TABLE "A"

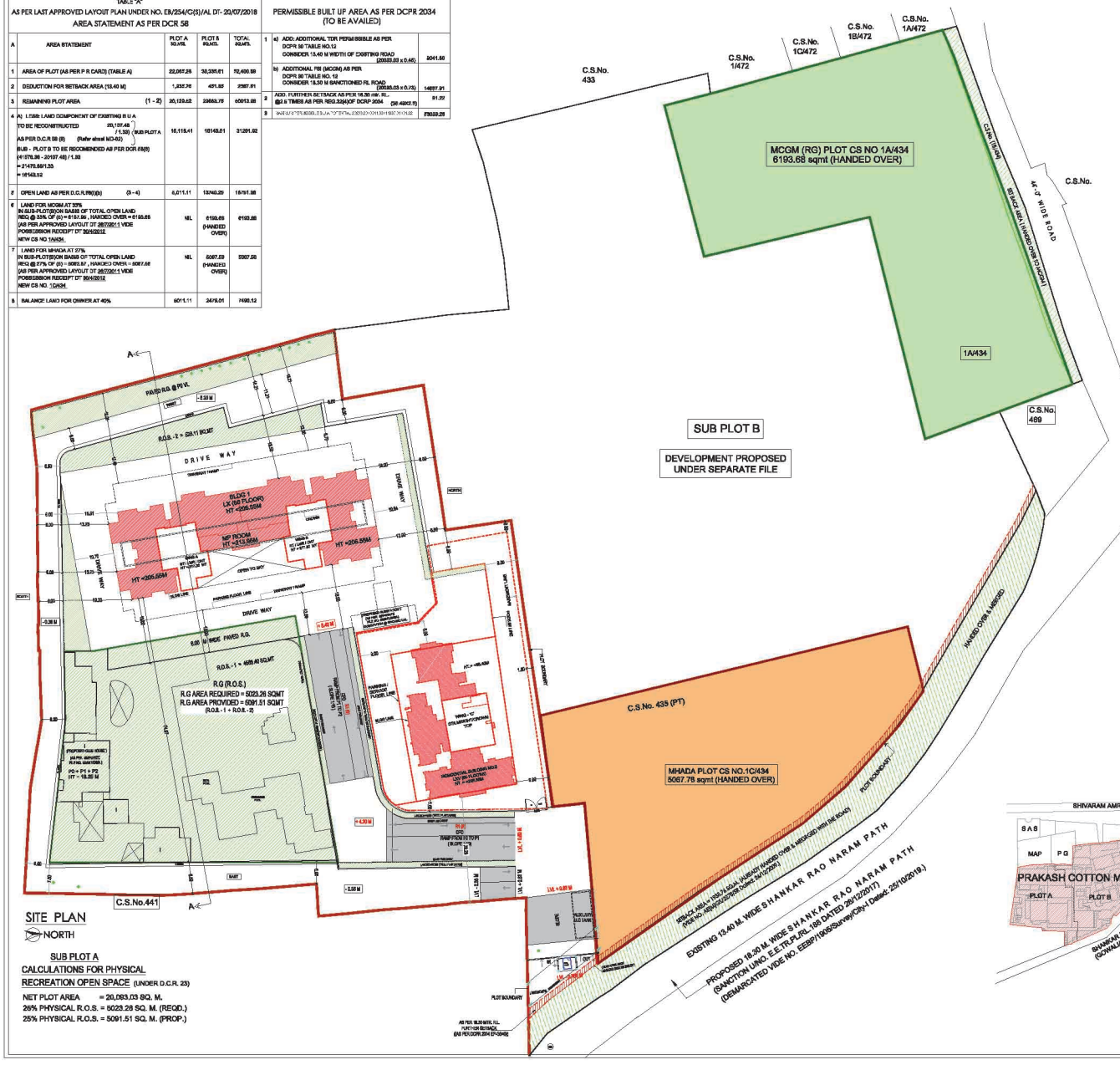
AS PER LAST APPROVED LAYOUT PLAN UNDER NO. EB/254/G(S)/AL DT- 20/07/2018

AREA STATEMENT AS PER DCR 58

A	AREA STATEMENT	PLOT A SQ.MTS.	PLOT B SQ.MTS.	TOTAL SQ.MTS.
1	AREA OF PLOT (AS PER P R CARD) (TABLE A)	22,067.28	30,330.61	52,400.89
2	DEDUCTION FOR SETBACK AREA (19.40 M)	1,332.76	451.85	2787.61
3	REMAINING PLOT AREA (1 - 2)	20,123.52	29878.79	50013.28
4	A) LESS: LAND COMPONENT OF EXISTING S U A TO BE RECONSTRUCTED 20,157.48 / 1.33 (SUB PLOT A) AS PER D.C.R 58 (9) (Refer sheet NO-02) SUB - PLOT B TO BE RECOMMENDED AS PER DCR 58(9) (41976.28 - 20107.48) / 1.33 = 21470.59/1.33 = 16143.52	15,115.41	16143.51	31261.92
5	OPEN LAND AS PER D.C.R.R58(1)(a) (3 - 4)	5,011.11	13735.28	18746.39
6	LAND FOR MCGM AT 35% IN SUB-PLOT(B)ON BASIS OF TOTAL OPEN LAND REQ @ 35% OF (5) = 6193.64 , HANDED OVER = 6193.68 (AS PER APPROVED LAYOUT DT 26/7/2011 VIDE POSSESSION RECEIPT DT 30/4/2012 NEW CS NO 1A/434.	NIL	6193.68 (HANDED OVER)	6193.68
7	LAND FOR MHADA AT 27% IN SUB-PLOT(B)ON BASIS OF TOTAL OPEN LAND REQ @ 27% OF (5) = 5067.47 , HANDED OVER = 5067.58 (AS PER APPROVED LAYOUT DT 26/7/2011 VIDE POSSESSION RECEIPT DT 30/4/2012 NEW CS NO 1C/434.	NIL	5067.58 (HANDED OVER)	5067.58
8	BALANCE LAND FOR OWNER AT 40%	5011.11	2479.01	7490.12

PERMISSIBLE BUILT UP AREA AS PER DCPR 2034 (TO BE AVAILED)

1	a) ADD: ADDITIONAL TDR PERMISSIBLE AS PER DCPR 30 TABLE NO.12 CONSIDER 13.40 M WIDTH OF EXISTING ROAD (20093.03 x 0.46)	9241.60
	b) ADDITIONAL FSI (MCGM) AS PER DCPR 30 TABLE NO. 12 CONSIDER 18.30 M SANCTIONED FSI ROAD (20093.03 x 0.73)	14697.91
2	ADD. FURTHER SETBACK AS PER 18.30 mtr. RL. @4.5 times AS PER REG.33(4)OF DCRP 2034 (36.48X2.5)	91.20
3	[illegible]	23029.29



SUB PLOT A

CALCULATIONS FOR PHYSICAL RECREATION OPEN SPACE (UNDER D.C.R. 23)

NET PLOT AREA = 20,093.03 SQ. M.

25% PHYSICAL R.O.S. = 5023.26 SQ. M. (REQD.)

25% PHYSICAL R.O.S. = 5091.51 SQ. M. (PROP.)

PROFORMA -A-

A	AREA STATEMENT (APPROVED VIDE: EB/254/GS(S)/AL DT:20/01/2021)	PLOT A SQ.MTS.
	AREA OF PLOT (AS PER P R CARD) (TABLE A)	22,067.28
2	DEDUCTION FOR SETBACK AREA	
	a) AS PER 13.40M(TR. R.L. (PRO TRAN-SFERRED IN THE NAME OF MCGM)	1332.76
	b) AS PER 18.30M(TR. R.L. FURTHER SETBACK (AS PER DCPR 2034) DEMARCATION DATED : 25/10/2019	36.48
3	REMAINING PLOT AREA (1 - 2)	20093.03
4	A) LESS: LAND COMPONENT OF EXISTING S U A TO BE RECONSTRUCTED 20,157.48 / 1.33 (SUB PLOT A) AS PER D.C.R 58 (9)	15,115.41
5	OPEN LAND (3 - 4)	4974.62
6	LAND EARMARKED FOR MCGM AT 35% IN SUB-PLOT(B)ON BASIS OF TOTAL OPEN LAND	NIL
7	LAND EARMARKED FOR MHADA AT 27% IN SUB-PLOT(B)ON BASIS OF TOTAL OPEN LAND	NIL
8	BALANCE LAND FOR OWNER AT 40% REF : TABLE "B"	4974.62
	PERMISSIBLE FSI FOR OWNER	
9	BALANCE LAND FOR OWNER - 40%	4974.62
10	LESS : AMENITY OPEN SPACE AS PER DCPR. 14(A) AS PER POLICY CIRCULAR DATED 24/01/2019	N.A.
11	NET AREA OF PLOT (9 - 10)	4974.62
12	ADD : SET BACK AREA UNDER D.C.R.33(1) (PRO TRANSFERRED IN THE NAME OF MCGM)	1332.76
13	ADD : LAND COMPO. FOR RECONSTRUCTION UNDER D.C.R.58(9) / DCPR 33(9)(a)	15,115.41
14	F.S.I. OF LAND EARMARKED FOR M.C.G.M. UNDER D.C.R.-58(1)(b)	N.A.
15	TOTAL AREA (11 TO 14)	23423.79
16	= F S I PERMISSIBLE	1.33
17	PERMISSIBLE B. U. A	23296.29

B	BALCONY AREA STATEMENT	
1	PERMISSIBLE BALCONY AREA PER FLOOR	N.A.
2	PROPOSED BALCONY AREA PER FLOOR	
3	EXCESS BALCONY AREA PER FLOOR	
C	TENEMENT STATEMENT	
1	AREA FOR TENEMENTS (1-2)	N.A.
2	LESS DEDUCTION OF PROPORTIONATE PLOT FOR NON - RESI. USER	
3	AREA FOR TENEMENTS (1-2)	
4	TENEMENTS PERMISSIBLE / 100ACRE	
5	TENEMENTS EXISTING	
6	TENEMENTS PROPOSED	
7	TOTAL TENEMENTS (5 + 6)	
D	PARKING STATEMENT	
1	PARKING REQUIRED BY RULES	
2	GARAGES EXISTING	
3	GARAGES PROPOSED	
4	TOTAL PARKING PROVIDED	
E	LOADING & UNLOADING STATEMENT	
1	LOADING & UNLOADING REQUIRED	
2	TOTAL LOADING & UNLOADING PROVIDED	
3	PARKING FOR TRANSPORT VEHICLES	

NOTES

-BOUNDARY OF THE PLOT SHOWN IN BLACK.	
-BOUNDARY OF THE SUB-PLOT SHOWN IN RED	
-PROPOSED WORK SHOWN PINK WASH.	
-RECREATION OPEN SPACE (PHYSICAL) AS PER DCR -23 (a) SHOWN GREEN WASH.	
-AREA UNDER SET BACK SHOWN IN DOTTED GREEN.	
-AREA UNDER FURTHER SET BACK SHOWN IN BROWN.	
-STRUCTURES TO BE DEMOLISHED SHOWN IN YELLOW DOTTED	
-DRAINAGE LINE SHOWN IN YELLOW.	
TREE TO BE RETAINED	

CERTIFICATE OF AREA

CERTIFIED THAT THE SUB PLOT A OF APPROVED LAYOUT UNDER REFERENCE WAS SURVEYED BY 15/12/2004 AND THE DIMENSIONS OF BOUDS ETC. OF PLOT STATED ON PLAN AS PER MEASURED ON SITE AND THE AREA SO WORKED OUT IS 20,093.03SQ. M.

PROFORMA -B- | 7TH AMENDED BMC MD-01

CONTENTS OF SHEET

LOCATION PLAN

BLOCK PLAN

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

B.M.C FILE NO. EB/254/GS/AL

THIS PLAN DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED APPROVED SUBJECT TO CONDITIONS MENTIONED IN THE OFFICE LETTER UNDER NO. EB/254/GS/AL

S.E.(B.P.) CITY-X

A.E.(B.P.) CITY-VI

E.E.(B.P.) CITY-I

ATUL BHALCHANDRA KULKARNI

DY.CH.E.B.P(CITY)

SCALE	DATE	NORTH	BY
1 : 500	MARCH 2021		KETAN
JOB No.	SN/281		

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED AMENDED LAYOUT / SUB DIVISION OF SUB PLOT 'A' OF PROPERTY BEARING C.S. Nos.434 (OLD C.S.Nos.1/433, 434, 435, 1/435, 470, 471, 472) OF LOWER PAREL DIVISION, SITUATED AT SHANKAR RAO NARAM PATH, (GOWALIA CHAWL LANE), LOWER PAREL, MUMBAI.

DIGITAL SIGN OF THE OWNER

Kamal Khemani

Digitally signed by Kamal Khemani
DN: c=Kamal Khemani, o=Raheja Universal Pvt Ltd., ou=Architecture, email=kamal.khemani@rahejauniversal.com, c=IN
Date: 2021.04.08 12:05:54 +05'30'

NAME OF THE OWNER

M/s PRAKASH COTTON MILLS PVT.LTD

DIGITAL SIGN OF ARCHITECTS

Parag Parekh

Digitally signed by Parag Parekh
DN: c=Parag Parekh, o=JPP, ou=admin, email=parag.jpp@gmail.com, c=IN
Date: 2021.04.08 12:06:28 +05'30'

NAME AND ADDRESS OF ARCHITECTS

J. P. PAREKH & SON
ARCHITECTS
3/150, PARIMAL JAIN SOCIETY,SION (W), MUMBAI-400 022.
TEL: 24093393/94 . FAX: (022)24092644