

या कार्यालयीन बांधकामास अर्बन प्लानिंग अथॉरिटी (P.U.C.) व नगरपालिका (M.C.) यांच्या अखत्यारीत आहे. या बांधकामासाठी आवश्यक असलेल्या सर्व कागजात पूर्ण आहेत. या बांधकामासाठी आवश्यक असलेल्या सर्व कागजात पूर्ण आहेत.

आचारक बांधकाम, नगरपालिका
नवी मुंबई महानगरपालिका

PROFORMA - 1
AREA OF PLOT

Sl. No.	Description	Area (Sq.M)
1	A) AREA OF PLOT AS PER T.I.L.R	0.000
2	B) AREA OF PLOT AS PER T.I.L.R	0.000
3	C) AREA OF PLOT AS PER DEMARCATION PLAN	7400.000
4	D) AREA OF PLOT CONSIDERED (LEAST OF A), (B) & (C) ABOVE	7400.000
5	2 DEDUCTION FOR	0.000
6	a) Proposed D.P. Road widening area/ Servise Road/ Highway widening	0.000
7	b) Any D.P. Reservation area	0.000
8	TOTAL = (A+B+C)	7400.000
9	3 BALANCE AREA OF PLOT	0.000
10	4) ARENITY SPACE (If applicable)	0.000
11	(4a) Required	0.000
12	(4b) Proposed	0.000
13	5 NET AREA OF PLOT = 100% (3-(4a))	7400.000
14	6 RECREATIONAL OPEN SPACE (If applicable)	0.000
15	(6a) Required (PLOT AREA x 10%)	740.000
16	(6b) Proposed	3475.040
17	7 INTERNAL ROAD AREA	0.000
18	8 PLOT AREA OF ANY	0.000
19	9 BUILT UP AREA WITH REFERENCE OF BASIC FSI. AS PER FRONT ROAD WIDTH	N.A.
20	10 ADDITION FSI. ON PAYMENT OF PREMIUM	N.A.
21	a) Maximum permissible premium FSI. Based on road width/TOD zone	N.A.
22	b) Proposed FSI. On payment of premium	N.A.
23	11) b) FSI ON PAYMENT OF PREMIUM (TABLE 6G, COLUMN NO.4)	1.1
24	c) MAXIMUM PERMISSIBLE TOR LOADING (TABLE 6G, COLUMN NO.5 & NOTE-IV)	1.4
25	11A) TOTAL (11a+b+c+d)x5 (3.5 X 7400)	25900.000
26	11B) Total commercial area (proposed)	1820.774
27	11C) Total residential area (11A-11B)	24079.226
28	12) Ancillary fsi for commercial 80% (1820.774 X 80%)	1456.619
29	12A) Ancillary fsi for residential 60% (24079.226 X 60%)	14447.536
30	13) Total permissible built up area	41804.155
31	14) Total permissible built up area	41455.108
32	15) BALANCE BUILT UP AREA (13)-(14)	349.047
33	16) FSI CONSUMED (11A/5)	5.602
34	17) NUMBER OF UNITS	
35	(17A) RESIDENTIAL	168
36	(17B) COMMERCIAL	28
37	18) TREES TO BE PLANTED	
38	(18A) TREES TO BE PLANTED AGAINST PLOT AREA ((1A-100))	74
39	(18B) TREES TO BE PLANTED AGAINST TREES FELLED (NUMBER X 5)	77
40	(18C) TREES TO BE PLANTED AGAINST OPEN SPACE ((4D) + 100 X 5)	
41	19 BUILDING HEIGHT TERRACE LEVEL (WING- A)	78.900
42	20 BUILDING HEIGHT TOP LEVEL (WING- A)	80.950

Certificate of Area:
Certified that the plot under reference was surveyed by me on and the dimensions of sides 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.

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
CAD BY: Dnyandeo/Mohi
CHKD BY: SHEET NO.
DATE: 14/08/2023
DATE OF REV: 23/08/2023
J.E. 1/13

Description Of Proposal & Property
DEVELOPMENT PERMISSION FOR :
PROPOSED COMMERCIAL CUM RESIDENTIAL
BUILDING ON PLOT NO.- 28, 29, 32 & 33,
SECTOR-17, VASHI, NAVI MUMBAI.

Name, Address & Sign Of The Owner
For TPV VENTURES LLP
M/S. TPV VENTURES LLP PARTNER
Sign Of Architect

DIMENSIONS ARCHITECTS PVT. LTD.
ARCHITECTS PROJECT MANAGERS
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ARCHITECT
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