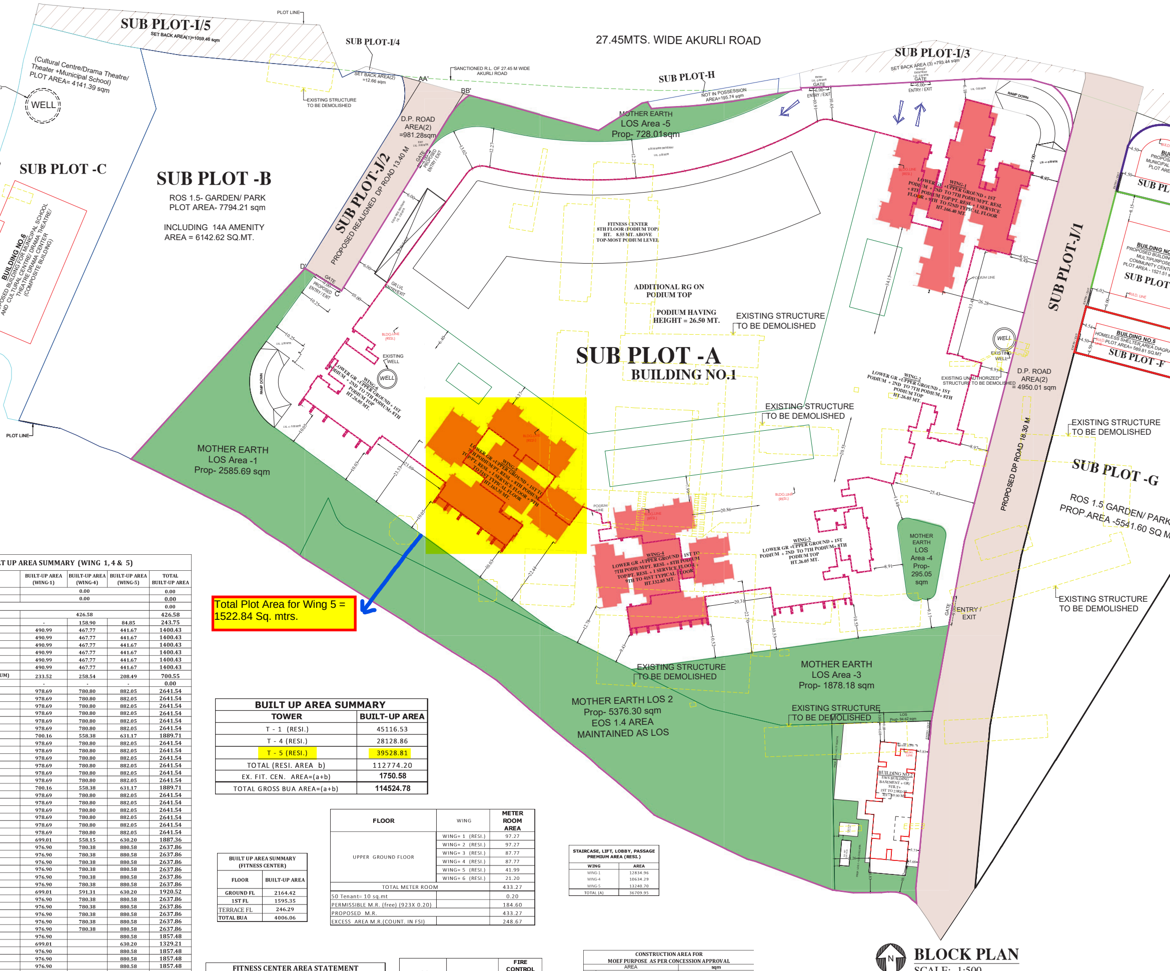

27.45MTS. WIDE AKURLI ROAD
SUB PLOT-I/5
SET BACK AREA(1)=1059.46 sqm
PLOT LINE
SUB PLOT-I/4
SET BACK AREA(2) =12.66 sqm
SANCTIONED R.L. OF 27.45 M WIDE AKURLI ROAD
AA'
BB'
EXISTING STRUCTURE TO BE DEMOLISHED
(Cultural Centre/Drama Theatre/ Theater +Municipal School) PLOT AREA= 4141.39 sqm
EXISTING WELL
WELL
SUB PLOT -C
BUILDING NO.6
PROPOSED BUILDING FOR MUNICIPAL SCHOOL AND CULTURAL CENTRE/ DRAMA THEATRE/ THEATRE DRAMA CENTER (COMPOSITE BUILDING)
SUB PLOT -B
ROS 1.5- GARDEN/ PARK
PLOT AREA- 7794.21 sqm
INCLUDING 14A AMENITY AREA = 6142.62 SQ.MT.
D.P. ROAD AREA(2) =981.28sqm
SUB PLOT-J/2
PROPOSED REALIGNED DP ROAD 13.40 M
GATE
PROPOSED ENTRY / EXIT
MOTHER EARTH
LOS Area -5
Prop- 728.01sqm
SUB PLOT-H
NOT IN POSSESSION AREA=195.74 sqm
ENTRY / EXIT
SUB PLOT-I/3
SET BACK AREA (3) =793.44 sqm
RAMP DOWN
SUB PLOT-I/2
SET BACK AREA(4)=574.27 sqm
BUILDING NO.3
PROPOSED BUILDING FOR MUNICIPAL MATERNITY HOME
PLOT AREA - 830.28 sq. mt
SUB PLOT -D
BUILDING NO.4
PROPOSED BUILDING FOR MULTIPURPOSE COMMUNITY CENTER
PLOT AREA - 1521.51 sq.mt
SUB PLOT -E
BUILDING NO.5
HOMELESS SHELTER AREA DIAGRAM
PLOT AREA= 589.81 SQ.MT
SUB PLOT -F
SET BACK AREA=530.76 sqm
SUB PLOT-I/1
ENTRY/ EXIT
WESTERN EXPRESS HIGHWAY
SUB PLOT-J/1
FITNESS CENTER
8TH FLOOR (PODIUM TOP)
HT. 8.55 MT. ABOVE TOP-MOST PODIUM LEVEL
ADDITIONAL RG ON PODIUM TOP
PODIUM HAVING HEIGHT = 26.50 MT.
EXISTING STRUCTURE TO BE DEMOLISHED
SUB PLOT -A
BUILDING NO.1
WING-1
LOWER GR +UPPER GROUND + 1ST PODIUM + 2ND TO 7TH PODIUM/PT. RESI + 8TH PODIUM TOP/PT. RESI. + 1 SERVICE FLOOR + 9TH TO 52ND TYPICAL FLOOR HT.166.40 MT.
WING-6
LOWER GR +UPPER GROUND + 1ST PODIUM + 2ND TO 7TH PODIUM+ 8TH PODIUM TOP HT.26.05 MT.
EXISTING WELL
WELL
WING-5
LOWER GR +UPPER GROUND + 1ST TO 7TH PODIUM/PT. RESI. + 8TH PODIUM TOP/PT. RESI. + 1 SERVICE FLOOR + 9TH TO 51ST TYPICAL FLOOR HT.163.35 MT.
WING-2
LOWER GR +UPPER GROUND + 1ST PODIUM + 2ND TO 7TH PODIUM+ 8TH PODIUM TOP HT.26.05 MT.
EXISTING UNAUTHORIZED STRUCTURE TO BE DEMOLISHED
D.P. ROAD AREA(2) = 4950.01 sqm
PROPOSED DP ROAD 18.30 M
EXISTING STRUCTURE TO BE DEMOLISHED
SUB PLOT -G
ROS 1.5 GARDEN/ PARK
PROP.AREA -5541.60 SQ MT
WING-4
LOWER GR +UPPER GROUND + 1ST TO 7TH PODIUM/PT. RESI. + 8TH PODIUM TOP
WING-3
LOWER GR +UPPER GROUND + 1ST PODIUM + 2ND TO 7TH PODIUM+ 8TH PODIUM TOP HT.26.05 MT.
MOTHER EARTH
LOS Area -1
Prop- 2585.69 sqm
MOTHER EARTH LOS 2
Prop- 5376.30 sqm
EOS 1.4 AREA
MAINTAINED AS LOS
EXISTING STRUCTURE TO BE DEMOLISHED
MOTHER EARTH
LOS Area -3
Prop- 1878.18 sqm
MOTHER EARTH
LOS
Area -4
Prop- 295.05 sqm
ENTRY / EXIT
PODIUM LINE
BLDG.LINE (RESI.)
PLOT LINE

Total Plot Area for Wing 5 = 1522.84 Sq. mtrs.

BLOCK PLAN

SCALE:- 1:500

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	426.58			426.58
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 (REFUGE/PODIUM)	233.52	258.54	208.49	700.55
1ST SERVICE FL	-	-	-	0.00
9th FLOOR	978.69	780.80	882.05	2641.54
10th FLOOR	978.69	780.80	882.05	2641.54
11th FLOOR	978.69	780.80	882.05	2641.54
12th FLOOR	978.69	780.80	882.05	2641.54
13th FLOOR	978.69	780.80	882.05	2641.54
14th FLOOR	978.69	780.80	882.05	2641.54
15th REFUGE FLOOR	700.16	558.38	631.17	1889.71
16th FLOOR	978.69	780.80	882.05	2641.54
17th FLOOR	978.69	780.80	882.05	2641.54
18th FLOOR	978.69	780.80	882.05	2641.54
19th FLOOR	978.69	780.80	882.05	2641.54
20th FLOOR	978.69	780.80	882.05	2641.54
21st FLOOR	978.69	780.80	882.05	2641.54
22ND REFUGE FLOOR	700.16	558.38	631.17	1889.71
23RD FLOOR	978.69	780.80	882.05	2641.54
24TH FLOOR	978.69	780.80	882.05	2641.54
25th FLOOR	978.69	780.80	882.05	2641.54
26th FLOOR	978.69	780.80	882.05	2641.54
27th FLOOR	978.69	780.80	882.05	2641.54
28th FLOOR	978.69	780.80	882.05	2641.54
29th REFUGE FLOOR	699.01	558.15	630.20	1887.36
30th FLOOR	976.90	780.38	880.58	2637.86
31st FLOOR	976.90	780.38	880.58	2637.86
32nd FLOOR	976.90	780.38	880.58	2637.86
33rd FLOOR	976.90	780.38	880.58	2637.86
34th FLOOR	976.90	780.38	880.58	2637.86
35th FLOOR	976.90	780.38	880.58	2637.86
36th REFUGE FLOOR	699.01	591.31	630.20	1920.52
37th FLOOR	976.90	780.38	880.58	2637.86
38th FLOOR	976.90	780.38	880.58	2637.86
39th FLOOR	976.90	780.38	880.58	2637.86
40th FLOOR	976.90	780.38	880.58	2637.86
41st FLOOR	976.90	780.38	880.58	2637.86
42nd FLOOR	976.90		880.58	1857.48
43RD REFUGE 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 REFUGE FLOOR	858.72		824.59	1683.31
51ST FLOOR	976.90		880.58	1857.48
52nd FLOOR	976.90			976.90
TOTAL RESIDENTIAL BUA	44689.95	28128.86	39528.81	112774.20
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

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
50 Tenant= 10 sq.mt		0.20
PERMISSIBLE M.R. (free) (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	12834.96
WING-4	10634.29
WING-5	13240.70
TOTAL (A)	36709.95

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.)	19.63
	WING= 4 (RESI.)	19.63
	WING= 5 (RESI.)	23.56
	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)	251964.42
(ii)	Non FSI Area	264684.42
	Total Construction Area [(i) + (ii)]	516648.84

CONSTRUCTION AREA FOR MOEF PURPOSE AS PER IOD APPROVAL

	AREA	sqm
(i)	BUILT UP AREA (FSI)	114524.78
(ii)	Non FSI Area	210381.72
	Total Construction Area [(i) + (ii)]	324906.50

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	582	1164
TOTAL		923	1505
10% FOR VISITORS PARKING		151	
RESIDENTIAL PARKING REQUIRED (A)			1656
COMMERCIAL 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)

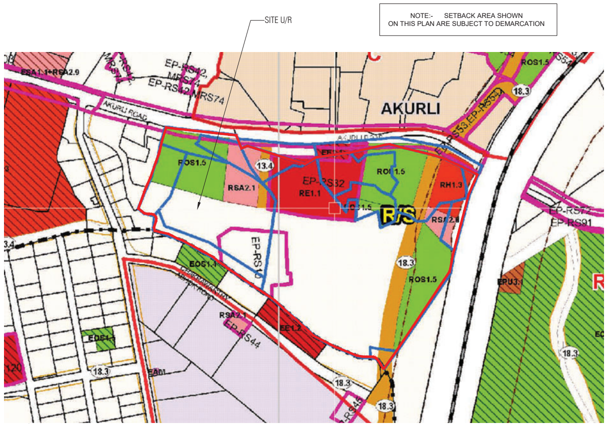
WINGS	45- 60	60 - 90	ABOVE-90	TOTAL FLAT NOS.
WING -1	0	0	272	272
WING -4	0	155	136	291
WING -5	0	186	174	360
TOTAL FLAT	0	341	582	923

PROFORMA -A

1 / 26

S. No.	Particulars		Residential Zone Plot	RSA 2.9 (Homeless Shelter)	RSA2.1 (Multipurpose Community Centre)	ROS1.5 (Garden/ Park)	RH1.3 (Municipal Maternity Home)	EE 1.1 deemed to be RE 1.1 (Municipal School)	(RE 1.1) Municipal School	RSA 3.3 (Cultural Centre/Drama Theatre/ Theater)	Total
	PROFORMA -A			Reservation- To be developed under AR							
			Sqm	Sqm	Sqm	Sqm	Sqm	Sqm	Sqm	Sqm	Sqm
1	Plot Area		44,328.38	1,179.62	3,043.02	16,418.60	2,075.71	273.65	6,056.44	1,952.68	75,328.10
2	Deduction For										
	a) Road Setback		8,901.90								8,901.90
	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)		9,097.64	-	-	6,142.62	-	-	-	-	15,240.26
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	6,056.44	1,952.68	60,087.84
	% 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%	0%	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	45,811.67
6	Deduct R.G %	0%	-								
	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	45,811.67
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	45,811.67
8	Basic / Zonal FSI @ 1.00	1.00	35,230.74	589.81	1,521.51	3,082.79	1,245.43	136.83	3,028.22	976.34	45,811.67
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	17,803.80	-	-	-	-	-	-	-	17,803.80
11a	Add FSI for AR plot Handed over	0	-	-	-	-	-	-	-	-	0.00
11b	Over and above Add FSI 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	86,521.30
13	**Total Permissible FSI (excluding fungible)**		2.01	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.89
14	Add Fungible FSI (permissible)	35%	24,727.47	309.65	798.79	1,618.47	653.85	71.83	1,589.82	512.58	30,282.45
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	1,977.09	1,16,803.75
16	**Proposed BUA**										
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
24	**Grand Total of Proposed BUA Including fungible (Resi + Comm)**										1,14,524.78
25	**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**										923.00
26	**Parking Statement**										
	Min. PARK. REQD. BY RULE (Considering 10% Visitor)										1,656
	COVERED GARAGES PERMISSIBLE										
	COVERED GARAGES PROPOSED										
	TOTAL PARK. PROVIDED										4,867

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



LOCATION PLAN

SCALE:- 1:4000

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 OTHER)/R/S WARD/AKURLI-R/S

NOTE:-
1) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 UNDER NO.P-17708/2023/(124 AND OTHER)/R/S WARD/AKURLI-R/S NEW SIGNED ON EVEN DATE.
2) THIS IS DIGITALLY SIGNED & ISSUED.

PLAN FOR APPROVAL

ROHIT SURESHCHANDRA SONAR Digitally signed by ROHIT SURESHCHANDRA SONAR Date: 2024.01.17 20:45:13 +05'30'	Shivshant Sudhakarrao Doke Digitally signed by Shivshant Sudhakarrao Doke Date: 2024.01.17 22:24:46 +05'30'	HANUMANT SADASHIVRAO BURE Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2024.01.18 11:51:03 +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, 146/4, 146/5,146/6, 146/7 OF VILLAGE AKURLI , R/S WARD, MUMBAI-400101.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	573	1 / 26	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	Avaneesh Arya

NAME AND ADDRESS OF LICENSED SURVEYOR (L.S)	SIGNATURE
SPACEAGE CONSULTANTS B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 4000 080	Shashikant Laxman Jadhav