

MUNICIPAL CORPORATION OF GREATER MUMBAI

EB/254/GS/AL 12/6/2012

To,
Shri. Parag P. Parekh
Architect
M/s J P Parekh & Son
150, Jain Society
3rd Floor, Panimal Building
Sion (West)
Mumbai-400 022

Sub Proposed amended amalgamation / subdivision / layout of the property bearing C.S. Nos. 1/433, 434, 435, 1/435, 470, 471, 472 of Lower Parel Division, situated at Shankar Rao Narampath, (Gowali Chawl Lane) Lower Parel, Mumbai for M/s. Prakash Cotton Mills Ltd

Ref Your letter under No.SN/281/106/MMC/2012-13 dated 11.7.2012

Sir,

With reference to your above, I have to inform you that the amended amalgamation sub division/ layout of the above mentioned property submitted by you is hereby approved subject to -

1. Terms and conditions registered under No.BBE3-3720/3/2009 dated 7.5.2009, 12.05.2010 and letter under even No. dated 08.04.2011 and 26.7.2011 shall be complied with
 2. All the conditions mentioned under No. TPB 4308/4135/C.R.No.192/09/UD-11 dt 4.9.2009 shall be complied with
 3. That the additional 25% FSI of the setback will be granted only after the owner comply all the formalities laid down in the Policy Circular dated 22/06/2011 and submits the completion certificate for the same from all respective departments
- Copy of approved plan is returned herewith as a token of approval

Yours faithfully,

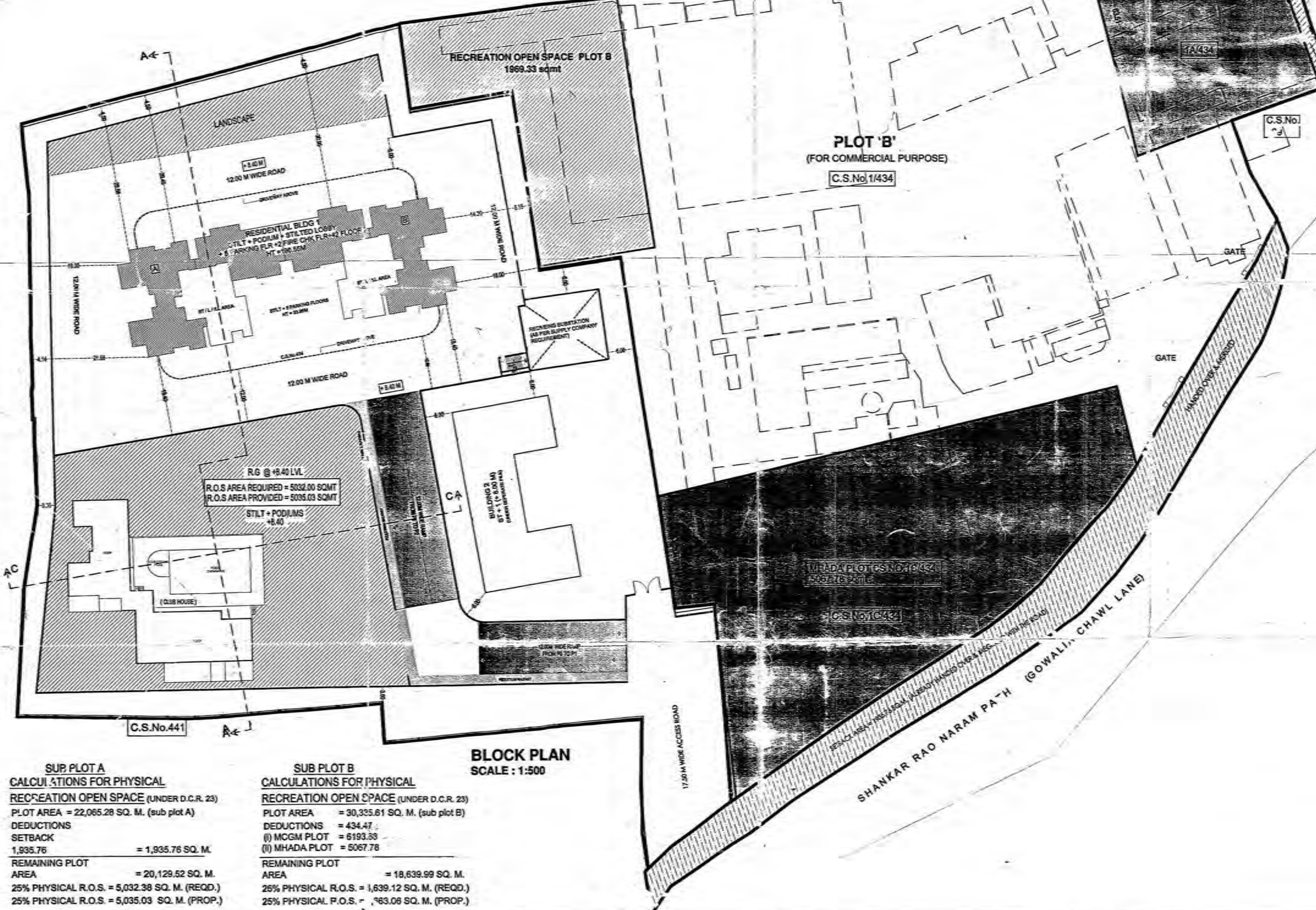
**Py.Chief Engineer
(Building Proposals) City**

CERTIFIED TO BE TRUE COPY

**J. P. PAREKH & SON
ARCHITECTS & SURVEYORS**



LOCATION PLAN
D. P. SHEET NO G/S II, III
SCALE 1:2500
NORTH



SUB PLOT A
CALCULATIONS FOR PHYSICAL
RECREATION OPEN SPACE (UNDER D.C.R. 23)
PLOT AREA = 22,065.28 SQ. M. (sub plot A)
DEDUCTIONS
SETBACK
1,935.76 = 1,935.76 SQ. M.
REMAINING PLOT
AREA = 20,129.52 SQ. M.
25% PHYSICAL R.O.S. = 5,032.38 SQ. M. (REQD.)
25% PHYSICAL R.O.S. = 5,035.03 SQ. M. (PROP.)

SUB PLOT B
CALCULATIONS FOR PHYSICAL
RECREATION OPEN SPACE (UNDER D.C.R. 23)
PLOT AREA = 30,325.61 SQ. M. (sub plot B)
DEDUCTIONS
(i) MCGM PLOT = 6193.33
(ii) MHADA PLOT = 5067.78
REMAINING PLOT
AREA = 18,639.99 SQ. M.
25% PHYSICAL R.O.S. = 1,639.12 SQ. M. (REQD.)
25% PHYSICAL P.O.S. = 1,633.06 SQ. M. (PROP.)

BLOCK PLAN
SCALE 1:500

PROFORMA -A-

AREA S. "TENS"	PLOT A SQ.MS.	PLOT B SQ.MS.	TOTAL SQ.MS.
1. AREA OF PLOT (AS PER P.R. CARD) (T-6LE A)	22,065.28	30,325.61	52,400.89
2. DEDUCTION FOR SETBACK AREA	1,935.76	* 451.85	2,387.61
3. REMAINING PLOT AREA	(1-2)	20,129.52	29,863.76
4. (i) LESS: LAND COMPONENT OF EXISTING B.U.A. TO BE RECONSTRUCTED	20,107.48		
(ii) S PER D.C.R. 58 (8) (Refer sheet MD-02)	15,118.41	161,43.51	31,261.9
(iii) PLOT B TO BE RECOMMENDED AS P.R. DCR 58 (8)	41578.38 - 20107.48 / 1.33		
(iv) 21470.88 / 1.33			
(v) 16143.52			
5. OPEN LAND AS PER D.C.R. 58 (8) (3-4)	5,011.11	13740.25	18751.36
6. LAND FOR MCGM AT 33%		NIL	6193.68
7. SUB-PLOT/BASIS OF TOTAL OPEN LAND (OF 6) (i) Q @ 33% OF (5) = 6197.58, HANDED OVER = 6193.68			
(ii) PER APPROVED LAYOUT DT 28/7/2011			
(iii) SESSION RC EPT DT 28/11/2011			
8. LAND FOR MHADA AT 27%		NIL	5067.56
9. SUB-PLOT/BASIS OF TOTAL OPEN LAND (OF 6) (i) Q @ 27% OF (5) = 5062.87, HANDED OVER = 5067.56			
(ii) PER APPROVED LAYOUT DT 28/7/2011			
(iii) SESSION RECEIPT DT 30/4/2012			
10. BALANCE LAND FOR OWNER AT 40% (OF 6)	5011.11	2479.01	7490.12
PERMISSIBLE FSI FOR OWNER			
11. 31% BALANCE LAND FOR OWNER - 40% (OF 6)	5011.11	2479.01	7490.12
12. LESS: (i) R.O.S. AS PER D.C.R. 23 (8) AT 15%	751.67	371.85	1123.52
(ii) AMENITY OPEN SPACE AS PER D.C.R. 23 (8)	NA	NA	NA
13. NET AREA OF PLOT	(8-10)	4259.44	2107.16
14. ADD: SET BACK AREA UNDER D.C.R. 33 (1)	1935.76	451.85	2387.61
15. ADDITIONAL 25% FSI FOR SETBACK			
16. ADD: LAND COMP. FOR RECONSTRUCTION UNDER D.C.R. 58 (8)	15,118.41	16143.51	31261.9
17. S.A. OF LAND EXAMINED FOR M.C. "M"	NIL	6193.68	6193.68
18. D.C. - C. - 58 (1) (b)			
19. TOTAL AREA	(11 TO 14)	21313.61	25004.82
20. F.S.I. PERMISSIBLE	1.33	1.33	1.33
21. PERMISSIBLE B.U.A.	28547.10	33452.41	62000.00
22. EXISTING B.U.A. TO BE RETAINED	NIL	NIL	NIL
23. PROPOSED B.U.A.	28547.10	33256.41	61803.51
24. TOTAL GROSS BUA PERMISSIBLE			
25. TOTAL GROSS BUA PROPOSED			
26. S.I. CONSUMED			
27. BALANCE BUA			

NOTE: * AS PER J.M. PLAN ISSUED BY CTSDO DT 21/4/2012
* THIS F.S.I. WILL BE CLAIMED ONLY AFTER ROAD COMPLETION CERTIFICATE IS OBTAINED BY OWNER AS PER RELEVANT POLICY IN FORCE FOR 33;

TAB. E: DETAILS OF AREA OF THE PLOT

C. S. NO.	AREA AS PER P. R. CARD (SQ. M.)
1/433	5,012.18
434	1,852.18
435	30,185.79
1/436	10,312.15
470	1,711.55
471	4,084.51
472	2,823.53
TOTAL	52,400.89

NOTES

(i) BOUNDARY OF THE SUB-PLOT 'A' SHOWN IN RED	
(ii) BOUNDARY OF THE PLOT SHOWN IN BLUE	
(iii) PROPOSED WORK SHOWN WITH WASH	
(iv) RECREATION OPEN SPACE (PHYSICAL) SHOWN GREEN	
(v) AREA UNDER SET BACK SHOWN IN DOTT. GREEN	
(vi) STRUCTURES TO BE DEMOLISHED SHOWN IN BROWN DOTTED	
(vii) BOUNDARIES SHOWN IN DOTTED LINE	
(viii) J. EXAMINED FOR :	
(ix) M.C.G.M. SHOWN IN UNDOED GREEN	
(x) MHADA SHOWN IN BOUNDED ORANGE	

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 16/7/2012 AND THE DIMENSIONS OF SITE & C. OF PLOT STATED THEREAS PER MEASURED ON SITE. AREA WORKED OUT AS 52,400.89 SQ. M.

PROFORMA (PCM/L-01)

CONTENTS OF SHEET

LAYOUT

LOCATION PLAN

APPROVED BY THE CHIEF ENGINEER, P. R. DIVISION, OFFICE/254/165 (A) dt. 6-2-2012

CHIEF ENGINEER (P. R. DIVISION)

STAMP OF DATE OF RECEIPT

CERTIFIED TO BE TRUE COPY

J. P. PAREKH & SON
ARCHITECTS & SURVEYORS

STAMP OF DATE OF APPROVAL OF PLANS

SCALE DATE NORTH BY

1:500 July 2012

JOB No. SN/281

REMARK

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED AMENDED AMALYATION / SUB-DIVISION LAYOUT OF THE PROPERTY (PLAN) CALL C.S. NO. 1/433, 434, 435, 1/436, 470, 471 & N.W. C.S. NO. 434, 1/434, 1/435, 1/436 & 1/437. AREA OF LAND IN P. R. DIVISION, SHANKAR RAO NARAM PATH (GOWALI CHAWL LANE), P. R. DIVISION, MUMBAI.

SIGNATURE OF OWNER

Mr. PRAKASH COTTON MILLS PVT. LTD.

Authorized Signature

PRAKASH COTTON MILLS LTD.

J. P. PAREKH & SON
ARCHITECTS

7/100, P. R. DIVISION, SHANKAR RAO NARAM PATH, MUMBAI.

TEL: 2409 093, 2409 094

PROFORMA -B-

MD-02

CONTENTS OF SHEET

AREA CALCULATIONS OF:

- PLOT AREA A
- F.C. AREA
- SETBACK

STAMP OF DATE OF RECEIPT OF PLANS

APPROVED Subject to the Conditions Mentioned in this
Office: EBI/2341/45/1st/2-12-2007

6/9/11
Dy. Chief Engineer
Bldg. Proposal (City)

STAMP OF DATE OF APPROVAL OF PLANS

CERTIFIED TO BE TRUE COPY

J. P. PAREKH & SON
ARCHITECTS & SURVEYORS

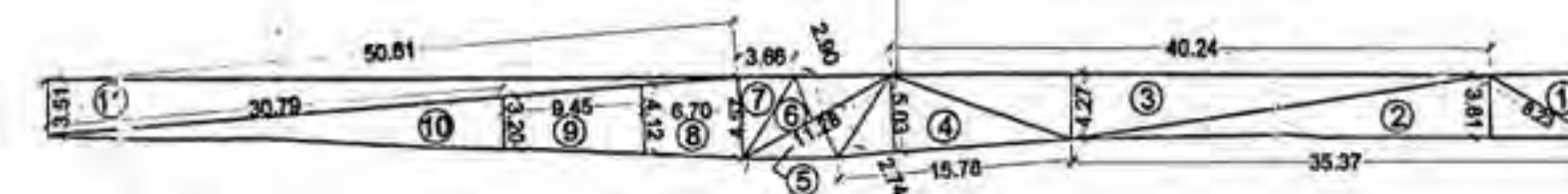
RECREATION OPEN SPACE PLOT B (AREA DIAGRAM)

AREA CALCULATIONS (RG)

No.	SIZE	AREA-Sq.M
A.	0.5 x 73.86 x 36.09	1332.80
B.	0.5 x 73.86 x 36.60	1351.64
C.	0.5 x 12.38 x 1.50	9.29
TOTAL		2693.73

AREA CALCULATIONS (RG)

No.	SIZE	AREA-Sq.M
A.	0.5 x 52.87 x 18.22	481.65
B.	0.5 x 52.87 x 16.56	437.76
C.	0.5 x 47.88 x 22.39	536.02
D.	0.5 x 47.88 x 21.466	513.90
TOTAL		1969.33



LINE DIAGRAM - SETBACK AREA

SETBACK AREA CALCULATIONS

No.	SIZE	AREA-Sq.M
1.	0.5 x 8.23 x 4.12	16.95
2.	0.5 x 35.37 x 3.81	67.37
3.	0.5 x 40.24 x 4.27	85.91
4.	0.5 x 15.78 x 5.03	39.69
5.	0.5 x 11.28 x 2.74	15.45
6.	0.5 x 11.28 x 2.90	16.35
7.	0.5 x 3.64 x 4.57	8.36
8.	4.57 x 4.12 x 6.70 / 2	29.11
9.	4.12 x 3.20 x 9.45 / 2	34.58
10.	0.5 x 30.79 x 3.20	49.26
11.	0.5 x 50.61 x 3.51	88.82
TOTAL		451.85

LINE DIAGRAM - PLOT 'A' AREA

PLOT AREA CALCULATIONS 'A'

No.	SIZE	AREA-Sq.M
a.	0.5 x 21.75 x 10.16	110.49
b.	0.5 x 21.75 x 10.49	116.25
c.	0.5 x 26.52 x 13.02	172.65
d.	0.5 x 26.52 x 10.42	140.82
e.	0.5 x 39.02 x 13.77	268.65
f.	0.5 x 38.78 x 3.23	62.63
g.	0.5 x 16.01 x 3.23	25.86
h.	0.5 x 44.32 x 20.03	443.89
i.	0.5 x 122.34 x 27.17	1661.99
j.	0.5 x 122.34 x 47.60	2911.70
k.	0.5 x 133.43 x 42.55	2838.73
l.	0.5 x 83.70 x 18.85	788.87
m.	0.67 x 104.99 x 56.44	2962.83
n.	0.5 x 130.66 x 65.67	4290.22
o.	0.5 x 83.46 x 17.86	745.30
p.	0.5 x 50.08 x 11.29	282.71
q.	0.5 x 44.84 x 18.48	414.32
r.	0.5 x 73.19 x 7.92	289.83
s.	0.5 x 73.19 x 10.90	397.21
t.	0.5 x 30.35 x 6.66	101.07
u.	0.5 x 42.91 x 10.89	342.55
v.	0.5 x 42.91 x 4.39	138.09
w.	0.5 x 55.93 x 11.56	323.28
TOTAL		20129.52

LINE DIAGRAM - SETBACK AREA

SETBACK AREA CALCULATIONS

No.	SIZE	AREA-Sq.M
1.	0.5 x 14.50 x 16.50	119.62
2.	0.5 x (16.50+16.00) x 6.00	97.50
3.	0.5 x (16.00+21.50) x 42.00	787.50
4.	0.5 x (21.50+28.00) x 10.00	222.50
5.	0.5 x (23.00+20.00) x 19.00	408.50
6.	0.5 x (20.00+8.00) x 54.50	791.00
7.	0.5 x (47.50+6.00) x 8.00	190.00
8.	0.5 x 51.50 x 8.50	218.87
9.	0.5 x (34.00+8.50) x 140.00	2975.00
10.	0.5 x 34.00 x 6.00	102.00
11.	0.5 x 15.50 x 35.00	268.75
12.	0.5 x 28.50 x 25.44	362.50
13.	0.5 x (25.50+2.50) x 98.00	1372.00
14.	0.5 x 38.50 x 2.50	48.12
15.	0.5 x 38.50 x 19.00	555.75
16.	0.5 x (19.00+26.00) x 29.00	652.50
17.	0.5 x (26.00+32.00) x 38.00	1102.00
18.	0.5 x 32.00 x 39.50	632.00
19.	0.5 x 44.50 x 24.00	534.00
20.	0.5 x (24.00+20.00) x 22.50	495.00
21.	0.5 x (20.00+8.50) x 113.00	1610.25
22.	0.5 x 34.50 x 8.50	146.60
23.	0.5 x 66.90 x 9.50	317.80
24.	0.5 x (9.50+11.00) x 12.00	123.00
25.	0.5 x (11.00+21.50) x 110.50	1795.60
26.	0.5 x 25.00 x 22.10	276.27
27.	0.5 x 24.00 x 22.30	267.05
28.	0.5 x (13.50+22.30) x 83.50	1494.65
29.	0.5 x (13.50+8.00) x 41.00	440.75
30.	0.5 x 8.00 x 33.00	132.00
31.	0.5 x 111.50 x 14.00	780.00
32.	0.5 x (14.00+25.50) x 62.50	1109.35
33.	0.5 x 7.50 x 21.50	80.60
34.	0.5 x 37.50 x 15.50	290.60
TOTAL		20836.92 SQ.FT.
TOTAL		1935.76 SQ.M.

SCALE	DATE	NORTH	BY
1:500	July 2011		SAHIL
JOB No.	SN/281		

REMARK

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED AMENDED AMALGAMATION /
SUB-DIVISION / LAYOUT OF THE PROPERTY BEARING
C.D.C.S. Nos. 1/433, 434, 435, 1/435, 470, 471, 472 &
N.W. C.S. NO 434, 1/434, 1A/434, 1B/434 & 1C/434
OF LOWER PAREL DIVISION, SITUATED AT SHANKAR
RAO NARAYAN PATH, (GOWALIA CHAWL LANE),
LOWER PAREL, MUMBAI.

NAME OF OWNER

M/s PRAKASH COTTON MILLS PVT. LTD.

Authorised Signatory
M/s PRAKASH COTTON MILLS

NAME AND ADDRESS OF ARCHITECTS

J. P. PAREKH & SON
ARCHITECTS

3/150, PARIMAL, JAIN SOCIETY, SION(WEST),
MUMBAI-400 022. TEL: 2409 3393, 2409 3394
FAX: 2409 2644 EMAIL: jpp@jpparekh.com

TOTAL EXISTING BUILT-UP AREA OF
EXISTING STRUCTURES = 41,578.36 SQ.M
(UNDER APPROVAL NO.
EB/254/GS/AL - 30.04.04)
SUMMARY OF B.U. AREA

PLOT AREA CALCULATIONS 'B'

No.	S.E.	AREA-SQ.M
a.	0.5 x 67.4	33.70
b.	0.5 x 75.82	37.91
c.	0.5 x 86.21	43.10
d.	0.5 x 84.21	42.10
e.	0.5 x 49.21	24.60
f.	0.5 x 28.86	14.43
g.	0.5 x 63.49	31.74
h.	0.5 x 63.4	31.70
i.	0.5 x 163.1	81.55
j.	0.5 x 161.5	80.75
k.	0.5 x 93.5	46.75
l.	0.5 x 131.1	65.55
m.	0.5 x 140.1	70.05
n.	0.5 x 147.1	73.55
o.	0.5 x 159.1	79.55
p.	0.5 x 82.5	41.25
q.	0.5 x 66.4	33.20
r.	0.5 x 54.7	27.35
s.	0.5 x 54.7	27.35
t.	0.5 x 67.1	33.55
u.	0.5 x 67.1	33.55
v.	0.5 x 67.1	33.55
w.	0.5 x 44.9	22.45
TOTAL		30,335.61

STRUCTURE NO.	BUILT-UP AREA	EXISTING BUILT-UP AREA	TOTAL BUILT-UP AREA
1	11,127.20	11,127.20	11,127.20
2	717.90	717.90	717.90
3	717.19	717.19	717.19
4	375.57	375.57	375.57
5	270.41	270.41	270.41
6	4,079.83	4,079.83	4,079.83
7	22.80	22.80	22.80
8	1,615.29	1,615.29	1,615.29
9	208.20	208.20	208.20
10	32.32	32.32	32.32
11	1,203.54	1,203.54	1,203.54
12	24.48	24.48	24.48
13	63.39	63.39	63.39
14	348.39	348.39	348.39
15	220.73	220.73	220.73
16	4.82	4.82	4.82
17	3,840.32	3,840.32	3,840.32
18	1,414.54	1,414.54	1,414.54
19	17.30	17.30	17.30
20	154.44	154.44	154.44
21	119.10	119.10	119.10
22	181.05	181.05	181.05
23	4,844.42	4,844.42	4,844.42
24	2,827.02	2,827.02	2,827.02
25	1,248.83	1,248.83	1,248.83
26	1,114.62	1,114.62	1,114.62
27	297.51	297.51	297.51
28	483.18	483.18	483.18
29	1,847.29	1,847.29	1,847.29
30	1,295.12	1,295.12	1,295.12
31	21.64	21.64	21.64
TOTAL	41,578.36	41,578.36	41,578.36

PROFORMA - B-

CONTENTS OF SHEET

AREA CALCULATIONS OF:

- PLOT AREA B.
- MHADA PLOT
- M.C.G.M. PLOT
- RG AREA CALC (PLOT A)

STAMP OF DATE OF RECEIPT OF PLANS

APPROVED Subject to the Conditions Mentioned in this
office EB/ 254/GS (A) of 2-2-2007

Py Chief Engineer
(Bldg. Proposal) (City)

STAMP OF DATE OF APPROVAL OF PLANS

CERTIFIED TO BE TRUE COPY

J. P. PAREKH & SON
ARCHITECTS & SURVEYORS

SCALE	DATE	NORTH	BY
1: 500	July 2011		SAHIL
JOB No.	SN/281		

REMARK

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED AMENDED AMALGAMATION /
SUB-DIVISION / LAYOUT OF THE PROPERTY BEARING
OLD C.S.Nos. 1/433, 434, 435, 1/435, 470, 471, 472 &
NEW C.S NO 434, 1/434, 1A/434, 1B/434 & 1C/434
OF LOWER PAREL DIVISION, SITUATED AT SHANKAR
RAO, NARAM PATH, (GO'WALIA CHAWL LANE),
LOWER PAREL, MUMBAI.

NAME OF OWNER

For PRAKASH COTTON MILLS PVT. LTD.

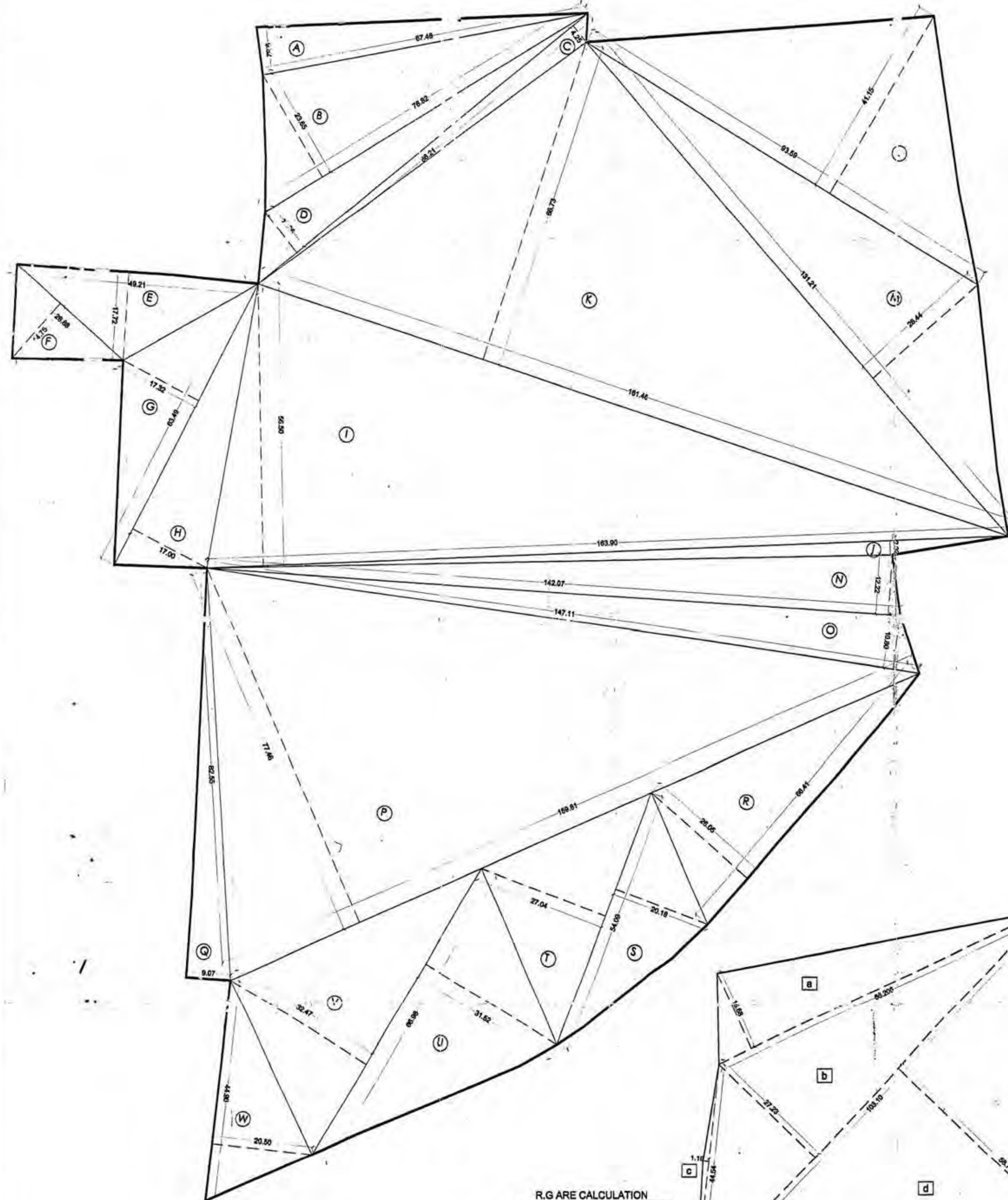
Authorized Signatory

M/s PRAKASH COTTON MILLS

NAME AND ADDRESS OF ARCHITECTS

J. P. PAREKH & SON
ARCHITECTS

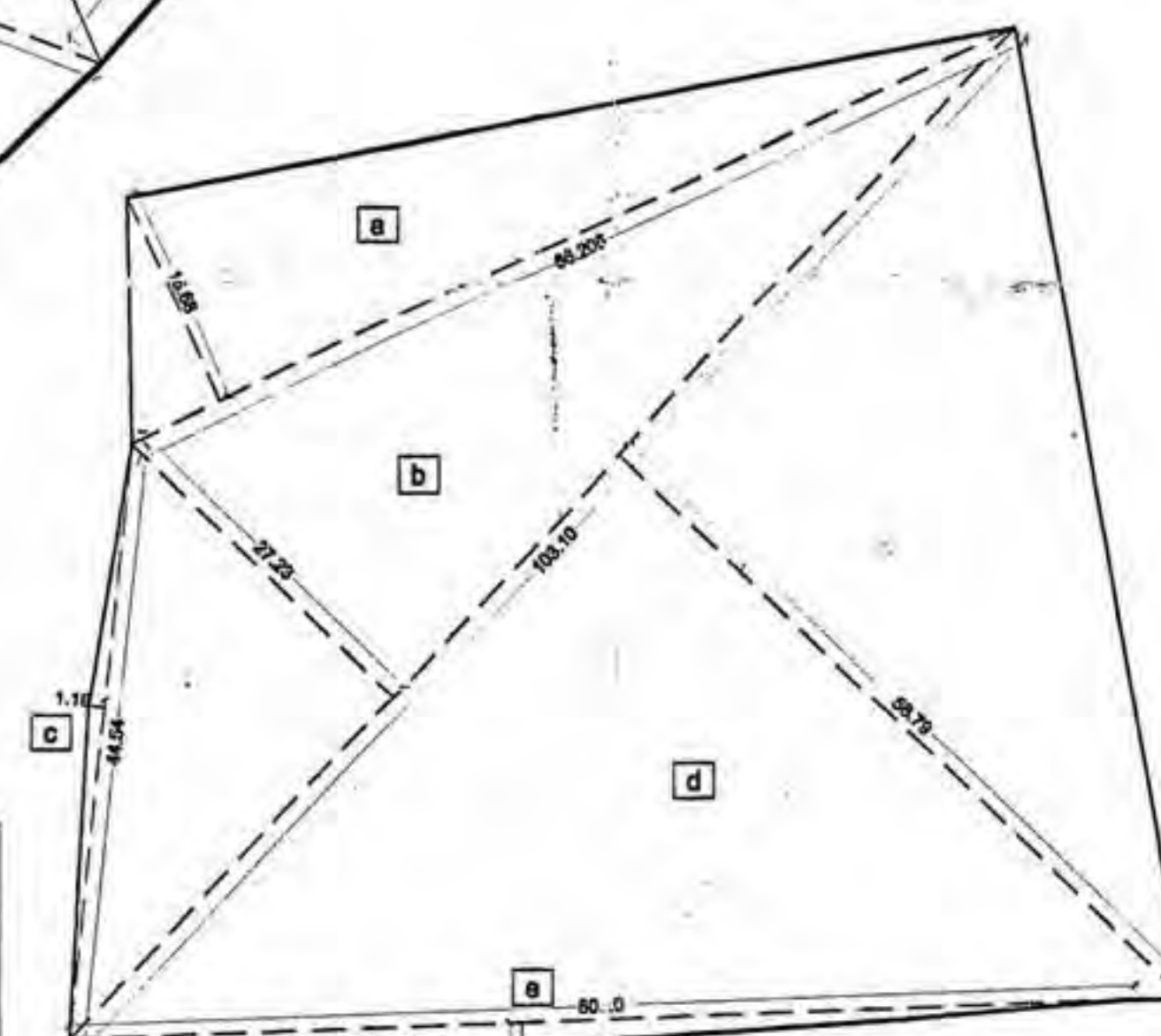
3/150, PARIMAL, JAIN SOCIETY, SION(WEST),
MUMBAI-400 022. TEL: 2409 3393, 2409 3394
FAX: 2409 2644 EMAIL: jpp@jpparekh.com



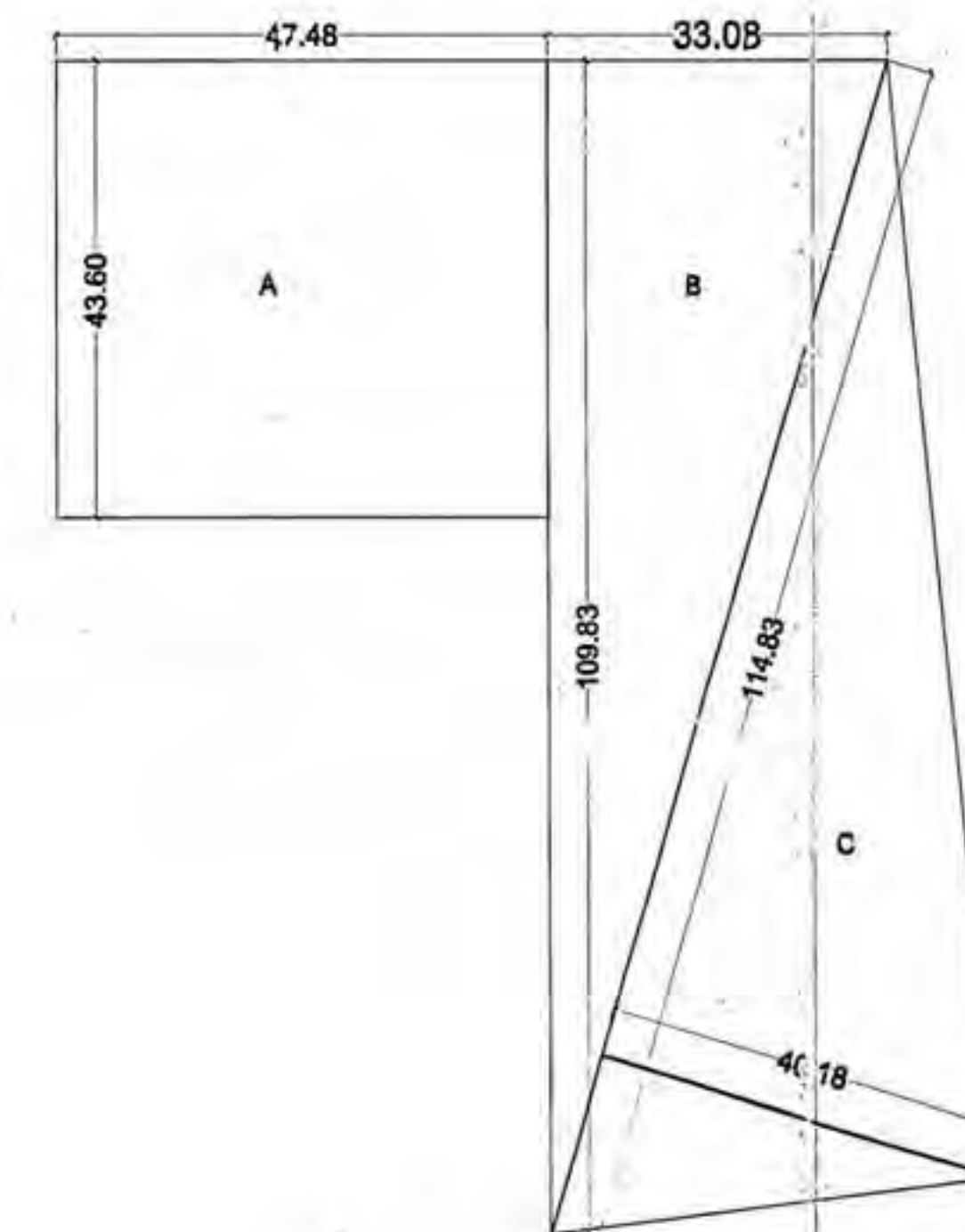
LINE DIAGRAM - PLOT 'B' AREA

R.G. AREA CALCULATION

a)	= 68.205 X 16.68 x 0.50 =	562.15
b)	= 103.10 X 27.23 x 0.50 =	1403.70
c)	= 44.54 X 1.19 x 0.50 =	26.50
d)	= 103.10 X 57.81 x 0.50 =	2980.10
e)	= 80.20 X 1.81 x 0.50 =	72.58
TOTAL PROPOSED R.G.		= 5035.03



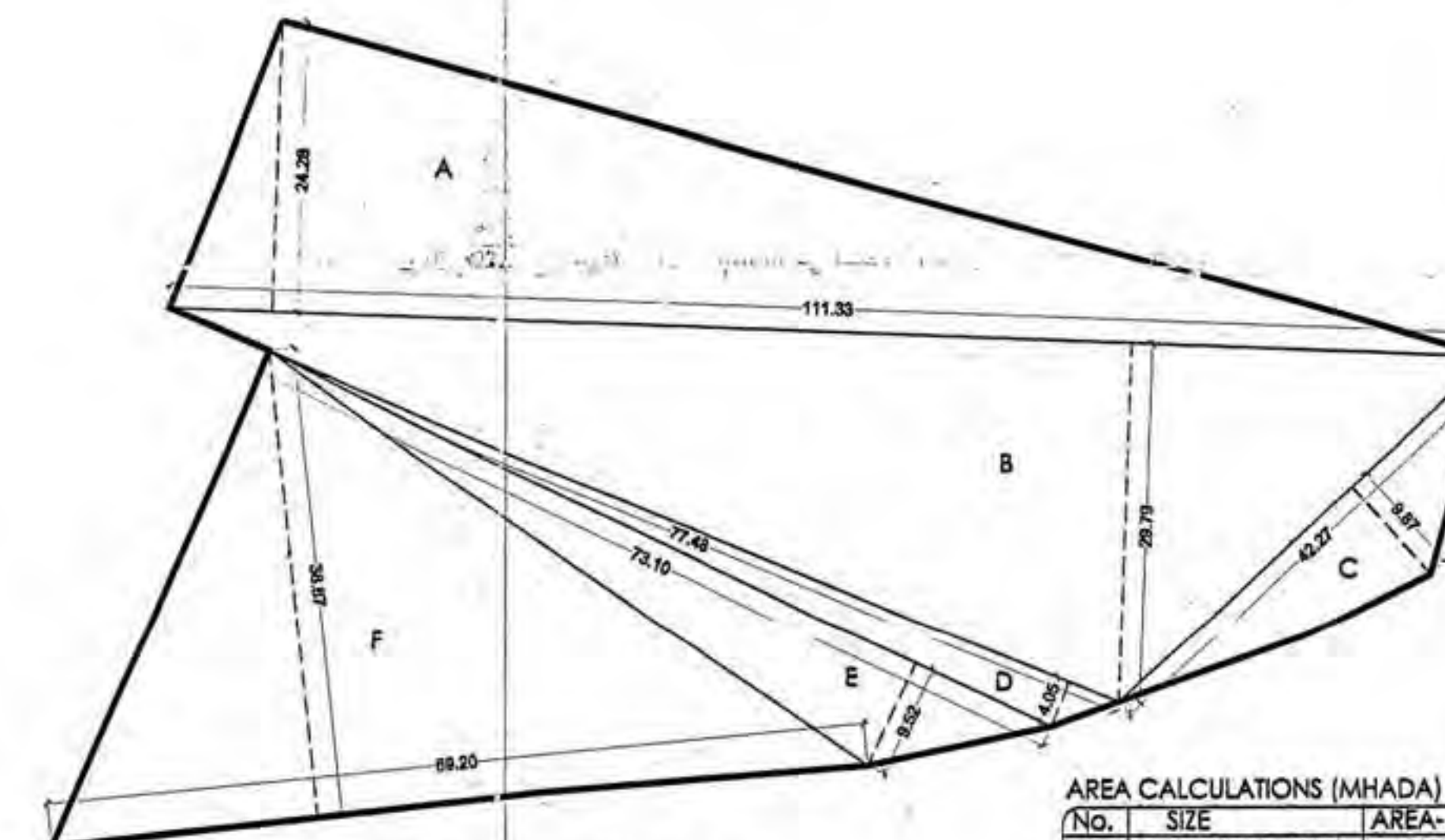
LINE DIAGRAM - R.G. AREA



LINE DIAGRAM - R.G. AREA (MCGM)

AREA CALCULATIONS (MCGM)

AREA CALCULATION OF M.C.G.M. (R.G.) PLOT			
A	47.48 x 43.60 x 1	=	2070.13 SQ.MT.
B	109.83 x 33.08 x 0.50	=	1818.90 SQ.MT.
C	114.83 x 40.18 x 0.50	=	2316.95 SQ.MT.
TOTAL ADDITION		=	6195.98 SQ.MT.



MHADA PLOT AREA DIAGRAM

AREA CALCULATIONS (MHADA)

No.	SIZE	AREA-SQ.M
A.	0.5 x 111.33 x 24.28	1351.55
B.	0.5 x 111.33 x 29.79	1658.26
C.	0.5 x 42.27 x 9.87	208.60
D.	0.5 x 77.48 x 4.05	156.51
E.	0.5 x 73.10 x 9.52	347.96
F.	0.5 x 69.20 x 38.87	1344.90
TOTAL		5067.78