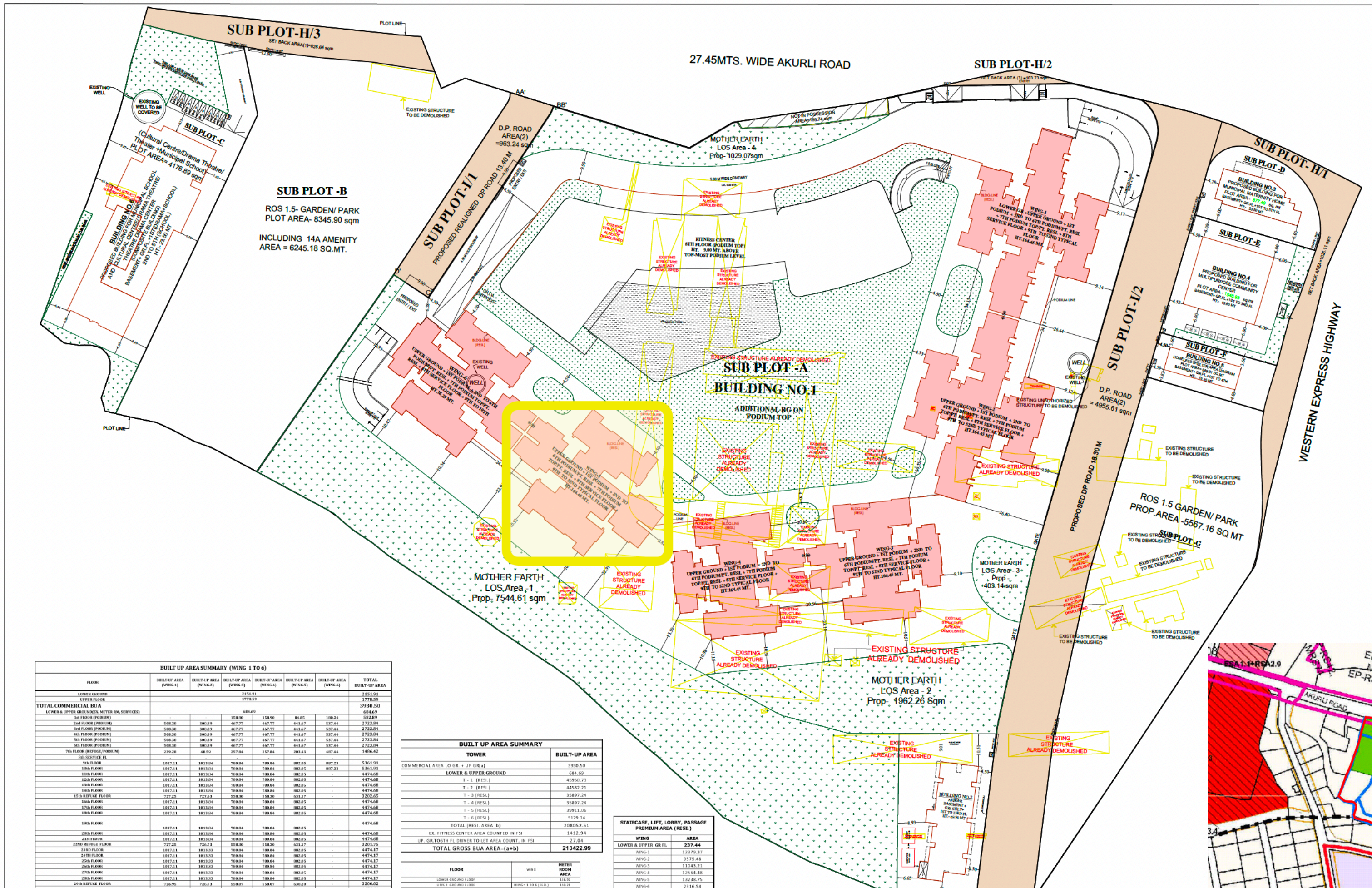


BLOCK PLAN

SCALE:- 1:500

BUILT UP AREA SUMMARY (WING 1 TO 6)

FLOOR	BUILT-UP AREA (WING-1)	BUILT-UP AREA (WING-2)	BUILT-UP AREA (WING-3)	BUILT-UP AREA (WING-4)	BUILT-UP AREA (WING-5)	BUILT-UP AREA (WING-6)	TOTAL BUILT-UP AREA
LOWER GROUND	2151.91						2151.91
UPPER FLOOR	1778.59						1778.59
TOTAL COMMERCIAL BUA							3930.50
LOWER & UPPER GROUND(EX. METER RM, SERVICES)	684.69						684.69
1st FLOOR (PODIUM)	-	-	158.90	158.90	84.85	180.24	582.89
2nd FLOOR (PODIUM)	508.30	300.89	467.77	467.77	441.67	537.44	2723.84
3rd FLOOR (PODIUM)	508.30	300.89	467.77	467.77	441.67	537.44	2723.84
4th FLOOR (PODIUM)	508.30	300.89	467.77	467.77	441.67	537.44	2723.84
5th FLOOR (PODIUM)	508.30	300.89	467.77	467.77	441.67	537.44	2723.84
6th FLOOR (PODIUM)	508.30	300.89	467.77	467.77	441.67	537.44	2723.84
7th FLOOR (REFUGE/PODIUM)	239.28	40.59	257.84	257.84	203.43	487.44	1486.42
8th SERVICE FL	-	-	-	-	-	-	-
9th FLOOR	1017.11	1013.84	780.84	780.84	882.05	887.23	5361.91
10th FLOOR	1017.11	1013.84	780.84	780.84	882.05	887.23	5361.91
11th FLOOR	1017.11	1013.84	780.84	780.84	882.05	-	4474.68
12th FLOOR	1017.11	1013.84	780.84	780.84	882.05	-	4474.68
13th FLOOR	1017.11	1013.84	780.84	780.84	882.05	-	4474.68
14th FLOOR	1017.11	1013.84	780.84	780.84	882.05	-	4474.68
15th REFUGE FLOOR	727.25	727.63	558.30	558.30	631.17	-	3202.65
16th FLOOR	1017.11	1013.84	780.84	780.84	882.05	-	4474.68
17th FLOOR	1017.11	1013.84	780.84	780.84	882.05	-	4474.68
18th FLOOR	1017.11	1013.84	780.84	780.84	882.05	-	4474.68
19th FLOOR	1017.11	1013.84	780.84	780.84	882.05	-	4474.68
20th FLOOR	1017.11	1013.84	780.84	780.84	882.05	-	4474.68
21st FLOOR	1017.11	1013.84	780.84	780.84	882.05	-	4474.68
22ND REFUGE FLOOR	727.25	726.73	558.30	558.30	631.17	-	3201.75
23RD FLOOR	1017.11	1013.33	780.84	780.84	882.05	-	4474.17
24TH FLOOR	1017.11	1013.33	780.84	780.84	882.05	-	4474.17
25th FLOOR	1017.11	1013.33	780.84	780.84	882.05	-	4474.17
26th FLOOR	1017.11	1013.33	780.84	780.84	882.05	-	4474.17
27th FLOOR	1017.11	1013.33	780.84	780.84	882.05	-	4474.17
28th FLOOR	1017.11	1013.33	780.84	780.84	882.05	-	4474.17
29th REFUGE FLOOR	726.95	726.73	558.07	558.07	630.20	-	3200.02
30th FLOOR	1016.69	1013.33	780.52	780.52	880.58	-	4471.64
31st FLOOR	1016.69	1013.33	780.52	780.52	880.58	-	4471.64
32nd FLOOR	1016.69	1013.33	780.52	780.52	880.58	-	4471.64
33rd FLOOR	1016.69	1013.33	780.52	780.52	880.58	-	4471.64
34th FLOOR	1016.69	1013.33	780.52	780.52	880.58	-	4471.64
35th FLOOR	1016.69	1013.33	780.52	780.52	880.58	-	4471.64
36th REFUGE FLOOR	726.95	726.73	558.07	558.07	630.20	-	3200.02
37th FLOOR	1016.69	1013.33	780.52	780.52	880.58	-	4471.64
38th FLOOR	1016.69	1013.33	780.52	780.52	880.58	-	4471.64
39th FLOOR	1016.69	1013.33	780.52	780.52	880.58	-	4471.64
40th FLOOR	1016.69	1013.33	780.52	780.52	880.58	-	4471.64
41st FLOOR	1016.69	1013.33	780.52	780.52	880.58	-	4471.64
42nd FLOOR	1016.69	1013.33	780.52	780.52	880.58	-	4471.64
43RD REFUGE FLOOR	726.95	726.73	558.07	558.07	630.20	-	3200.02
44TH FLOOR	1016.69	1013.33	780.52	780.52	880.58	-	4471.64
45th FLOOR	1016.69	1013.33	780.52	780.52	880.58	-	4471.64
46th FLOOR	1016.69	1013.33	780.52	780.52	880.58	-	4471.64
47th FLOOR	1016.69	1013.33	780.52	780.52	880.58	-	4471.64
48th FLOOR	1016.69	1013.33	780.52	780.52	880.58	-	4471.64
49th FLOOR	1016.69	1013.33	780.52	780.52	880.58	-	4471.64
50th REFUGE FLOOR	892.82	889.96	685.32	685.32	772.99	-	3926.41
51ST FLOOR	1016.69	1013.33	780.52	780.52	880.58	-	4471.64
52nd FLOOR	1016.69	1013.33	780.52	780.52	880.58	-	4471.64
TOTAL RESIDENTIAL BUA	45950.73	44582.21	35897.24	35897.24	39911.06	5129.34	208052.51
EXCESS FITNESS CENTER AREA COUNTED IN FSI							1412.94
UPPER GR. TO 6TH FL DRIVER TOILET AREA COUNTED IN FSI							27.04
TOTAL BUILT UP AREA RESIDENTIAL + COMMERCIAL							213422.99

BUILT UP AREA SUMMARY

TOWER	BUILT-UP AREA
COMMERCIAL AREA LO GR. + UP GR(a)	3930.50
LOWER & UPPER GROUND	684.69
T - 1 (RESI.)	45950.73
T - 2 (RESI.)	44582.21
T - 3 (RESI.)	35897.24
T - 4 (RESI.)	35897.24
T - 5 (RESI.)	39911.06
T - 6 (RESI.)	5129.34
TOTAL (RESI. AREA b)	208052.51
EX. FITNESS CENTER AREA COUNTED IN FSI	1412.94
UP. GR.TO6TH FL DRIVER TOILET AREA COUNT. IN FSI	27.04
TOTAL GROSS BUA AREA=(a+b)	213422.99

FLOOR	WING	METER ROOM AREA
LOWER GROUND FLOOR	-	156.92
UPPER GROUND FLOOR	WING= 1 TO 6 (RESI.)	150.21
1ST TO 6TH PODIUM FLOOR	PODIUM FLOOR	204.38
TOTAL METER ROOM		511.51
50 Tenant= 10 sq.mt		0.20
PERMISSIBLE M.R. (free) 1685X 0.20)		337.00
PROPOSED M.R.		511.51
EXCESS AREA M.R.(COUNT. IN FSI)		174.51

BUILT UP AREA SUMMARY (FITNESS CENTER)

FLOOR	BUILT-UP AREA
GROUND FL	1112.03
1ST FL	714.52
2nd FL	2903.42
TOP LVL FL	844.01
TOTAL BUA	5573.99

FITNESS CENTER AREA STATEMENT

PERMISSIBLE FITNESS CENTER 2% OF PROPOSED (X) (20852.51*2%)	4161.05
PROPOSED FITNESS CENTER (Y) 7TH TOP PODIUM	5573.99
EXCESS FITNESS CENTER AREA COUNT IN FSI	1412.94

STAIRCASE, LIFT, LOBBY, PASSAGE PREMIUM AREA (RESI.)

WING	AREA
LOWER & UPPER GR FL	237.44
WING-1	12379.37
WING-2	9575.48
WING-3	11043.21
WING-4	12564.48
WING-5	13238.75
WING-6	2316.54
FIENESS CENTER	447.85
TOTAL (A)	61803.12

BUILT UP AREA (DRIVER TOILET)

UPPER GROUND FLOOR	0.00
1st FLOOR (PODIUM)	6.34
2nd FLOOR (PODIUM)	4.14
3rd FLOOR (PODIUM)	4.14
4th FLOOR (PODIUM)	4.14
5th FLOOR (PODIUM)	4.14
6th FLOOR (PODIUM)	4.14
DRIVER TOILET TOTAL	27.04

FLOOR	WING	SEQ. CABIN AREA	FIRE CONTROL RM AREA	UPS & FED, PANEL ROOM
LOWER GR. FL.	-	10.65		120.14
UPPER GROUND FLOOR	WING= 1 (RESI.)	-	21.25	37.08
	WING= 2 (RESI.)		25.14	43.68
	WING= 3 (RESI.)		19.47	21.31
	WING= 4 (RESI.)		19.47	52.32
	WING= 5 (RESI.)		37.31	53.55
	WING= 6 (RESI.)		23.98	32.48
TOTAL FIRE CONTROL ROOM / UPS & FED RM		10.65	146.62	352.91

CONSTRUCTION AREA FOR MOEF PURPOSE AS PER AMENDED APPROVAL

	AREA	sqm
(i)	BUILT UP AREA (FSI)	213422.99
(ii)	Non FSI Area	208846.49
	Total Construction Area [(i) + (ii)]	422269.48

Layout Open Space (LOS)

Net Plot Area	46,149.87				
Less: AR sale Plot - ROS 1.5	3,286.24				
Balance Plot for RG calculation	42,863.63				
LOS requirement for Reg. 30 + 33(20)(B) scheme					
	BUA	Ratio	Plot for LOS Calculation	% LOS	LOS Required
Reg. 30 FSI proposed exc. Fungible	1,77,718.24	91%	38,952.53	25%	9,738.13
Reg. 33(20)(B) FSI Proposed exc. Fungible	17,844.12	9%	3,911.10	10%	391.11
Total	1,95,562.36		42,863.63		10,129.24
LOS Proposed					10,939.07

LOS PROPOSED ON GROUND / MOTHER EARTH

LOS-1	=	7544.61	SQ.MT
LOS-2	=	1962.25	SQ.MT
LOS-3	=	403.14	SQ.MT
LOS-4	=	1029.07	SQ.MT
TOTAL LOS	=	10939.07	SQ.MT

PARKING STATEMENT (SHOP)

	BUILT UP AREA (IN SQ.MT.)	PARKING REQ.	PARKING REQ.
TOTAL BUILT UP AREA	3930.50		
PARKING REQ. UP TO FIRST 800.00 SQ.MT	800.00	1 PARKING PER 40.00 SQ.MT.	20.00
PARKING REQ FOR REMAINING AREA	3130.50	1 PARKING PER 80.00 SQ.MT.	39.13
TOTAL			59.13
10% VISITORS PARKING REQ.			5.91
TOTAL PARKING REQUIRED			65.00

TRANSPORT VEHICHLE STATEMENT

TOTAL BUILT UP AREA	3930.50		
PARKING REQ. UPTO FIRST 400 SQ.MT	400.00	1 PARKING PER 400.00 SQ.MT.	1.00
PARKING REQ FOR REMAINING AREA	3530.50	1 PARKING PER 2000.00 SQ.MT.	2.00
REQ. PARKING			3.00
TRANSPORT VEHICHLE PROVIDED			3.00

PARKING AREA STATEMENT (RESI.) (TOWER- 1,2,3 & 4,5,6)

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	608	608
ABOVE 90.00 SQ.MT	2 FOR 1 FLATS	1077	2154
TOTAL		1685	2762
10% FOR VISITORS PARKING		276	
RESIDENTIAL PARKING REQUIRED (A)			3038
COMMERCIAL PARKING REQ. (B)			65
TOTAL PARKING REQ. (A+B)			3103
TOTAL PARKING PROPOSED			3828

FLAT SUMMARY (TOWER 1 TO 6)

WINGS	45- 60	60 - 90	ABOVE-90	TOTAL FLAT NOS.
TOWER-1	0	0	269	269
TOWER-2	0	0	262	262
TOWER-3	0	196	175	371
TOWER-4	0	196	175	371
TOWER-5	0	188	176	364
TOWER-6	0	28	20	48
TOTAL FLAT	0	608	1077	1685

PROPOSED PARKING

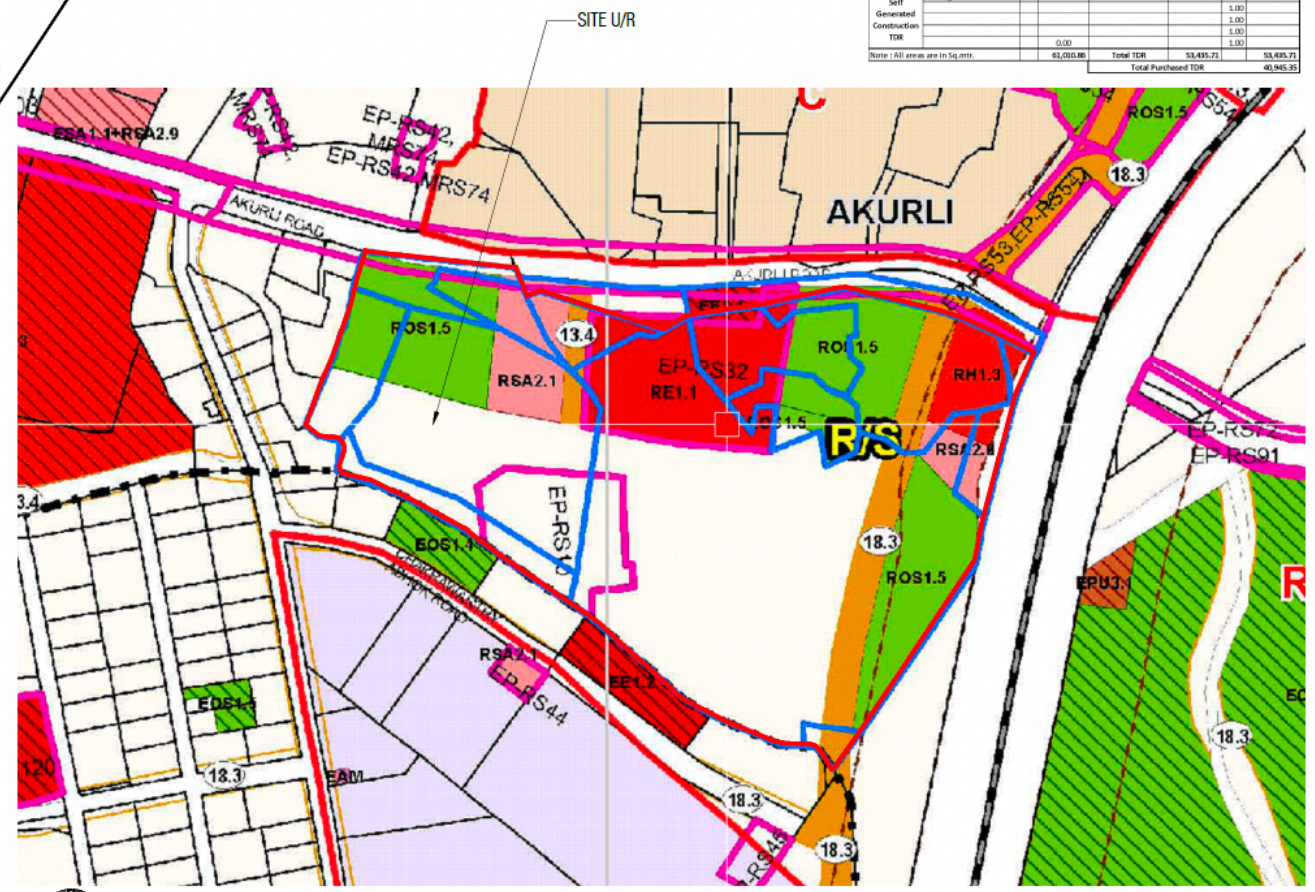
FLOOR	BIG CAR	SMALL CAR	TOTAL	TRANSPORT VEHICLE.	TWO WHELLER
LOWER GR. FLOOR	81	17	98	3	14
UPPER GR. FLOOR	454	98	552		0
1st PODIUM	323	103	426		0
2nd PODIUM	398	198	596		18
3rd PODIUM	406	202	608		18
4th PODIUM	394	198	592		18
5th PODIUM	348	155	503		68
6th PODIUM	333	120	453		49
7th PODIUM	0	0	0		55
TOTAL	2737	1091	3828	3	240

TDR Utilisation Table

TDR Type		<	Permissible	Date	UA from TDR	TDR / DR	Per. Area
Net Plot Area			61,010.86	Sq.mt.			
Permissible TDR as per road width		=	61,010.86	Sq.mt.			
General TDR (max 80%)	Self AOS			Total Self G. TDR	6,245.18	2.00	12,490.36
	General Purchased TDR	80%	48,808.69	15.03.2024	15,551.00	1.00	15,551.00
				15.03.2024	9,466.35	1.00	9,466.35
				19.07.2025	6,475.00	1.00	6,475.00
							-
							-
				Total Purchased TDR	31,492.35		31,492.35
	Total Self + Purchased TDR -				37,737.53		43,982.71
Slum TDR (min 20%)	Slum Purchased TDR	>	12,202.17	24.12.2024	6,170.00	1.00	6,170.00
		20%		19.07.2025	3,283.00	1.00	3,283.00
						1.00	-
						1.00	-
	Total Slum TDR -				9,453.00		9,453.00
Self Generated Construction TDR	AR Bldg Construction BUA					1.00	
						1.00	
						1.00	
			0.00			1.00	
Note : All areas are in Sq.mtr.			61,010.86	Total TDR	53,435.71		53,435.71
				Total Purchased TDR			40,945.35

PROFORMA -A

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 Area (in Sq.mt.)
				Reservation- To be developed under AR							
			Sqm	Sqm	Sqm	Sqm	Sqm	Sqm	Sqm	Sqm	Sqm
1	Plot Area		43,303.84	1,179.62	3,097.85	17,199.30	2,193.73	273.65	6,127.43	1,952.68	75,328.10
2	Deduction For										
	a) Road Setback		5,918.85								5,918.85
	b) Road Setback already handed over		1,957.47								1,957.47
	c) Area not in possession		195.74					0	0	0	195.74
	d) Amenity as per 14(A) adjusted against Reservation		-	-		6,245.18		-			6,245.18
3	Total of (a+b+c+d)		8,072.06	-	-	6,245.18	-	-	-	-	14,317.24
4	Balance area of plot/ Area of Plot to be considered for AR		35,231.78	1,179.62	3,097.85	10,954.12	2,193.73	273.65	6,127.43	1,952.68	61,010.86
	% 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	1,548.93	7,667.88	877.49	136.83	3,063.72	976.34	14,860.99
	% of Zonal Basic FSI to be developed as amenity		-	50%	50%	0%	50%	50%	50%	50%	
	BUA to be developed as amenity		-	589.81	1,548.93	-	1,096.87	136.83	3,063.72	976.34	7,412.48
5	Deduct amenity space										
	Amenity Space as per DCR 14(A)		-	-	-	-	-	-	-	-	0.00
	Net Plot area		35,231.78	589.81	1,548.93	3,286.24	1,316.24	136.83	3,063.72	976.34	46,149.87
6	Deduct R.G %	0%	-								
	Plot Area for Development/ Planning		35,231.78	589.81	1,548.93	3,286.24	1,316.24	136.83	3,063.72	976.34	46,149.87
7	Area of the plot for FSI calculation		35,231.78	1,179.62	3,097.85	10,954.12	2,193.73	273.65	6,127.43	1,952.68	61,010.86
8	Basic / Zonal FSI @ 1.00	1.00	35,231.78	1,179.62	3,097.85	10,954.12	2,193.73	273.65	6,127.43	1,952.68	61,010.86
9	Additional Premium FSI as per Reg. 30	0.50	17,615.89	589.81	1,548.93	5,477.06	1,096.87	136.83	3,063.72	976.34	30,505.43
10	Permissible TDR (based on road width) A) Genaral TDR = 31,492.35 Sq.mt. B) Slum TDR = 9,453.00 Sq.mt.		40,945.35								40,945.35
11	Add FSI in lieu of Amenity Hand Over	2	12,490.36								12,490.36
12	Add FSI for Road Setback	2	11,837.70	-	-	-	-	-	-	-	11,837.70
12a	Add FSI for AR plot Handed over	0	-	-	-	-	-	-	-	-	0.00
12b	FSI as per Reg. 33(20)(B)-										0.00
	i) AH/R&R BUA as per Reg. 33(20)(B)-FILE NO. 18247		8,925.50								8,925.50
	ii) Sale FSI as per Reg. 33(20)(B)		8,925.50								8,925.50
	33(20) FSI Total [(i) + ii)]		17,851.00								17,851.00
12c	Less: Existing BUA to be retained										0.00
13	Total Permissible BUA (excluding fungible)		1,35,972.08	1,769.43	4,646.78	16,431.18	3,290.60	410.48	9,191.15	2,929.02	1,74,640.70
14	Total Permissible FSI (excluding fungible)		3.86	1.50	1.50	1.50	1.50	1.50	1.50	1.50	2.86
15	Add Fungible FSI (permissible)	35%	47,590.23	619.30	1,626.37	5,750.91	1,151.71	143.67	3,216.90	1,025.16	61,124.25
16	Total Permissible FSI (including fungible)		1,83,562.31	2,388.73	6,273.15	22,182.09	4,442.30	554.14	12,408.05	3,954.18	2,35,764.95
17	Approved BUA								Base BUA	Fungible BUA	Total BUA
A	Building No. 2: AH/R&R Under No. - P-18247/2023/(124 And Other)R/S Ward/AKURLI-R/S/IOD/1/New Dated- 13 February 2025								8,925.50	-	8,925.50
B	Building No. 3: File No P-18760/2023/(124 And Other)/R/S Ward/AKURLI-R/S (Maternity Hospital)								1,098.53	-	1,098.53
C	Building No. 4: File No. P-18805/2023/(124 And Other)/R/S Ward/AKURLI-R/S (Community Hall)								1,548.93	-	1,548.93
D	Building No. 5: File No P-18909/2023/(124 And Other)/R/S Ward/AKURLI-R/S (Homeless Shelter)								603.42	-	603.42
E	Building No. 6: File No P-18910/2023/(124 And Other)/R/S Ward/AKURLI-R/S (Municipal School & Drama Theater)								4,212.23	-	4,212.23
18	Now Proposed Area for Building No. 01 (Sale Building)										
A	Residential BUA								1,55,179.62	54,312.87	2,09,492.49
B	Commercial BUA								2,911.48	1,019.02	3,930.50
	Total Proposed BUA Excluding Fungible								1,58,091.10	55,331.89	2,13,422.99
19	Total Proposed BUA for the scheme (17 + 18)								1,74,479.71	55,331.89	2,29,811.60
24	Tenement Statement for Building No.01										
i)	Proposed Area								2,13,422.99		
ii)	less deduction for Non Resi. Area								3,930.50		
iii)	Area available for tenement (i-ii)								2,09,492		
iv)	Tenement Permissible								2,745.49		
v)	Tenement Proposed								1,685.00		
25	Parking Statement										
i)	Min. PARK. REQD. BY RULE (Considering 10% Visitor)								3,103		
ii)	COVERED GARAGES PERMISSIBLE										
iii)	COVERED GARAGES PROPOSED										
iv)	TOTAL PARK. PROVIDED								3,828		



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) 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 NO P-17708/2023/(124 AND OTHER)/R/S WARD/AKURLI-R/S DATED -24.02.2025
4) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH LETTER ISSUED UNDER NO P-17708/2023/(124 AND OTHER)/R/S WARD/AKURLI-R/S. ON EVEN DATED

PLAN FOR APPROVAL

S.E.(B.P)R-2	A.E.(B.P) R- S	E.E.(B.P.)WS-II 'R-1'
ROHIT SURESHCHANDRA SONAR — Digitally signed by ROHIT SURESHCHANDRA SONAR Date: 2025.08.14 17:36:29 +05'30'	PANKAJ KUMAR LILACHAND JADHAV — Digitally signed by PANKAJKUMAR LILACHAND JADHAV Date: 2025.08.18 13:54:08 +05'30'	SANTOSH UTTAMRAO RAUT — Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.08.18 16:18:37 +05'30'

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 /35	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	Naveen Kumar Poddar

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