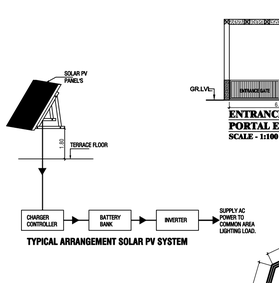
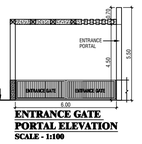
CONCESSION_ONE_AMENDED IOD DWG. | SHEET NO.- 1/10

FILE NO :- P-17114/2023/(418 AND OTHER) /M/E/WARD/DEONAR-E

NOTE :- ALL DIMENSIONS ARE IN METER

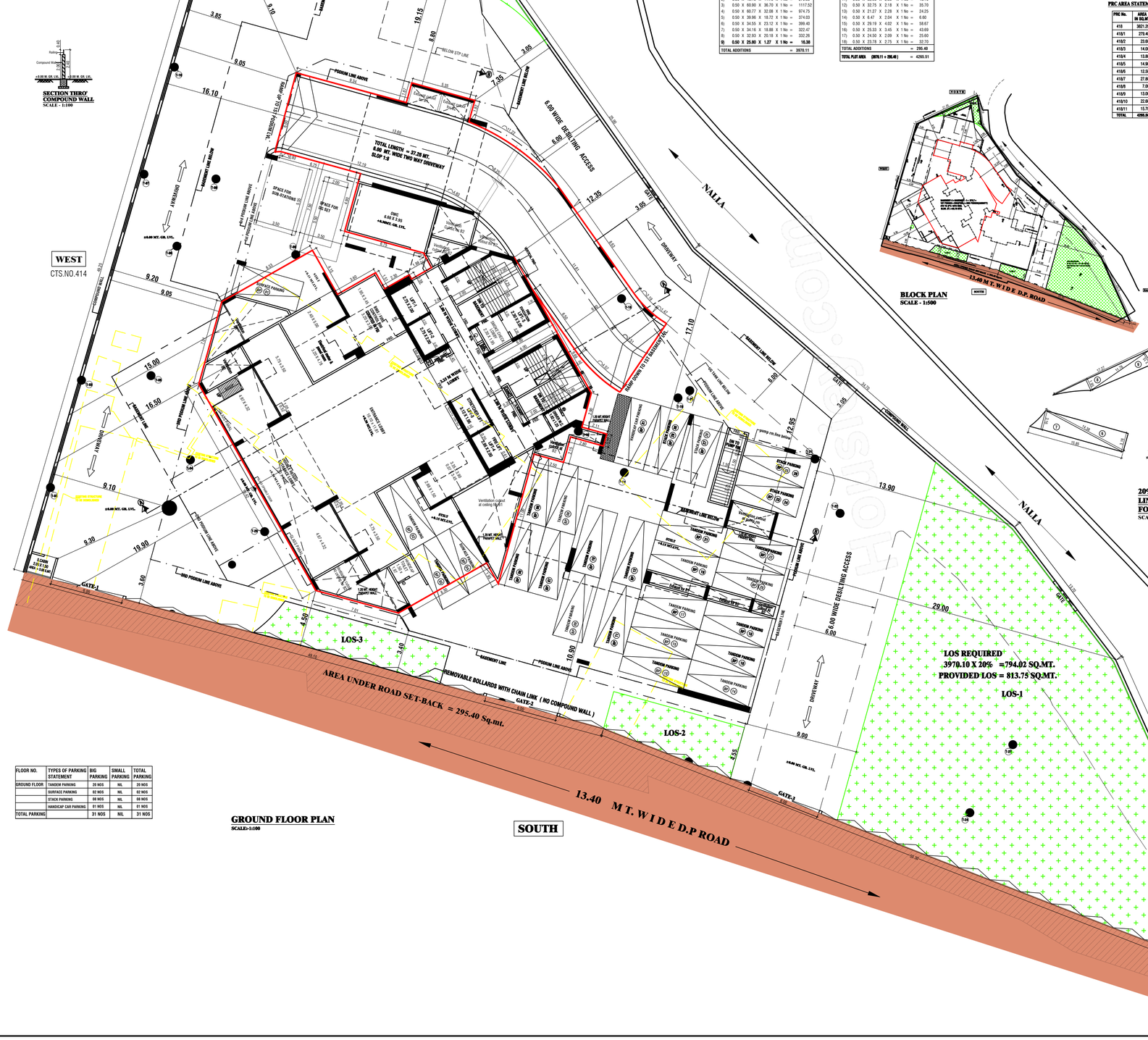


TYPICAL ARRANGEMENT SOLAR PV SYSTEM

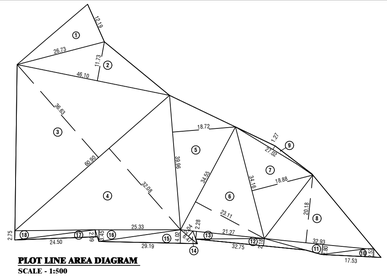


ENTRANCE GATE PORTAL ELEVATION
SCALE - 1:100

SECTION THRO' COMPOUND WALL
SCALE - 1:100



GROUND FLOOR PLAN
SCALE:-1:100



PLOT LINE AREA DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATIONS	
ADDITIONS	IN SQ.MT.
1) 0.50 X 26.73 X 12.19 X 1 No =	162.92
2) 0.50 X 46.10 X 11.73 X 1 No =	270.38
3) 0.50 X 60.90 X 36.70 X 1 No =	1117.52
4) 0.50 X 60.77 X 32.08 X 1 No =	974.75
5) 0.50 X 39.96 X 18.72 X 1 No =	374.03
6) 0.50 X 34.55 X 23.12 X 1 No =	399.40
7) 0.50 X 34.16 X 18.88 X 1 No =	322.47
8) 0.50 X 32.93 X 20.18 X 1 No =	332.26
9) 0.50 X 25.00 X 1.27 X 1 No =	16.38
TOTAL ADDITIONS	= 3970.11

ROAD SETBACK AREA CALCULATIONS	
ADDITIONS	IN SQ.MT.
10) 0.50 X 17.53 X 2.52 X 1 No =	22.09
11) 0.50 X 32.93 X 2.80 X 1 No =	46.10
12) 0.50 X 32.75 X 2.18 X 1 No =	35.70
13) 0.50 X 21.27 X 2.28 X 1 No =	24.25
14) 0.50 X 6.47 X 2.04 X 1 No =	6.60
15) 0.50 X 29.19 X 4.02 X 1 No =	58.67
16) 0.50 X 25.33 X 3.45 X 1 No =	43.69
17) 0.50 X 24.50 X 2.09 X 1 No =	25.60
18) 0.50 X 23.78 X 2.75 X 1 No =	32.70
TOTAL ADDITIONS	= 295.40
TOTAL PLOT AREA (3970.11 + 295.40)	= 4265.51

SR. NO.	PARKING SPACE STATEMENT (AS PER - DCPR 2034) (REG. NO. 44, Table No. 21)			
1	(A) RESIDENTIAL :-			
	CARPET AREA (In Sq.mt.)	NO. OF FLATS	PARKING PERMISSIBLE AS PER DCPR RULES 2034.	NO. OF PARKING REQUIRED
	UP TO 40	NIL	1 PARKING FOR / 4 TENEMENTS	NIL
	40 TO 60	NIL	1 PARKING FOR / 2 TENEMENTS PROVIDED ONE FOR EACH	NIL
	60 TO 90	NIL	1 PARKING FOR / 1 TENEMENTS	NIL
	ABOVE 90	55.00	2 PARKING FOR / 1 TENEMENTS	110.00
	TOTAL	55.00 NOS	- - -	110.00
2	a) 10% VISITOR PARKING (1) x 10%		(110.00 x 10%) = 11.00 SAY	11.00
3	TOTAL REQUIRED PARKING SPACES FOR RESIDENTIAL TENEMENTS		(110.00 +11.00) = 121NOS	121NOS
	50% ADDITIONAL PARKING PERMITTED WITHOUT PAYMENT OF PREMIUM		(121.00 X 50%)	61 NOS
	TOTAL PERMISSIBLE PARKING		(121.00 + 61.00 = 182 NOS.)	182 NOS
	TOTAL PARKING PROVIDED			199 NOS

Total parking provided as per concession approval

INDEX OF PARKING DETAILS			
	BIG PARKING	SMALL PARKING	TOTAL PARKING
1) 2ND BASEMENT	43 NOS	09 NOS	52 NOS
2) 1ST BASEMENT	39 NOS	10 NOS	49 NOS
3) GROUND FLOOR	31 NOS	00 NOS	31 NOS
4) 1ST PODIUM	21 NOS	07 NOS	28 NOS
5) 2ND PODIUM	30 NOS	09 NOS	39 NOS
TOTAL PARKING	164 NOS	35 NOS	199 NOS

14 NO SCOOTER PARKING

PRC AREA STATEMENT	
PRC No.	AREA IN SQ.MT.
418	3621.20
418/1	279.40
418/2	23.60
418/3	14.00
418/4	13.80
418/5	14.90
418/6	12.50
418/7	27.80
418/8	7.00
418/9	13.00
418/10	22.60
418/11	15.70
TOTAL	4265.50

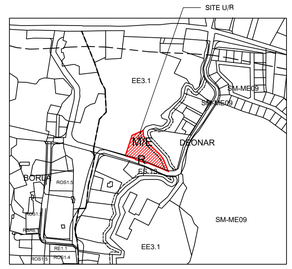
BLOCK PLAN
SCALE - 1:500

PROPOSED BUILT UP AREA SUMMARY			
SR. No.	FLOORS NO.	PROPOSED BUILT UP AREA (In Sq.mt.)	STAIRCASE / LIFT / LIFT LOBBY (By Charging Premium) (In Sq.mt.)
		RESIDENTIAL	RESIDENTIAL
(1)	(2)	(3)	(4)
1	BASEMENT-2	------	------
	BASEMENT-1	------	------
	STILT FLOOR	------	------
	1ST PODIUM FLOOR PLAN	------	------
	2ND PODIUM FLOOR PLAN	------	------
	3RD PODIUM(AMINITY) FLOOR PLAN	------	------
	4THFLOOR	625.47	159.97
	5TH FLOOR	625.47	159.97
	6TH FLOOR	625.47	159.97
	7TH FLOOR	475.78	158.05
	8TH FLOOR	625.47	159.97
	9TH FLOOR	625.47	159.97
	10TH FLOOR	625.47	159.97
	11TH FLOOR	625.47	159.97
	12TH FLOOR	625.47	159.97
	13TH FLOOR	625.47	159.97
	14TH FLOOR	475.78	158.05
	15TH FLOOR	625.47	159.97
	16TH FLOOR	625.47	159.97
	17TH FLOOR	625.47	159.97
	18TH FLOOR	132.71	157.64
	TOTAL AREA	8509.91	2393.38
	EXCESS PROVIDED COUNTED IN FSI.		
	EXCESS REFUGE AREA 14TH FLR.	52.66	
	BMS / FIRE CONTROL RM	21.36	
	50% OF STILT FLOOR COUNTED IN FSI	39.82	
	SR.7B OPEN PLA.		
	EXCESS YOGALATA AREA	73.28	
	TOTAL BUA PROPOSED	8798.03	

COLUMN AREA CALCULATIONS FOR 4TH,5TH,6TH,7TH 8TH,9TH,10TH,11TH,12TH,13TH,14TH FLOOR	IN SQ.MT.
ADDITION	
C1) 0.18 X 1.25 X 2NOS = 0.45	
C2) 0.30 X 1.83 X 1NO = 0.55	
C3) 0.20 X 0.57 X 2NOS = 0.23	
C4) 0.30 X 1.57 X 1NO = 0.47	
C5) 0.15 X 1.58 X 1NO = 0.24	
0.15 X 0.48 X 0.50 = 0.04	
0.76(avg.) X 0.45 X 1NO = 0.34	
C6) 0.87(avg.) X 0.15 X 1NO = 0.13	
0.32 X 0.10 X 0.50 = 0.02	
0.46(avg.) X 0.30 X 0.50 = 0.07	
C7) 1.48 X 0.20 X 1NO = 0.30	
TOTAL ADDITION	= 2.64
TOTAL COLUMN AREA (2.64 X 12)	= 34.08

COLUMN AREA CALCULATIONS FOR 4TH,11TH FLOOR	IN SQ.MT.
ADDITION	
C1) 0.18 X 1.25 X 1NO = 0.22	
C2) 0.30 X 1.83 X 1NO = 0.55	
C3) 0.20 X 0.57 X 2NOS = 0.23	
C4) 0.30 X 1.57 X 1NO = 0.47	
C5) 0.15 X 1.58 X 1NO = 0.24	
0.15 X 0.48 X 0.50 = 0.04	
0.76(avg.) X 0.45 X 1NO = 0.34	
C6) 0.87(avg.) X 0.15 X 1NO = 0.13	
0.32 X 0.10 X 0.50 = 0.02	
0.46(avg.) X 0.30 X 0.50 = 0.07	
C7) 1.48 X 0.20 X 1NO = 0.30	
TOTAL ADDITION	= 2.61
TOTAL COLUMN AREA (2.61 X 02)	= 5.22

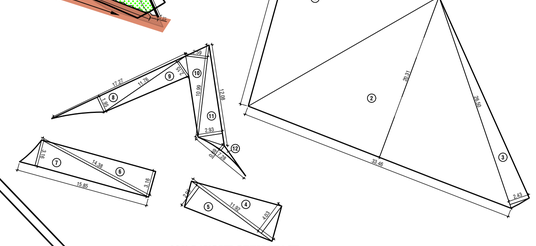
COLUMN AREA CALCULATIONS FOR 18TH FLR	IN SQ.MT.
ADDITION	
C6) 0.87(avg.) X 0.15 X 1NO = 0.13	
0.32 X 0.10 X 0.50 = 0.02	
0.46(avg.) X 0.30 X 0.50 = 0.07	
C7) 1.48 X 0.20 X 1NO = 0.30	
TOTAL ADDITION	= 0.52
NET COLUMN AREA (34.08 + 5.22+ 0.52)	= 39.82



LOCATION PLAN
SCALE - 1: 4000

LINE AREA DIAGRAM FOR BMS / FIRE CONTROL RM
SCALE - 1:100

AREA CALCULATIONS	
FOR BMS / FIRE CONTROL RM	IN SQ.MT.
ADDITION	
1) 5.45 X 3.71 X 1.00 = 20.22	
2) 3.35 X 0.34 X 1.00 = 1.14	
TOTAL BMS / FIRE CONTROL RM AREA = 21.36	



20% LAYOUT OPEN SPACE LINE AREA DIAGRAM FOR GROUND FLOOR
SCALE - 1:200

20% LAYOUT OPEN SPACE AREA CALCULATION FOR GROUND FLOOR						
ADDITIONS						IN SQ.MT.
1)	31.00	X	18.43	X	0.50	= 285.67
2)	33.50	X	20.31	X	0.50	= 340.19
3)	27.00	X	2.43	X	0.50	= 32.81
4)	11.92	X	4.03	X	0.50	= 24.02
5)	11.92	X	2.95	X	0.50	= 17.58
6)	14.38	X	3.16	X	0.50	= 22.72
7)	15.85	X	3.16	X	0.50	= 25.04
8)	17.27	X	1.95	X	0.50	= 16.84
9)	11.76	X	2.15	X	0.50	= 12.64
10)	10.99	X	2.59	X	0.50	= 14.23
11)	11.33	X	2.93	X	0.50	= 16.60
12)	7.28	X	0.69	X	0.50	= 2.51
13)	10.93	X	0.53	X	0.50	= 2.90
L.O.S. PROVIDED AREA						= 813.75
L.O.S. REQUIRED AREA			(3970.10 x 0.20%)			= 794.02

FLOOR NO.	TYPES OF PARKING STATEMENT	BIG PARKING	SMALL PARKING	TOTAL PARKING
GROUND FLOOR	TANDEM PARKING	20 NOS	NIL	20 NOS
	SURFACE PARKING	02 NOS	NIL	02 NOS
	STACK PARKING	08 NOS	NIL	08 NOS
	HANDICAP CAR PARKING	01 NOS	NIL	01 NOS
TOTAL PARKING		31 NOS	NIL	31 NOS

FORM - I

II	AREA STATEMENT		Proposed Plan As Per DCPR 2034 Area in sq.mt.
1	AREA OF PLOT -	(AREA AS PER P.R.C.) Having C.T.S.NO.418,418/1 TO 418/11 OF VILLAGE DEONAR.	4265.50
		(Triangulation Area As Per M.R. Boundary)	4265.51
	(a) Area of Reservation in Plot		NIL
	(b) Area of Road Set-back		295.40
	(c) Area of D.P Road		NIL
	(d) Other		NIL
2	DEDUCTIONS FOR		
	(A) FOR RESERVATION / ROAD AREA		
	(a) Road Set-back Area to be Handed Over (100%) (Regulation No 16)		295.40
	(b) Proposed D P Road to be Handed Over (100%) (Regulation No 18)		NIL
	(c) (i) Reservation Area to be Handed Over (100%) (Regulation No 17)		NIL
	(ii) Reservation Area to be Handed Over As Per AR (Regulation No 17)		NIL
	(B) FOR AMENITY AREA		
	(a) Area of Amenity Plot / Plots to be Handed Over As Per DCR 14 (A)		N.A.
	(b) Area of Amenity Plot / Plots to be Handed Over As Per DCR 14 (B)		N.A.
	(c) Area of Amenity Plot / Plots to be Handed Over As Per DCR 35 (Aloeyance)		N.A.
	(C) Deductions For Existing BUA to be Retained if any Land Component of Existing BUA / Existing BUA As Per Regulation Under Which The Development Was Allowed.		NIL
3	TOTAL DEDUCTIONS - [2(A) + 2(B) + 2(C) AS AND WHEN APPLICABLE.]		295.40
4	BALANCE AREA OF PLOT (1 Minus 3)		3970.10
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM / APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE		3970.10
6	ZONAL (Basic) FSI (0.50 OR 0.75 OR 1.0R1.33)		1.00
7	BUILT UP AREA AS PER ZONAL (Basic) FSI (5 x 6) (In Case of MHB Land Permissible BUA Kept In Abeyance)		3970.10
8	BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A):		- - -
	(i) AS PER ZULAMBO 2(B)(EXCEPT 2(A)(C)(I)ABOVE WITH IN CAP OF "ADMISSIBLE TDR" AS COLUMN 6 OF TABLE - 12 ON REMAINING / BALANCE PLOT)	200 % For Set-Back (NIL x 2)	NIL
	(ii) IN CASE OF 2(A)(C) (II) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT		- - -
9	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT)		N.A.
	b) 15% OF SR.NO. 7b above OR 10sq.mt PER REHAB TENEMENTS AS PER REG.33(7)B		N.A.
10	BUILT UP AREA DUE TO " ADDITIONAL FSI ON PAYMENT OF PREMIUM " AS PER TABLE NO 12 OF REGULATION NO 30(A) ON REMAINING / BALANCE PLOT.	0.50% PERMISSIBLE ADDITIONAL FSI. (3970.10 x 0.50%) = 1985.05 Sq.mt. Proposed Add. FSI = 1985.05	1985.05
11	BUILT UP AREA DUE TO ADMISSIBLE "TDR " AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT.	70% DUE TO AVAILABLE ROAD WIDTH 13.40 MT. PERMISSIBLE T.D.R. (3970.10 x 70%) = 2779.07 Sq.mt.	NIL
	11a) TWICE ROAD SET BACK AREA PERMISSIBLE OVER & ABOVE AS PER CIRCULAR U.NO. TPS-4315/LETTER NO.25/2019/ UD-11 DT. 24/11/2021.	(295.40 X 200% = 590.80 SQ.MT.	590.80
12	PERMISSIBLE BUILT UP AREA = (7+8+9+10+11) (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2 (C))		6545.95
13	EXISTING BUILT UP AREA		NIL
14	PROPOSED BUILT UP AREA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2 (C))	Purely Resi. Built Up Area = 6545.95 Sq.mt. Remaining Non - Resi. Built Up Area = NIL Sq.mt.	6545.95
14	TDR GENERATED IF ANY AS PER REGULATION 30(A) AND 32		NIL
15	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31 (3)	RESI = (6545.95 x 0.35%) = 2291.08 Sq.mt. COMM = (NIL x 0.35%) = NIL Sq.mt.	2291.08
	(a) (i) Permissible Fungible Compensatory Area For Rehab Component Without Charging Premium	Residential (NIL X 35%) = NIL Sq.mt. Commercial = NIL Sq.mt.	NIL
	(ii) Fungible Compensatory Area Availed For Rehab Component Without Charging Premium (Resi. + Comm.)	Residential = NIL Sq.mt. Commercial = NIL Sq.mt.	NIL
	(b) (i) Permissible Fungible Compensatory Area by Charging Premium (Resi. 0.35% +(Comm. 0.35%)	Perms. Resi. = 2291.08 Sq.mt. Perms. Comm. = NIL Sq.mt.	2291.08
	(ii) Fungible Compensatory Area Availed On Payment Of Premium (Resi. + Comm.)	Prop. Resi. = 2242.08 Sq.mt. Prop. Comm. = NIL Sq.mt.	2242.08
16	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA. [13 + 15(a) (ii) + 15(b) (ii)]		8788.03
17	FSI CONSUMED ON NET PLOT (13/4)		1.85
II	OTHER REQUIREMENTS		
A	RESERVATION / DESIGNATION		
(a)	Name of Reservation		- - -
(b)	Area of Reservation Affecting The Plot		- - -
(c)	Area of Reservation Land to be Handed / Handed Over As Per Regulation No. 17		- - -
(d)	Built up Area of Amenity to be Handed Over As Per Regulation No. 17		- - -
(e)	Area / Built up Area of Designation		- - -
B	PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO		
(i)	14 (A)		- - -
(ii)	14 (B)		- - -
(iii)	15		- - -
C	REQUIRMENT OF RECREATIONAL OPEN SPACE IN LAYOUT / PLOT AS REGULATION NO. 27		- - -
D	TENEMENT STATEMENT		
(i)	Proposed Built up Area (13 Above)		8788.03
(ii)	Less Deduction of Non-Residential Area (Shop Etc.)		- - -
(iii)	Area Available For Tenements ((i) Minus (ii))		8788.03
(iv)	Tenements Permissible (Density of Tenements 450 / Hectare)		395.00
(v)	Total Number of Tenements Proposed on The Plot		55 NOS.
E	PARKING STATEMENT		
(i)	PARKING REQUIRED BY REGULATIONS FOR Car Scooter / Motor Cycle Outsiders (Visitors)		121 NOS.
(ii)	COVERED GARAGE PERMISSIBLE		
(iii)	COVERED GARAGE PROPOSED Car Scooter / Motor Cycle Outsiders (Visitors)		
(iv)	TOTAL PARKING PROVIDED (AS PER PARKING SCHEME APPROVED BY HON'BLE M.C.)		199 NOS.
F	TRANSPORT VEHICLES PARKING		
(i)	Space For Transport Vehicles Parking Required By Regulations		
(ii)	Total No. of Transport Vehicles Parking Spaces Provided		

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT.18/08/21 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 4265.50 SQ.MT. AS PER TRIANGULATION METHOD.

MANISHKUMAR R.MANHARLAL Digitally signed by MANISHKUMAR R.MANHARLAL SHAH Date: 2023.10.18 15:47:16 +05'30' Signature of Architect

FORM - II

CONTENTS OF SHEET :

GROUND FLOOR PLAN, BLOCK PLAN,LOCATION PLAN,LOS AREA DIAGRAM AND CALCULATIONS,PLOT AREA DIAGRAM AND CALCULATION, BUA SUMMARY ,PARKING AREA STATEMENT,PRC AREA STATEMENT, PASSAGE AREA CALCULATION, COLUMN AREA STATEMENT,

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING C.T.S.NO.418,418/1 TO 418/11 OF VILLAGE DEONAR, DEONAR FARM ROAD, MUMBAI SUBURBAN WARD M/EAST ,MUMBAI.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER & R.C.C. CONSULTANT

GODREJ PROPERTIES LIMITED

AUTHORISED SIGNATORY

REG OFFICE :- GODREJ ONE 5TH FLOOR PIROJSHANAGAR, EASTERN EXPRESS HIGHWAY ,VIKROLI(E) Mumbai-400079.

Himanshu Rai Digitally signed by Himanshu Rai Date: 2023.10.18 15:47:16 +05'30' Digitally signed by GODREJ PROPERTIES LIMITED Date: 2023.10.18 15:47:16 +05'30' Digitally signed by Himanshu Rai Date: 2023.10.18 15:47:16 +05'30' Digitally signed by GODREJ PROPERTIES LIMITED Date: 2023.10.18 15:47:16 +05'30'

OWNER / DEVELOPER SIGNATURE

NORTH

Job no.	Drawing No.	Scale No.	Dawn By	Checked By	Date No.
		1:100	Nilesh	Swati	18-10-2023

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

MANISHK UMAR MANHAR LAL SHAH Digitally signed by MANISHKUMAR R.MANHARLAL SHAH Date: 2023.10.18 15:47:16 +05'30' Digitally signed by MANISH SHAH Date: 2023.10.18 15:47:16 +05'30' Digitally signed by MANISHKUMAR R.MANHARLAL SHAH Date: 2023.10.18 15:47:16 +05'30' Digitally signed by MANISH SHAH Date: 2023.10.18 15:47:16 +05'30'

MANISH SHAH
ARCHITECT & PROJECT CONSULTANT

MANISH SHAH
A WING
REG. NO. CA / 83/16486

OFFICE ADDRESS :- 1101, Wing - B, Western Edge - II, Western Express Highway, Borivali (East), Mumbai - 400066.
Tel : 28705599 / 28700099 E-mail :- aishshanan@gmail.com

PLANS FOR APPROVAL

1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED
2) THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO. P-17114/2023/(418 AND OTHER) /M/E/WARD/DEONAR-E
3) THIS DRAWING SHALL BE READ IN CONJUCTION WITH ATTAINTION OF DCIAPPROVAL ISSUED (UNDER SECTION 346 OF MMC ACT 1888 UNDER NO. EVEN NO. P-17114/2023/(418 AND OTHER) /M/E/WARD/DEONAR-E

Sagar Prasad Manjrekar	NAMASHIVAY RAMSING KENJALE	NARENDRA MADHUKA RAUTKAR
S.E. (B.P.) I/E&M/W	A.E.B.P.-'M' WARD	E.E.B.P.- ES-I