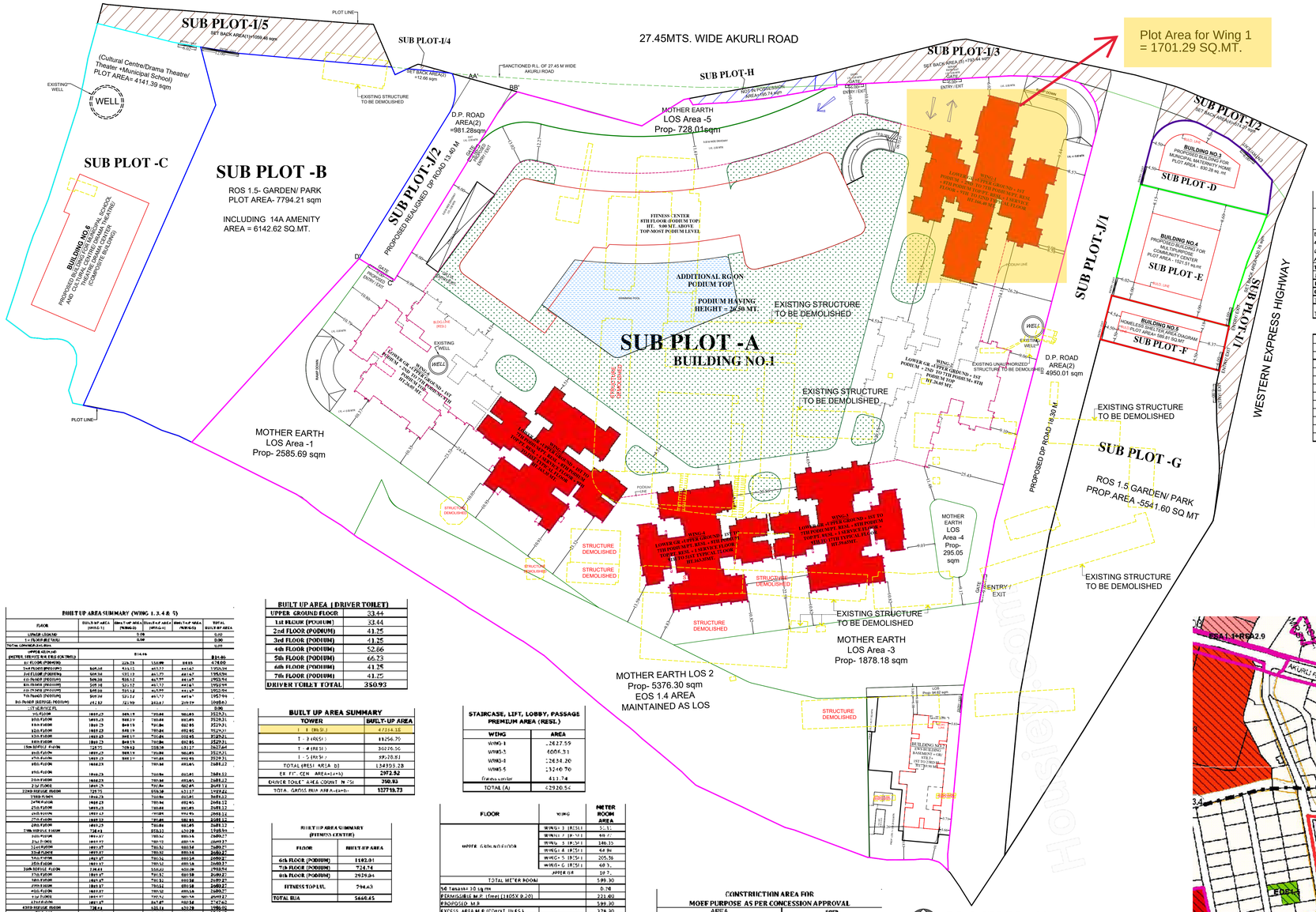


Plot Area for Wing 1 = 1701.29 SQ.MT.

BLOCK PLAN
SCALE:- 1:500

LOS REQUIREMENT		
PARTICULARS		SQ.MT.
TOTAL LOS REQUIRED (25% OF 42728.87 SQ. MT.)		10682.22
TOTAL LOS PROVIDED		10863.24
PROPOSED LOS AREA STATEMENT		
42728.87	25% PHYSICAL LOS AREA	
25% LOS AREA REQUIRED	=	10682.22 SQ.MT
LOS ON GROUND / MOTHER EARTH		
LOS-1	=	2585.69 SQ.MT
LOS-2	=	5376.30 SQ.MT
LOS-3	=	1878.18 SQ.MT
LOS-4	=	295.05 SQ.MT
LOS-5	=	728.01 SQ.MT
TOTAL LOS	=	10863.24 SQ.MT

PARKING AREA STATEMENT (RESI.) (WING- 1,3 & 4,5)			
FLOOR	PARK REQUIRED	NO.OF FLATS	PER VEH. PARKING
BELOW 45.00 SQ.MT	1 FOR 4 FLATS	0	0
45.00 TO 60.00 SQ.MT	1 FOR 2 FLATS	0	0
60.00 TO 90.00SQ.MT	1 FOR 1 FLATS	440	440
ABOVE 90.00 SQ.MT	2 FOR 1 FLATS	665	1330
TOTAL		1105	1770
10% FOR VISITORS PARKING		177	
RESIDENTIAL PARKING REQUIRED (A)			1947
COMMERCIAL PARKING REQ. (B)		0	0
TOTAL PARKING REQ. (A+B)			1947
TOTAL PARKING PROPOSED			4436

PROPOSED PARKING				
FLOOR	BIG CAR	SMALL CAR	TOTAL	T.V.
LOWER GR. FLOOR	104	48	152	
UPPER GR. FLOOR	338	128	466	
1st PODIUM	352	164	516	
2nd PODIUM	395	197	592	18
3rd PODIUM	394	205	599	18
4th PODIUM	395	197	592	18
5th PODIUM	397	207	604	18
6th PODIUM	345	139	484	68
7th PODIUM	319	112	431	88
8th PODIUM			0	64
TOTAL	3040	1397	4436	292

FLAT SUMMARY (WING 1,3, 4 & 5)				
WINGS	45- 60	60 - 90	ABOVE-90	TOTAL FLAT NOS.
WING - 1	0	0	272	272
WING-3	0	59	46	105
WING-4	0	195	173	368
WING- 5	0	186	174	360
TOTAL FLAT	0	440	665	1105

PROFORMA -A

1 /28

PROFORMA -A	Residential Zone Plot	RSA 2.9 (Homeless Shelter)	RSA2.1 (Multipurpose Community Centre)	Reservation- To be developed under AR RS13.3 (Garden Park)	RH1.3 (Municipal Maternity Home)	EE 1.1 (Earmarked to be RE 1.1 (Municipal School)	(RE 1.1) (Municipal School)	RSA 3.2 (Cultural Centre/Drama Theatre/ Theatre)	Total
S. No. Particulars		Sqm	Sqm	Sqm	Sqm	Sqm	Sqm	Sqm	Sqm
1 Plot Area		44,145.00	8,177.93	3,063.06	2,448.00	2,075.71	3,056.44	1,396.00	79,520.18
2 Deduction For									
a) Road Setback		8,901.90				-			8,901.90
b) Reserve Amenities						-			
c) Area under reservation		980.74				-	0	0	980.74
d) Amenity as per 14(A) as applied against Reservation				6,142.62		-	-	-	6,142.62
3 Total of (a+b+c+d)		9,882.64	-	6,142.62		-	-	-	16,025.26
4 Balance area against Area of Plot to be considered for AR		35,230.74	8,177.93	3,043.62	10,275.59	2,075.71	3,056.44	1,396.00	63,494.92
% Area to be handed over under AR		-	50%	50%	70%	30%	30%	30%	
Area of plot to be handed over under AR		-	5889.61	1521.51	7,180.19	622.28	1,916.83	418.80	14,549.22
% of Developed Plot Either be developed as amenity		-	50%	50%	8%	52%	50%	50%	
BMC to be developed as amenity		-	5889.61	1521.51	-	1,037.98	1,916.83	418.80	7,590.16
5 Deduct: amenity space									
Amenity Space as per BDR 16(a)									0.00
Net Plot Area		35,230.74	5889.61	1,521.51	7,180.19	1,245.43	1,916.83	418.80	48,914.07
6 Deduct: 8% %	8%								
Plot Area for Development/ Planning		31,230.74	5889.61	1,521.51	7,180.19	1,245.43	1,916.83	418.80	48,914.07
7 Area of the plot for FSI calculation		35,230.74	8,177.93	3,043.62	10,275.59	2,075.71	3,056.44	1,396.00	63,494.92
8 Basic / Zonal FSI @ 1.00	1.00	35,230.74	8,177.93	3,043.62	10,275.59	2,075.71	3,056.44	1,396.00	63,494.92
9 Additional Premium FSI as per Reg. 38	0.50	17,615.37	8889.61	1,521.51	5,137.99	1,037.98	1,528.22	698.00	30,848.70
10 Permissible TDR (based on road width)	0	-	-	-	-	-	-	-	0.00
11 Add FSI for Road Setback	2	17,807.80	-	-	-	-	-	-	17,807.80
11a Add FSI for AR (Amenity space)	0	-	-	-	-	-	-	-	0.00
11b Over and Above Add FSI in lieu of Incentive Premium (R)		-	-	-	-	-	-	-	0.00
11c Less: Existing FSI (to be retained)									0.00
12 Total Permissible BUA (including Tenable)		70,649.91	17,959.43	4,564.53	15,413.57	3,113.57	4,584.66	2,092.02	1,27,323.28
13 Total Permissible FSI (excluding Tenable)		2.01	2.20	1.50	1.50	1.50	1.50	1.50	2.00
14 Add Tenable FSI (premium)	35%	24,727.47	6,285.30	1,597.59	5,394.85	1,089.75	1,604.63	731.20	44,530.29
15 Total Permissible FSI (including Tenable)		35,277.38	8,285.73	6,162.12	20,808.42	4,203.31	6,189.29	2,823.22	1,71,853.57
16 BUA Proposed to be restricted for amenity under AR									7,590.16
17 Proposed BUA Residential									1,83,913.42
18 Proposed BUA Commercial									0.00
19 Total Proposed BUA (17+18)									1,83,913.42
20 Add Tenable FSI (Proposed)									
21 a) Tenable FSI Res.	35%								38,705.12
22 b) Tenable FSI Comm.	0%								0.00
23 Total Proposed BUA including tenable FSI-Resi									1,37,713.72
24 Total Proposed BUA including tenable FSI-Comm.									0.00
Grand Total of Proposed BUA (including tenable FSI)=									
25 Carpet									1,37,713.72
26 Tenement Requirement									
1 Proposed Area									1,37,713.72
+/- less deduction for Non Resi. Area									0.00
2 Area available for tenement (1+2)									
3 Tenement Permissible									2,703.50
4 Tenement Proposed									1,105.00
27 Parking Statement									
Res. Park. RQD. BY RULE (inclusive 10% Visitor)									1,947
COMMERCIAL PARKING RULE									
COMMERCIAL GARAGE PROPOSED									
TOTAL PARK. PROVIDED									4,436

PROFORMA -B

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, R.G. AREA STATEMENT

STAMP AND DATE OF RECEIPT OF PLAN

FILE NO.
P-17708/2023/124 AND OTHERS/R/S WARD/AKURLI-R/S

NOTE:-
1) ALL DIMENSIONS ARE IN METER.
2) THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED
3) THIS CANCELS THE EARLIER APPROVAL ONLINE ISSUED UNDER NOP-17708/2023/124 AND OTHERS/R/S WARD/AKURLI R/S DATED -18-01-2024
4) THIS DRAWING SHALL BE READ IN CONSTRUCTION WITH LETTER ISSUED UNDER NO P-17708/2023/124 AND OTHERS/R/S WARD/AKURLI-R/S. ON EVEN DATED

PLAN FOR APPROVAL

ROHIT SURESHC HANDRA SONAR	Shivshant Sudhakar ao Doke	HANUMANT SADASHIVRAO BURE
Digitally signed by ROHIT SURESHCHANDRA SONAR Date: 2024.05.21 15:34:+05'30'	Digitally signed by Shivshant Sudhakar Doke Date: 2024.05.21 11:53:+ +05'30'	Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2024.05.21 11:08:+ +05'30'
S.E.B.P(R-2)	A.E.B.P(R/S)	E.E.(B.P.)WS-II 'R'-1

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT ON PROPERTY BEARING CTS NO. 124, 125,126,127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/5,146/6, 146/7 OF VILLAGE AKURLI , R/S WARD, MUMBAI-400101.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	573	1 / 28	Prachi
	SCALE	DATE	CHECKED BY
	1:500	-	Ninad
REVISIONS	DESCRIPTION :		
R-0			

NAME AND ADDRESS OF DESIGN ARCHITECT

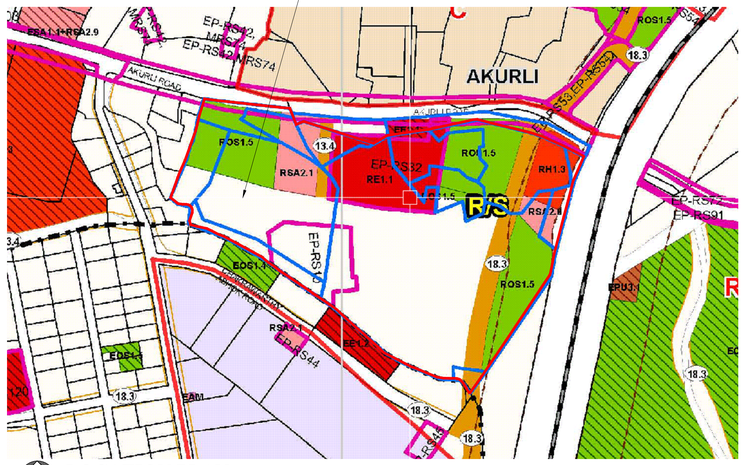
KAPADIA ASSOCIATES
DESIGN LLP, PAREL(E),
MUMBAI - 400012.

NAME OF THE OWNER	SIGNATURE
M/S. GODREJ PROPERTIES LIMITED	Avance sh Arya

NAME AND ADDRESS OF LICENSED SURVEYOR (L.S) | **SIGNATURE**

SPACEAGE SOLUTIONS CONSULTANTS
B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 4000 080
Shashikan t Laxman Jadhav

NOTE:- SETBACK AREA SHOWN ON THIS PLAN ARE SUBJECT TO DEMARCATION



LOCATION PLAN
SCALE:- 1:4000

BUILT UP AREA SUMMARY (WING 1, 3 & 5)					
FLOOR	BUILT-UP AREA (WING-1)	BUILT-UP AREA (WING-3)	BUILT-UP AREA (WING-4)	BUILT-UP AREA (WING-5)	TOTAL BUILT-UP AREA
LOWER GR.FLOOR	0.00				0.00
U.G.FLOOR (RETAIL)	0.00				0.00
Total GROUND FLOOR					0.00
UPPER GROUND (WING-1 & 3 ONLY)	8144.94				8144.94
1st FLOOR (PODIUM)	5263.35	5320.88	5320.88	5320.88	21225.99
2nd FLOOR (PODIUM)	5263.35	5320.88	5320.88	5320.88	21225.99
3rd FLOOR (PODIUM)	5263.35	5320.88	5320.88	5320.88	21225.99
4th FLOOR (PODIUM)	5263.35	5320.88	5320.88	5320.88	21225.99
5th FLOOR (PODIUM)	5263.35	5320.88	5320.88	5320.88	21225.99
6th FLOOR (PODIUM)	5263.35	5320.88	5320.88	5320.88	21225.99
7th FLOOR (PODIUM)	5263.35	5320.88	5320.88	5320.88	21225.99
8th FLOOR (REFUGE PODIUM)	4263.87	4263.87	4263.87	4263.87	17055.48
9th FLOOR	0.00				0.00
10th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
11th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
12th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
13th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
14th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
15th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
16th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
17th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
18th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
19th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
20th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
21st FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
22nd FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
23rd FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
24th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
25th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
26th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
27th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
28th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
29th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
30th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
31st FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
32nd FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
33rd FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
34th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
35th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
36th REFUGE FLOOR	4263.87	4263.87	4263.87	4263.87	17055.48
37th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
38th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
39th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
40th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
41st FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
42nd FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
43rd FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
44th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
45th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
46th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
47th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
48th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
49th REFUGE FLOOR	4263.87	4263.87	4263.87	4263.87	17055.48
50th FLOOR	5263.35	5320.88	5320.88	5320.88	21225.99
TOTAL GROSS BUILT UP AREA	262139.77	265266.79	265266.79	265266.79	1057940.13
EXCESS FITNESS CENTER AREA COUNT IN FSI					2972.52
UPPER GR.TO 7TH (DRIVER TOILET AREA COUNT IN FSI					350.93
TOTAL BUILT UP AREA					137719.73

BUILT UP AREA (DRIVER TOILET)	
UPPER GROUND FLOOR	33.44
2nd FLOOR (PODIUM)	41.25
3rd FLOOR (PODIUM)	41.25
4th FLOOR (PODIUM)	52.86
5th FLOOR (PODIUM)	66.73
6th FLOOR (PODIUM)	41.25
7th FLOOR (PODIUM)	41.25
DRIVER TOILET TOTAL	350.93

BUILT UP AREA SUMMARY	
TOWER	BUILT-UP AREA
T - 1 (RESI.)	47214.18
T - 2 (RESI.)	41256.70
T - 4 (RESI.)	36276.56
T - 5 (RESI.)	39720.81
TOTAL (RESI. AREA b)	164469.28
EXCESS FSI AREA (+a+b)	2972.52
DRIVER TOILET AREA COUNT IN FSI	350.93
TOTAL GROSS BUILT UP AREA (+a+b+c)	137719.73

STAIRCASE, LIFT, LOBBY, PASSAGE PREMIUM AREA (RESI.)	
WING	AREA
WING-1	2627.59
WING-3	4006.31
WING-4	3284.20
WING-5	3240.70
TOTAL (A)	13159.54

BUILT UP AREA SUMMARY (FITNESS CENTER)	
FLOOR	BUILT-UP AREA
6th FLOOR (PODIUM)	1102.01
7th FLOOR (PODIUM)	724.74
8th FLOOR (PODIUM)	2929.04
FITNESS TOP LVL	794.63
TOTAL BUA	5660.45

FITNESS CENTER AREA STATEMENT	
PERMISSIBLE FITNESS CENTER 2% OF PROPOSED (X)(134396.28*2%)	2687.93
PROPOSED FITNESS CENTER (Y) 8TH TOP PODIUM	5660.45
EXCESS FITNESS CENTER AREA COUNT IN FSI	2972.52

FLOOR	WING	METER ROOM AREA
UPPER GROUND FLOOR	WING-1 (RESI.)	5.32
	WING-2 (RESI.)	9.07
	WING-3 (RESI.)	146.35
	WING-4 (RESI.)	68.86
	WING-5 (RESI.)	205.36
	WING-6 (RESI.)	68.3
	UPPER GR	107.
TOTAL METER ROOM		599.30
50 tenement 30 sq.m		0.06
PERMISSIBLE M.R. (Area (1105X 0.20)		221.00
PROPOSED M.R		599.30
EXCESS AREA M.R (COUNT IN FSI)		378.30

FLOOR	WING	FIRE CONTROL ROOM AREA	ELV & CCTV ROOM
UPPER GROUND FLOOR	WING-1 (RESI.)	57.00	59.26
	WING-2 (RESI.)	48.17	42.78
	WING-3 (RESI.)		47.41
	WING-4 (RESI.)		48.87
	WING-5 (RESI.)	25.13	50.84
	WING-6 (RESI.)	39.49	42.84
TOTAL FIRE CONTROL ROOM/ELV & CCTV ROOM		164.60	271.56

CONSTRUCTION AREA FOR MOEF PURPOSE AS PER CONCESSION APPROVAL	
AREA	sqm
(i) BUILT UP AREA (FSI)	261964.42
(ii) Non FSI Area	264884.42
Total Construction Area [(i) + (ii)]	526848.84

CONSTRUCTION AREA FOR MOEF PURPOSE AS PER AMENDED APPROVAL	
AREA	sqm
(i) BUILT UP AREA (FSI)	137719.73
(ii) Non FSI Area	221290.45
Total Construction Area [(i) + (ii)]	359010.18