

MUNICIPAL CORPORATION OF GREATER MUMBAI

EB/254/GS/AL 11/6/2012

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

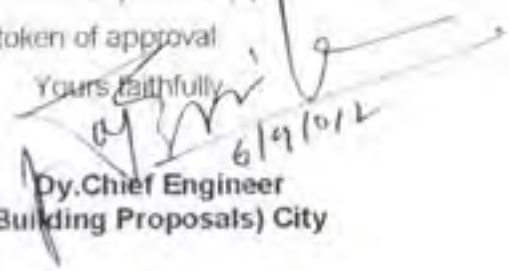
Sub Proposed amended amalgamation / subdivision / layout of the property bearing C.S. Nos. 1/433, 434, 435, 1/435, 470, 471, 472 of Lower Parel Division, situated at Shankar Rao Narampath, (Gowali Chawl Lane) Lower Parel, Mumbai for M/s. Prakash Cotton Mills Ltd

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

6/9/12
Dy. Chief Engineer
(Building Proposals) City

CERTIFIED TO BE TRUE COPY


J. P. PAREKH & SON
ARCHITECTS & SURVEYORS

PROFORMA -A-

PROFORMA

AREA S. TEME	PLOT A SQ.MS.	PLOT B SQ.MS.	TOTAL SQ.MS.
1. AREA OF PLOT (AS PER P.R. CARD) (T-BLE A)	22,045.28	50,335.61	72,380.89
2. DEDUCTION FOR SETBACK AREA	1,935.76	* 451.85	2,387.61
3. REMAINING PLOT AREA	(1-2)	20,109.52	29,993.28
4. LESS: LAND COMPONENT OF EXISTING B.U.A. TO BE RECONSTRUCTED	15,118.41	161.33	15,279.74
5. OPEN LAND AS PER D.C.R. 58(1)(b) (3-4)	5,011.11	1374.25	6,385.36
6. LAND FOR MCGM AT 33%	NIL	6193.68	6193.68
7. SUB-PLOT(B) BASIS OF TOTAL OPEN LAND (OF 6) @ 33% OF (5) = 6193.68, HANDED OVER = 6193.68 PER APPROVED LAYOUT DT 28/7/2011 VIDE SESSION RC EPT DT 28/11/2011			
8. LAND FOR MHADA AT 27%	NIL	5067.56	5067.56
9. SUB-PLOT(B) BASIS OF TOTAL OPEN LAND (OF 6) @ 27% OF (5) = 5067.56, HANDED OVER = 5067.56 PER APPROVED LAYOUT DT 28/7/2011 VIDE 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. BALANCE LAND FOR OWNER - 40% (OF 6)	5011.11	2479.01	7490.12
12. LESS: a) R.O.S AS PER D.C.R.-23(8) AT 15%	751.67	371.88	1123.55
b) AMENITY OPEN SPACE AS PER D.C./ 27(2)	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% FOL FOR SETBACK UNDER D.C.R.58(1)		* 1000	1000
16. ADD: LAND COMP. FOR RECONSTRUCTION UNDER D.C.R.58(1)	15,118.41	161.33	15,279.74
17. BALANCE OF LAND EXAMINED FOR M.C.M. (D.C. - C. - 58(1)(b))	NIL	6193.68	6193.68
18. TOTAL AREA	(11 TO 14)	21313.61	25004.82
19. F.S.I PERMISSIBLE	1.33	1.33	1.33
20. PERMISSIBLE B.U.A	28547.10	33192.61	61739.71
21. EXISTING B.U.A. TO BE RETAINED	NIL	1.1	1.1
22. PROPOSED B.U.A	28547.10	33256.41	61803.51
23. TOTAL GROSS BUA PERMISSIBLE		38268.59	38268.59
24. TOTAL GROSS BUA PROPOSED		38191.89	38191.89
25. S.I. CONSUMED		1.90	1.90
26. BALANCE BUA		76.70	76.70

CONTENTS OF SHEET
 LAYOUT
 LOCATION PLAN

APPROVED Subject to the Conditions Mentioned in this office EBI 254/165/Ad. 6/2/12-2009

25/09/12
 J. P. PAREKH & SON
 ARCHITECTS & SURVEYORS

STAMP OF DATE OF RECEIPT OF PLANS

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		FAHIL

JOB No. SN/281

REMARK

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED AMENDED AMPLIFICATION / SUB-DIVISION LAYOUT OF THE PROPERTY (AS PER CALL C.S.No. 1/433, 434, 435, 1/435, 470, 471, 472 & N.W.C.S.No. 434, 1/434, 1/435, 1/434 & 1/435) OF LOCAL AUTHORITY DIVISION, SHANKAR RAO NARAM PATH (GOWALLA CHAWL LANE), SHANKAR RAO NARAM PATH, MUMBAI.

NAME OF OWNER

Prakash Cotton Mills Pvt. Ltd.
 Authorised Signatory

Prakash Cotton Mills Pvt. Ltd.

NAME AND ADDRESS OF ARCHITECTS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 16/07/2012 AND THE DIMENSIONS OF SIDE OF PLOT STATED ARE AS PER MEASURED ON SITE. AREA WORKED OUT AS UNDER:

J. P. PAREKH & SON
 ARCHITECTS
 7100 EASTERN AVENUE, SION (WEST), MUMBAI - 400 022. TEL: 2409 093, 2409 094

NOTE: * AS PER J.M. PLAN ISSUED BY CTSD 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(1)

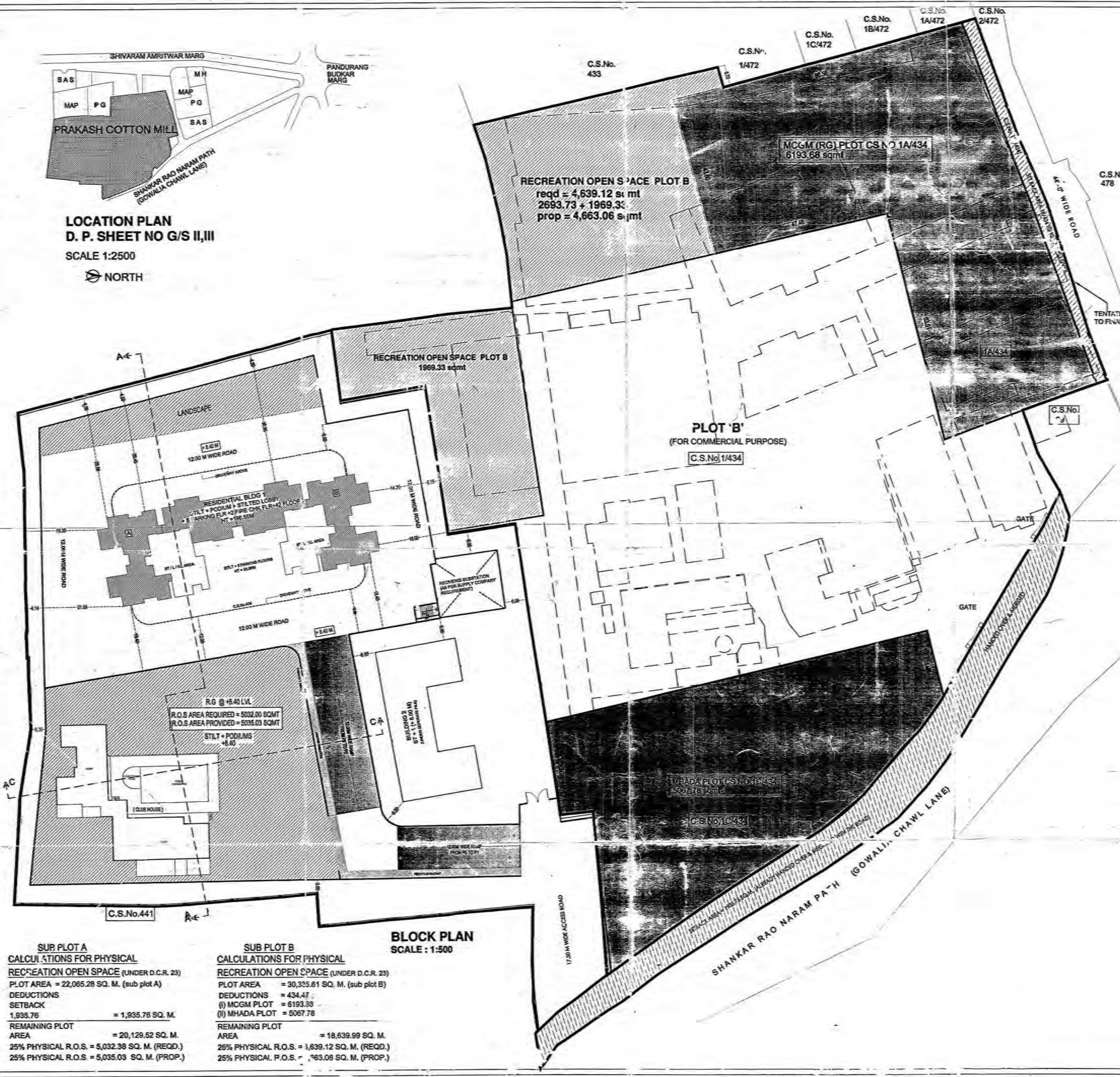
TAB E: DETAILS OF AREA OF THE PLOT

C. S. NO.	AREA AS PER P. R. CARD (SQ. M)
1433	5,011.11
434	1,852.18
435	30,185.79
1436	10,312.15
470	1,711.55
471	4,084.51
472	2,853.53
TOTAL	52,413.29

- NOTES
- BOUNDARY OF THE SUB-PLOT 'A' SHOWN IN RED
 - BOUNDARY OF THE PLOT SHOWN IN BLUE
 - EXISTING WORK SHOWN WITH HATCH
 - RECREATION OPEN SPACE (PHYSICAL) SHOWN GREEN
 - AREA UNDER SET BACK SHOWN IN DOTTED GREEN
 - STRUCTURES TO BE DEMOLISHED SHOWN IN BROWN DOTTED
 - BOUNDARIES SHOWN IN DOTTED BLUE
 - MARKED FOR
 - M.C.G.M. SHOWN IN UNDEVELOPED GREEN
 - MHADA SHOWN IN BOUNDED ORANGE HATCH

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 16/07/2012 AND THE DIMENSIONS OF SIDE OF PLOT STATED ARE AS PER MEASURED ON SITE. AREA WORKED OUT AS UNDER:



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

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 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 = 434.47

(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. = 1,663.06 SQ. M. (PROP.)

BLOCK PLAN
 SCALE : 1:500

CONTENTS OF SHEET

AREA CALCULATIONS OF:
 - FLOT AREA A
 - F.C. AREA
 - SETBACK

STAMP OF DATE OF RECEIPT OF PLANS

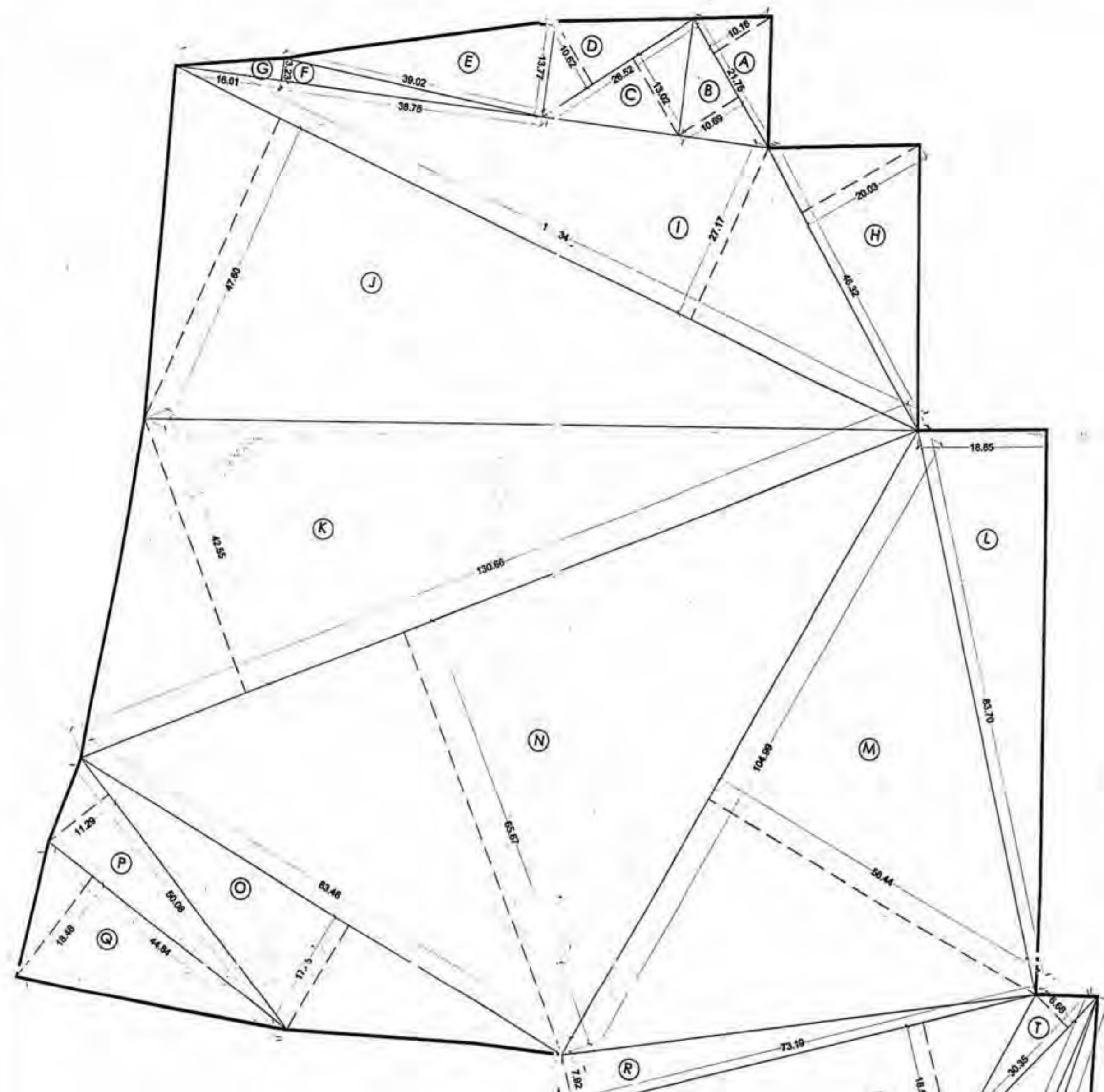
APPROVED Subject to the Conditions Mentioned in this
 Office: EBI/2341/45/1st Lt. 2-12-2011

Dr. Chait Engineer
 (Bldg. Proposal) (City)

STAMP OF DATE OF APPROVAL OF PLANS

CERTIFIED TO BE TRUE COPY

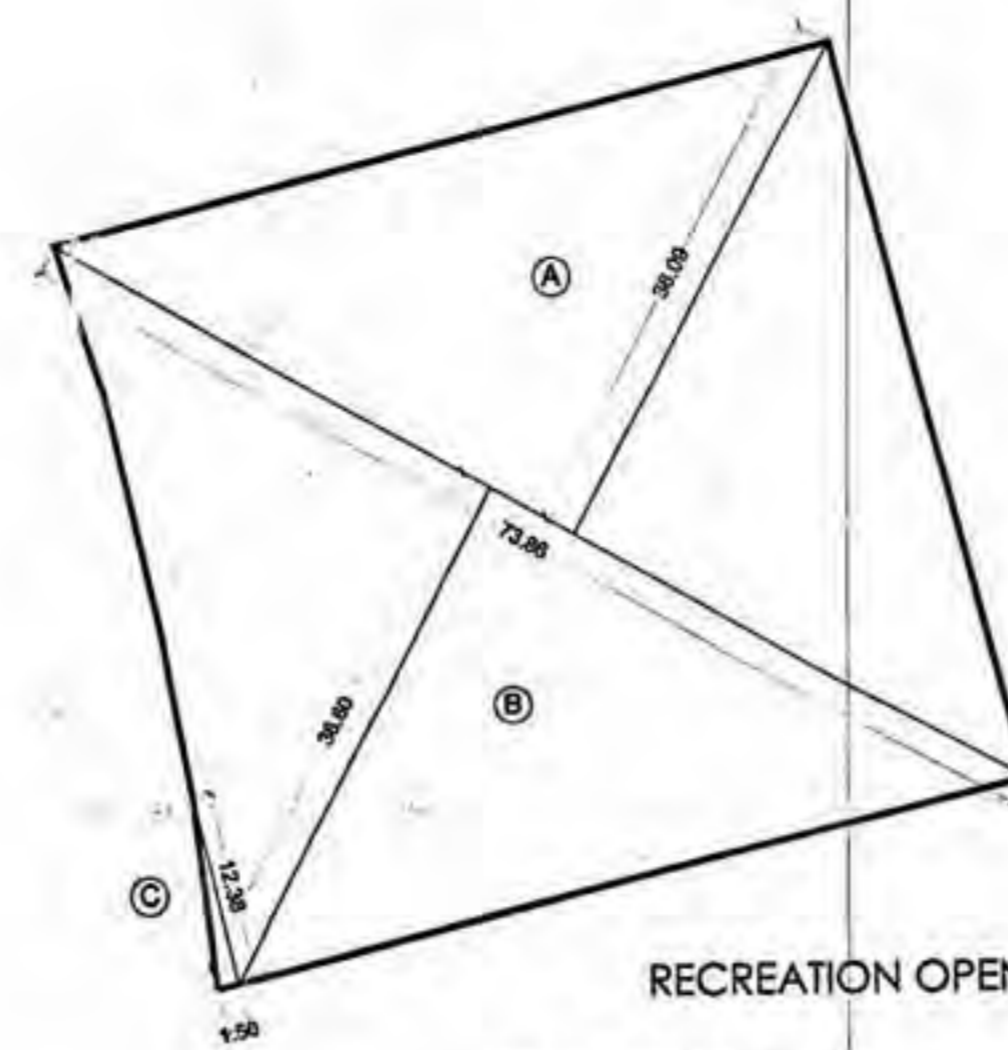
J. P. PAREKH & SON
 ARCHITECTS & SURVEYORS



LINE DIAGRAM - PLOT 'A' AREA

PLOT AREA CALCULATIONS 'A'

No.	SIZE	AREA-Sq.M
a.	0.5x 21.75 x 10.14	110.49
b.	0.5x 21.75 x 10.49	116.25
c.	0.5x 26.52 x 13.02	172.65
d.	0.5x 26.52 x 10.42	140.82
e.	0.5x 39.02 x 13.77	268.65
f.	0.5x 38.78 x 3.23	62.63
g.	0.5x 16.01 x 3.23	25.84
h.	0.5x 46.32 x 20.03	463.89
i.	0.5x 122.34 x 27.17	1661.99
j.	0.5x 122.34 x 47.60	2911.70
k.	0.5x 133.43 x 42.55	2838.73
l.	0.5x 83.70 x 18.85	788.87
m.	0.67x 104.99 x 54.44	2942.83
n.	0.5x 130.66 x 65.67	4290.22
o.	0.5x 83.46 x 17.86	745.30
p.	0.5x 50.08 x 11.29	282.71
q.	0.5x 44.84 x 18.48	414.32
r.	0.5x 73.19 x 7.92	289.83
s.	0.5x 73.19 x 10.20	372.21
t.	0.5x 30.35 x 4.66	101.07
u.	0.5x 42.91 x 10.89	342.55
v.	0.5x 42.91 x 4.39	138.09
w.	0.5x 55.93 x 11.56	323.28
		20129.52



RECREATION OPEN SPACE PLOT B (AREA DIAGRAM)

AREA CALCULATIONS (RG)

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

AREA CALCULATIONS (RG)

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



LINE DIAGRAM - SETBACK AREA

SETBACK AREA CALCULATIONS

No.	SIZE	AREA-Sq.M
1.	0.5x 8.23 x 4.12	16.95
2.	0.5x 35.37 x 3.81	67.37
3.	0.5x 40.24 x 4.27	85.91
4.	0.5x 15.78 x 5.03	29.69
5.	0.5x 11.28 x 2.74	15.45
6.	0.5x 11.28 x 2.90	16.35
7.	0.5x 3.44 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	34.56
10.	0.5x 30.79 x 3.20	49.26
11.	0.5x 50.61 x 3.51	88.82
	TOTAL	451.85

SETBACK AREA CALCULATIONS

No.	SIZE	AREA-Sq.M
1.	0.5x 14.50 x 16.50	136.12
2.	0.5x (16.50+16.00) x 6.00	97.50
3.	0.5x (16.00+21.50) x 42.00	787.50
4.	0.5x (21.50+28.00) x 10.00	222.50
5.	0.5x (23.00+20.00) x 19.00	408.50
6.	0.5x (20.00+8.00) x 54.50	791.00
7.	0.5x (47.50+6.00) x 8.00	190.00
8.	0.5x 51.50 x 8.50	218.87
9.	0.5x (34.00+8.50) x 140.00	2975.00
10.	0.5x 34.00 x 6.00	102.00
11.	0.5x 15.50 x 35.00	288.75
12.	0.5x 28.50 x 25.44	362.50
13.	0.5x (25.50+2.51) x 98.00	1372.00
14.	0.5x 38.50 x 2.50	48.12
15.	0.5x 38.50 x 19.00	555.75
16.	0.5x (19.00+26.00) x 29.00	652.50
17.	0.5x (26.00+32.00) x 38.00	1102.00
18.	0.5x 32.00 x 39.50	632.00
19.	0.5x 44.50 x 24.00	534.00
20.	0.5x (24.00+20.00) x 22.50	495.00
21.	0.5x (20.00+8.51) x 113.00	1610.25
22.	0.5x 34.50 x 8.50	146.60
23.	0.5x 66.90 x 9.50	317.80
24.	0.5x (9.50+11.00) x 12.00	123.00
25.	0.5x (11.00+21.50) x 110.50	1795.60
26.	0.5x 25.00 x 22.10	274.27
27.	0.5x 24.00 x 22.30	267.05
28.	0.5x (13.50+22.30) x 83.00	1494.65
29.	0.5x (13.50+8.00) x 41.00	440.75
30.	0.5x 8.00 x 33.00	132.00
31.	0.5x 111.50 x 14.00	780.00
32.	0.5x (14.00+25.50) x 62.50	1109.35
33.	0.5x 7.50 x 21.50	80.60
34.	0.5x 37.50 x 15.50	290.60
	TOTAL	20836.52 SQ.M.
	TOTAL	-1935.74 SQ.M.

LINE DIAGRAM - SETBACK AREA

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
 R/O NARAM PATH, (GOWALIA CHAWL LANE),
 LOWER PAREL, MUMBAI.

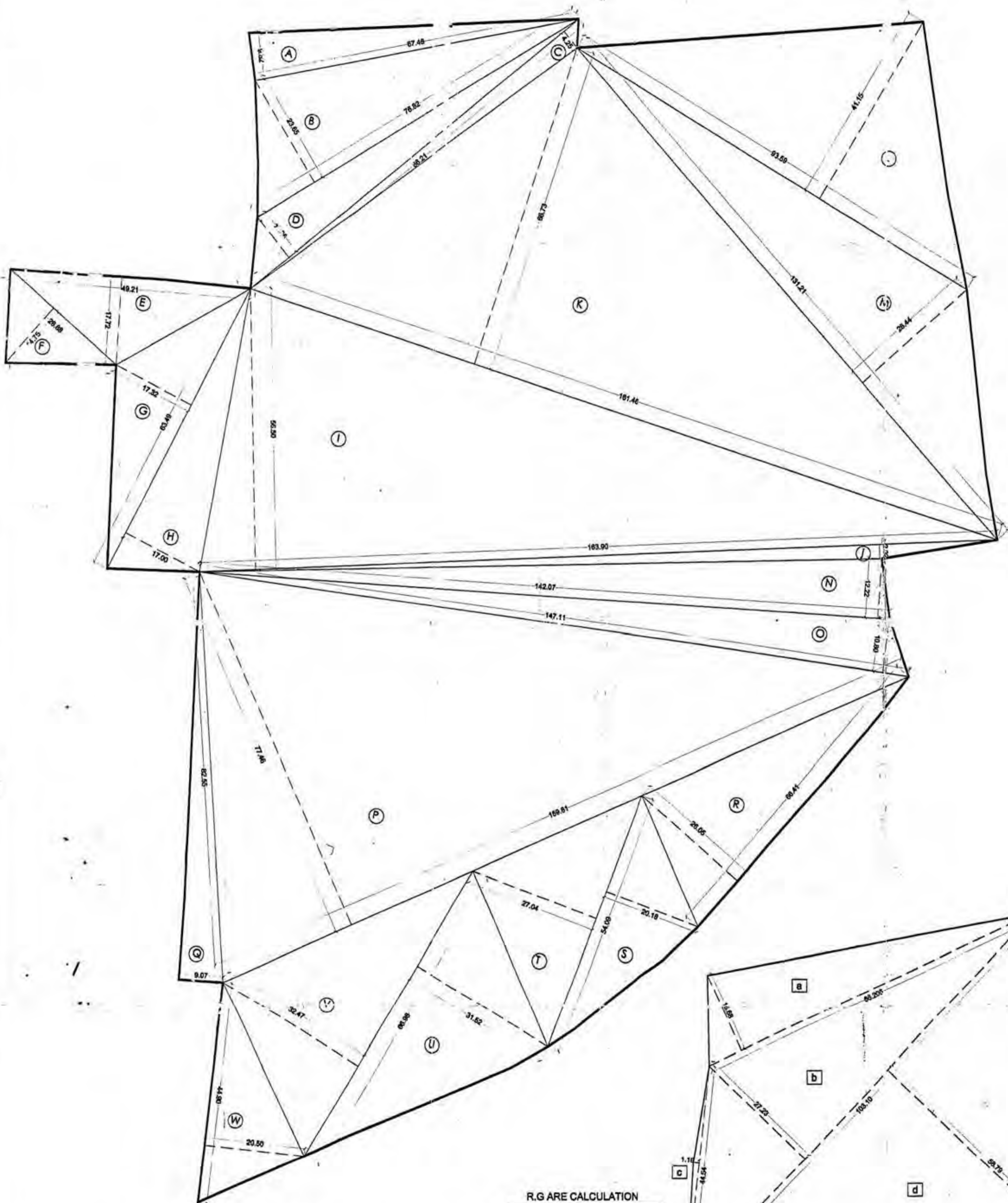
NAME OF OWNER

For 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

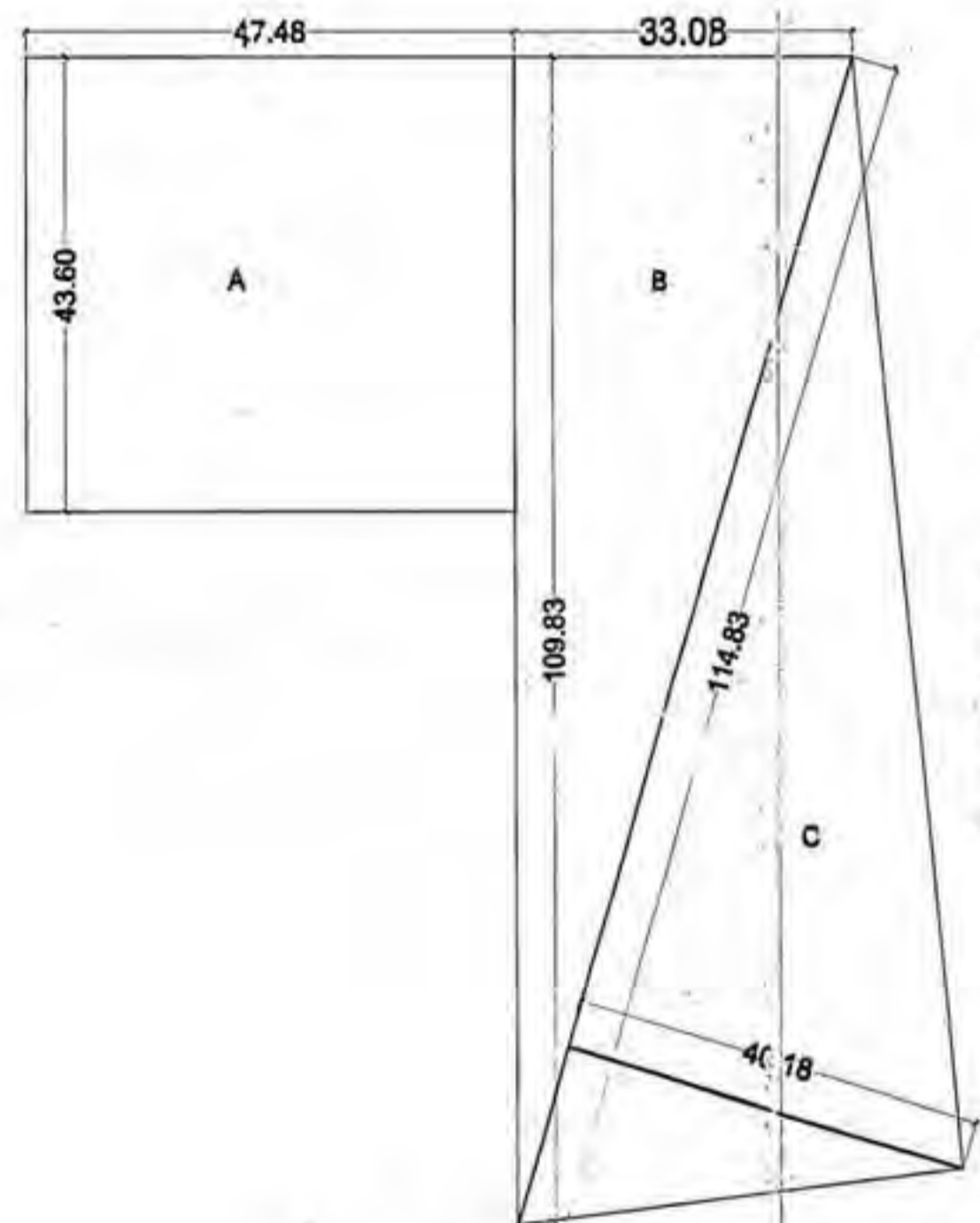
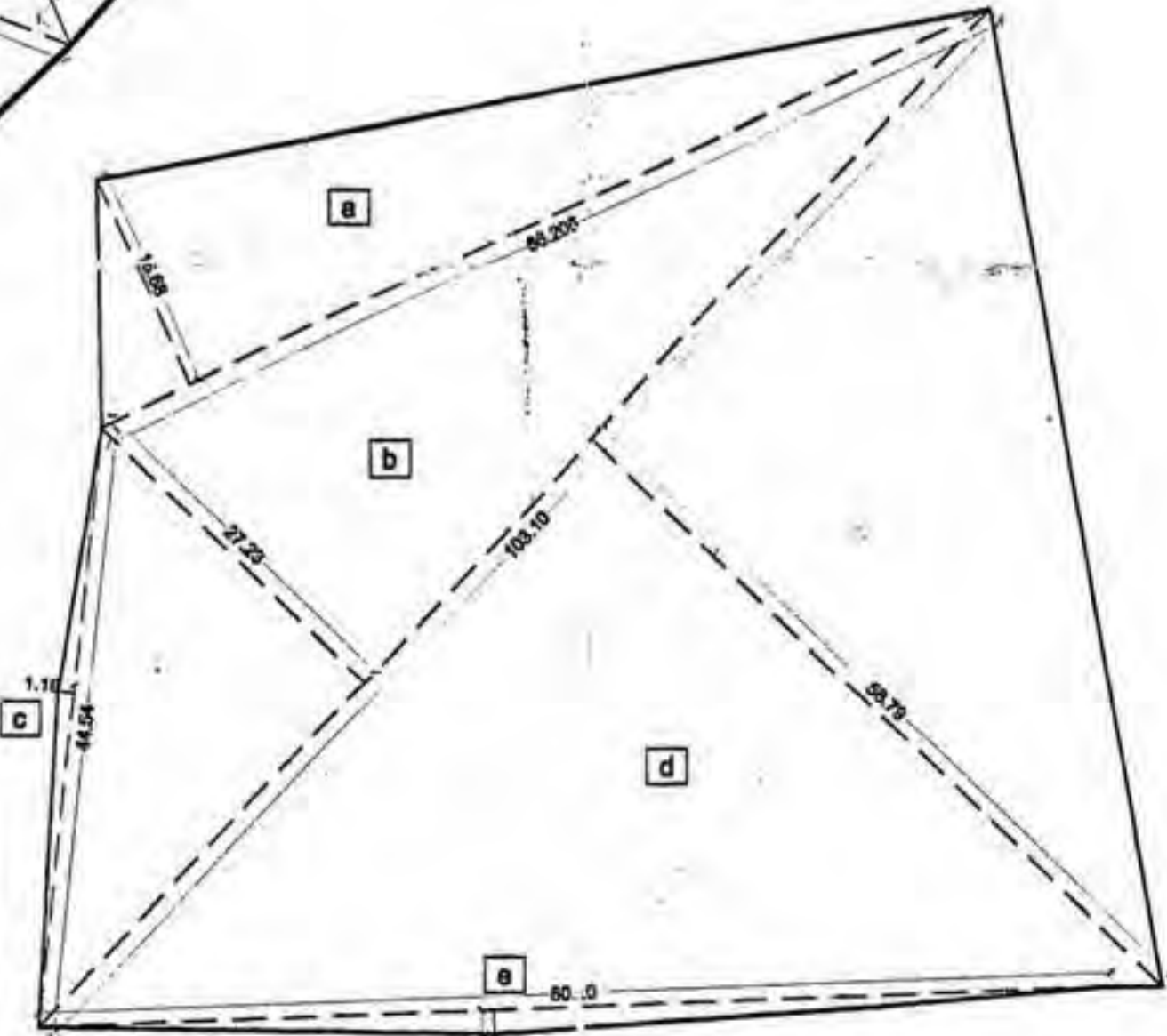


LINE DIAGRAM - PLOT 'B' AREA

R.G ARE CALCULATION

a)	=	66.205	X	16.68	X	0.50	=	552.15	
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

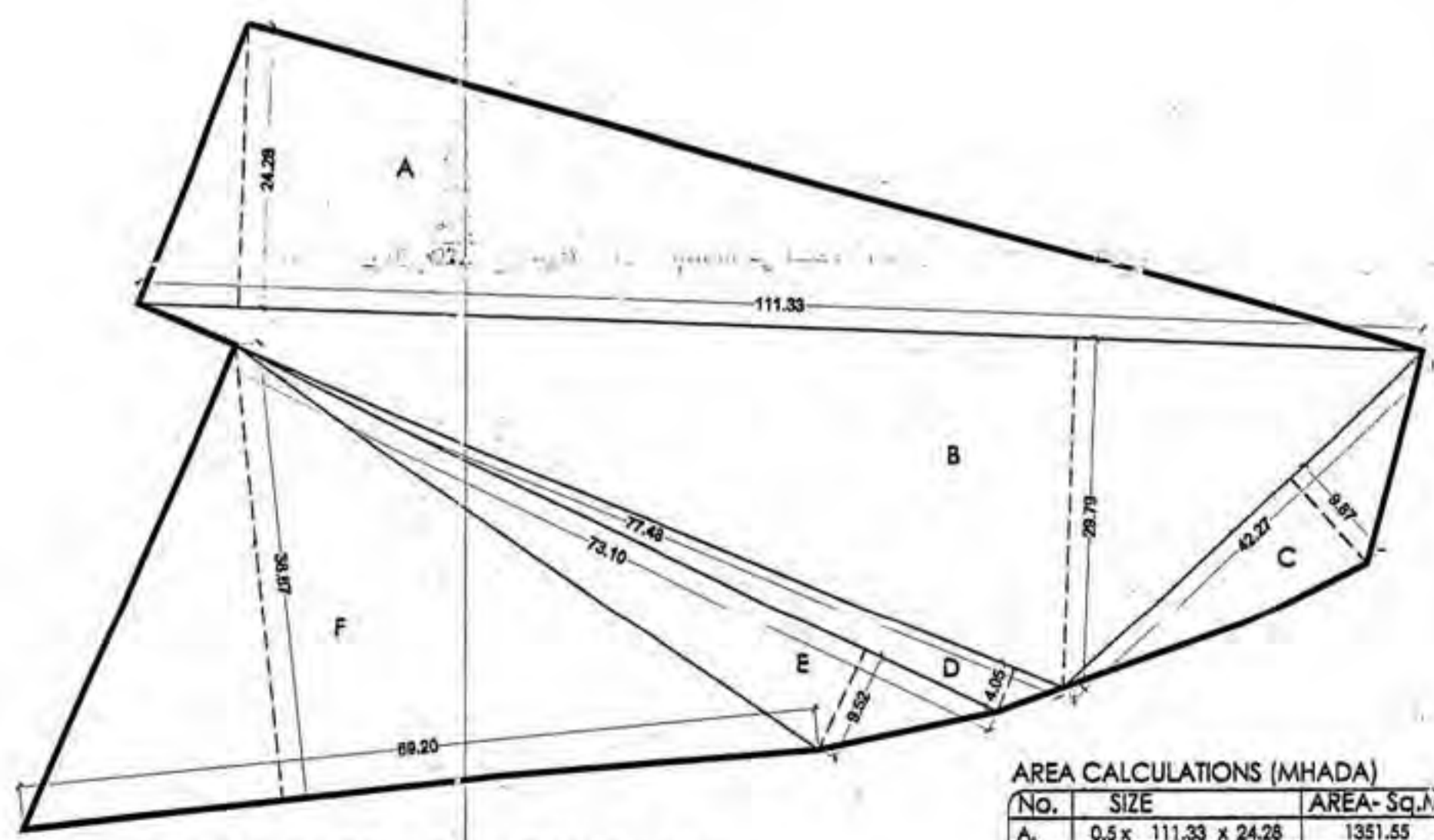
LINE DIAGRAM - R.G. AREA



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 = 1818.60 SQ.MT.
C	114.83	x	40.18 x 0.50 = 2313.99 SQ.MT.
TOTAL ADDITION		=	6102.72 SQ.MT.



MHADA PLOT AREA DIAGRAM

AREA CALCULATIONS (MHADA)

No.	SIZE	AREA- SQ.M.
A.	0.5 x 111.33 x 24.26	1351.55
B.	0.5 x 111.33 x 29.79	1658.26
C.	0.5 x 42.27 x 9.87	206.40
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

PLOT AREA CALCULATIONS 'B'

No.	S.E	AREA- SQ.M
a.	0.5 x 67.4 x 9.82	324.48
b.	0.5 x 75.82 x 23.65	908.40
c.	0.5 x 86.21 x 4.25	183.20
d.	0.5 x 84.21 x 10.36	446.57
e.	0.5 x 49.21 x 17.72	436.00
f.	0.5 x 28.86 x 14.75	212.99
g.	0.5 x 63.49 x 17.32	549.82
h.	0.5 x 63.4 x 17.00	539.67
i.	0.5 x 163. x 56.50	4630.18
j.	0.5 x 163. x 2.89	236.84
k.	0.5 x 161. x 66.73	5387.11
l.	0.5 x 93. x 41.15	1925.62
m.	0.5 x 131. x 28.44	1865.80
n.	0.47 x 140. x 12.22	886.01
o.	0.5 x 147. x 10.80	794.39
p.	0.5 x 159. x 77.46	6189.44
q.	0.5 x 82.5 x 9.07	374.37
r.	0.5 x 66.4 x 26.05	864.99
s.	0.5 x 54. x 20.18	545.79
t.	0.5 x 54. x 27.04	731.31
u.	0.5 x 67. x 31.52	1055.60
v.	0.5 x 67. x 32.47	1087.10
w.	0.5 x 44.9 x 20.50	460.23
TOTAL		30335.61

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

STRUCTURE NO.	BUILT UP AREA (SQ.M)	STRUCTURE NO.	BUILT UP AREA (SQ.M)
1	111.07	11	120.84
2	717.90	12	34.48
3	717.90	13	34.48
4	378.59	14	348.39
5	570.41	15	432.39
6	459.83	16	220.73
7	22.80	17	4.62
8	1463.29	18	59.44
9	306.20	19	330.33
10	31.32	20	181.05
11	120.84	21	436.42
12	34.48	22	237.02
13	34.48	23	483.18
14	348.39	24	1508.83
15	432.39	25	1114.62
16	220.73	26	297.91
17	4.62	27	483.18
18	59.44	28	1507.29
19	330.33	29	1391.13
20	181.05	30	21.64
21	436.42	31	21.64
22	237.02	TOTAL	21430.88
23	483.18		
24	1508.83		
25	1114.62		
26	297.91		
27	483.18		
28	1507.29		
29	1391.13		
30	21.64		
31	21.64		

PROFORMA - B-

CONTENTS OF SHEET
 AREA CALCULATIONS OF:
 - PLOT AREA B.
 - MHADA PLOT
 - M.C.G.M. PLOT
 - R.G AREA CALC (PLOT A)

STAMP OF DATE OF RECEIPT OF PLANS

APPROVED Subject to the Conditions Mentioned in this office EB/ 254/GS/AL - 30.04.04

[Signature]
 Dy. Chief Engineer
 (Bldg. Proposal) (City)

STAMP OF DATE OF APPROVAL OF PLANS

CERTIFIED TO BE TRUE COPY

J. P. PAREKH & SON
 ARCHITECTS & SURVEYORS

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NAME OF OWNER
 For PRAKASH COTTON MILLS PVT. LTD.
[Signature]
 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