

				DCR	1991					DCPR	2034		
		Plot			1	lot B		Plo			Plot B		
Sr. No.	Details	M ill Plot	M CGM Passage		Oricon	ПОТВ		M ill Plot	M CG M Passage		Oricon		
			area						area		Cess	Non Cess	
	Plot area Gross (Bharat + Poddar)							43,603.27	472.00		7,322.95	487.29	
	Deduction For							770.00					
	Road set-back area							779.98	-		-	-	
	Proposed Road Any Subdivision Approved							-	-		-	-	
	Lessee							-	-		-	-	
	Chawl Outside Mill Property							-	-		-	-	
f	Area to Retain for Mill Activity & Modernization							-	-		-	-	
g 3	Total (2+3+4+5+6+7) Net plot (1-8)							779.98 42,823.29	472.00		7,322.95	487.29	
	Existing Buit up area							47,407.93	472.00		7,322.93	407.23	
	Built up area transferred							-	-		-	-	
	Total existing Built up area							47,407.93	-		-	-	
	Land component of existing Built Up area 4 b above Open land/Balance Potential for Sharing (3-5)						1.33	35,645.06 7,178.23	-		-	-	
	Owner 40% of (5)						0.40	2,871.29	-		-	-	
	MCGM 33% of (5)						0.33	2,368.82	-		-	-	
	MHADA 27% of (5)						0.27	1,938.12	-		-	-	
	MCGM Passge Area D1								350.00				
e 7	MCGM Passge Area D2 Net Plot (3-6(b)-6(c))							38,516.35	122.00		_		
,	Net Land Available for Development							38,516.35	472.00		7,322.95	487.29	
	15% RG to be deducted from owners share on 6 (a)						-	-	-		-	-	
	Additions for FSI Base FSI						1 22	51,226.75	-			C49.10	
	Development right of MCGM plot at 6(b) above						1.33		-		-	648.10	
	MHADA TDR (1938.12 X 2.5)						2.50	4,845.31					
	Set Back at 2(a) above						2.50	1,949.95					
	Premium FSI (0.84 x Net Plot)						0.84	2,649.42		2.00	24.060.05		
Г	Cess Plot FSI as per DCr 33(7) Total (a+b+c+d+e+f)							63,821.95	-	3.00	21,968.85 21,968.85	648.10	
10	· ` `							63,821.95			22,616.95	0.0.20	
		EB/5918	/GS/A	СН	IE/CTY/0654/G	/S/337(NEW)		EB/5918/GS	5/A	CHE	E/CTY/0654/G/S/	/337(NEW)	
12	Proposed Residential Net Built Up Area	60,597.32						3,223.93					
13	Proposed Rehab & M HADA Net Area												
	Proposed Rehab residential Net area	-			6,	431.72		-					
	Proposed Rehab Shop Netarea	-				629.66		-					
	Proposed Mhada Residential Net area	-			1,	237.06		-					
	Total (13a + 13b + 13c)	-			8,	298.44		-					
	Proposed Sale Net Area												
	Proposed Sale Residential Net area				1,	953.85		-					
	Proposed Sale Commercial Net area				5,	706.47		-					
	Total (14a + 14b)	_			7	660.32		_					
	Total Net Built Up Area Proposed (14d+15d)	60,597.32				958.76		3,223.93					
	Total Net Balle of Med Troposed (274-254)		Alls OF FSL	ΔνΔιιει	<u>, </u>	OF DCR 1991 &	31/3) OF D						
	Fungible Built-up Area Component Proposed vide DCR 35(4) &	521					1						
	DCPR 31(1) FOR Rehab & MHADA Area												
	Fungible Built-up Area Component Proposed vide DCR 35(4) & DCPR 31(1) FOR Rehab Residential or < (13a X 0.35)	_			1	947.78							
	Fungible Built-up Area Component Proposed vide DCR 35(4) &	-			1,	547.76		-					
	DCPR 31(1) FOR Rehab Shop Fungible area or < (13b X 0.20) / <												
	(12b X 0.35)	-				93.69		-					
	Fungible Built-up Area Component Proposed vide DCR 35(4) & DCPR 31(1) FOR MHADA Residential or < (13c X 0.35)	_				127.13		_					
	Total (16a + 16b + 16c)					168.60		_					
	Fungible Built-up Area Component Proposed vide DCR 35(4) &	-			Σ,	108.00		-			-		
	DCPR 31(1) FOR Sale Area												
	Fungible Built-up Area Component Proposed vide DCR 35(4) &												
	DCPR 31(1) FOR Residential or < (12 X 0.35) Fungible Built-up Area Component Proposed vide DCR 35(4) &					-					-		
	DCPR 31(1) FOR Sale Residential or < (14a X 0.35)	19,457.85				-		2,733.82			_		
	Fungible Built-up Area Component Proposed vide DCR 35(4) &	, .57,103						_,. 55.62					
	DCPR 31(1) FOR Sale Commercial or < (14b X 0.35)/ < (14b X 0.35)	-				-		-					
	Total (17a+ 17b + 17c)	19,457.85				-		2,733.82					
18	Total Fungible BUA Proposed (16d+17d)	19,457.85			2,	168.60		2,733.82			-		
	Total Gross Built-up Area Proposed (14+17)	80,055.17			18.	127.36		5,957.75			-		
	Total Gloss Built-up Alea Proposeu (14+17)	00,000.27						-,					

CONTENTS OF SHEET

BLOCK PLAN & LOCATION PLAN, TABLE A

STAMP OF DATE OF APPROVAL OF PLAN

Part occupation certificate granted for wing 'A' comprising of 02 level of common basement + stilt + 04 floors for podium + 5th to 46th (part) upper floors for residential users with total height of 162.70mt. from general ground level up to top of terrace level and wing 'B' comprising of 02 level common basement + stilt + 04 floors for podium + 5th to 50th (part) upper floors for residential user with total height of 177.10 mt from general ground level up to top of terrace level on date 15.09.2018 and for

to 46th (part) upper floors for residential users with total height of 162.70mt. from general ground level up to top of terrace level and wing 'B' comprising of 02 level common basement + stilt + 04 floors for podium + 5th to 50th (part) upper floors for residential user with total height of 177.10 mt from general ground level up to top of terrace level on date 15.09.2018 and for wing 'C' comprising of 02 level basement + Stilt + 1st to 6th podium floor + 7th to 47th upper floors with total height 176.80 mt. from general ground level on dated 23.01.2019. Further, part occupation certificate for wing 'C' from 48th to 55th upper floors and part occupation certificate for wing 'D' comprising of 2 level basement + stilt + 1st to 6th floors for podium + 7th to 30th upper floors with total height of 116.70mt. from general ground level for Residential users is granted on 13.03.2020. Further, part occupation certificate for 8th to 12th, 31st and 32nd (pt) upper floor of wing 'D' and club house on 16.08.2021.

Now, amended cum part occupation certificate for 4th floor of wing 'A' and 'B' subject to condition mentioned in accompanying letter U/no. EB/5918/GS/A.

$\mathbf{D} \mathcal{U} \mathbf{U} \mathbf{U} \mathbf{V} \mathbf{V} \mathbf{U} \mathbf{V}$
.P.(CITY - I)
-

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE IS GOT SURVEYED THROUGH SURVEYING AGENCY TO ASCERTAIN THE CORRECTNESS OF THE AREA MENTIONED IN THE PROPERTY CARD THE SAID SURVEY HAS BEEN CARRIED OUT ON THE BASIS OF THE BOUNDARIES OF THE PROPERTY SHOWN BY THE OWNERS. THE SAID AREA AS PER SURVEY NOW WORKS OUT TO 51885.51 SQ.MTS.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED JOINT DEVELOPMENT LAYOUT ON PLOT BEARING C.S.NO.128, 129,

130, & 131,132 & 1/132, 133 (PT) OF LOWER PAREL DIVISION, GANAPTRAO KADAM MARG, G/SOUTH WARD, MUMBAI.

NORTH

JOB. NO.

DRG. NO.

DRAWN BY

L1/28

SCALE

DATE

CHECKED BY

1:500

REVISIONS

DESCRIPTION:

NAME OF THE OWNER

JOINT DEVELOPMENT BY.

M/S. INDIABULLS INFRAESTATE LTD.

PURAV KIRAN ACHARYA

M/S. ORICON PROPERTIES PVT. LTD.

NAME AND ADDRESS OF DESIGN ARCHITECT
ANUPAM DE & ASSOCIATES

804/5/6,KAILASH COPORATE LOUNGE,
VEER SAVARKAR ROAD,PARK SITE,
VIKHROLI (WEST) MUMBAI 400079.

NAME AND ADDRESS OF LICENSED SURVEYOR (L.S)



B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 4000 080 **SIGNATURE**