

STAMP OF APPROVAL

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/PP-18564/TPQ(NM & K)/2023/10973  
Dtd. 03 Jul 2023

Signature

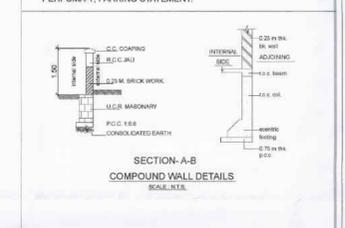
Performa - I

Sr.No	Particulars	Area (sq.m)
1	Area of plot (Minimum area of A, C to be considered)	2333.00
2	As per conversion document (733, C1) extent	0.00
3	As per requirement sheet	2333.00
4	As per area	2333.00
5	Deduction for	
5.1	Proposed C.P. D.P. Road including Area/Structure Road/Highway widening	0.00
5.2	Area D.P. Reservation area	0.00
5.3	Trunk area	0.00
5.4	Reference sheet plot 12	0.00
5.5	Amenity Space (if applicable)	0.00
5.6	Adjustment of 20% if any	0.00
5.7	Factor proposed	0.00
5.8	Net Plot Area (A-B)	2333.00
5.9	Recreational Open Space (if applicable)	0.00
5.10	Proposed	0.00
5.11	Interior Road area	0.00
5.12	Possible area (if applicable)	2333.00
5.13	Built up area with reference to Note 1, 5.1 as per road width (Dr. No. Submittal No. 116, 117 as per UDCPR & 2.2 as per agreement to lease	315.40
5.14	Proposed commercial area (Basic excluding ancillary)	988.70
5.15	Maximum permissible premium FSI - based on road width / FOD zone	0.00
5.16	Plot area 10.3 premium FSI per Additional FSI as per Note 3 of 803.21 (plot area 10.3)	0.00
5.17	Proposed FSI on premium	3158.12
5.18	Net Plot FSI loading	
5.19	Health area against F.S.I. (Building potential) Permissible as per Submittal No. 116, 117 as per UDCPR & 2.2 as per agreement to lease	0.00
5.20	Additional FSI area under Chapter No. 7	0.00
5.21	Total entitlement of FSI as proposed	0.00
5.22	FSI (A+B+C+D+E) or 11 whichever is applicable	6324.50
5.23	Proposed Auxiliary Area FSI (to be used for balance potential) with payment of charges	
5.24	Proposed Auxiliary Area FSI	300.80
5.25	Total entitlement (F)	3158.12
5.26	Minimum Utilization limit of F.S.I. (Building potential) Permissible as per Submittal No. 116, 117 as per UDCPR & 2.2 as per agreement to lease	0.00
5.27	Total Built up Area in proposed building area (to Note 17.2)	3158.12
5.28	Existing Built up Area	0.00
5.29	Residential	0.00
5.30	Commercial	0.00
5.31	Proposed Built up Area (as per FSI)	3158.12
5.32	Residential	988.70
5.33	Commercial	2169.42
5.34	F.S.I. Consumed (12.3) should not be more than (10.3) as allowed	1.00
5.35	Area for inclusive Housing, if any	0.00
5.36	Required (E) of Note 17	0.00
5.37	Proposed	0.00
5.38	Proposed	0.00

Distribution of proposed built up area as per UDCPR

Sr.No	Particulars	Area (sq.m)	Non-residential
1	Built up area with reference to Note 1, 5.1	2333.00	2333.00
2	Additional FSI entitlement of premium (together shall not exceed 50%)	3158.12	0.00
3	Total proposed built up area (Basic + premium)	5491.12	2333.00
4	Proposed Auxiliary Area FSI	300.80	300.80
5	Total entitlement area FSI	5791.92	2633.80
6	TOTAL PROPOSED BUILT UP AREA (together shall not exceed)	5791.92	2633.80

CONTENT - GROUND FLOOR PLAN & C.A.M. LOCATION PLAN  
BUILT UP AREA STATE, TENEMENT AREA STATEMENT  
PERFORMA - I, PARKING STATEMENT.



PROFORMA - II  
CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON... AND THE DIMENSIONS OF BOUNDARIES 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/TP SCHEME RECORDS/LAND RECORDS DEPARTMENT/TOTTY SURVEY RECORDS.

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.

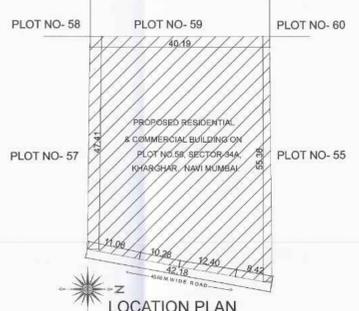
Signature of Owner  
Through its Authorized Director  
Mr. Chunilal Budhaji Choudhary & Other 1

FOR M/s. Varsha Builders  
CIDCO PROPOSAL DRAWING

DATE 30/06/2023  
DESIGNER: AR. DEEPAK THAKARE  
CHECKED BY: V.P.  
DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON PLOT NO.56, SECTOR-34A, KHARGHAR, NAVI MUMBAI.

Signature of Licensed Architect: AR. DEEPAK THAKARE  
Address: DPT DEEPAK P. THAKARE, 3/3, SHREE NAND DHAM BLDG., A-502, PLOT NO. 16, SECTOR 11, CAR. RELIANCE NAVI, MUMBAI-400114, PIN: 400114, DISTRICT: NAVI, MAHARASHTRA.



BUILT-UP AREA STATEMENT

CONTENT	BUILDING-1 IN SQM
GROUND FLOOR (RES.)	16,765
GROUND FLOOR (COMM)	308,715
FIRST FLOOR (COMM)	331,786
SECOND FLOOR	-
THIRD FLOOR	-
FOURTH FLOOR	-
FIFTH FLOOR	-
SIXTH FLOOR	65,852
SIXTH FLOOR (SOCIETY OFFICE & DRIVERS ROOM)	33,215
SEVENTH FLOOR	336,892
EIGHTH FLOOR	337,084
NINTH FLOOR	336,892
TENTH FLOOR	336,892
11TH FLOOR	336,892
12TH FLOOR	336,892
13TH FLOOR	337,084
14TH FLOOR	336,892
15TH FLOOR	336,892
16TH FLOOR	336,892
17TH FLOOR	336,892
18TH FLOOR	337,084
19TH FLOOR	336,892
20TH FLOOR	336,892
21ST FLOOR	336,892
22ND FLOOR	336,892
23TH FLOOR	337,084
24TH FLOOR	336,892
25TH FLOOR	336,892
26TH FLOOR	336,892
27TH FLOOR	336,892
28TH FLOOR	337,084
29TH FLOOR	336,892
30TH FLOOR	336,892
31ST FLOOR	336,892
32ND FLOOR	336,892
33RD FLOOR	337,084
34TH FLOOR	336,892
TOTAL	10190,440

TENEMENT AREA STATEMENT

FLOOR	SHOP NO/FLAT NO	CARPET AREA (SQM)
GROUND (COMMERCIAL)	2	6
	SHOP-1	35,046
	SHOP-2	33,949
	SHOP-3	26,057
	SHOP-4	28,329
	SHOP-5	30,140
	SHOP-6	31,285
	SHOP-7	26,093
FIRST FLOOR (OFFICE)	101	291,582
	701	58,833
	702	58,833
	703	56,434
	704	56,434
	801	58,833
	802	58,833
	804	56,434
TOTAL AREA	8987,088	

SCHEDULE OF DOORS & WINDOWS

TYPE	WIDTH (METER)	HEIGHT (METER)	AREA (SQM)	DESCRIPTION
D	1.500	2.100	3.150	T.W. FRAMED PANELLED DOOR
D1	0.900	2.100	1.890	T.W. FRAMED PANELLED DOOR
D2	0.900	2.100	1.890	T.W. FRAMED PANELLED DOOR
W1	2.400	1.900	4.560	ALUMINIUM SLIDING WINDOW
W2	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W3	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W4	28.174	1.300	36.626	ALUMINIUM SLIDING WINDOW
W5	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W6	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W7	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W8	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W9	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W10	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W11	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W12	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W13	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W14	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W15	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W16	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W17	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W18	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W19	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W20	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W21	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W22	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W23	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W24	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W25	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
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W74	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W75	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W76	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
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W96	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W97	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W98	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W99	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW
W100	1.500	1.300	1.950	ALUMINIUM SLIDING WINDOW

TABLE NO. 8 - PARKING REQUIREMENTS FOR MULTI FAMILY RESIDENTIAL WITH COMMERCIAL AREA

As per notification, dtd 28.12.2022

Sr. No.	REQUIRED PARKING RATE	TOTAL NO. OF FLAT	PARKING SPACE REQ. NON CONGESTED AREA CAR	PARKING SPACE REQ. NON CONGESTED AREA SCOOTER	PARKING SPACE REQ. CONGESTED AREA CAR	PARKING SPACE REQ. CONGESTED AREA SCOOTER
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	0.00	2.00	1.00	0.00	0.00