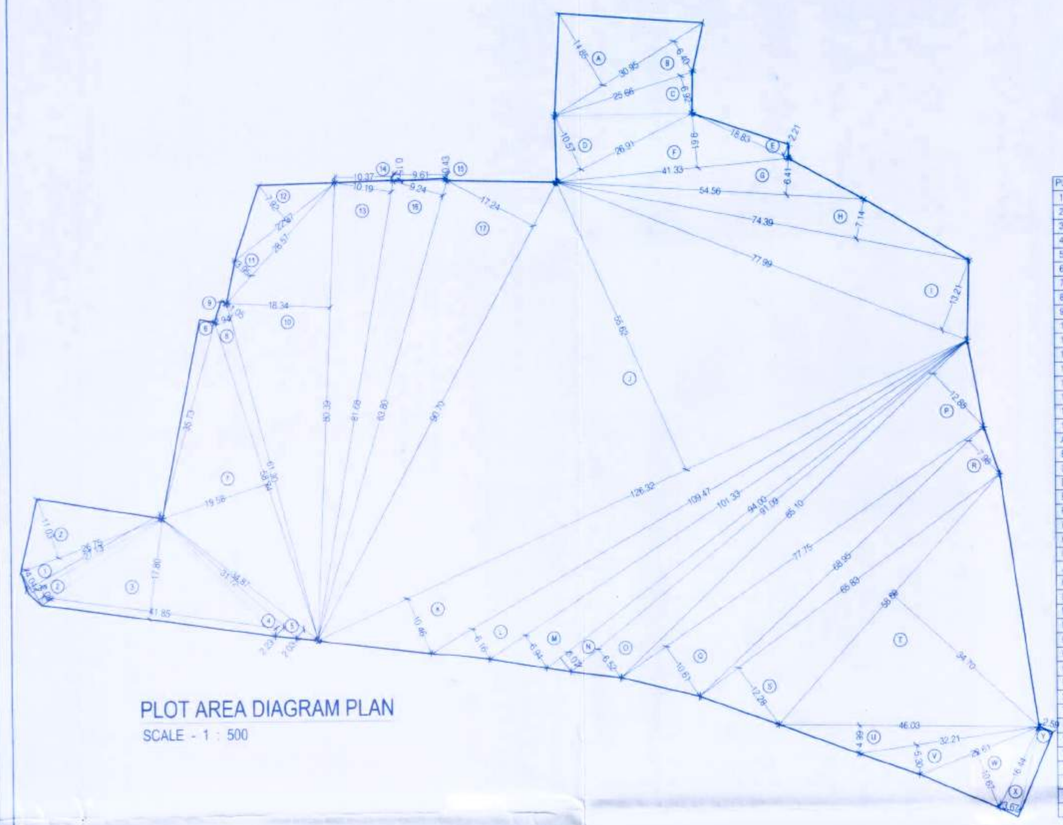
CHE/ES/1089/M/W/337(New)	SHEET NO. - 01/22
MHADA FILE No. -	
FULL OCCUPATION FOR WING- 'A' To 'G' COMPRISING OF 2 LVL BASEMENTS + STILT + LOWER 1ST + 1ST TO 15TH UPPER FLOORS	



PLOT AREA DIAGRAM PLAN

SCALE - 1 : 500

PLOT AREA CALCULATION FOR CENTRAL CHUNK (REHAB + SALE PLOT)				
1	1/2 X 27.13 X 4.04 X 1 NO	=	54.80	SQ.MT.
2	1/2 X 27.13 X 2.80 X 1 NO	=	37.98	SQ.MT.
3	1/2 X 41.85 X 17.80 X 1 NO	=	372.47	SQ.MT.
4	1/2 X 31.72 X 2.23 X 1 NO	=	35.37	SQ.MT.
5	1/2 X 34.87 X 2.03 X 1 NO	=	35.39	SQ.MT.
6	1/2 X 35.73 X 2.69 X 1 NO	=	48.06	SQ.MT.
7	1/2 X 58.74 X 19.58 X 1 NO	=	575.06	SQ.MT.
8	1/2 X 61.30 X 2.94 X 1 NO	=	90.11	SQ.MT.
9	1/2 X 3.94 X 1.05 X 1 NO	=	2.07	SQ.MT.
10	1/2 X 80.39 X 18.34 X 1 NO	=	737.18	SQ.MT.
11	1/2 X 28.57 X 3.95 X 1 NO	=	56.43	SQ.MT.
12	1/2 X 22.37 X 7.92 X 1 NO	=	88.59	SQ.MT.
13	1/2 X 81.68 X 10.19 X 1 NO	=	416.16	SQ.MT.
14	1/2 X 10.37 X 0.15 X 1 NO	=	0.78	SQ.MT.
15	1/2 X 9.61 X 0.43 X 1 NO	=	2.07	SQ.MT.
16	1/2 X 83.80 X 9.24 X 1 NO	=	387.16	SQ.MT.
17	1/2 X 90.70 X 17.24 X 1 NO	=	781.83	SQ.MT.
A	1/2 X 30.95 X 14.65 X 1 NO	=	229.80	SQ.MT.
B	1/2 X 30.95 X 6.40 X 1 NO	=	99.04	SQ.MT.
C	1/2 X 25.66 X 6.92 X 1 NO	=	88.78	SQ.MT.
D	1/2 X 26.91 X 10.57 X 1 NO	=	142.22	SQ.MT.
E	1/2 X 18.83 X 2.21 X 1 NO	=	20.81	SQ.MT.
F	1/2 X 41.33 X 9.61 X 1 NO	=	198.59	SQ.MT.
G	1/2 X 54.56 X 6.41 X 1 NO	=	174.86	SQ.MT.
H	1/2 X 74.39 X 7.14 X 1 NO	=	265.57	SQ.MT.
I	1/2 X 77.99 X 13.21 X 1 NO	=	515.12	SQ.MT.
J	1/2 X126.32 X 55.62 X 1 NO	=	3512.06	SQ.MT.
K	1/2 X126.32 X 10.46 X 1 NO	=	660.65	SQ.MT.
L	1/2 X109.47 X 6.16 X 1 NO	=	337.17	SQ.MT.
M	1/2 X101.33 X 6.94 X 1 NO	=	351.62	SQ.MT.
N	1/2 X 94.00 X 3.07 X 1 NO	=	144.29	SQ.MT.
O	1/2 X 91.09 X 6.52 X 1 NO	=	296.95	SQ.MT.
P	1/2 X 85.10 X 12.88 X 1 NO	=	548.04	SQ.MT.
Q	1/2 X 77.75 X 10.61 X 1 NO	=	412.46	SQ.MT.
R	1/2 X 68.95 X 7.98 X 1 NO	=	275.11	SQ.MT.
S	1/2 X 65.83 X 12.28 X 1 NO	=	404.20	SQ.MT.
T	1/2 X 58.69 X 34.70 X 1 NO	=	1018.27	SQ.MT.
U	1/2 X 46.03 X 4.99 X 1 NO	=	114.84	SQ.MT.
V	1/2 X 32.21 X 5.30 X 1 NO	=	85.36	SQ.MT.
W	1/2 X 22.61 X 10.67 X 1 NO	=	120.62	SQ.MT.
X	1/2 X 16.44 X 3.67 X 1 NO	=	30.17	SQ.MT.
Y	1/2 X 16.44 X 2.59 X 1 NO	=	21.29	SQ.MT.
Z	1/2 X 26.75 X 11.03 X 1 NO	=	147.53	SQ.MT.
	TOTAL ADDITION	=	13937.83	SQ.MT.

BUILDING NO.1 (U/NO. FILE NO. CE/6680/BPES/AM)

TENAMENT STATMENT REHAB

BLDG. NOS	WING	TENAMENTS PROPOSED	SALE PROPOSED
1 REHAB	R	39	2
	Q	38	3
	P	26	2
	L	41	0
	O	41	0
	N	26	2
	M	41	0
	H	-	42
TOTAL TENANT		252	51
		303 Nos.	

CAR PARKING STATMENT

BLDG. NOS.	WING	TENAMENTS PROPOSED	REQUIRED PARKING
BLDG NO.1	R	41	41
	Q	41	41
	P	28	27
	L	41	41
	O	41	41
	N	28	27
	M	41	41
	H	42	18
TOTAL		303	277
ADD. 25% VISITOR PARKING			69.25
TOTAL PARKING REQUIRED			346.25 SAY 346
TOTAL PARKING PROPOSED			316 Nos

BLDG WISE AREA STATEMENT (REHAB)

BLDG. NOS	WING	GROSS BUA	ST / LIFT & LOBBY AREA	REFUGE AREA	EXCESS REFUGE AREA IN FSI	NET BUA
1 REHAB	R	4591.12	526.82	87.01	9.21	3986.50
	Q	4793.46	586.60	97.13	16.88	4126.61
	P	3358.88	542.78	54.16	0.05	2761.94
	L	4807.88	560.84	97.52	16.48	4166.00
	O	4778.20	528.92	96.38	15.25	4168.15
	N	3379.60	556.22	54.43	0.14	2769.09
	M	4700.64	521.92	94.30	18.49	4102.91
	H	3291.26	566.44	-	-	2724.82
TOTAL AREA		33701.04	4390.54	580.93	76.50	28806.02
BUA OF FITNESS CENTER PROPOSED AT STILT FLR. =						323.01
SECURITY CABIN & TOILET AREA AT STILT FLR.(2.98+7.71) =						10.69
EXCESS SOC. OFFICE AREA AT STILT FLR. =						32.81
TOTAL PROPOSED BUA =						29172.53

SALE BLDG. PROP. CAR PARKING STATEMENT			
FLOOR	SMALL CAR	BIG CAR	TOTAL
BASEMENT-2	46	210	256
BASEMENT-1	51	163	214
STILT	78	57	135
1ST PODIUM	00	12	12
TOTAL	175	442	617

PARKING STATEMENT

BLDG. NOS	PARKING REQ. FOR TENANT	25% GUEST PARKING	TOTAL PARKING REQ.	PROPOSED PARKING
Bldg. No. 1 (Rehab) (U/No. CE/6681/BPES/AM)	277	69	346	316
Bldg. No. 2 (Sale) (U/No. CE/6680/BPES/AM)	353	88	441	617
TOTAL	630	157	787	933

SALE BLDG F. S. I. AREA STATEMENT

BLDG. NOS	WING	GROSS BUA	ST / LIFT & LOBBY AREA	REFUGE AREA	EXCESS FITNESS CENTER & FITNESS CENTRE TERRACE AREA COUNTED IN FSI	EXCESS REFUGE AREA IN FSI	NET BUA
2 SALE	A	6066.52	719.26	117.44		1.06	5230.88
	B	8529.10	794.88	-		-	7734.22
	C	5792.55	724.74	-		-	5067.81
	D	5706.98	721.53	-	219.35 + 54.87 = 274.22	-	5259.67
	E	6086.04	733.86	-		-	5352.18
	F	5058.99	710.48	-		-	4348.51
	G	7118.40	757.03	-		-	6361.37
TOTAL AREA		44358.58	5161.78	117.44	274.22	1.06	39354.64
STILT FLOOR BUA (SOCIETY OFFICE, B. M. S. ROOM, D. G. SET & TOILETS)							78.87
TOTAL PROPOSE GROSS SALE BUILDING AREA							39433.51
NET BUA							29210.01
35% FUNGIBLE AREA							10223.50

TENEMENT STATEMENT SALE

BLDG. NOS	WING	TENAMENTS PROPOSED
2 SALE	A	53
	B	64
	C	60
	D	60
	E	48
	F	48
	G	64
TOTAL TENATS		407

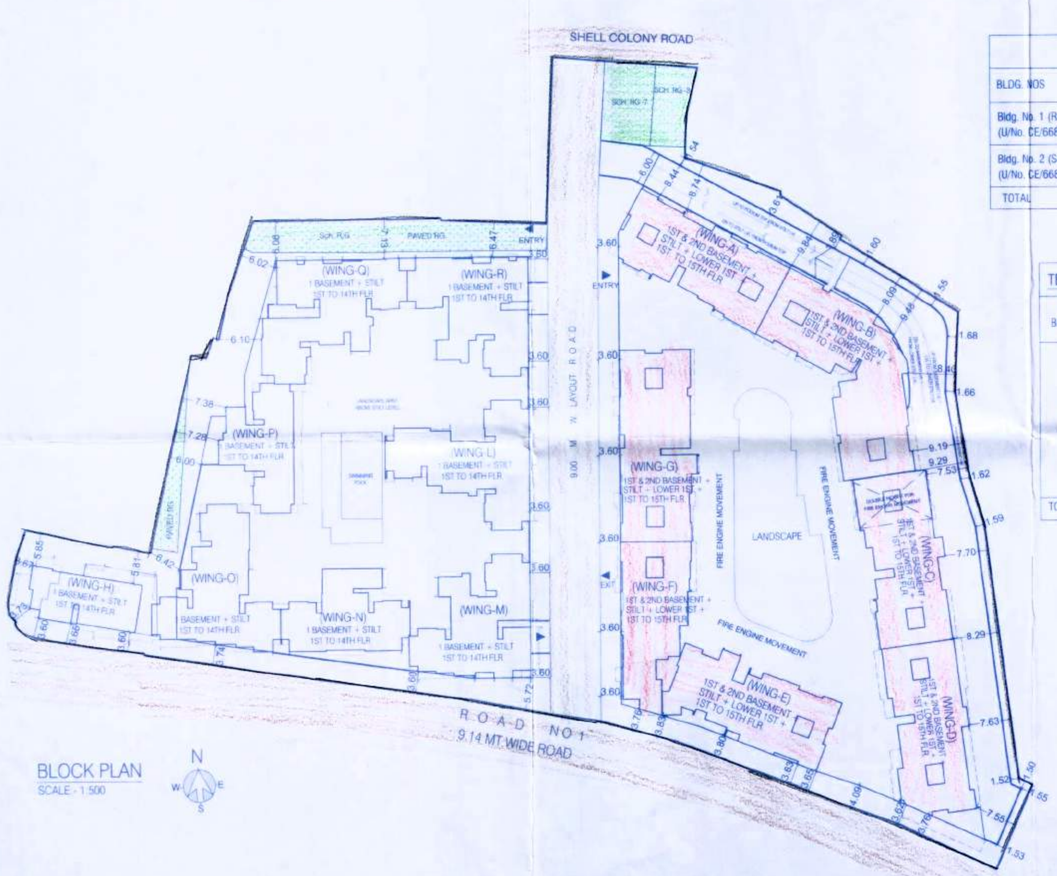
SALE BLDG CAR PARKING STATEMENT

CARPET AREA IN SQ. MT.'S	TOTAL NO OF FLATS							TOTAL FLATS	PARKING PERMISSIBLE AS	PARKING REQUIRED
	WING - A	WING - B	WING - C	WING - D	WING - E	WING - F	WING - G		PER D.C. RULES	
BELOW 35.00	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	1 PARKING / 8 TENEMENTS	NIL
35.00 TO 45.00	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	1 PARKING / 4 TENEMENTS	00
45.00 TO 70.00	32	NIL	14	14	NIL	16	32	108 Nos.	1 PARKING / 2 TENEMENTS	54
ABOVE 70.00	31	64	46	46	48	32	32	299 Nos.	1 PARKING / 1 TENEMENTS	299
TOTAL	63 Nos.	64 Nos.	60 Nos.	60 Nos.	48 Nos.	48 Nos.	64 Nos.	407 Nos.		
TOTAL										353
25 % ADDITIONAL PARKING FOR VISITORS										88.25
TOTAL PARKING REQUIRED										441.25
									SAY..	441

TOTAL SALE PARKING REQUIRED = 441 Nos.
TOTAL SALE PARKING PROVIDED = 617 Nos.

a. AREA AS PER MHADA NOC U NO COMB/REE/NOC/F-629/0191/2014 DATED 12/02/2014 OF BLDG. NO. 2,14, 16 TO 24, 28 TO 33, 35 TO 37,39

1. BLDG NO.2,14,16,17, 19 TO 24, 28 TO 33, 37	= 9495.44			
TIT-BIT AREA	= 1454.97	}	= 11496.45	SQ.MT
R.G. AREA	= 546.04			
2. R-S AREA		=	540.35	SQ.MT
3. BUILDING NO. 35		=	667.19	SQ.MT
4. BUILDING NO. 36		=	563.56	SQ.MT
5. BUILDING NO. 18		=	718.63	SQ.MT
6. PRO-RATA SHARE		=	NIL	
7. INT. ACCESS ALLOTTED TO SOC.		=	2716.94	SQ.MT
8. Y.P. SHARE		=	NIL	
9. SCHEME OPEN SPACE (BLDG NO.35)		=	84.40	SQ.MT
10. BUILDING NO. 39		=	722.45	SQ.MT
TOTAL -I		=	17541.98	SQ.MT
b. LESS :- PLOTA AREA OF STAND ALONE BUILDINGS (AS PER APPROVED PLAN U/No.)				
1. BUILDING NO. 2 CE/6659/BPES/AM Dt. 13/01/2015		=	733.75	SQ.MT
2. BUILDING NO. 14 CE/6747/BPES/AM Dt. 14/01/2015		=	720.25	SQ.MT
3. BUILDING NO. 23 CE/6736/BPES/AM Dt. 13/01/2015		=	724.53	SQ.MT
4. BUILDING NO. 37 CE/6746/BPES/AM Dt. 13/01/2015		=	571.24	SQ.MT
5. BUILDING NO. 39 CE/6731/BPES/AM Dt. 14/01/2015		=	722.45	SQ.MT
6. R.G. AREA		=	546.04	SQ.MT
7. SCHEME OPEN SPACE (TO BLDG NO.35)		=	84.40	SQ.MT
TOTAL -II		=	4102.66	SQ.MT
C. PLOT AREA AS PER MHADA OFFER LETTER / MHADA NOC (TOTAL I-II) (17541.98 - 4122.66)			13439.32	SQ.MT.



BLOCK PLAN

SCALE - 1:500

LOCATION PLAN

SCALE:- 1:4000

PROFORMA 'A'

A	AREA STATEMENT			SQ.MTS.
Total Permissible BUA as per MHADA NOC for the scheme (21 Bldgs.) U. No. COMB/REE/NOC/F-629/687/2017 Dated- 18.05.2017 is 61257.80 Sq.mt.				
1	AREA OF PLOT			13439.32
2	DEDUCTIONS FOR a) ROAD-SET BACK AREA b) PROPOSED ROAD c) ANY RESERVATIONS (Sub-plot) d) % Amenity Space as per DCR 56/57 (Sub-plot)			Nil - -
3	Balance area of plot (1 Minus 2)			13439.32
4	Deduction for 15% Recreational Ground/10% Amenity Space (if deductible for ind)			-
5	Net area of plot (3 minus 2)			13439.32
6	Additions for floor space index 2(a) Additional area from MHADA(Internal access road allotted to society as tit bit land 2(b) Scheme open space as per MHADA 2(c) 100% for Set-Back (restricted to 40% or 80% of "3" above			- - -
7	TOTAL AREA (5 plus 6)			13439.32
8	Floor Space Index Permissible			2.50
9	9a) Floor Space Index Credit Available by Development Righis as per DCR 33/5			-
	Additions for floor space index 9(b) 0.33 F.S.I. permissible			NIL
10	Permissible Floor Area (7 x 8) ABOVE			33,598.30
11	ADDITIONAL BUA AS PER MHADA NOC/OFFER LETTER			
a.	FSI R6 Plot as per MHADA NOC (Balance Area)	542.36		
b.	FSI allotted from Hon. VP/A quota	3750.00		
c.	Prorata FSI @57.10 Sqmt/ Member as per MHADA OFFER LETTER 18 CHS X 12 TENA. + 228 TENANT X 54.85 SQMT = 13008.60 BUILDING NO. 18 PRO-RATA = 685.20 Sq.mt. @ 57.10 Sq.mt. / member as per MHADA NOC	13008.60		
d.	As per MHADA offer letter dated 2/02/2017 Additional FSI allotted = 1678.00 Sq.mtr. FSI to be used in proposed bldg. = 750 Sq.mtr. Balance additional FSI = 928.00 Sq.mtr. to be used in - Bldg. no.14 (CE/6747/BPES/AM) = 890.00 Sq.mtr Sale Bldg. no. 2 (CE/6680/BPES/AM) = 38.00 Sq.mtr	38.00		17338.96
12	TOTAL PERMISSIBLE AREA (10 +11)			50937.26
13	PERMISSIBLE FUNGIBLE AREA (50937.26 x 35 %)			17828.04
14	APPROVED BUILT UP AREA			68765.30
15	APPROVED BUILT UP AREA	BLDG -1	BLDG -2	TOTAL
	BUILT UP AREA	21609.28	29273.81	50883.09
	FUNGIBLE BUA	7563.25	10245.83	17809.08
	TOTAL APPROVED BUA	29172.53	39519.64	68692.17
16	PROPOSED BUILT UP AREA	APPROVED IN BLDG-1	PROPOSED IN BLDG-2	TOTAL
	BUILT UP AREA	21609.28	29210.01	50819.29
	FUNGIBLE BUA	7563.25	10223.50	17786.75
	TOTAL PROP. BUA	29172.53	39433.51	68606.04
17	F.S.I. CONSUMED ON NET HOLDING			5.10
D	TENEMENT STATEMENT			
i)	PROPOSED AREA (ITEM 16 ABOVE)			68606.04
ii)	LESS DEDUCTION OF NON- RESI. AREA (COMMERCIAL)			0.00
iii)	AREA AVAILABLE FOR TENEMENT [(i) MINUS (ii)]			68606.04
iv)	TENEMENT PERMISSIBLE (DENSITY OF TENEMENTS /HECTRE)			3087
v)	TENEMENT PROPOSED	303	407	710
iv)	TENEMENT EXISTING	-	-	-
	TOTAL TENEMENTS ON THE PLOT	303	407	710
E	PARKING STATEMENT	-	-	-
1	PARKING REQD. BY REGULATION FOR	-	-	-
	CAR	346	441	787
	SCOOTER / M.CYCLE	-	-	-
	OUTSIDES / VISITERS	-	-	-
2	PRAKING PROVIDED FOR	-	-	-
	CAR	316	617	933
	SCOOTER / M.CYCLE	-	-	-
	OUTSIDES / VISITERS	-	-	-
3	TOTAL PARKING PROVIDED	316	617	933

BOUNDARY OF PLOT SHOWN THICK BLACK
PROPOSED WORK SHOWN RED WASH
RECREATION GROUND SHOWN GREEN WASH
LAYOUT ROAD SHOWN BURNT SIENNA

Note :-
1. All Dimensions are in meter
2. Scale use
a) Floor Plan = 1:100
b) Block Plan = 1:500
c) Location Plan = 1:2500
3. The plans are proposed as per the providing regulation and circular issued by MCGM and MHADA time to time.
4. Guidelines issued in ECDB follows.
5. The Arithmetical calculation check by me and found correct.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 25/05/2013 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE 13439.32 SQ.M. (THIRTEEN THOUSAND FOUR HUNDRED & THIRTY NINE POINT THIRTY TWO SQ.MT.) AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS

SIGNATURE OF ARCHITECT

FULL OCCUPATION FOR WING- "A" To "G" COMPRISING OF 2 LVL. BASEMENTS + STILT + LOWER 1ST + 1ST TO 15TH UPPER FLOORS IS HEREBY GRANTED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER

PROFORMA 'B'

CONTENTS OF SHEET

BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION
R.G PLOT AREA DIAGRAM & CALCULATION, BUA STATEMENT & TENEMENT STATEMENT
PARKING STATEMENT

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT OF BUILDING NO 2, 14, 16, 17, 18,19, 20 TO 24, 28 TO 33, 35, 36, 37 & 39 ON LAND BEARING CTS NOS.49(PT), 54, 45, 56, 58(PT) AT VILLAGE CHEMBUR, SAHAKAR NAGAR -1, CHEMBUR, MUMBAI 4000 71

NAME OF OWNER	SIGNATURE
M/S. GODREJ LANDMARK REDEVELOPERS PVT. LTD.	

NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE
aakar ARCHITECTS&CONSULTANTS GR. FLR, SATYANARAYAN PRASAD COMMERCIAL CENTRE, DAYALDAS RD., VILE PARLE (E), MUMBAI. 400 057. Ph:-022-2612 9933/ 44/ 55/ 66. www.aakararchitect.org	AMEET PAWAR CA/2004/34543

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL OF PLANS

Accepted as completion plans as compainments of acceptance of O.C.C. by this office letter under No. MHADA/ - 227/1641/2018 Date:- 31 DEC. 2018
EE(BP)/GM/MHADA

NORTH	DRAWN BY	JOB NO.	PATH:-
	SADANAND	3007	D:\ASHISH\Elements BP\Job No.3007-Godrej Properties - SN -1\ 02 Rmc drawings\01 B.M.C. PROPOSALS\02 F.s.i. ZIP FOR D.C.\SALE\ (2018-12-09) SN-1 Sale Bldg Full OC Proposal