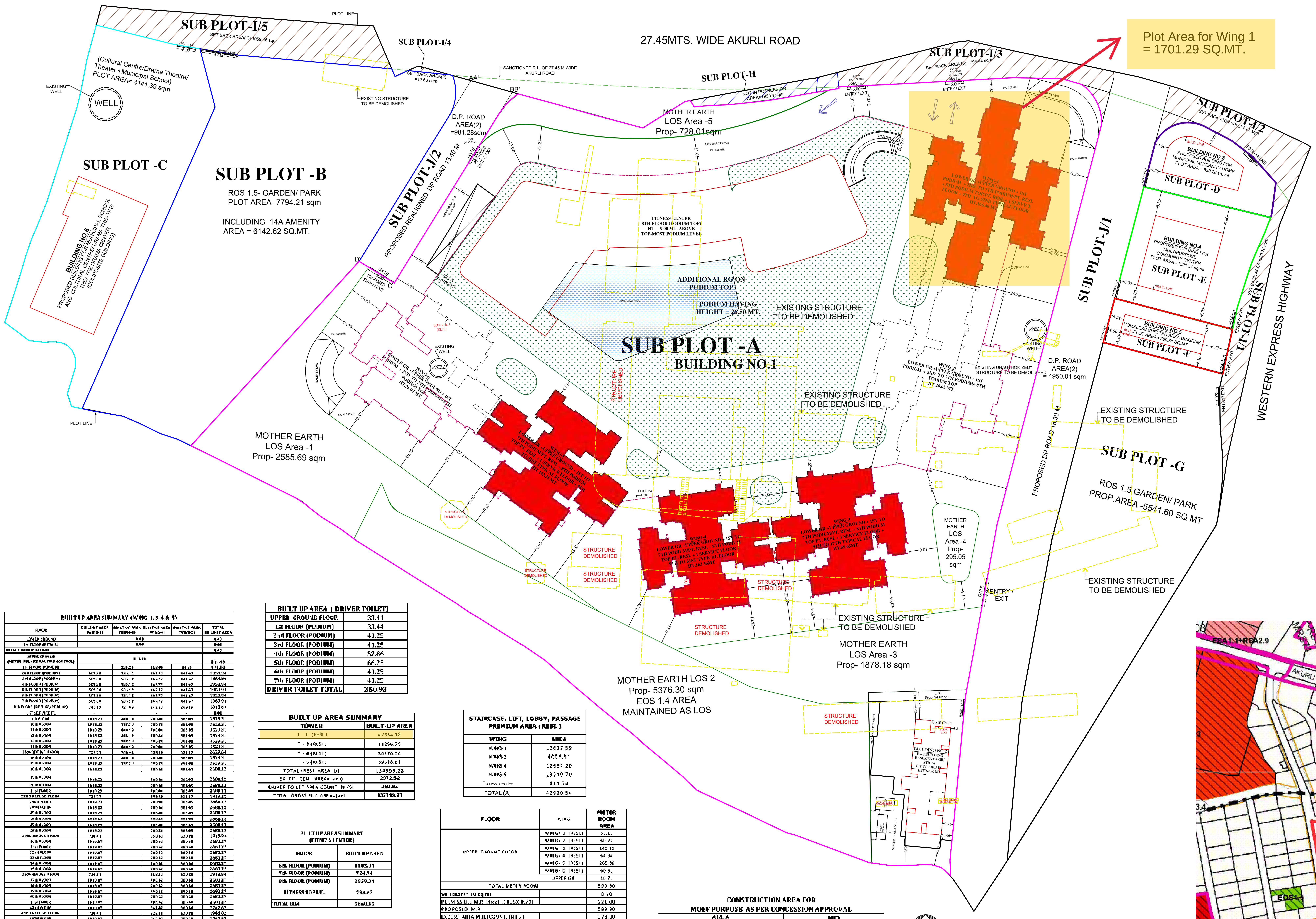
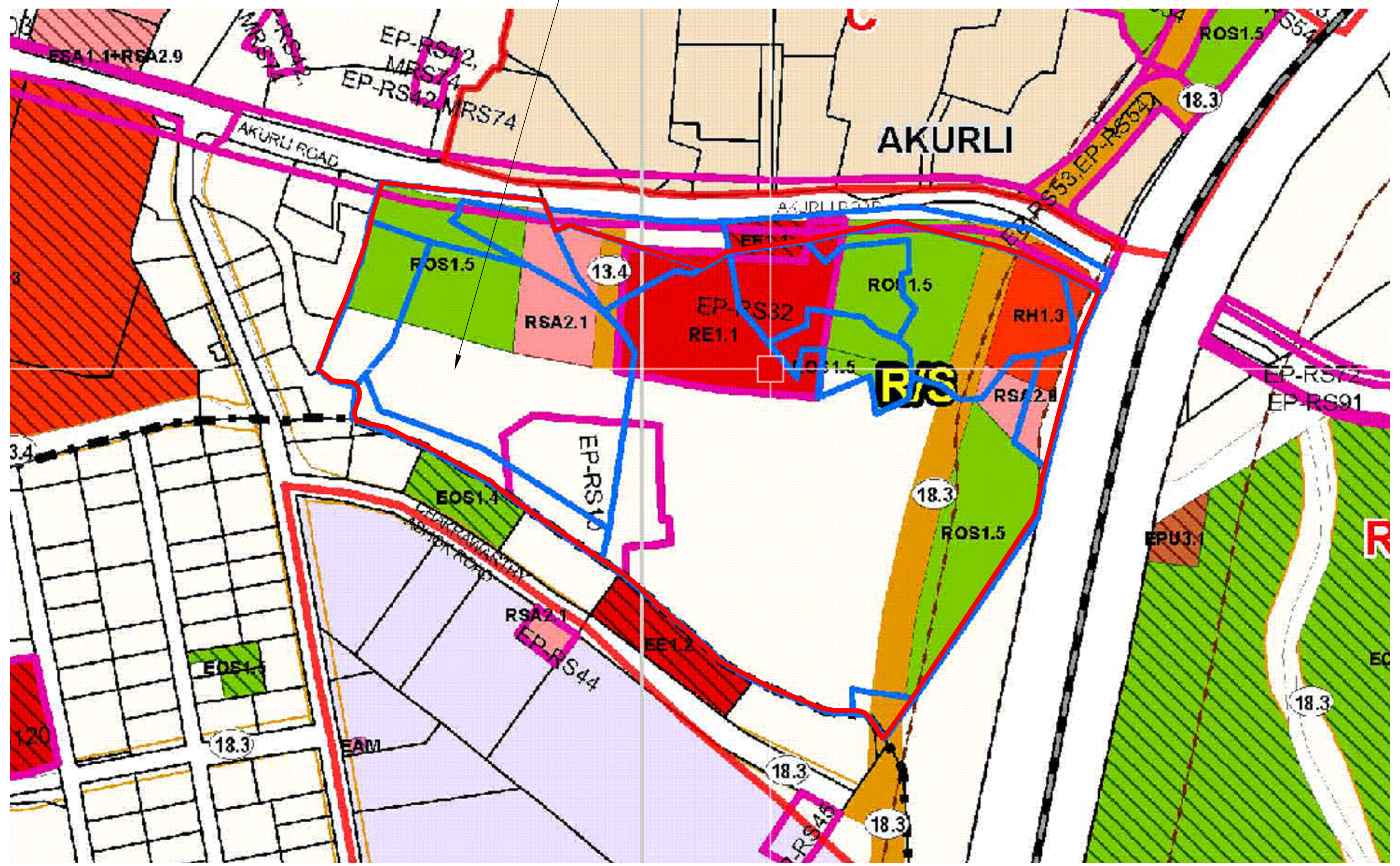


SUB PLOT-I/5
SET BACK AREA(I)=1059.46 sqm
PLOT LINE
SUB PLOT-I/4
27.45MTS. WIDE AKURLI ROAD
SANCTIONED R.L. OF 27.45 M WIDE AKURLI ROAD
SET BACK AREA(I) =12.66 sqm
EXISTING STRUCTURE TO BE DEMOLISHED
SUB PLOT-H
NOT IN POSSESSION AREA=195.74 sqm
SUB PLOT-I/3
SET BACK AREA (I) =793.44 sqm
ENTRY / EXIT
GATE
(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 (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
MOTHER EARTH
LOS Area -5
Prop- 728.01sqm
FITNESS CENTER
8TH FLOOR (PODIUM TOP)
HT.- 9.00 MT. ABOVE TOP-MOST PODIUM LEVEL
ADDITIONAL REGION PODIUM TOP
PODIUM HAVING HEIGHT = 26.50 MT.
EXISTING STRUCTURE TO BE DEMOLISHED
SUB PLOT -A
BUILDING NO.1
WING-1
LOWER GROUND + UPPER GROUND + 1ST PODIUM + 2ND TO 7TH PODIUM/PT. RESI. + 8TH PODIUM TOP/PT. RESI. + 1 SERVICE FLOOR + 9TH TO 52ND TYPICAL FLOOR
Plot Area for Wing 1
= 1701.29 SQ.MT.
SUB PLOT-I/2
SET BACK AREA(I)=37.07 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
SUB PLOT-J/1
SUB PLOT-I/1
WESTERN EXPRESS HIGHWAY
EXISTING UNAUTHORIZED STRUCTURE TO BE DEMOLISHED
EXISTING WELL
D.P. ROAD AREA(2) 4950.01 sqm
EXISTING STRUCTURE TO BE DEMOLISHED
SUB PLOT -G
ROS 1.5 GARDEN/ PARK
PROP.AREA -5541.60 SQ MT
PROPOSED DP ROAD 18.30 M
MOTHER EARTH
LOS Area -1
Prop- 2585.69 sqm
WING-3
WING-4
WING-5
STRUCTURE DEMOLISHED
MOTHER EARTH
LOS Area -4
Prop- 295.05 sqm
ENTRY / EXIT
EXISTING STRUCTURE TO BE DEMOLISHED
MOTHER EARTH
LOS Area -3
Prop- 1878.18 sqm
MOTHER EARTH LOS 2
Prop- 5376.30 sqm
EOS 1.4 AREA
MAINTAINED AS LOS
BUILDING NO.7
EWS BUILDING

BLOCK PLAN

SCALE:- 1:500



LOCATION PLAN

SCALE:- 1:4000

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

BUILT UP AREA SUMMARY (WING 1,3,4 & 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 GROUND	0.00				0.00
1st FLOOR (RETAIL)	0.00				0.00
TOTAL COMMERCIAL BUA					0.00
UPPER GROUND (METER, SERVICE AND FIRE CONTROL)	814.46				814.46
1st FLOOR (PODIUM)		226.25	158.90	88.85	474.00
2nd FLOOR (PODIUM)	509.38	535.12	467.77	441.67	1953.94
3rd FLOOR (PODIUM)	509.38	535.12	467.77	441.67	1953.94
4th FLOOR (PODIUM)	509.38	535.12	467.77	441.67	1953.94
5th FLOOR (PODIUM)	509.38	535.12	467.77	441.67	1953.94
6th FLOOR (PODIUM)	509.38	535.12	467.77	441.67	1953.94
7th FLOOR (PODIUM)	509.38	535.12	467.77	441.67	1953.94
8th FLOOR (REFUGE, PODIUM)	242.13	321.88	243.13	209.49	1016.63
1ST SERVICE FL	-	-	-	-	0.00
9th FLOOR	1018.23	848.19	780.84	882.05	3529.31
10th FLOOR	1018.23	848.19	780.84	882.05	3529.31
11th FLOOR	1018.23	848.19	780.84	882.05	3529.31
12th FLOOR	1018.23	848.19	780.84	882.05	3529.31
13th FLOOR	1018.23	848.19	780.84	882.05	3529.31
14th FLOOR	1018.23	848.19	780.84	882.05	3529.31
15th REFUGE FLOOR	729.75	708.43	558.34	631.12	2627.64
16th FLOOR	1018.23	848.19	780.84	882.05	3529.31
17th FLOOR	1018.23	848.19	780.84	882.05	3529.31
18th FLOOR	1018.23		780.84	882.05	2681.12
19th FLOOR	1018.23		780.84	882.05	2681.12
20th FLOOR	1018.23		780.84	882.05	2681.12
21st FLOOR	1018.23		780.84	882.05	2681.12
22ND REFUGE FLOOR	729.75		558.34	631.12	1919.21
23RD FLOOR	1018.23		780.84	882.05	2681.12
24TH FLOOR	1018.23		780.84	882.05	2681.12
25th FLOOR	1018.23		780.84	882.05	2681.12
26th FLOOR	1018.23		780.84	882.05	2681.12
27th FLOOR	1018.23		780.84	882.05	2681.12
28th FLOOR	1018.23		780.84	882.05	2681.12
29th REFUGE FLOOR	730.41		558.33	630.20	1918.94
30th FLOOR	1019.17		780.52	880.58	2680.27
31st FLOOR	1019.17		780.52	880.58	2680.27
32nd FLOOR	1019.17		780.52	880.58	2680.27
33rd FLOOR	1019.17		780.52	880.58	2680.27
34th FLOOR	1019.17		780.52	880.58	2680.27
35th FLOOR	1019.17		780.52	880.58	2680.27
36th REFUGE FLOOR	730.41		558.33	630.20	1918.94
37th FLOOR	1019.17		780.52	880.58	2680.27
38th FLOOR	1019.17		780.52	880.58	2680.27
39th FLOOR	1019.17		780.52	880.58	2680.27
40th FLOOR	1019.17		780.52	880.58	2680.27
41st FLOOR	1019.17		780.52	880.58	2680.27
42nd FLOOR	1019.17		847.87	880.58	2747.62
43RD REFUGE FLOOR	730.41		625.41	630.20	1986.02
44TH FLOOR	1019.17		847.87	880.58	2747.62
45th FLOOR	1019.17		847.87	880.58	2747.62
46th FLOOR	1019.17		847.87	880.58	2747.62
47th FLOOR	1019.17		847.87	880.58	2747.62
48th FLOOR	1019.25		847.87	880.58	2747.70
49th FLOOR	1019.25		847.87	880.58	2747.70
50th REFUGE FLOOR	858.72		786.38	824.54	2469.64
51ST FLOOR	1019.25		847.87	880.58	2747.70
52nd FLOOR	1019.25				1019.25
TOTAL RESIDENTIAL BUA	47284.18	11256.79	36276.50	39578.81	134396.28
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
1st FLOOR (PODIUM)	33.44
2nd FLOOR (PODIUM)	41.25
3rd FLOOR (PODIUM)	41.25
4th FLOOR (PODIUM)	52.86
5th FLOOR (PODIUM)	66.23
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.)	47284.18
T - 3 (RESI.)	11256.79
T - 4 (RESI.)	36276.50
T - 5 (RESI.)	39578.81
TOTAL (RESI. AREA b)	134395.28
EX. FIT. CEN. AREA=(a+b)	2972.52
DRIVER TOILET AREA COUNT IN FSI	350.93
TOTAL GROSS BUA AREA=(a+b)	137719.73

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

WING	AREA
WING-1	12627.59
WING-3	4006.31
WING-4	12634.20
WING-5	13240.70
fitness center	411.74
TOTAL (A)	42920.54

BUILT UP AREA SUMMARY (FITNESS CENTER)

FLOOR	BUILT-UP AREA
6th FLOOR (PODIUM)	1182.04
7th FLOOR (PODIUM)	724.74
8th FLOOR (PODIUM)	2959.04
FITNESS TOP LVL	794.63
TOTAL BUA	5660.45

FLOOR	WING	METER ROOM AREA
UPPER GROUND FLOOR	WING- 1 (RESI.)	51.11
	WING- 2 (RESI.)	60.72
	WING- 3 (RESI.)	146.15
	WING- 4 (RESI.)	64.94
	WING- 5 (RESI.)	205.36
	WING- 6 (RESI.)	60.31
	UPPER GR	10.71
TOTAL METER ROOM		599.30
50 Tenant= 10 sq mt		0.20
PERMISSIBLE M.R. (free) (1105X 0.20)		221.00
PROPOSED M.R		599.30
EXCESS AREA M.R.(COUNT. IN FSI)		378.30

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	FIRE CONTROL ROOM AREA	ELV & CCTV ROOM
UPPER GROUND FLOOR	WING- 1 (RESI.)	52.83	39.76
	WING- 2 (RESI.)		42.70
	WING- 3 (RESI.)	48.17	47.01
	WING- 4 (RESI.)		48.17
	WING- 5 (RESI.)	35.11	50.86
	WING- 6 (RESI.)	28.49	43.06
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)	251964.42
(ii)	Non FSI Area	264884.42
	Total Construction Area [(i) + (ii)]	516848.84

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

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- 1,3 & 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	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
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	3039	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

S. No.	PROFORMA -A Particulars		Residential Zone Plot Sqm	RSA 2.9 (Homeless Shelter) Sqm	RSA2.1 (Multipurpose Community Centre) Sqm	ROS1.5 (Garden/ Park) Sqm	RH1.3 (Municipal Maternity Home) Sqm	EE 1.1 deemed to be RE 1.1 (Municipal School) Sqm	(RE 1.1) Municipal School Sqm	RSA 3.3 (Cultural Centre/Drama Theatre/ Theater) Sqm	Total 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	1,179.62	3,043.02	10,275.98	2,075.71	273.65	6,056.44	1,952.68	60,087.84
8	Basic / Zonal FSI @ 1.00	1.00	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
9	Additional Premium FSI as per Reg. 30	0.50	17,615.37	589.81	1,521.51	5,137.99	1,037.86	136.83	3,028.22	976.34	30,043.92
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	1,769.43	4,564.53	15,413.97	3,113.57	410.48	9,084.66	2,929.02	1,07,935.56
13	Total Permissible FSI (excluding fungible)		2.01	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.80
14	Add Fungible FSI (permissible)	35%	24,727.47	619.30	1,597.59	5,394.89	1,089.75	143.67	3,179.63	1,025.16	37,777.46
15	Total Permissible FSI (including fungible)		95,377.38	2,388.73	6,162.12	20,808.86	4,203.31	554.14	12,264.29	3,954.18	1,45,713.01
16	BUA Proposed to be restricted for amenity under AR										7,290.56
17	Proposed BUA Residential										1,02,014.62
18	Proposed BUA Commercial										0.00
19	Total Proposed BUA (17+18)										1,02,014.62
20	Add Fungible FSI (Proposed)										
21	a) Fungible FSI - Resi	35%									35,705.12
22	b) Fungible FSI - Comm.	0%									0.00
23	Total Proposed BUA including fungible FSI - Resi										1,37,719.73
24	Total Proposed BUA including fungible FSI - Comm										0.00
25	Grand Total of Proposed BUA including fungible (Resi+ Comm)										1,37,719.73
26	Tenement Statement										
i)	Proposed Area										1,37,719.73
ii)	less deduction for Non Resi. Area										0.00
iii)	Area available for tenement (i-ii)										
iv)	Tenement Permissible										2,703.98
v)	Tenement Proposed										1,105.00
26	Parking Statement										
	Min. PARK. REQD. BY RULE (Considering 10% Visitor)										1,947
	COVERED GARAGES PERMISSIBLE										
	COVERED GARAGES 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 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 -18-01.2024
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: 2024.03.21 20:07:07 +05'30'	Shivshant Sudhakarrao Doke Digitally signed by Shivshant Sudhakarrao Doke Date: 2024.03.21 21:13:54 +05'30'	HANUMANT SADASHIVRAO BURE Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2024.03.22 11:09:44 +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
N	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	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