LOCATION PLAN

SCALE - 1:2500
F/SOUTH I & III

N

RG AREA SUMMARY		
R.G NO. 1 (ON GROUND)	3862.87	SQ.MT
R.G NO. 2 (ON PODIUM)	3217.87	SQ.MT
R.G NO. 3 (ON PODIUM)	7032.84	SQ.MT
R.G NO. 4 (ON GROUND)	1880.14	SQ.MT
R.G NO. 5 (ON PODIUM)	4541.69	SQ.MT
R.G NO. 6 ADD 10% (ON GROUND)	2260.31	SQ.MT
R.G NO. 7 (ON PODIUM)	4014.07	SQ.MT
R.G NO. 8 (ON GROUND)	706.86	SQ.MT
R.G NO. 9 (ON GROUND)	1030.09	SQ.MT
TOTAL	28546.74	SQ.MT
REQUIRED	24579.98	SQ.MT

PARKING STATEMENT (RESIDENTIAL) ONE ICC				
FLOOR	PARK REQD	NO OF FLATS	PERM PARK	
BELOW 35.00 SQ.MT	1FOR 4 FLATS			
35.00 TO 45.00 SQ.MT	1 FOR 2 FLATS			
45.00 TO 70.00 SQ.MT	1 FOR 1 FLATS			
ABOVE 70.00 SQ.MT	2 FOR 1 FLATS	197	394	
TOTAL		197	394	
25% FOR VISITORS PARKING			99	493
TOTAL PARKING REQD		=	493	NOS --- [1]

PARKING STATEMENT (RESIDENTIAL) TWO ICC				
FLOOR	PARK REQD	NO OF FLATS	PERM PARK	
BELOW 35.00 SQ.MT	1FOR 4 FLATS			
35.00 TO 45.00 SQ.MT	1 FOR 2 FLATS			
45.00 TO 70.00 SQ.MT	1 FOR 1 FLATS	7	7	
ABOVE 70.00 SQ.MT	2 FOR 1 FLATS	333	666	
TOTAL		340	673	
25% FOR VISITORS PARKING			168	841
TOTAL PARKING REQD		=	841	NOS --- [2]

RESI (ONE ICC) + RESI (TWO ICC) ---- [1+2]	
493 + 841	= 1334 NOS
TOTAL PARKING REQUIRED	= 1334 NOS ---- [1+2]
TOTAL PARKING PROVIDED	= 1379 NOS

PARKING SUMMARY			
FLOOR	BIG CAR	SMALL CAR	TOTAL CAR
3RD BASEMENT	323.00	78.00	401.00
2ND BASEMENT	310.00	70.00	380.00
1ST BASEMENT	296.00	63.00	359.00
GROUND FLOOR	186.00	53.00	239.00
TOTAL	1115.00	264.00	1379.00
TOTAL PARKING PROVIDED		=	1379.00

PROFORMA – A

01/20

	Bombay Dyeing (Integrated Development Schme)		Spring Mill (SM)	(Govt Godown)	Chawl Plot	Slum Plot	Total (SM)
			CS 223(PT),1/983,,120(PT)	CS NO 1/128 (PT)	CS NO 120 (PT) & 1/128 (PT)	CS NO 1/128(PT)	
	Details		Sq.ms.	Sq.ms.	Sq.ms.	Sq.ms.	
1	Plot Area		156507.28	21596.62	10690.50	7025.00	196319.40
2	Less Setback		0.00	0.00	0.00	0.00	0.00
3	Less Reservation (School / Play ground)		0.00	0.00	0.00	0.00	0.00
4	Any Subdivision Approved		0.00	0.00	0.00	0.00	0.00
5	Total (2 + 3 + 4)		0.00	0.00	0.00	0.00	0.00
6	Net Plot (1 - 5)		156507.28	21596.62	10690.50	7025.00	196319.40
	Deductions for plot area of CS no 120 & 1/128(pt) converted consisting of Residential deelopment		18251.50	0.00	0.00	0.00	18251.50
7	Balance Plot area		138255.78	21596.62	10690.50	7025.00	178067.90
8	Existing Built Up Area		79998.95	0.00	0.00	0.00	79998.95
8a	Transfer of Built up area		-5000.00	-	-	-	-5000.00
8b	Total Existing built up Area		74998.95	0.00	0.00	0.00	74998.95
9	Land Component of existing Built Up Area (8b) above		56390.19	0.00	0.00	0.00	56390.19
10	Open Land / Balance Potential for sharing		81865.59	0.00	0.00	0.00	81865.59
11	Industrial Conversion Amenity / DCR 27	5.0%	0.00	1094.83		0.00	1094.83
12	Industrial Conversion Amenity	2.5%	0.00	547.42		0.00	547.42
13	Net Plot For Plots CS NO 1/128 (govet Godown)		0.00	20254.37	0.00	7025.00	27279.37
14	Owner Share of Open Land	33.0%	15215.00	0.00	0.00	0.00	15215.00
15	M C G.M Share of open land	33.0%	32827.90	0.00	0.00	0.00	32827.90
16	MHADA Share of Open land	34.0%	33822.69	0.00	0.00	0.00	33822.69
17	Tentative 5% Amenity as per DCR 27 on owners share		1641.40	0.00	0.00	0.00	1641.40
	NET Plot For Development		69963.80	20254.37			
17a	15% RG to be deducted from owners share on 14 above (only for FSI purpose) and on Net Plot		2036.04	3038.16	0.00	0.00	5074.20
18	Land Available for Development+ Land Comp of Existing built up area+ Owners share		89858.69	20254.37	10690.50	7025.00	126828.57
	Additions for FSI						
19	Total Land Component of existing Built Up Area at (9) above		56390.19	0.00	0.00	0.00	56390.19
20	TDR of MCGM Plot at 15 above		0.00	0.00	0.00	0.00	0.00
21	Owner share after deduction of 15% RG		11537.57	0.00	0.00	0.00	11537.57
22	Net Plot after deducting RG		0.00	17216.22	10690.50	7025.00	17216.22
23	FSI Of DCR 27		0.00	0.00	0.00	0.00	0.00
24	FSI of I to R		0.00	0.00	0.00	0.00	0.00
25	Set Back at (2) above		0.00	0.00	0.00	0.00	0.00
26	Total		67927.76	17216.22	10690.50	7025.00	85143.97
27	Permissible FSI		1.33	1.33	4.00	3.00	
28	Permissible Area (26 X27)		90343.91	22897.57	43562.00	21075.00	113241.48
29	Additional FSI For Public Parking DCR 33(24)		0.00	0.00	0.00	0.00	0.00
30	Total permissible FSI		90343.91	22897.57	43562.00	20907.00	113241.48
	Rehab			21671.71	10545.00		
	MHADA share as per 58(7)			15635.92			
	Sale		90343.91	22897.57	6254.37	10362.00	113241.48
31	Area restricted as per Highcourt Order			10000.00			
32	FSI TO be restricted (31x0.85x1.33)		0.00	11305.00		0.00	11305.00
33	Area available for development	SALE	90343.91	11592.57	6254.37	10362.00	101936.48
	Add Rehab Area as per letter of EX.Eng.- I (Slum Rehabilation Authority)under no.					6985.98	6985.98
34 A	GRA/ENG/263/812/S-PL/AP Dt :30/03/2017						
34 B	Add TDR (TDR/ES/WARD L- 187/I/J-2)						2325.74
35	Total Area available for development						111248.20
							Total Prior to 6/1/2012 / Total Post to 6/1/2012 / TOTAL
35 A	Proposed built up Area						
	SMRTI side file no EB/604/FS/A						27,377.65 / - / 27,377.65
							- / - / -
							- / - / -
	ONE ICC EB/1812/FS/A						- / 34039.87 / 34,039.87
	TWO ICC EB/605/FS/A						- / 49799.14 / 49,799.14
	Total Proposed BUA						27,377.65 / 83,839.01 / 1,11,216.66
	BALANCE AREA						- / - / 31.54
35 B	Details of FSI availed as per DCR 35(4)						
B1	Fungible built up area component porposed side DCR 35(4) for purely residential permissible fungible	35%		ONE ICC & TWO ICC		-	29343.66 / 29343.66
B2	Fungible built up area component porposed side DCR 35(4) for Non - Residential = OR < (16 x 0.20)	20%				-	- / -
B3	Total fungible built up area cide DCR 35(4) = (B1 + B2)						
						-	29343.66 / 29,343.66
35	Total Gross Built up area proposed (17 + B3)						27,377.65 / 1,13,182.67 / 1,40,560.32

PROFORMA - B

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, PARKING SUMMARY, R.G. SUMMARY

STAMP OF DATE OF APPROVAL OF PLAN

THIS IS TO CERTIFY THAT THE PART OCCUPATION PERMISSION OF BUILDING NO 2. i.e. (ICC TWO) COMPRISING 51ST TO 56TH RESIDENTIAL FLOOR + 3RD SERVICE FLOOR + 57TH & EXCLUDING FLAT NO. 4 ON 58TH RESIDENTIAL FLOOR i.e. INCLUDING LMR & OVERHEAD WATER TANK AS PER LAST AMENDED APPROVED PLANS DATED 23.08.2018.

(PART OCCUPATION ALREADY APPROVED FOR 3 LEVEL OF COMMON BASEMENTS + STILT(PART) (ENTRANCE LOBBY AND CORE AREA) + PART PODIUM FLOOR (CORE AREA) I.E. EXCLUDING R.G. AREA (ON PODIUM TOP), WELFARE CENTER, CLUB HOUSE + 1ST SERVICE FLOOR + 1ST TO 18TH UPPER RESIDENTIAL FLOORS + 1ST FIRE CHECK FLOOR + 19TH TO 38TH RESIDENTIAL FLOOR + 2ND SERVICE FLOOR + 2ND FIRE CHECK FLOOR + 39TH TO 50TH UPPER RESIDENTIAL FLOORS AS PER APPROVED OCCUPATION CERTIFICATE DATED 27/06/2019.)

DIGITAL SIGN FOR OCCUPATION PERMISSION APPROVAL OF PLANS

JADHAV RAJENDRA ANANDRAO

Ex.Eng.(B.P.)CITY-I

Shaikh Asif Musa

Digitally signed by Shaikh Asif Musa
DN: c=IN, o=Municipal Corporation Of Greater Mumbai, ou=Building Proposal Department, 2.5.4.20=7f0c1ccb0d1c6b6b6, e=rfkamarkhya, 2.5.4.42=1a0e0e20c0ce4fe2c242f8a0c4a2e9b1797c4ecea5b25b3e1c73bb6b3c9, 2.5.4.65=1a0e0e20c0ce4fe2c242f8a0c4a2e9b1797c4ecea5b25b3e1c73bb6b3c9, cn=Shaikh Asif Musa
Date: 2022.02.14 12:53:00 +05'30'

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

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

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BLDG. NO 02 (ICC TWO): ON PROPERTY BEARING C.S. NO.223, 1/983 & 1/128 OF DADAR NAIGAUM DIVISION AT G.D. AMBEKAR MARG. WADALA, MUMBAI.

HIREN SATYENDRA THAKKER

Digitally signed by HIREN SATYENDRA THAKKER
DN: c=IN, o=Personal, title=1815, pseudonym=a4d4d3ecf7a6c16c7f98fb2d7f26d50f04d, postalCode=400071, st=Maharashtra, serialNumber=f0fafcbe20a810dec3d9ceec124 3bdbe8f7d017827b363e66d7b8d44062cd847 2d7f7d2d2d8d2d2d2d2d2d2d2d2d2d2d2d2d
Date: 2022.02.17 19:56:25 +05'30'

NAME OF OWNER	SIGNATURE
M/S THE BOMBAY DYEING & MFG. CO. LTD.	Saras Surya wanshi — Digitally signed by Saras Suryawanshi Date: 2022.02.17 19:33:57 +05'30'

JOB NO.	DRG. NO.	DATE	SCALE	CHKD BY	DRN. BY
	MUN / 01	17/02/2022	1 :1000	GOKUL	MAYUR

NAME, SIGNATURE & ADDRESS OF ARCHITECT/ L.S.

HIREN SATYENDRA THAKKER

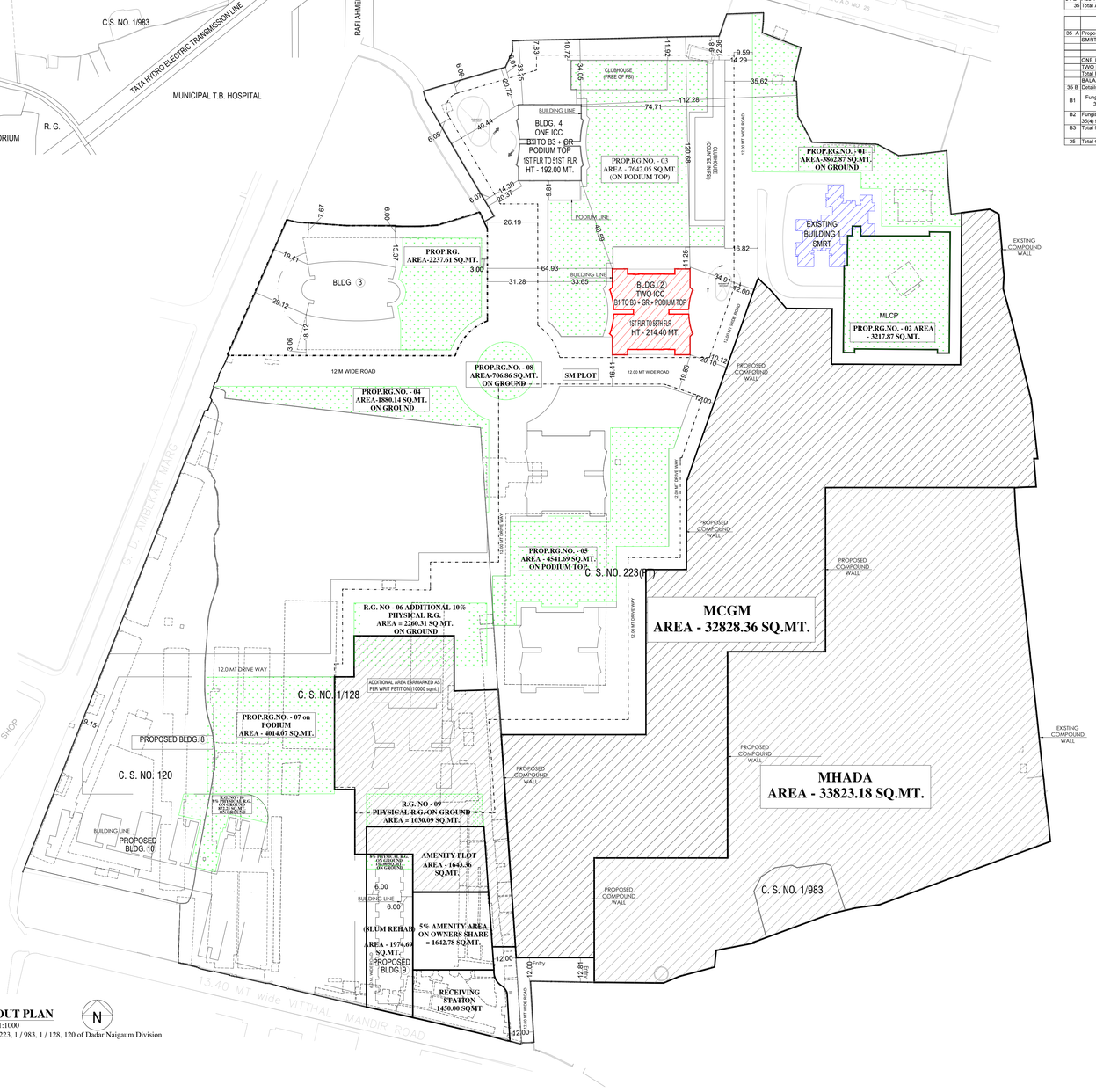
Digitally signed by HIREN SATYENDRA THAKKER
DN: c=IN, o=Personal, title=1815, pseudonym=a4d4d3ecf7a6c16c7f98fb2d7f26d50f04d, postalCode=400071, st=Maharashtra, serialNumber=f0fafcbe20a810dec3d9ceec1243bdbe8f7d017827b363e66d7b8d44062cd8472d7f7d2d2d8d2d2d2d2d2d2d2d2d2d2d2d2d, cn=HIREN SATYENDRA THAKKER
Date: 2022.02.17 19:07:02 +05'30'

SHRI.HIREN S. THAKKER. (LIC.NO :- T/107/L.S)
M/S S. V. THAKKER & ASSOCIATES
ARCHITECT, ENGINEERS & TOWN PLANNER
335/337, KAILAS PLAZA, VALLABHBAUG LANE, GHATKOPAR (E),
TEL - 25014051/ 25016427 FAX- 25014864,
MUMBAI - 400 075.
Email :- svtarchitects@yahoo.com.

B.U.A AREA SUMMARY OF (ONE ICC)						
FLOORS	CONSTRUCTED B.U.A/ FLOOR (SQ.MT.)	LESS STAIRCASE/LIFT /LIFT LOBBY & COMMON LOBBY AREA (SQ.MT.	LESS REFUGE AREA (SQ.MT.)	BUILTUP AREA (SQ.MT.)	EXCESS REFUGE AREA COUNTED IN TO F.S.I. (SQ.MT.)	TOTAL B.U.A. IN (SQ.MT.)
1st FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
2nd FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
3rd FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
4th FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
5th FLOOR	1219.86	306.06	241.25	672.55	0.22	672.77
6th FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
7th FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
8th FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
9th FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
10th FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
11th FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
12th FLOOR	1219.86	306.06	241.25	672.55	0.22	672.77
13th FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
14th FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
15th FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
16th FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
17th FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
18th FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
19th FLOOR	1219.86	306.06	241.25	672.55	0.22	672.77
20th FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
21st FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
22nd FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
23rd FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
24th FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
25th FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
26th FLOOR	1219.86	306.06	241.25	672.55	0.22	672.77
27th FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
28th FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
29th FLOOR	1219.86	306.06	0.00	913.80	0.00	913.80
30th FLOOR	1218.55	302.67	0.00	915.88	0.00	915.88
31st FLOOR	1218.55	302.67	0.00	915.88	0.00	915.88
32nd FLOOR	1218.55	302.67	0.00	915.88	0.00	915.88
33rd FLOOR	1218.55	302.67	241.25	674.63	0.22	674.85
34th FLOOR	1218.55	302.67	0.00	915.88	0.00	913.88
35th FLOOR	1218.55	302.67	0.00	915.88	0.00	915.88
36th FLOOR	1218.55	302.67	0.00	915.88	0.00	915.88
37th FLOOR	1218.55	302.67	0.00	915.88	0.00	915.88
38th FLOOR	1218.55	302.67	0.00	915.88	0.00	915.88
39th FLOOR	1217.81	300.50	0.00	917.31	0.00	917.31
40th FLOOR	1217.81	300.50	241.25	676.06	0.22	676.28
41st FLOOR	1217.81	300.50	0.00	917.31	0.00	917.31
42nd FLOOR	1217.81	300.50	0.00	917.31	0.00	917.31
43rd FLOOR	1217.81	300.50	0.00	917.31	0.00	917.31
44th FLOOR	1217.81	300.50	0.00	917.31	0.00	917.31
45th FLOOR	1217.81	300.50	0.00	917.31	0.00	917.31
46th FLOOR	1217.81	300.50	0.00	917.31	0.00	917.31
47th FLOOR	1217.81	300.50	172.22	745.09	0.65	745.14
48th FLOOR	1217.81	300.50	0.00	917.31	0.00	917.31
49th FLOOR	1217.81	300.50	0.00	917.31	0.00	917.31
50th FLOOR	1217.81	300.50	0.00	917.31	0.00	917.31
51st FLOOR	1217.81	300.50	0.00	917.31	0.00	917.31
TOTAL AREA	62174.42	15506.27	1619.72	45048.43	1.37	45049.80
3rd BASEMENT	26.77	DRIVER TOILETS		26.77		26.77
2nd BASEMENT	26.77			26.77		26.77
1st BASEMENT	26.77			26.77		26.77
GROUND FLOOR	0.00			0.00		0.00
PODIUM TOP	0.00			0.00		0.00
TOTAL AERA	62254.73	15506.27	1619.72	45128.74	1.37	45130.11

B.U.A AREA SUMMARY OF (TWO ICC)						
FLOORS	CONSTRUCTED B.U.A/ FLOOR (SQ.MT.)	LESS STAIRCASE/LIFT/LIFT LOBBY & COMMON LOBBY AREA (SQ.MT.	LESS REFUGE AREA (SQ.MT.)	BUILT UP AREA in Sq.mtr	EXCESS REFUGE AREA COUNTED IN FSI	TOTAL B.U.A. IN (SQ.MT.)
1st FLOOR	1673.14	350.38	0.00	1322.76	0.00	1322.76
2nd FLOOR	1544.04	350.38	0.00	1193.66	0.00	1193.66
3rd FLOOR	1544.04	350.38	0.00	1193.66	0.00	1193.66
4th FLOOR	1542.88	349.73	0.00	1193.11	0.00	1193.11
5th FLOOR	1542.88	349.73	316.71	876.40	0.01	876.41
6th FLOOR	1542.88	349.73	0.00	1193.11	0.00	1193.11
7th FLOOR	1542.88	349.73	0.00	1193.11	0.00	1193.11
8th FLOOR	1542.88	349.73	0.00	1193.11	0.00	1193.11
9th FLOOR	1542.88	349.73	0.00	1193.11	0.00	1193.11
10th FLOOR	1542.88	349.73	0.00	1193.11	0.00	1193.11
11th FLOOR	1542.88	349.73	0.00	1193.11	0.00	1193.11
12th FLOOR	1542.88	349.73	316.71	876.40	0.01	876.41
13th FLOOR	1542.88	349.73	0.00	1193.11	0.00	1193.11
14th FLOOR	1542.88	349.73	0.00	1193.11	0.00	1193.11
15th FLOOR	1542.88	349.73	0.00	1193.11	0.00	1193.11
16th FLOOR	1542.88	349.73	0.00	1193.11	0.00	1193.11
17th FLOOR	1542.88	349.73	0.00	1193.11	0.00	1193.11
18th FLOOR	1542.88	349.73	0.00	1193.11	0.00	1193.11
19th FLOOR	1542.88	349.73	316.71	876.40	0.01	876.41
20th FLOOR	1541.01	345.46	0.00	1195.55	0.00	1195.55
21st FLOOR	1541.01	345.46	0.00	1195.55	0.00	1195.55
22nd FLOOR	1541.01	345.46	0.00	1195.55	0.00	1195.55
23rd FLOOR	1541.01	345.46	0.00	1195.55	0.00	1195.55
24th FLOOR	1541.01	345.46	0.00	1195.55	0.00	1195.55
25th FLOOR	1541.01	345.46	0.00	1195.55	0.00	1195.55
26th FLOOR	1541.01	345.46	316.71	878.84	0.01	878.85
27th FLOOR	1541.01	345.46	0.00	1195.55	0.00	1195.55
28th FLOOR	1541.01	345.46	0.00	1195.55	0.00	1195.55
29th FLOOR	1541.01	345.46	0.00	1195.55	0.00	1195.55
30th FLOOR	1541.01	345.46	0.00	1195.55	0.00	1195.55
31st FLOOR	1541.01	345.46	0.00	1195.55	0.00	1195.55
32nd FLOOR	1541.01	345.46	0.00	1195.55	0.00	1195.55
33rd FLOOR	1541.01	345.46	316.71	878.84	0.01	878.85
34th FLOOR	1541.01	345.46	0.00	1195.55	0.00	1195.55
35th FLOOR	1541.01	345.46	0.00	1195.55	0.00	1195.55
36th FLOOR	1541.01	345.46	0.00	1195.55	0.00	1195.55
37th FLOOR	1541.01	345.46	0.00	1195.55	0.00	1195.55
38th FLOOR	1541.01	345.46	0.00	1195.55	0.00	1195.55
39th FLOOR	1540.44	342.24	0.00	1198.20	0.00	1198.20
40th FLOOR	1540.44	342.24	316.71	881.49	0.01	881.50
41st FLOOR	1540.44	342.24	0.00	1198.20	0.00	1198.20
42nd FLOOR	1540.44	342.24	0.00	1198.20	0.00	1198.20
43rd FLOOR	1540.44	342.24	0.00	1198.20	0.00	1198.20
44th FLOOR	1540.44	342.24	0.00	1198.20	0.00	1198.20
45th FLOOR	1540.44	342.24	0.00	1198.20	0.00	1198.20
46th FLOOR	1540.44	342.24	0.00	1198.20	0.00	1198.20
47th FLOOR	1540.44	342.24	316.71	881.49	0.01	881.50
48th FLOOR	1540.44	342.24	0.00	1198.20	0.00	1198.20
49th FLOOR	1540.44	342.24	0.00	1198.20	0.00	1198.20
50th FLOOR	1540.44	342.24	0.00	1198.20	0.00	1198.20
51st FLOOR	1540.44	342.24	0.00	1198.20	0.00	1198.20
52nd FLOOR	1540.44	342.24	0.00	1198.20	0.00	1198.20
53rd FLOOR	1540.44	342.24	0.00	1198.20	0.00	1198.20
54th FLOOR	1540.44	342.24	226.23	971.97	0.01	971.98
55th FLOOR	1540.44	342.24	0.00	1198.20	0.00	1198.20
56th FLOOR	1540.44	342.24	0.00	1198.20	0.00	1198.20
57th FLOOR	1540.44	342.24	0.00	1198.20	0.00	1198.20
58th FLOOR	1540.44	342.24	0.00	1198.20	0.00	1198.20
TOTAL AREA	89534.65	20055.36	2443.20	67036.09	0.08	67036.17
2nd BASEMENT	22.93	PROPOSED ADDITIONAL BUILTUP AREA OF 3 BOIL		22.93		22.93
1st BASEMENT	243.38			243.38		243.38
GROUND FLOOR	439.58	BASEMENT & GROUND FLOOR		439.58		439.58
PODIUM TOP	0.00			0.00		0.00
TOTAL AERA	90551.04	20055.36	2443.20	68052.48	0.08	68052.56

BLDG. NO.	B.U.A. IN SQ.MT.	Proposed Fungible Area	TOTAL BUA INCLUDING FUNGIBLE
ONE I.C.C.	34039.87	11090.24	45130.11
TWO I.C.C.	49799.14	18253.42	68052.56
TOTAL AERA	83839.01	29343.66	113182.67



LAY-OUT PLAN

SCALE - 1:1000
C. S. nos. 223, 1 / 983, 1 / 128, 120 of Dadar Naigaum Division

N