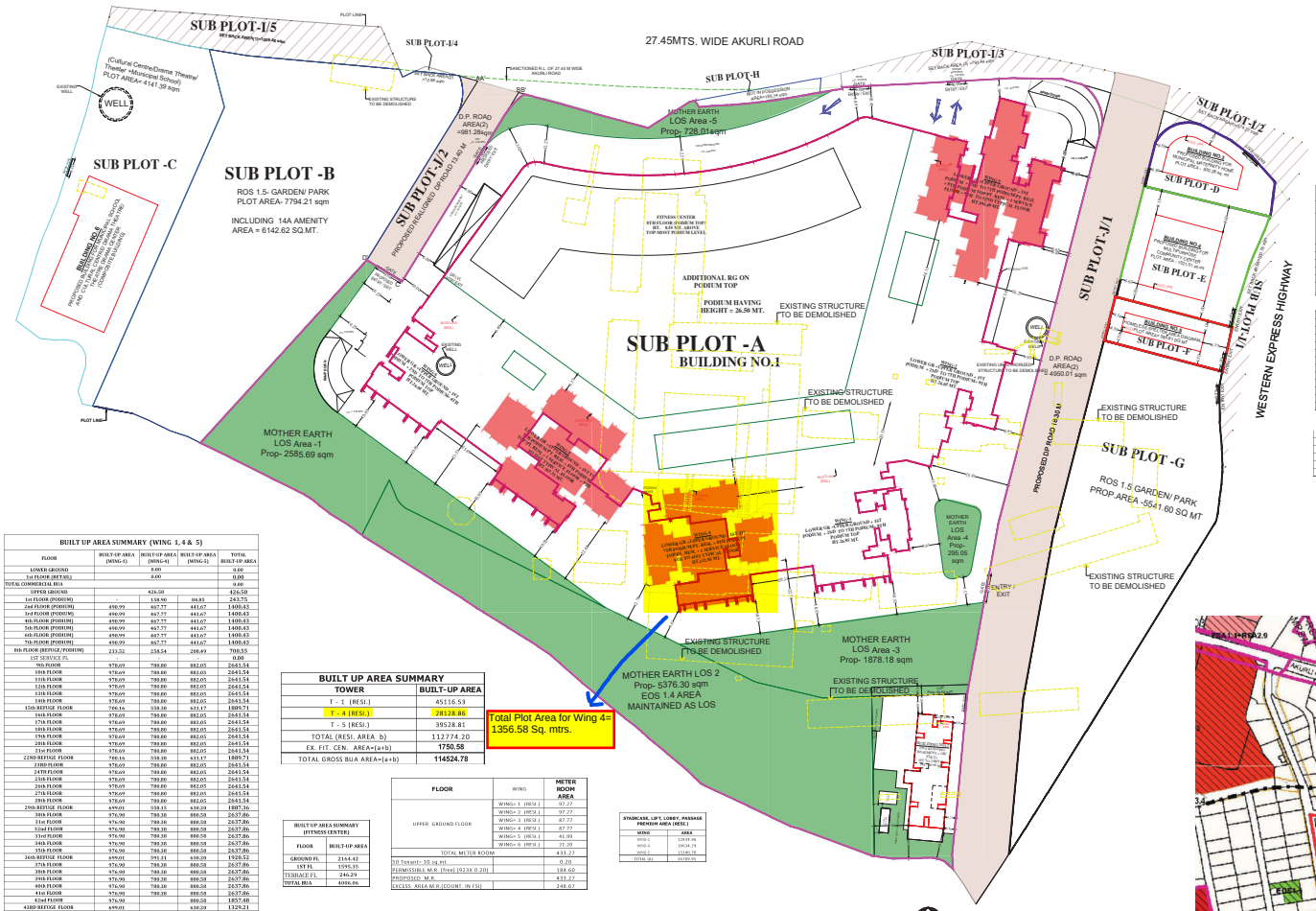


BLOCK PLAN
SCALE:- 1:500

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	=	728.02	SQ.MT
TOTAL LOS	=	10863.24	SQ.MT

PARKING AREA STATEMENT (RESI.) (WING- 1 & 4,5)			
FLOOR	PARK REQUIRED	NO.OF FLATS	PERMI. 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	341	341
ABOVE 90.00 SQ.MT	2 FOR 1 FLATS	502	1164
TOTAL		923	1505
10% FOR VISITORS PARKING		151	
RESIDENTIAL PARKING REQUIRED (A)			1656
COMMUNAL PARKING REQ. (B)			0
TOTAL PARKING REQ. (A+B)			1656
TOTAL PARKING PROPOSED			4867

PROPOSED PARKING				
FLOOR	BIG CAR	SMALL CAR	TOTAL	T.V.
LOWER GR. FLOOR	63	100	163	0
UPPER GR. FLOOR	335	214	549	31
1st PODIUM	329	232	561	18
2nd PODIUM	339	244	583	62
3rd PODIUM	343	249	592	65
4th PODIUM	343	249	592	65
5th PODIUM	343	249	592	65
6th PODIUM	343	249	592	65
7th PODIUM	346	234	580	65
8th PODIUM	36	27	63	0
TOTAL	2820	2047	4867	436

FLAT SUMMARY (WING 1, 4 &5)				
WINGS	45 -80	60 - 90	ABOVE-90	TOTAL FLAT NOS.
WING-1	0	0	272	272
WING-4	0	135	156	291
WING- 5	0	186	174	360
TOTAL FLAT	0	341	582	923

PROFORMA -A										1 / 26
PROFORMA -A		Residential Zone Plot	RSA 2.0 (Homeless Shelter)	RSA2.1 (Multipurpose Community Centre)	Reservation- To be developed under AR RGB1.5 (Garden/ Park)	RH1.2 (Municipal Maternity Home)	(RE 1.1 deemed to be RE 1.1 (Municipal School)	(RE 1.1) Municipal School	RSA 3.3 (Cultural Centre/Drama Theatre/ Theater)	Total
S. No.	Particulars	Sqm	Sqm	Sqm	Sqm	Sqm	Sqm	Sqm	Sqm	Sqm
1	Plot Area	46,326.30	1,279.62	3,043.02	16,418.80	2,075.71	273.65	6,206.44	1,952.68	79,326.18
2	Deduction For									
	a) Road Setback	8,951.90								8,951.90
	b) Existing Amenity									
	c) Area not in possession	195.74					0	0	0	195.74
	d) Amenity as per 14(A) adjusted against Reservation		-	-	6,142.62	-	-	-		6,142.62
3	Total of (a+b+c+d)	9,047.64	-	-	6,142.62	-	-	-		15,243.26
4	Balance area of plot/ Area of Plot to be considered for AR	35,230.74	1,179.62	3,043.02	10,275.98	2,075.71	273.65	6,206.44	1,952.68	60,887.84
	% Area to be handed over under AR	-	50%	50%	70%	40%	50%	50%	50%	
	Area of plot to be handed over in sqm under AR	-	589.81	1,521.51	7,193.19	830.28	136.83	3,028.22	976.34	14,276.18
	% of Zonal Basic FSI to be developed as amenity	-	50%	50%	3%	50%	50%	50%	50%	
	BUA to be developed as amenity	-	589.81	1,521.51	-	1,037.86	136.83	3,028.22	976.34	7,290.56
5	Deduct amenity space									
	Amenity Space as per DCR 14(A)									0.00
	Net Plot area	35,230.74	589.81	1,521.51	3,082.79	1,245.43	136.83	3,028.22	976.34	45,611.67
6	Deduct RG %	0%								0.00
	Plot Area for Development/ Planning	35,230.74	589.81	1,521.51	3,082.79	1,245.43	136.83	3,028.22	976.34	45,611.67
7	Area of the plot for FSI calculation	35,230.74	589.81	1,521.51	3,082.79	1,245.43	136.83	3,028.22	976.34	45,611.67
8	Basic / ZonalFSI @ 1.00	1.00	38,230.74	589.81	1,521.51	3,082.79	1,245.43	136.83	3,028.22	976.34	45,611.67
9	Additional Premium FSI as per Reg. 30	0.50	17,615.37	294.91	760.76	1,541.40	622.71	68.41	1,514.11	488.17	22,905.83
10	Permissible TDR (based on road width)	0	-	-	-	-	-	-	-	-	0.00
11	Add FSI for Road Setback	2	17,893.83	-	-	-	-	-	-	-	17,893.66
11a	Add FSI for AR (Will handed over	0	-	-	-	-	-	-	-	-	0.00
11b	Over and above Add FSI or in lieu of Inclusive Housing (IH)		-								0.00
11c	Less: Existing BUA to be retained		-								0.00
12	Total Permissible BUA (excluding fungible)		70,649.91	884.72	2,282.27	4,624.19	1,868.14	205.24	4,542.33	1,464.51	86,521.39
13	Total Permissible FSI (excluding fungible)		2.01	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.90
14	Add Fungible FSI (permissible)	35%	24,727.47	309.65	798.79	1,618.47	653.05	71.85	1,589.82	512.58	30,262.40
15	Total Permissible FSI (including fungible)		95,377.38	1,194.37	3,081.06	6,242.66	2,521.99	277.07	6,132.15	1,977.08	1,16,803.79
16	Proposed BUA			151							
17	Residential BUA										84,833.17
18	Commercial BUA										0.00
19	Add Fungible FSI (Proposed)										
20	a) Fungible FSI - Resi.	35%									29,691.61
21	b) Fungible FSI - Comm.	0%									0.00
22	Total Proposed BUA including fungible FSI- Resi										1,14,524.78
23	Total Proposed BUA including fungible FSI- Comm										0.00
	Grand Total of Proposed BUA including fungible (Resi + Comm)										1,14,524.78
24	Tenement Statement										
i	Proposed Area										1,14,524.78
ii	less deduction for Non Resi. Area										0.00
iii	Area available for tenement (i-ii)										
iv	Tenement Permissible										2,061.52
v	Tenement Proposed										900.00
25	Parking Statement										
	(Res. PARK. REQD. BY RULE (Considering 10% Visitor)										1,656
	COVERED GARAGES PERMISSIBLE										
	COVERED GARAGES PROPOSED										
	TOTAL PARK. PROVIDED										4,867

BUILT UP AREA SUMMARY (WING 1, 4 & 5)				
FLOOR	BUILT-UP AREA (WING-1)	BUILT-UP AREA (WING-4)	BUILT-UP AREA (WING-5)	TOTAL BUILT-UP AREA
LOWER GROUND	0.00			0.00
1st FLOOR (RETAIL)	0.00			0.00
TOTAL COMMERCIAL BUA				0.00
UPPER GROUND		426.50		426.50
1st FLOOR (PODIUM)		158.90	84.85	243.75
2nd FLOOR (PODIUM)	490.99	467.77	441.67	1400.43
3rd FLOOR (PODIUM)	490.99	467.77	441.67	1400.43
4th FLOOR (PODIUM)	490.99	467.77	441.67	1400.43
5th FLOOR (PODIUM)	490.99	467.77	441.67	1400.43
6th FLOOR (PODIUM)	490.99	467.77	441.67	1400.43
7th FLOOR (PODIUM)	490.99	467.77	441.67	1400.43
8th FLOOR (BETTGE FLOOR(PODIUM)	233.52	258.54	208.49	700.55
1ST SERVICE FL				0.00
9th FLOOR	978.69	788.80	882.05	2641.54
10th FLOOR	978.69	788.80	882.05	2641.54
11th FLOOR	978.69	788.80	882.05	2641.54
12th FLOOR	978.69	788.80	882.05	2641.54
13th FLOOR	978.69	788.80	882.05	2641.54
14th FLOOR	978.69	788.80	882.05	2641.54
15th BETTGE FLOOR	780.16	558.38	631.17	1889.71
16th FLOOR	978.69	788.80	882.05	2641.54
17th FLOOR	978.69	788.80	882.05	2641.54
18th FLOOR	978.69	788.80	882.05	2641.54
19th FLOOR	978.69	788.80	882.05	2641.54
20th FLOOR	978.69	788.80	882.05	2641.54
21st FLOOR	978.69	788.80	882.05	2641.54
22ND BETTGE FLOOR	780.16	558.38	631.17	1889.71
23RD FLOOR	978.69	788.80	882.05	2641.54
24TH FLOOR	978.69	788.80	882.05	2641.54
25th FLOOR	978.69	788.80	882.05	2641.54
26th FLOOR	978.69	788.80	882.05	2641.54
27th FLOOR	978.69	788.80	882.05	2641.54
28th FLOOR	978.69	788.80	882.05	2641.54
29th BETTGE FLOOR	699.01	538.13	630.20	1867.36
30th FLOOR	976.90	788.38	880.58	2637.86
31st FLOOR	976.90	788.38	880.58	2637.86
32nd FLOOR	976.90	788.38	880.58	2637.86
33rd FLOOR	976.90	788.38	880.58	2637.86
34th FLOOR	976.90	788.38	880.58	2637.86
35th FLOOR	976.90	788.38	880.58	2637.86
36th BETTGE FLOOR	699.01	591.31	630.20	1920.52
37th FLOOR	976.90	788.38	880.58	2637.86
38th FLOOR	976.90	788.38	880.58	2637.86
39th FLOOR	976.90	788.38	880.58	2637.86
40th FLOOR	976.90	788.38	880.58	2637.86
41st FLOOR	976.90	788.38	880.58	2637.86
42nd FLOOR	976.90		880.58	1857.48
43RD BETTGE FLOOR	699.01		630.20	1329.21
44TH FLOOR	976.90		880.58	1857.48
45th FLOOR	976.90		880.58	1857.48
46th FLOOR	976.90		880.58	1857.48
47th FLOOR	976.90		880.58	1857.48
48th FLOOR	976.90		880.58	1857.48
49th FLOOR	976.90		880.58	1857.48
50th BETTGE FLOOR	818.72		824.99	1643.71
51ST FLOOR	976.90		880.58	1857.48
52nd FLOOR	976.90			976.90
TOTAL RESIDENTIAL BUA	44689.95	28128.86	39528.81	112274.20
EXCESS FITNESS CENTER AREA COUNT IN FSI				1750.58
TOTAL BUILT UP AREA				114524.78

BUILT UP AREA SUMMARY	
TOWER	BUILT-UP AREA
T - 1 (RESI.)	45116.53
T - 4 (RESI.)	28128.86
T - 5 (RESI.)	39528.81
TOTAL (RESI. AREA b)	112774.20
EX. FIT. CEN. AREA=(a+b)	1750.58
TOTAL GROSS BUA AREA=(a+b)	114524.78

Total Plot Area for Wing 4= 1356.58 Sq. mtrs.

BUILT UP AREA SUMMARY (FITNESS CENTER)	
FLOOR	BUILT-UP AREA
GROUND FL	2164.42
1ST FL	1595.35
TERRACE FL	246.29
TOTAL BUA	4006.06

FLOOR	WING	METER ROOM AREA
UPPER GROUND FLOOR	WING= 1 (RESI.)	97.27
	WING= 2 (RESI.)	97.27
	WING= 3 (RESI.)	87.77
	WING= 4 (RESI.)	87.77
	WING= 5 (RESI.)	41.99
	WING= 6 (RESI.)	21.20
TOTAL METER ROOM		433.27
30 Tenants= 30 sq.mt		0.30
PERMISSIBLE M.R. (Resi) (923X 0.20)		184.60
PROPOSED M.R.		433.27
EXCESS AREA M.R (COUNT IN FSI)		248.67

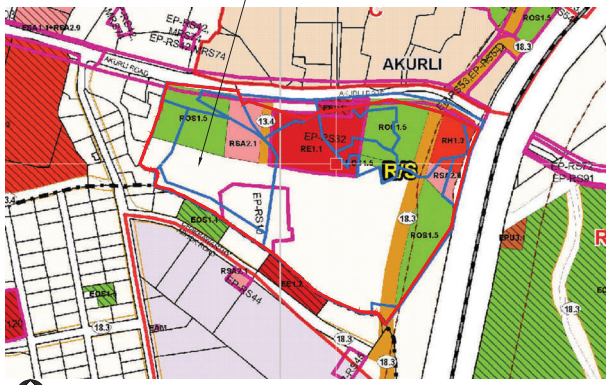
STAIRCASE, LIFT, LOBBY, PASSAGE PREMIUM AREA (RESI.)	
WING	AREA
WING-1	11934.36
WING-4	2092.38
WING-5	11146.78
TOTAL (A)	25173.52

FITNESS CENTER AREA STATEMENT	
PERMISSIBLE FITNESS CENTER 2% OF PROPOSED (X)(112774.20*2%)	2255.48
PROPOSED FITNESS CENTER (Y) 8TH TOP PODIUM	4006.06
EXCESS FITNESS CENTER AREA COUNT IN FSI	1750.58

FLOOR	WING	FIRE CONTROL ROOM AREA
UPPER GROUND FLOOR	WING= 1 (RESI.)	34.81
	WING= 2 (RESI.)	34.81
	WING= 3 (RESI.)	39.63
	WING= 4 (RESI.)	39.63
	WING= 5 (RESI.)	25.56
	WING= 6 (RESI.)	45.47
TOTAL FIRE CONTROL ROOM		177.91

CONSTRUCTION AREA FOR MOEF PURPOSE AS PER CONCESSION APPROVAL	
AREA	sqm
(I) (BUILT UP AREA (FSI)	281964.42
(II) (Non FSI Area	266804.42
Total Construction Area [(I) + (II)]	548668.84

CONSTRUCTION AREA FOR MOEF PURPOSE AS PER IOD APPROVAL	
AREA	sqm
(I) (BUILT UP AREA (FSI)	114524.78
(II) (Non FSI Area	213351.72
Total Construction Area [(I) + (II)]	324008.50



LOCATION PLAN
SCALE:- 1:4000

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

PROFORMA -B
CONTENTS OF SHEET
BLOCK PLAN, LOCATION PLAN, R.G. AREA STATEMENT
STAMP AND DATE OF RECEIPT OF PLAN
FILE NO. P-27788/2023/1124 AND OTHER/R/S WARD/AKURLI-R/S
NOTES:- 1) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL BEARING CTS NO. 224, 125,126,127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5,146/6, 146/7 CHEMBUR VILLAGE AKURLI , R/S WARD, MUMBAI-400101. 2) THIS IS DRAFT LAYOUT SHOWN ON EVEN DATE. 3) THIS IS DRAFT LAYOUT SHOWN ON EVEN DATE.
PLAN FOR APPROVAL
ROHIT SUREKHCHAN DIRA SONAB. (signature required before approval of plans) — Director/Partner Sudhakarchandra Gadge (signature required before approval of plans) — HANUMANT MADHAVRAO BURE (signature required before approval of plans)
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. 224, 125,126,127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5,146/6, 146/7 CHEMBUR VILLAGE AKURLI , R/S WARD, MUMBAI-400101.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	573	1 / 26	Pradni
	SCALE	DATE	CHECKED BY
	1:500	-	Nimal
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	Avane ash Arya

NAME AND ADDRESS OF LICENSED SURVEYOR (L.S)	SIGNATURE
B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai - 4000 080	Director/ Licence surveyor