

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. EB/1763/GS/AL

To,
Shashank Mehendale & Associates
Licensed Surveyor,
Plot No. 103-A, Ganga Lahari
P.N. Road, Shivaji Park
Mumbai - 400 016.

12/5/11-2014
Ex. Eng. Bldg. Proposal (City) - I
E Ward, Municipal Office, 3rd Floor,
10, St. K. Hafeezuddin Marg, Byculla,
Mumbai - 400 008

Sub: Proposed amended layout for the plot bearing
C.S.No.1/136, 1-H/136, 1-I/136 of Lower Parel
Division abutting to Manjrekar lane and Dr. E
Moses Road, Lower Parel, Mumbai for M/s.
Provenance Land Pvt. Ltd.

Ref : Your letter dated 5.9.2014.

Sir,

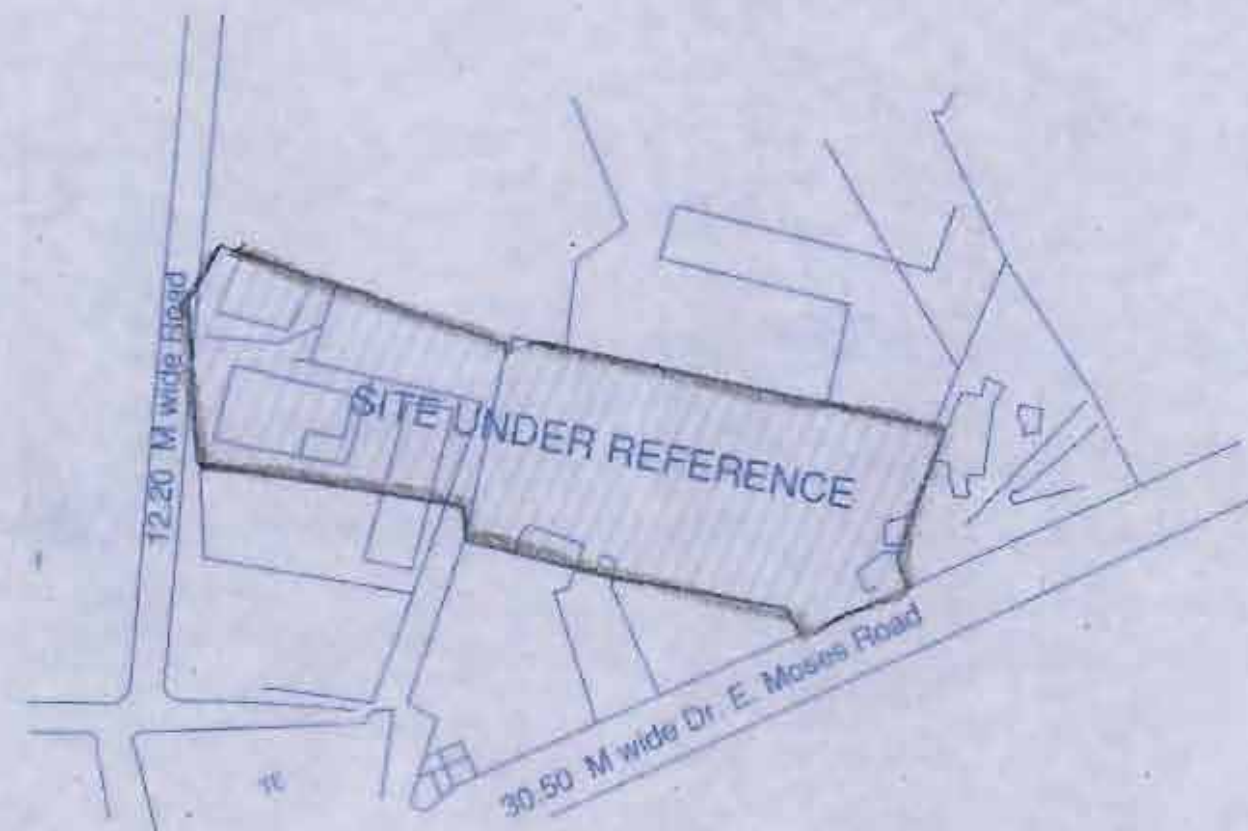
With reference to above referred subject, by directions, this is to inform you that amended layout plan for the above mentioned proposal is hereby approved. The amended layout for utilization of layout road F.S.I. benefit on plot 'B' (C.S. No. 1/H/136 of Lower Parel Division) is hereby approved as U.D. Department, Govt. of Maharashtra has granted additional F.S.I. admeasuring 3500 Sq.Mt. on plot 'A'. The amended layout for Phase II is approved subject to the following conditions:

1. That all the terms & conditions registered under No.BBE-2-4766/I-2006 dated 17.05.2006 shall be complied with.
2. That all the conditions mentioned in the amended layout/ amalgamation/ subdivision letter under even no. dated 05.03.2011, 26.7.2011 and 1.8.2013 shall be complied with.
3. That all the conditions mentioned in release letter of D.P. under No.CHE/878/DPC dated 16.09.2010 shall be complied with.
4. That 5% amenity space F.S.I. benefit of area admeasuring 862.17 Sq.Mt. shall be allowed on sub Plot 'B' on receipt of approval from D.P. Deptt. only.

A set of plan is returned herewith as a token of approval.

Yours faithfully,

[Signature] 14/11/14
+ Dy.Chief Engineer,
Building Proposals(City).



LOCATION PLAN
SCALE - 1:2500

Approved Amended Subject to Condition Mentioned
in the File No. EEBP/1763/AS/AL dt: 15/11/2014

Asst. Eng./Ex. Eng. Bldg. Proposal (City)
Municipal Corporation of Greater Mumbai

RG PROVISIONS					
	Balance Plot area (sq.m.)	25 % physical RG Required	RG Provisions	RG location	Rg areas provided (sq.m.)
PLOT A	10397.75	2790.85	1	Plot A Gr. Level	1672.10
			2	Plot A Gr. Level	549.88
			3	Plot A Gr. Level	117.32
			4	at hotel podium level 7TH TOP	451.55
PLOT B	4069.37	1017.29	5	Plot B Gr. Level	1017.29
LAYOUT ROAD	1914.12	287.12	6	Layout road Gr. level	266.42
			7	Layout road Gr. level	20.70
TOTAL 25% RG REQUIRED = 4095.26 SQ.M.					
R.G. PROVIDED AT GROUND LEVEL = 3643.71 SQ.M. (1672.10 + 549.88 + 117.32 + 1017.29 + 266.42 + 20.70)					
R.G. PROVIDED AT HOTEL PODIUM LEVEL = 451.55 SQ.M.					

Proforma A						
Sr. no.	DESCRIPTION	Plot A (hotel plot) in sq. mt	Plot B (residential plot) in sq. mt	V (Layout road) in sq. mt	VI (in sq. mt)	VII (Total (III+IV+V+VI) in sq. mt)
1	Area of plot	10945	4283.35	2014.87		17243.42
2	Deduction for					
a.	Road Setback					
b.	Proposed D.P. Road					
c.	Any Reservation (5% amenity area required=862.17)	547.25	214.18	100.74		862.17
3	Total (a+b+c)	547.25	214.18	100.74		862.17
4	Balance plot area (1-3)	10397.75	4069.37	1914.12		16381.25
5	Deduction for R.G. 25%	1359.66	610.41	287.12	2457.19	2457.19
6	Net plot area (4-5)	8838.09	3458.97	1627.00		13924.06
7	Addition for FSI					
7a.	b. Proposed layout road		1627.00			1627.00
7b.	c. Any Reservation (5% amenity area required=862.17sq. mt.)					
8	Total Area (6+7a+7b)	8838.09	5085.97			13924.06
9	Permissible FSI 1.33	11754.66	6764.34			18519.00
10	Additional FSI approved earlier	5733.19				5733.19
11	Further Additional FSI approved	3500.00				3500.00
12	Total Permissible FSI (9+10+11)	20987.85	6764.34			27752.18
13	Existing approved retained R.G.A.	19265.00	4600.43			23865.43
14	Proposed B.U.A.	1722.85	2163.91			3886.76
15	Total Proposed BUA (12+13)	20987.85	6764.34			27752.18

PROFORMA - B

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN

STAMP OF DATE OF
APPROVAL OF PLANSTAMP OF DATE OF
SUBMISSION OF PLAN

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT IS 17243.42 SQ.M. & TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TV SCHEDULE A/EARLS.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED AMENDED LAYOUT / SUB-DIVISION PLOTS BEARING C.S.NO. 1/136.1H/136.1I/136 OF LOWER PANEL DIVISION/G/ SOUTH WARD (FOR M/S. PROVENANCE LAND PVT. LTD.) SITUATED AT DR. E. MOSES ROAD, LOWER PANEL, G SOUTH, MUMBAI.

SIGNATURE & NAME OF OWNER

FOR PROVENANCE LAND PVT. LTD. For Provenance Land Pvt. Ltd.

SHRI ADARSH JATIA

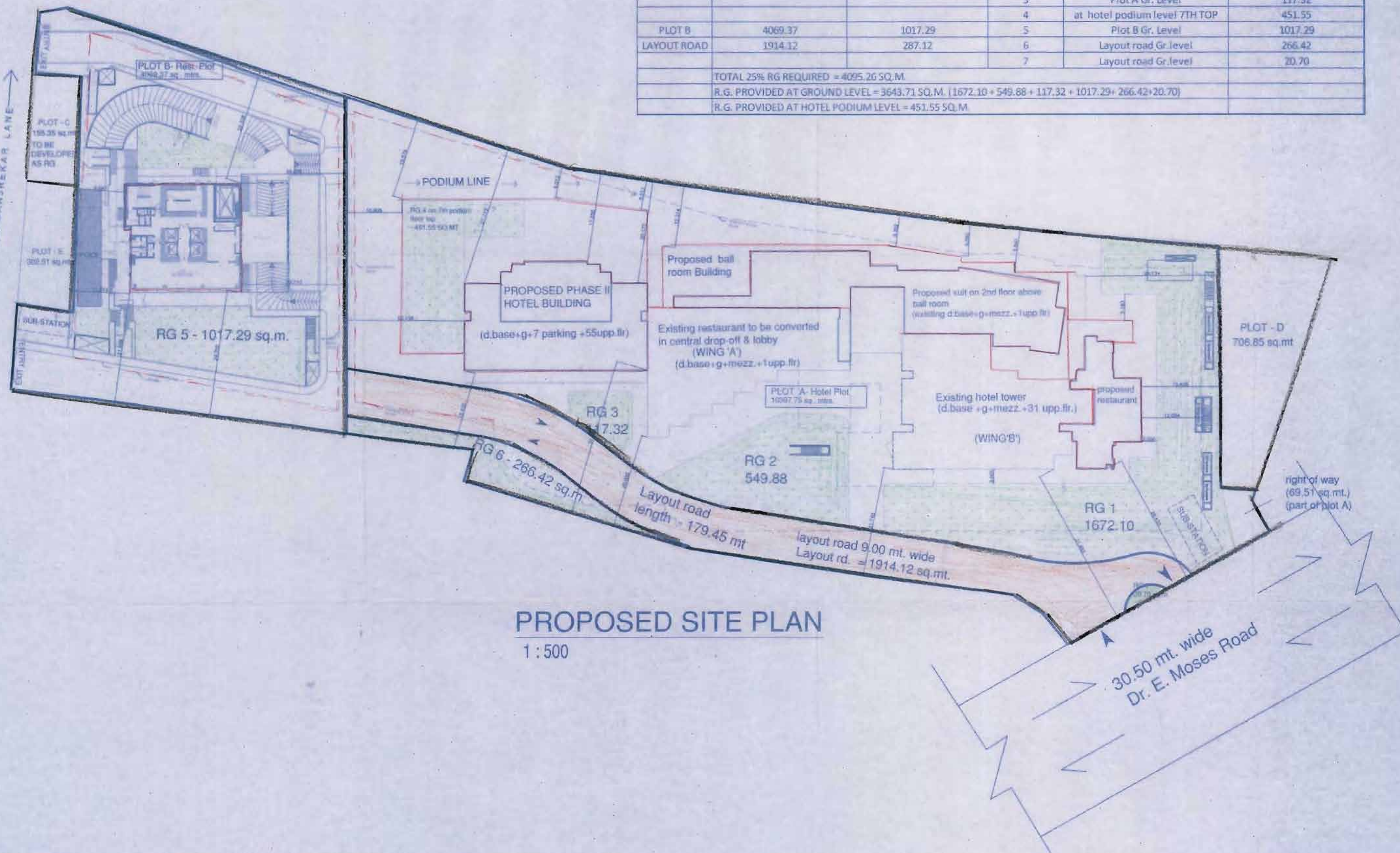
DRG. NO. 1
DRAWING BY s. Prathap
DATE 29/07/2014

NORTH
M/S SHASANK MEHENDALE & ASSOCIATES
LICENSED SURVEYOR

163/A, CHANDOLAPARKING FLOOR
PANDURANG NAIK MARG,
SHIVAJI PARK,
MUMBAI - 400 018.



SHASANK MEHENDALE
PANDURANG NAIK MARG,
SHIVAJI PARK,
MUMBAI - 400 018.



PROPOSED SITE PLAN

1:500

