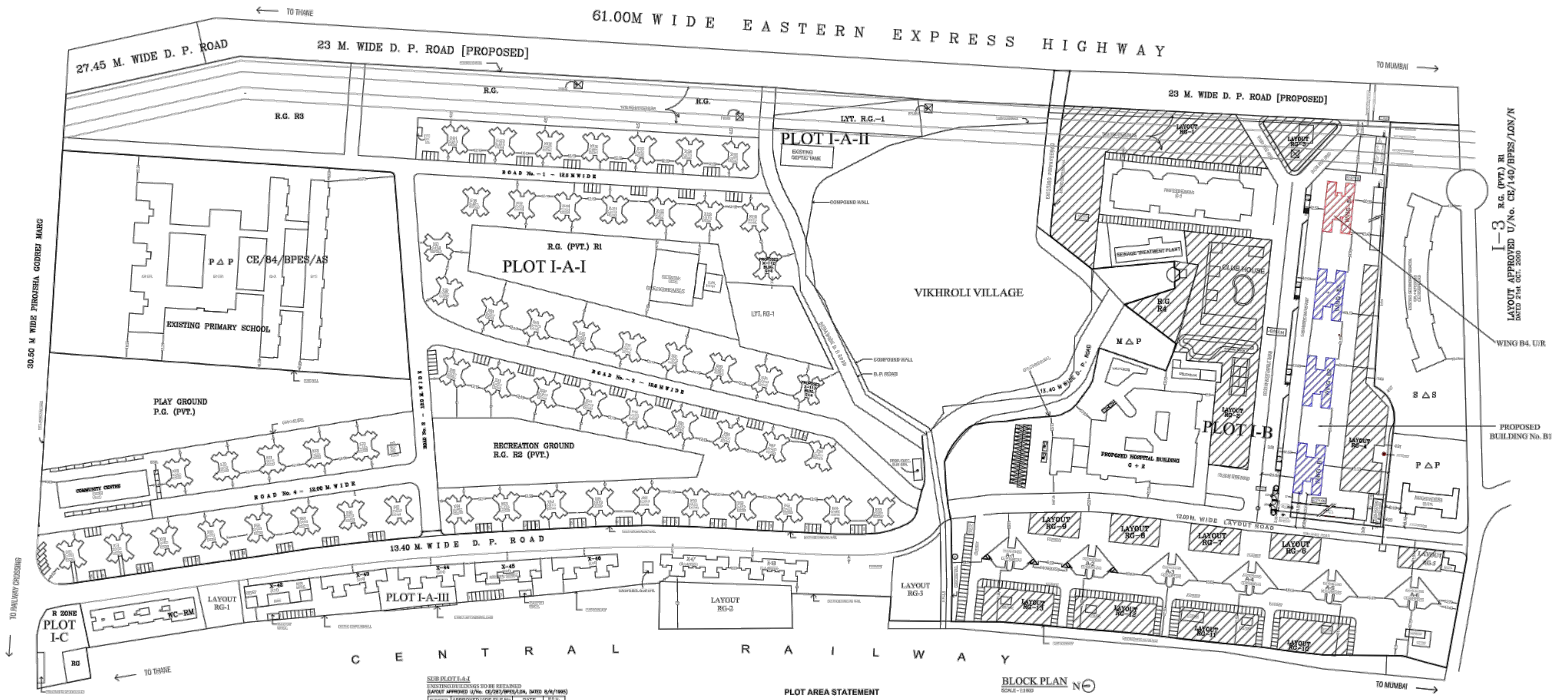
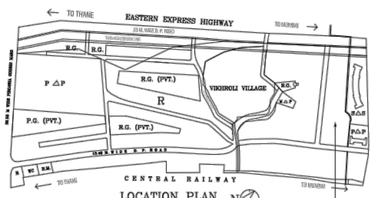


BLOCK PLAN
SCALE - 1:1000



LOCATION PLAN
SCALE - 1:4000

PLOT U/R

R.G. AREA STATEMENT

PLOT I-A-I	IN SQ.M.
[illegible]	[illegible]

PLOT I-A-II	IN SQ.M.
[illegible]	[illegible]
TOTAL	[illegible]

PLOT I-A-III	IN SQ.M.
[illegible]	[illegible]
TOTAL	[illegible]

PLOT I-B	IN SQ.M.
RG-1	[illegible]
RG-2	[illegible]
RG-3	[illegible]
RG-4	[illegible]
RG-5	[illegible]
RG-6	[illegible]
RG-7	[illegible]
RG-8	[illegible]
RG-9	[illegible]
RG-10	[illegible]
RG-11	[illegible]
RG-12	[illegible]
RG-13	[illegible]
TOTAL	20963.59

PLOT I-C	IN SQ.M.
RG	[illegible]
TOTAL	[illegible]

R.G. AREA STATEMENT

PLOT No.	25% PHYSICAL R.G. AREA REQUIRED (IN SQ.M.)	R.G. AREA PROVIDED (IN SQ.M.)
I-A-I	22023.97	24341.00
I-A-II	1206.77	1508.80
I-A-III	4548.57	4622.63
I-B	16373.73	20963.59
I-C	378.00	378.45

RESERVATIONS OF PLOT I-A-I

a	R.G. R1 (AS PER D.P.)	=	7250.00 SQ. MT.
b	R.G. R2 (AS PER D.P.)	=	5592.00 SQ. MT.
c	PLAY GROUND (P.G.(PVT.))	=	9249.00 SQ. MT.
	TOTAL R.G.(PVT) & P.G. (PVT)	=	22091.00 SQ. MT. --A
d	PRIMARY SCHOOL (P △ P)	=	28614.00 SQ. MT.
e	9.15 M. WIDE D. P. ROAD	=	2232.60 SQ. MT.
f	RE R3	=	770.60 SQ. MT.
	TOTAL	=	31616.60 SQ. MT. --B
	AREA OF RESERVATIONS A+B	=	53707.60 SQ. MT.

RESERVATIONS OF PLOT I-A-III

a	WELFARE CENTRE (W.C.)	=	1068.00 SQ. MT.
b	RETAIL MARKET(R.M.)	=	963.60 SQ. MT.
	AREA OF RESERVATIONS AS PER DEMARCATION VIDE No. CHE/2738/DPES Dt. 02.02.2000	=	2031.60 SQ. MT.

RESERVATIONS OF PLOT I-B

a	R.G. R4 (AS PER D.P.)	=	1305.00 SQ. MT.
b	SECONDARY SCHOOL (S △ S & P △ P)	=	12806.00 SQ. MT.
	AREA OF RESERVATIONS	=	14111.00 SQ. MT.

SUB PLOT I-A-I

EXISTING BUILDINGS TO BE RETAINED
(LAYOUT APPROVED U/No. CE/287/BPES/LON, DATED 8/6/1995)

BUILDING	APPROVED VIDE FILE No.	DATE	B.U.A. IN SQ.M.
[illegible]	[illegible]	[illegible]	[illegible]

TOTAL BUILTUP AREA OF = 50044.93 SQ.M.

1	THE AREA OF ADDITIONAL F.S.I. CLAIMED	[illegible]
2	PREMIUM AMOUNT PAID TO MCGM, RECEIPT No. AND DATE	[illegible]
3	PREMIUM AMOUNT PAID TO STATE GOVT., RECEIPT No. AND DATE	[illegible]
4	THE AREA OF ADDITIONAL F.S.I. CLAIMED	[illegible]
5	PREMIUM AMOUNT PAID TO MCGM, RECEIPT No. AND DATE	[illegible]
6	PREMIUM AMOUNT PAID TO STATE GOVT., RECEIPT No. AND DATE	[illegible]

PLOT AREA STATEMENT

		AREA STATEMENT	I-A-I	I-A-II	I-A-III	I-B	I-C	ENTIRE PLOT
1		AREA OF PLOT : AS PER P. R. CARDS RECORDS						
		AREA OF PLOT AS PER RINGULATION						203051.48
		AREA OF PLOT AS PER U.L.C. ORDER	121020.47	3527.11	18194.88	80671.55	1512.00	224926.01
2		DEDUCTION FOR						0.00
	a	SET BACK AREA / D. P. ROAD 9.15 M. WIDE D.P. ROAD	2232.60					2232.60
	b	PROPOSED ROAD						0.00
	c	ANY RESERVATION (AS PER STATEMENT)	51475.00		2031.60	14111.00		67617.60
	d	AREA ALLREADY ACQUIRED FOR CENTRAL RAILWAY (ACQN-I)				880.70		880.70
	e	AREA ALLREADY ACQUIRED FOR CENTRAL RAILWAY (ACQN-II)				264.90		264.90
		TOTAL (a+b+c+d+e)	53707.60	0.00	2031.60	15176.60	0.00	70915.80
3		BALANCE AREA OF PLOT (1 (ii) - 2)	67312.87	3527.11	16163.28	65494.95	1512.00	154010.21
4		DEDUCTION FOR RECREATION GROUND						0.00
		RECREATION GROUND 15%	10096.93	529.07	2424.49	9824.24	226.80	23101.53
5		BALANCE AREA OF PLOT (3-4a)	57215.94	2998.04	13738.79	55670.71	1285.20	130908.68
6		ADDITIONS FOR F.S.I. PURPOSE						0.00
	a	100 % SET BACK AREA FOR 9.15 M. WIDE D.P.ROAD	2232.60					2232.60
	b	W.C. & R.M.			2031.60			2031.60
		TOTAL	2232.60	0.00	2031.60	0.00	0.00	4264.20
7		TOTAL AREA (5+6)	59448.54	2998.04	15770.39	55670.71	1285.20	135172.88
8		FLOOR SPACE INDEX (OVERALL 0.90) (7 / 3)	0.88	0.85	0.97	0.85	0.85	0.88
9		PERMISSIBLE FLOOR AREA	59448.54	2598.24	15770.39	42723.39	1156.68	121797.24
		ADDITIONS FOR 0.33 FSI OF NET PLOT AREA (3 ABOVE)				21613.33		
10		FSI CREDIT AVAILABLE BY DEVELOPMENT RIGHTS				8160.00		8160.00
11		TOTAL PERMISSIBLE FLOOR AREA	59448.54	2598.24	15770.39	72496.72	1156.68	151570.57
12		EXISTING BUILTUP AREA	50044.93		9500.24	60775.24		120320.41
13		BUILTUP AREA ALREADY APPROVED AND UNDER CONSTRUCTION	5920.92		3705.60			9626.52
15		PROPOSED BUILTUP AREA				11116.66		11116.66
16		TOTAL BUILTUP AREA	55965.85		13205.84	71891.90		141063.59

* CONSIDERING OVER ALL F.S.I. OF PLOT-I AS 0.9, PERMISSIBLE B.U.A. AVAILABLE FOR PLOT I-B = (PERM. FLOOR AREA OF ENTIRE PLOT - (I-A-I + I-A-II) - (I-A-III + I-C) = = 121391.33 - (59336.77 + 15465.29 + 2698.84 + 1156.68) = 42723.39 SQ.M.) i.e. FSI WILL BE RESTRICTED TO 0.7674.

NOTE :- OVERALL 0.9 F.S.I. RELEASED FOR LAYOUT. HOWEVER THE 1.00 F.S.I. FOR SUB PLOT I-A-I & I-A-III IS RELEASED TO BALANCE THE B.U.A. & EQUIVALENT B.U.A. IS RESTRICTED IN PLOT I-B AS PER Dr. (ES&F)'S ORDER UNDER No. Dy.ESR/12363 DT. 25.09.2003.

SUB PLOT I-B

(A)- BUILTUP AREA ALREADY APPROVED			(B)- EXISTING BUILTUP AREA			(C)- PROPOSED AREA UNDER REFERENCE		
BUILDINGS	APPROVED VIDE FILE No.	AREA IN SQ.M.	BUILDING	APPROVED VIDE FILE No.	AREA IN SQ.M.	BUILDING	FILE No.	AREA IN SQ.M.
			A-1	CE/773/BPES/AS	4315.76 SQ.M.	BUILDING No. B1 WING B4	CE/1051/BPES/AS 11488.07 SQ.MT	11488.07 SQ.M.
			A-2	CE/333/BPES/AS	4392.20 SQ.M.			
			A-3	CE/332/BPES/AS	4392.20 SQ.M.			
			A-4	CE/334/BPES/AS	5158.53 SQ.M.			
			A-5	CE/333/BPES/AS	4392.20 SQ.M.			
			A-6	CE/333/BPES/AS	5158.53 SQ.M.			
			HOSPITAL	CE/780/BPES/AS	5632.84 SQ.M.			
			WING B1	CE/1051/BPES/AS	9308.15 SQ.M.			
			WING B2	CE/1051/BPES/AS	9308.15 SQ.M.			
			CLUB HOUSE	CE/1051/BPES/AS	521.67 SQ.M.			
			WING B3	CE/1051/BPES/AS	9308.15 SQ.M.			
				TOTAL	70683.33 SQ.M.		TOTAL	11488.07 SQ.M.
TOTAL BUILT-UP AREA =								82171.40 SQ.M.

SUB PLOT I-A-I
PROPOSED BUILDINGS

BUILDING	PROPOSED B.U.A.	
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
X-112	[illegible]	
X-113	[illegible]	
TOTAL B.U.A. = 5920.92 SQ.M.		

SUB PLOT I-A-III BUILDING UNDER CONSTRUCTION

BUILDING	APPROVED VIDE FILE No.	DATE	B.U.A. COMPLETED IN SQ.M.	B.U.A. UNDER CONST.
X-42	[illegible]	[illegible]	[illegible]	
X-43	[illegible]	[illegible]	[illegible]	
X-44	[illegible]	[illegible]	[illegible]	
X-45	[illegible]	[illegible]	[illegible]	
X-46	[illegible]	[illegible]	[illegible]	
X-47	[illegible]			[illegible]
X-48	[illegible]			[illegible]
TOTAL			[illegible]	[illegible]
TOTAL				[illegible]

TDR UTILIZATION STATEMENT

TDR CERTIFICATE No.	AREA IN SQ.M.
6094	8110.00
0060	50.00
TOTAL B.U.A. AVAILABLE BY TDR = 8160.00 SQ.M.	

BUILT-UP AREA STATEMENT OF RESIDENTIAL BUILDING B1

WING	AREA IN SQ.M.	
B1	9308.15 SQ.M.	OCCUPATION PERMISSION GRANTED
B2	9308.15 SQ.M.	OCCUPATION PERMISSION GRANTED
CLUB HOUSE	521.67 SQ.M.	OCCUPATION PERMISSION GRANTED
B3	9308.15 SQ.M.	OCCUPATION PERMISSION GRANTED
B4	10057.71 SQ.M.	PROPOSAL UNDER REFERANCE
TOTAL B.U.A. OF BUILDING B1 = 40703.83 SQ.M. ..... A		
BUA OF O.C.C. GRANTED WING B1, B2, CLUB HOUSE & B3 = 30646.12 SQ.M.... B		
A - B = 10057.71 SQ.M.		

PROFORMA - A

A		AREA STATEMENT	OLD APPROVED PLAN DT. 8-1-12	PLAN AS PER DCR AMENDED AFTER 6-1-12	TOTAL
1		AREA OF PLOT	80671.55		80671.55
2		DEDUCTION FOR	-		-
	a	SET BACK AREA	-		-
	b	PRIVATE ROAD	-		-
	c	RESERVATIONS i R.G. R4 (AS PER D.P.) = 1305.00 sqmt ii SECONDARY SCHOOL = 12806.00 sqmt			
		TOTAL RESERVATION (i + ii)	14111.00		14111.00
	d	LAND AQUIRED BY RAILWAY AUTHORITY	880.70		880.70
			264.90		264.90
		TOTAL (a + b + c + d)	15176.60		15176.60
3		BALANCE PLOT AREA (1-2)	65494.95		65494.95
4		DEDUCTION FOR	-		-
	a	RECREATION GROUND 15%	9824.24		9824.24
	b	INTERNAL ROAD	-		-
5		NET AREA OF PLOT (3-4a)	55670.71		55670.71
6		ADDITIONS FOR F.S.I. PURPOSE	-		-
7		TOTAL AREA (5+6)	55670.71		55670.71
8		FLOOR SPACE INDEX PERMISSIBLE	1.0		1.0
9	A	(RESTRICTED TO 0.9 AS PER DR.(ES)'P ORDER U/No. DR/ESR/12363 DT. 25-9-2003) FOR SUB PLOT I-B FSI RESTRICTED TO 0.7674 PLEASE REFER TABLE PLOT AREA STATEMENT	42723.39		42723.39
	B	ADDITIONS FOR 0.33 FSI OF NET (65494.95 X 0.33) PLOT AREA (3 ABOVE) (New propose)	21613.33		21613.33 / 10350.00
	C	FSI CREDIT AVAILABLE BY TDR (ALREADY PURCHASED) 1. DRC No. 6094 - 8110.00 SQ.M. 2. DRC No. 0060 - 50.00 SQ.M.	8160.00		8160.00
	D	FSI CREDIT AVAILABLE BY TDR (NOW PROPOSED)			
10		TOTAL PERMISSIBLE FLOOR AREA (9A+9B+9C+9D)	72496.72		82846.72
11		EXISTING FLOOR AREA a A1 TO A6 + HOSPITAL= 40087.27 SQMT b AREA KEPT IN ABEYANCE= 607.90 SQMT c WING B1 = 9308.15 SQ.M. d WING B2 = 9308.13 SQ.M. e CLUB HOUSE = 521.67 SQ.M. f WING B3 = 9308.15 SQ.M.	(11a+11b+11c) 50453.32	(11d+11e+11f) 20737.97	71191.29
12		PROPOSED BUILT-UP AREA			
	d	BUA OF WING-B4 UNDER REFERENCE	1047.96	10057.71	11105.67
	e	PURELY RESIDENTIAL AREA PROPOSED IN WING-B4	1047.96	10057.71	11105.67
	f	NON RESIDENTIAL AREA PROPOSED IN WING-B4	NIL	NIL	NIL
		TOTAL BUILT-UP AREA (a+b+c+e+f)	1047.96	10057.71	11105.67
13		EXCESS BALCONY AREA TAKEN IN TO FSI	[illegible]	NIL	NIL
14		TOTAL BUILT-UP AREA (11 + 12)	72239.25	10057.71	82296.96
B		DETAILS OF F.S.I AVAILED AS PER DCR 35(4) (FUNGIBLE)			
1		TOTAL FUNGIBLE BUILT-UP AREA VIDE DCR 35(4) PURELY RESIDENTIAL = or < ((12 X 0.35) = 3520.20	-	3448.49	3448.49
2		FUNGIBLE AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON RESIDENTIAL		N. A.	
3		TOTAL GROSS BUILT-UP AREA PROPOSED (A14 + B1)	72239.25	13506.20	85745.45
4		F.S.I. CONSUMED ON NET HOLDING = A14 / A3			1.31
C		BALCONY AREA STATEMENT			
	a	PERMISSIBLE AREA PER FLOOR			AS SHOWN IN STATEMENT
	b	PROPOSED BALCONY AREA PER FLOOR			
	c	EXCESS BALCONY AREA PER FLOOR			
D		TENEMENT STSTEMENT			
	i	TENEMENTS PROPOSED IN B TYPE			409
	ii	TENEMENTS EXISTING IN A TYPE			443
	iii	TOTAL TENEMENTS ON THE PLOT			852
E		PARKING STATEMENT			AS PER STATEMENT
a		PARKING REQUIRED AS PER RULE		650 [FOR WING B.1 TO B.4]	
b		TOTAL PARKING PROVIDED		722 [FOR WING B.1 TO B.4]	
c		GARAGES PERMISSIBLE			
d		GARAGES PROPOSED			

LEGEND

- :- DEDUCTION AREA
- :- AREA OF LIFTS, STAIRCASES, LOBBIES,

N

PROFORMA - B

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN & AREA STATEMENTS

REV.	DATE	DESCRIPTION	SIGN.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED FOR WING B4 OF RESIDENTIAL BUILDING No. B1 FOR GODREJ GARDEN ENCLAVE ON SUB PLOT I-B BEARING C.T.S. No. 8 TO 13,25TO29,56 TO 61, 66[PT], 90[PT], 91, 92 & 205 [PT] OF VILLAGE VIKHROLI,'N' WARD BETWEEN CENTRAL RAILWAY & EASTERN EXPRESS HIGHWAY, VIKHROLI[E], MUMBAI - 400 079.

NAME OF OWNER

GODREJ & BOYCE MFG. CO. LTD.
REGD. OFFICE : Pirojshanagar, Vikhroli, Mumbai-400079

ARCHITECT	OWNER
Maneck H Engineer M. H. ENGINEER	Anup Philipose Mathew Mr. ANUP MATHEW

CERTIFICATE FOR AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS GOT SURVEYED BY ME ON 20.09.1986 AND THE DIMENSIONS OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA SO STATED IN DOCUMENT OF OWNERSHIP/T.P.RECORD

Maneck H Engineer
M. H. ENGINEER

STAMP OF APPROVAL OF PLANS

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CE / 1051 / BPES / AS. [AUTO DCR NO. CHE / ES / 1497 / S / 337 (NEW)]
DATE :- 06.11.2015

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER NO. CE / 1051 / BPES / AS. [AUTO DCR NO. CHE / ES / 1497 / S / 337 (NEW)]

Avinash Goraksh Tambewagh
E.E.(B.P.)ES - II

PRASAD RAJARAMSUTAR
S.E.(B.P.)S/W

Jitendra Chhaganlal Siddhpura
A.E.(B.P.)S&T

STAMP OF DATE OF RECEIPT OF PLANS

JOB No.	DRG. No	SCALE	DATE	DRN. BY	CKED. BY
1190-B1	701	1:100	15.08.2017	Anil Vanekar	KDD