.00	X 1 NO
15	1.70	X 1.00	X 1 NO
16	0.80	X 0.80	X 1 NO
17	0.47	X 1.00	X 1 NO
18	1.00	X 1.00	X 1 NO
19	3.25	X 1.00	X 1 NO
20	1.80	X 1.00	X 1 NO
21	1.00	X 1.00	X 2 NOS
22	4.00	X 3.00	X 1 NO
23	1.00	X 1.00	X 1 NO
24	1.80	X 1.20	X 1 NO
25	1.00	X 1.10	X 1 NO
26	1.20	X 3.00	X 1 NO
27	0.85	X 1.00	X 1 NO
28	15.00	X 2.00	X 1 NO
29	0.85	X 1.40	X 1 NO
30	0.30	X 3.00	X 1 NO
31	0.80	X 1.00	X 1 NO
32	6.80	X 3.70	X 1 NO
TOTAL DEDUCTION			= 147.803 SQ.MT
TOTAL BUILT UP AREA (A-Y)			= 376.571 SQ.MT

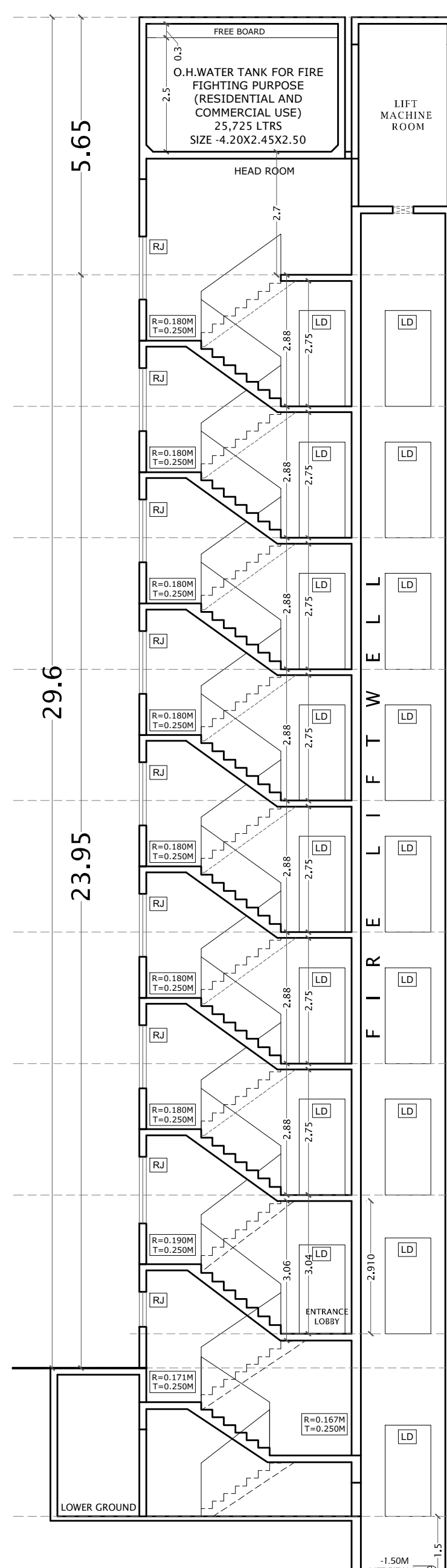


TERRACE FLOOR PLAN SCALE = 1 : 100

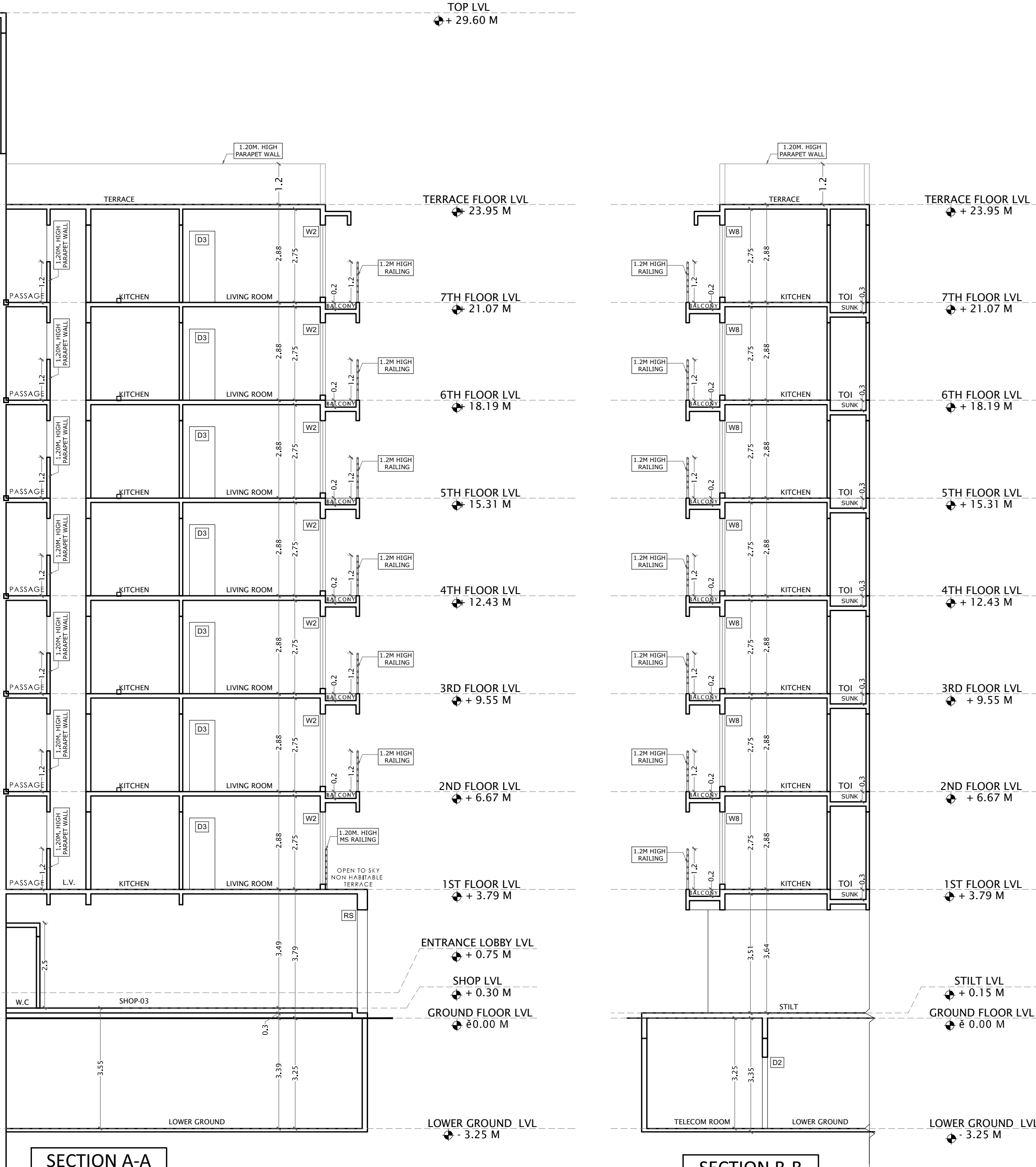
BUILT UP AREA CALCULATION			
2ND TO 4TH FLOOR			
BLOCK	25.85	X 20.25	X 1 NO
TOTAL ADDITION			= 524.374 SQ.MT
DEDUCTIONS			
1	1.55	X 1.00	X 1 NO
2	0.80	X 1.00	X 2 NOS
3	2.80	X 0.15	X 1 NO
4	2.80	X 0.05	X 1 NO
5	4.50	X 2.00	X 1 NO
6	1.40	X 0.50	X 1 NO
7	2.70	X 1.00	X 1 NO
8	1.60	X 0.70	X 1 NO
9	1.70	X 0.80	X 1 NO
10	1.04	X 3.00	X 1 NO
11	3.35	X 0.05	X 1 NO
12	0.85	X 10.00	X 1 NO
13	2.85	X 2.00	X 1 NO
14	1.70	X 1.00	X 1 NO
15	1.70	X 1.00	X 1 NO
16	0.80	X 0.80	X 1 NO
17	0.47	X 1.00	X 1 NO
18	1.00	X 1.00	X 1 NO
19	3.25	X 1.00	X 1 NO
20	1.80	X 1.00	X 1 NO
21	1.00	X 1.00	X 2 NOS
22	4.00	X 3.00	X 1 NO
23	1.00	X 1.00	X 1 NO
24	1.80	X 1.20	X 1 NO
25	1.00	X 1.10	X 1 NO
26	1.20	X 3.00	X 1 NO
27	0.85	X 1.00	X 1 NO
28	15.00	X 2.00	X 1 NO
29	0.85	X 1.40	X 1 NO
30	0.30	X 3.00	X 1 NO
31	0.80	X 1.00	X 1 NO
32	6.80	X 3.70	X 1 NO
TOTAL DEDUCTION			= 147.803 SQ.MT
TOTAL BUILT UP AREA (A-Y)			= 376.571 SQ.MT



33 M WIDE ROAD SIDE ELEVATION
SCALE = 1 : 100



SECTION A-A
SCALE = 1 : 100



SECTION B-B
SCALE = 1 : 100

PROJECT
DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL-BUILDING
ON LAND BEARING, PLOT NO- 267, SECTOR-19,ULWE, NAVI MUMBAI.
OWNERS/

M/S.KHUSHBOO ENTERPRISES
ARCHITECTS

APA | ATUL PATEL
ARCHITECTS

STUDIO # 1201, ONE PLATINUM, PLOT NO - 08, SECTOR 15,
CBD BELAPUR, NAVI MUMBAI- 400 614.

E: info@apaaarchitects.com M: 9822005555-91224782000

Signature of Architect
CA/2003/13480