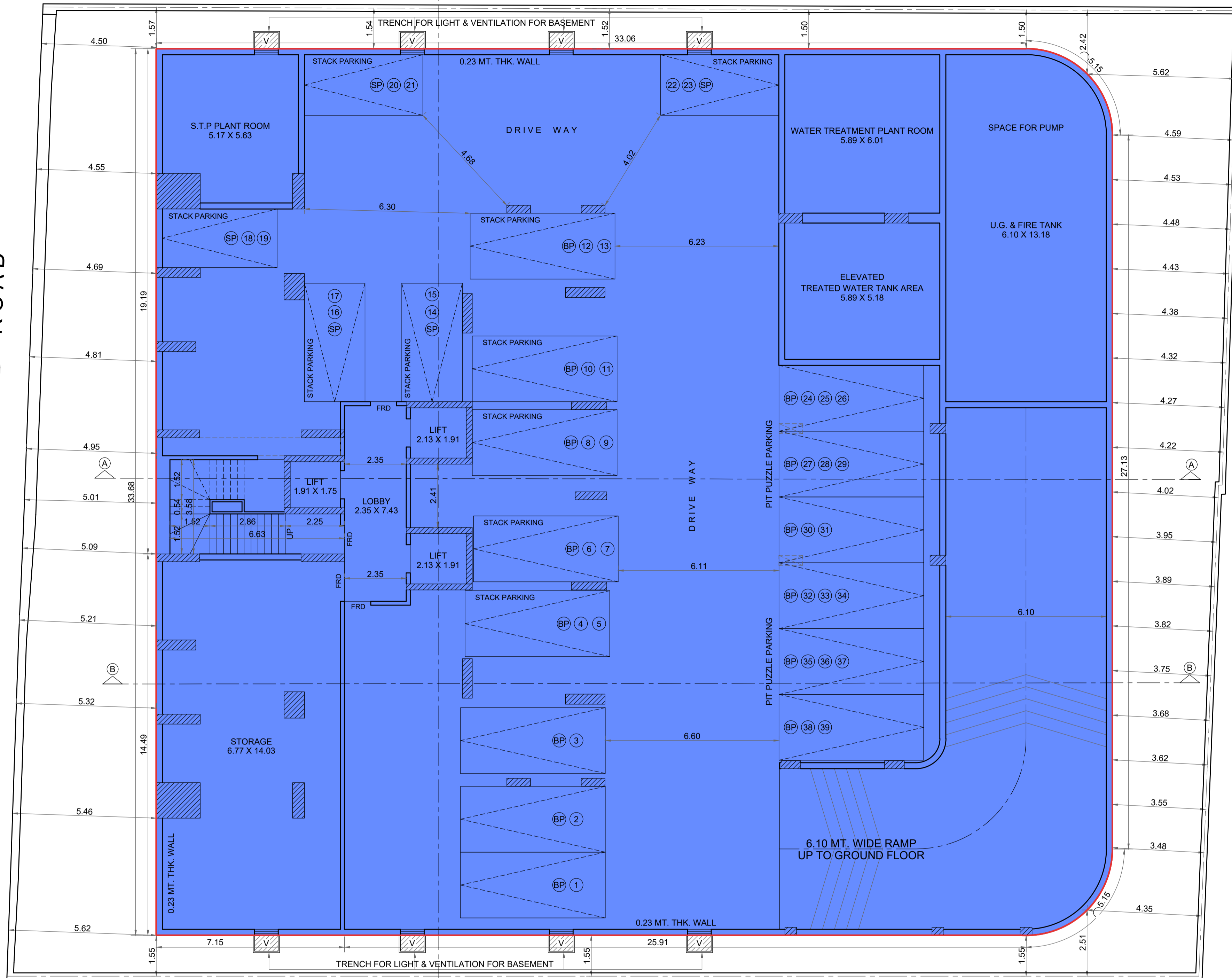
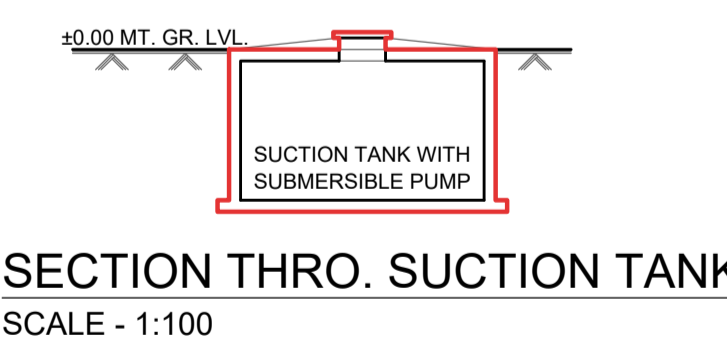


12.20 MT. WIDE THIRD ROAD



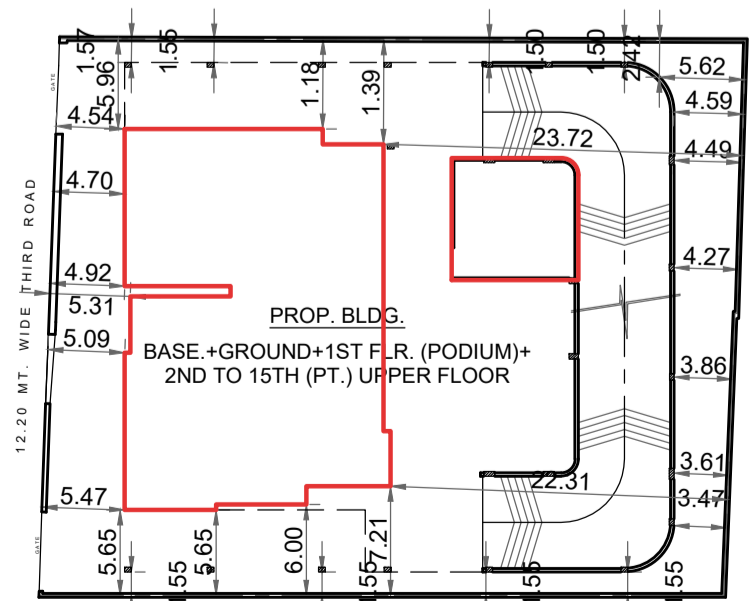
**BASEMENT FLOOR PLAN**  
SCALE - 1:100



**SECTION THRO. SUCTION TANK**  
SCALE - 1:100



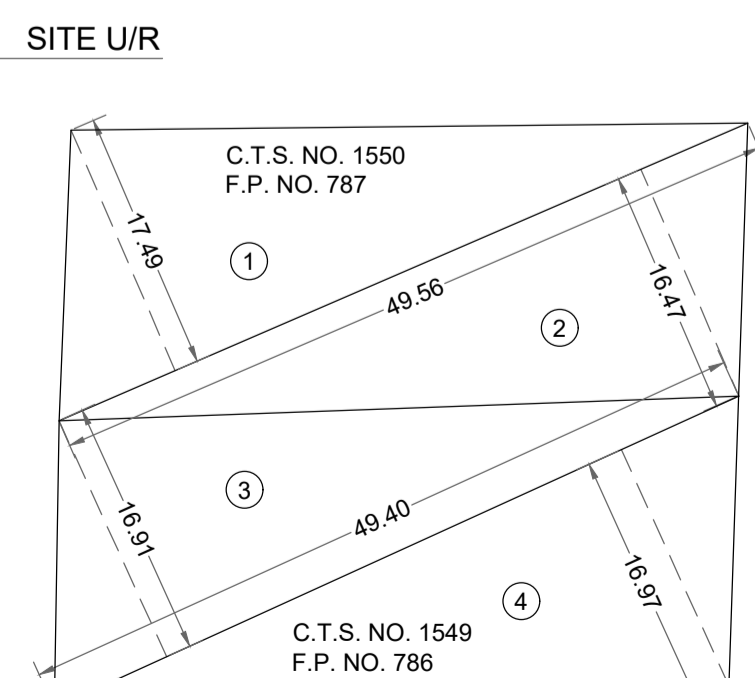
**SECTION THRO. COMPOUND WALL**  
SCALE - 1:100



**BLOCK PLAN**  
SCALE - 1:500



**LOCATION PLAN**  
SCALE - 1:4000



**PLOT AREA DIAGRAM**  
SCALE - 1:500

**PLOT AREA CALCULATION**

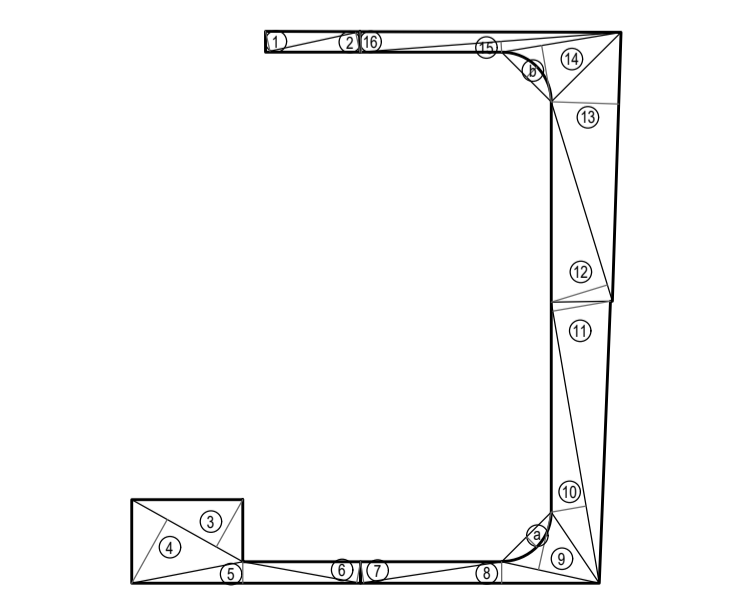
ADDITION	(C.T.S. NO. 1550)
1) 49.56 x 17.49 x 0.50	= 433.40 SQ.MT.
2) 49.56 x 16.47 x 0.50	= 408.13 SQ.MT.
<b>TOTAL AREA</b>	<b>= 841.53 SQ.MT.</b>
ADDITION	(C.T.S. NO. 1549)
3) 49.40 x 16.91 x 0.50	= 417.68 SQ.MT.
4) 49.40 x 16.97 x 0.50	= 419.16 SQ.MT.
<b>TOTAL AREA</b>	<b>= 836.84 SQ.MT.</b>
<b>TOTAL PLOT AREA</b>	<b>= 1678.37 SQ.MT.</b>
<b>AREA AS PER P. R. CARD</b>	<b>= 1617.90 SQ.MT.</b>

**BUILT UP AREA STATEMENT**

FLOOR	RESI (SQ.MT.)	COMM (SQ.MT.)
BASEMENT	103.60	-
GROUND	-	326.51
1ST FLOOR	-	-
2ND	341.79	-
3RD	341.79	-
4TH	341.79	-
5TH	341.79	-
6TH	341.79	-
7TH	341.79	-
8TH	341.79	-
9TH	341.79	-
10TH	341.79	-
11TH	341.79	-
12TH	341.79	-
13TH	341.79	-
14TH	442.02	-
15TH	373.62	-
<b>TOTAL</b>	<b>5020.72</b>	<b>326.51</b>
		<b>5347.23</b>

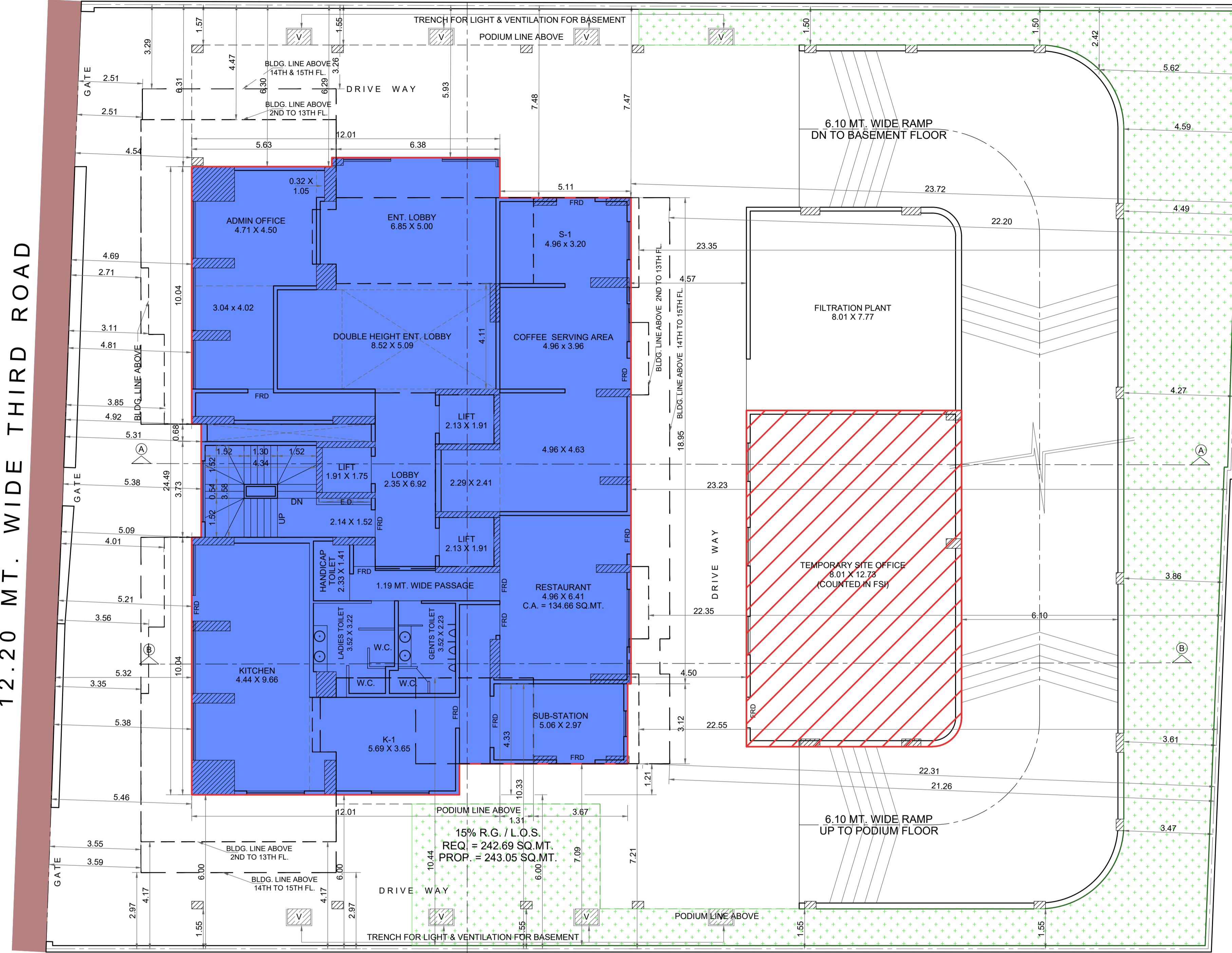
**STAIRCASE AREA STATEMENT**

FLOOR	1.50 M WIDE R.C.C. STAIRCASE (SQ.MT.)	1.50 M WIDE M.S. STAIRCASE (SQ.MT.)	COMM (SQ.MT.)
GROUND	-	-	-
1ST FLOOR	-	-	-
2ND	53.76	14.81	-
3RD	53.76	14.81	-
4TH	53.76	14.81	-
5TH	53.76	14.81	-
6TH	53.76	14.81	-
7TH	53.76	14.81	-
8TH	53.76	14.81	-
9TH	53.76	14.81	-
10TH	53.76	14.81	-
11TH	53.76	14.81	-
12TH	53.76	14.81	-
13TH	53.76	14.81	-
14TH	50.20	14.81	-
15TH	-	-	-
<b>TOTAL</b>	<b>695.32</b>	<b>192.53</b>	<b>887.85</b>



**R.G. / LOS AREA LINE DIAGRAM**  
SCALE - 1:500

12.20 MT. WIDE THIRD ROAD



**GROUND FLOOR PLAN**  
SCALE - 1:100

**L.O.S. / R.G. AREA CALCULATION**

PAVED L.O.S. / R.G. WITH PERFORATED PAVERS	AREA (SQ.MT.)
1) 12 x 6.40 x 1.36 x 1 NO	= 4.35 SQ.MT.
2) 12 x 6.40 x 1.34 x 1 NO	= 4.29 SQ.MT.
3) 12 x 8.40 x 3.57 x 1 NO	= 14.99 SQ.MT.
4) 12 x 8.40 x 4.82 x 1 NO	= 20.24 SQ.MT.
5) 12 x 15.12 x 1.42 x 1 NO	= 10.74 SQ.MT.
6) 12 x 7.92 x 1.40 x 1 NO	= 5.54 SQ.MT.
<b>TOTAL PAVED L.O.S. / R.G. WITH PERFORATED PAVERS</b>	<b>= 60.15 SQ.MT.</b>

**MOTHER EARTH TO BE PROVIDED WITH INDIGENOUS MIYAWAKI GARDEN**

NO.	SIZE	NO.	AREA (SQ.MT.)
7	12 x 9.46 x 1.41 x 1 NO	=	6.67 SQ.MT.
8	12 x 15.79 x 1.43 x 1 NO	=	11.29 SQ.MT.
9	12 x 6.60 x 3.91 x 1 NO	=	12.90 SQ.MT.
10	12 x 18.86 x 2.33 x 1 NO	=	21.97 SQ.MT.
11	12 x 18.86 x 3.97 x 1 NO	=	28.49 SQ.MT.
12	12 x 13.79 x 3.91 x 1 NO	=	20.69 SQ.MT.
13	12 x 17.79 x 4.46 x 1 NO	=	30.67 SQ.MT.
14	12 x 7.99 x 3.77 x 1 NO	=	15.06 SQ.MT.
15	12 x 17.31 x 0.72 x 1 NO	=	6.23 SQ.MT.
16	12 x 17.31 x 1.37 x 1 NO	=	11.86 SQ.MT.
<b>TOTAL ADDITION</b>	<b>=</b>	<b>188.82 SQ.MT.</b>	

**DEDUCTIONS**

NO.	SIZE	NO.	AREA (SQ.MT.)
a	20 x 4.63 x 0.96 x 1 NO	=	2.96 SQ.MT.
b	20 x 4.63 x 0.96 x 1 NO	=	2.96 SQ.MT.
<b>TOTAL DEDUCTION</b>	<b>=</b>	<b>5.92 SQ.MT.</b>	
<b>TOTAL MOTHER EARTH TO BE PROVIDED WITH INDIGENOUS MIYAWAKI GARDEN (X-Y)</b>	<b>=</b>	<b>182.90 SQ.MT.</b>	
<b>REQUIRED R.G. (LOS AREA (15% OF 242.69))</b>	<b>=</b>	<b>36.40 SQ.MT.</b>	
<b>PROPOSED TOTAL R.G. (LOS AREA) (60.15 + 182.90)</b>	<b>=</b>	<b>243.05 SQ.MT.</b>	

**INDEX**

O.C.C. OBTAINED

PROPOSED WORK

THIS PLAN IS DIGITALLY SIGN

D.F.O.

DY. CPO

**CONTENTS OF SHEET :**  
BASEMENT & GROUND FLOOR PLAN  
BLOCK & LOCATION PLAN  
PLOT AREA DIAGRAM WITH CALC.

NO.	AREA STATEMENT	AREA AS PER DCR 1991 (SQ.MT.)	AREA AS PER DCR 2034 (SQ.MT.)	TOTAL (SQ.MT.)
1	AREA OF THE PLOT	1617.90	-	1617.90
2	DEDUCTION FOR	-	-	-
	(a) ROAD SET BACK AREA	-	-	-
	(b) PROPOSED ROAD	-	-	-
	(c) ANY RESERVATION	-	-	-
	<b>TOTAL (a+b+c)</b>	<b>-</b>	<b>-</b>	<b>-</b>
3	BALANCE AREA OF PLOT (1 - 2)	1617.90	-	1617.90
	(a) AMENITY OPEN SPACE 5%	-	-	-
	(b) OTHER	-	-	-
	<b>TOTAL (a+b)</b>	<b>-</b>	<b>-</b>	<b>-</b>
3	BALANCE AREA OF PLOT	1617.90	-	1617.90
4	DEDUCTION FOR 15% RECREATIONAL GROUND	-	-	-
5	NET AREA OF PLOT	1617.90	-	1617.90
6	ADDITIONS FOR F.S.I. PURPOSE (REG. 30 TABLE 12-DCPR-2034)	-	-	-
	2(a) 100% FOR AMENITY OPEN SPACE	-	-	-
	2(b) 100% FOR SET-BACK	-	-	-
	<b>TOTAL [2(a)+2(b)]</b>	<b>-</b>	<b>-</b>	<b>-</b>
7	<b>TOTAL AREA (5+6)</b>	<b>1617.90</b>	<b>-</b>	<b>1617.90</b>
8	F.S.I. PERMISSIBLE	ONE	-	ONE
9	(a) F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHT (PERM 70% = 1132.53 (REG. 30 TABLE 12-DCPR-2034) SLUM TDR (ALREADY UTILIZED PRIOR TO DCR 2034)	1090.00	-	1090.00
	(b) 50% AS PER DCR 30 (PERM 50% = 568.55 (REG. 30 TABLE 12-DCPR-2034))	527.90	(+) 281.05	808.95
	(c) 33(19) CBD	-	(+) 600.49	600.49
	(d) OTHER	-	-	-
	<b>TOTAL</b>	<b>1617.90</b>	<b>(+) 881.54</b>	<b>2499.44</b>
10	PERMISSIBLE FLOOR AREA (7x8)+9	3235.80	(+) 881.54	4117.34
11	EXISTING FLOOR AREA	N.A.	-	-
12	PROPOSED BUILT UP AREA	3235.39	(+) 881.95	4117.34
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	-	NIL	NIL
14	(A) PURELY RESIDENTIAL BUILT UP AREA	-	-	-
	(B) REMAINING NON - RESIDENTIAL BUILT UP AREA	3235.39	(+) 881.95	4117.34
	<b>TOTAL BUILT-UP PROPOSED (11+12+13)</b>	<b>3235.39</b>	<b>(+) 881.95</b>	<b>4117.34</b>
	AS PER APPROVED PLAN DT. PRIOR TO 06-01-2012	-	-	-
15	F.S.I. CONSUMED ON NET HOLDING (14/3)	2.00	(+) 0.54	2.54
B	DETAILS OF FSI AVAILABLE AS PER DCR 35 (4)	-	-	-
1	FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR PURELY RESIDENTIAL = OR < (14 x 0.35)	-	-	-
2	FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR NON-RESIDENTIAL = OR < (14B x 0.35)	1119.75	(+) 111.14	1230.89
3	TOTAL FUNGIBLE BUILT-UP AREA VIDE DCR 35 (4) = (B. 1 + B. 2)	1119.75	(+) 111.14	1230.89
4	TOTAL GROSS BUILT-UP AREA PROPOSED (14 + B3)	4355.14	(+) 993.09	5348.23
C	<b>TENEMENT STATEMENT</b>	-	-	-
(i)	PROPOSED AREA (ITEM A-12 ABOVE)	4355.14	(+) 993.09	5348.23
(ii)	DEDUCTION FOR NON-RESI. AREAS (shops etc.)	-	-	-
(iii)	AREA FOR TENEMENTS (i - ii)	-	-	-
(iv)	TENEMENTS PERMISSIBLE (450 / HECTOR)	-	-	-
(v)	TENEMENTS PROPOSED	-	-	-
(vi)	TENEMENTS EXISTING	-	-	-
	<b>TOTAL TENEMENTS ON THE PLOT</b>	<b>-</b>	<b>-</b>	<b>-</b>
D	<b>PARKING STATEMENT</b>	-	-	-
(i)	PARKING REQUIRED BY REGULATIONS FOR	-	-	-
	CAR	-	-	-
	SCOOTER / MOTOR CYCLE	-	-	-
	OUTSIDERS (VISITORS)	-	-	-
(ii)	COVERED GARAGES PERMISSIBLE	-	-	-
(iii)	COVERED GARAGES PROVIDED	-	-	-
	CAR	-	-	-
	SCOOTER / MOTOR CYCLE	-	-	-
	OUTSIDERS (VISITORS)	-	-	-
(iv)	TOTAL PARKING PROVIDED	-	-	-
E	<b>TRANSPORT VEHICLES PARKING</b>	-	-	-
(i)	TRANSPORT ETHICAL PARKING REQUIRED	-	-	-
(ii)	TRANSPORT VEHICLE PARKING PROVIDED	-	-	-
F	<b>CERTIFICATE OF AREA</b>	-	-	-

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1617.90 SQ. MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

SIGNATURE OF LICENSED SURVEYOR

**PROFORMA 'B'**

DESCRIPTION OF PROPOSAL & PROPERTY:  
PROPOSED DEVELOPMENT OF RESIDENTIAL GUEST HOUSE ON PLOT BEARING CTS NO. F/1549 & F/1550 OF VILLAGE BANDRA, F.P. NO. 786 & 787 OF TPS III AT 3RD ROAD, KHAR (WEST), MUMBAI IN H/W WARD.

NAME OF OWNER, ADDRESS & SIGNATURE :-

SHRI. M/S. RAMEE HOTELS PVT. LTD. C.A. TO OWNER

**Ashok Muddu Shetty** Digitally signed by Ashok Muddu Shetty Date: 2024.06.21 13:24:47 +05'30'

DRAWING No. 1 SCALE AS SHOWN JOB NO. 06.05.2024 DATE 06.05.2024 DRAWN BY CHETAN S CHECK BY SACHIN K

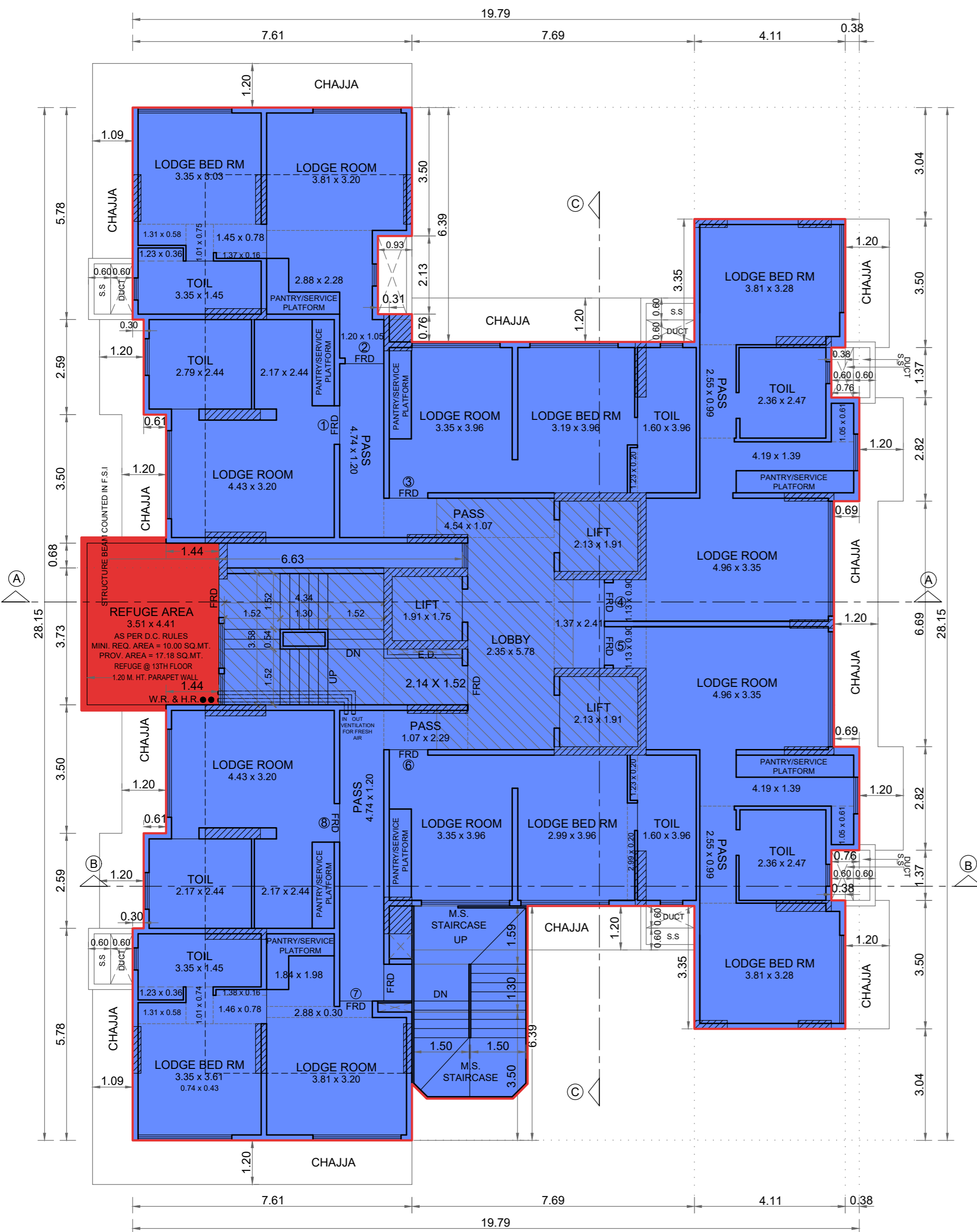
NAME, ADDRESS & SIGNATURE OF LICENSED SURVEYOR:-

RAJESHWARBHARANI S RAJPUT LIC NO. LS: 8450192950

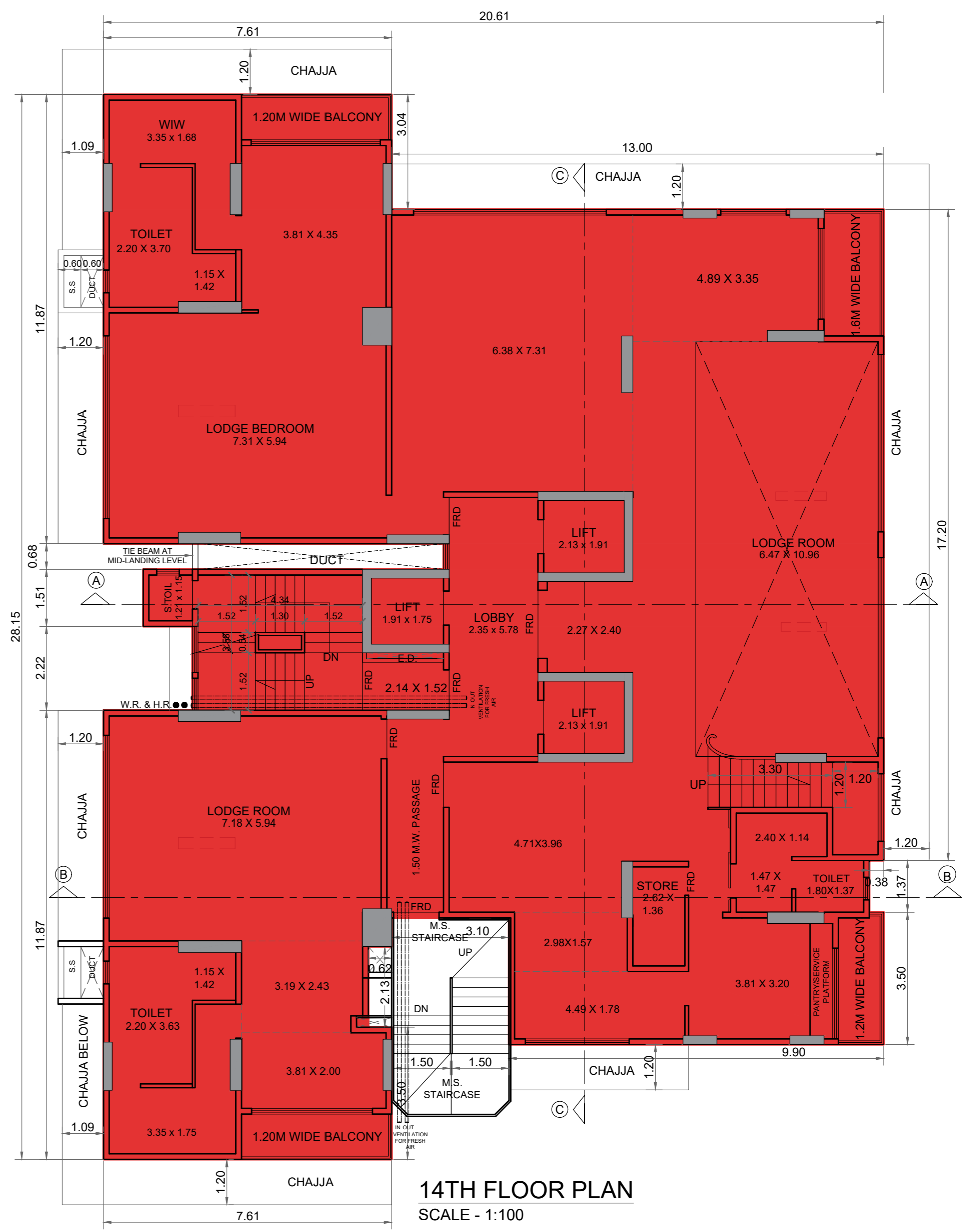
B.E. CIVIL / LICENSED SURVEYOR B.M.C. LICENSING RAJPUT 191 9554490809 RAJESHWAR.RAJPUT777@GMAIL.COM

FLAT NO. 902, MOHD HEIGHTS CHSL, RTO LANE, SURESH NAGAR, NEAR 4 BUNGALOWS, ANDHERI (W), MUMBAI-400053.

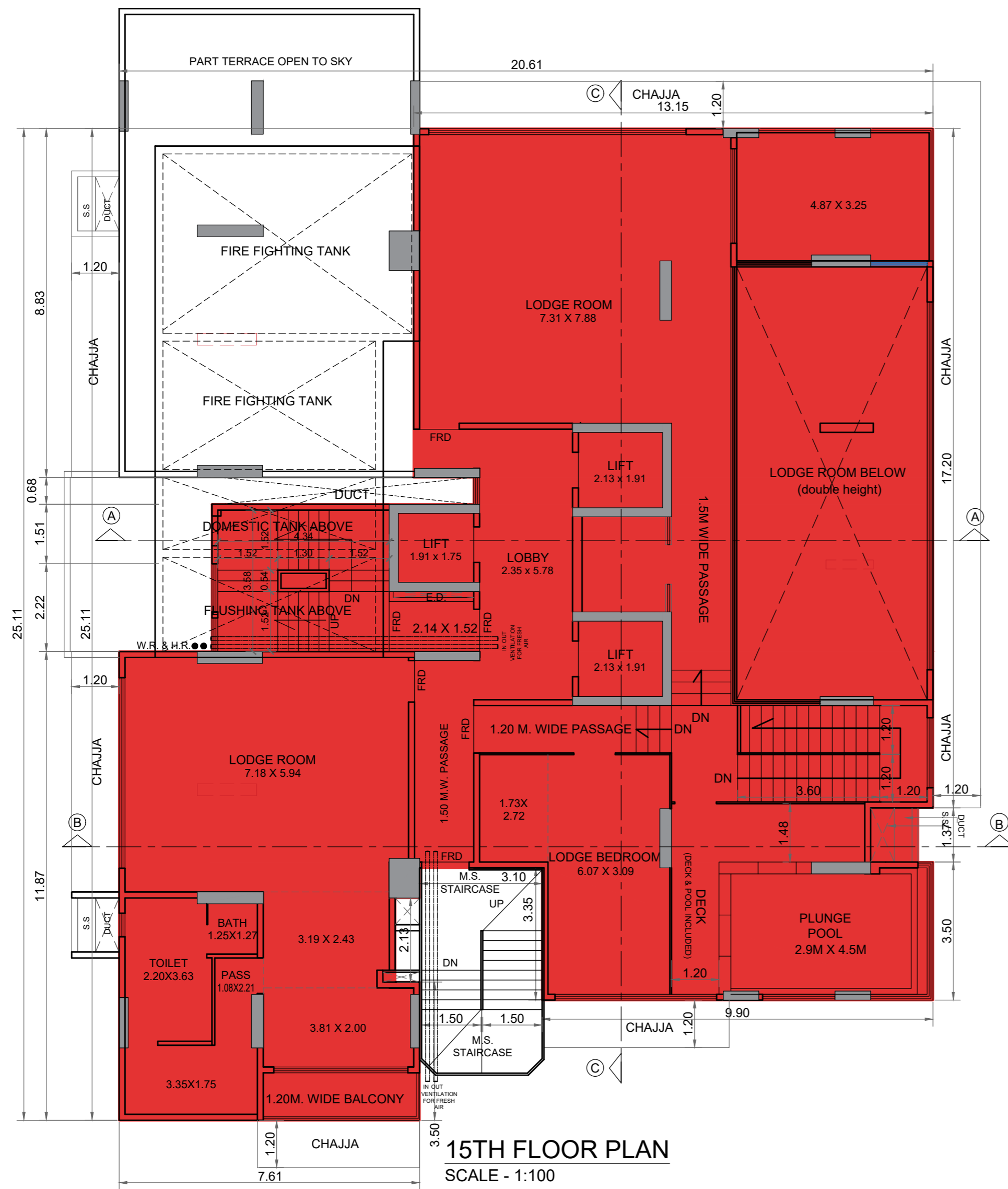




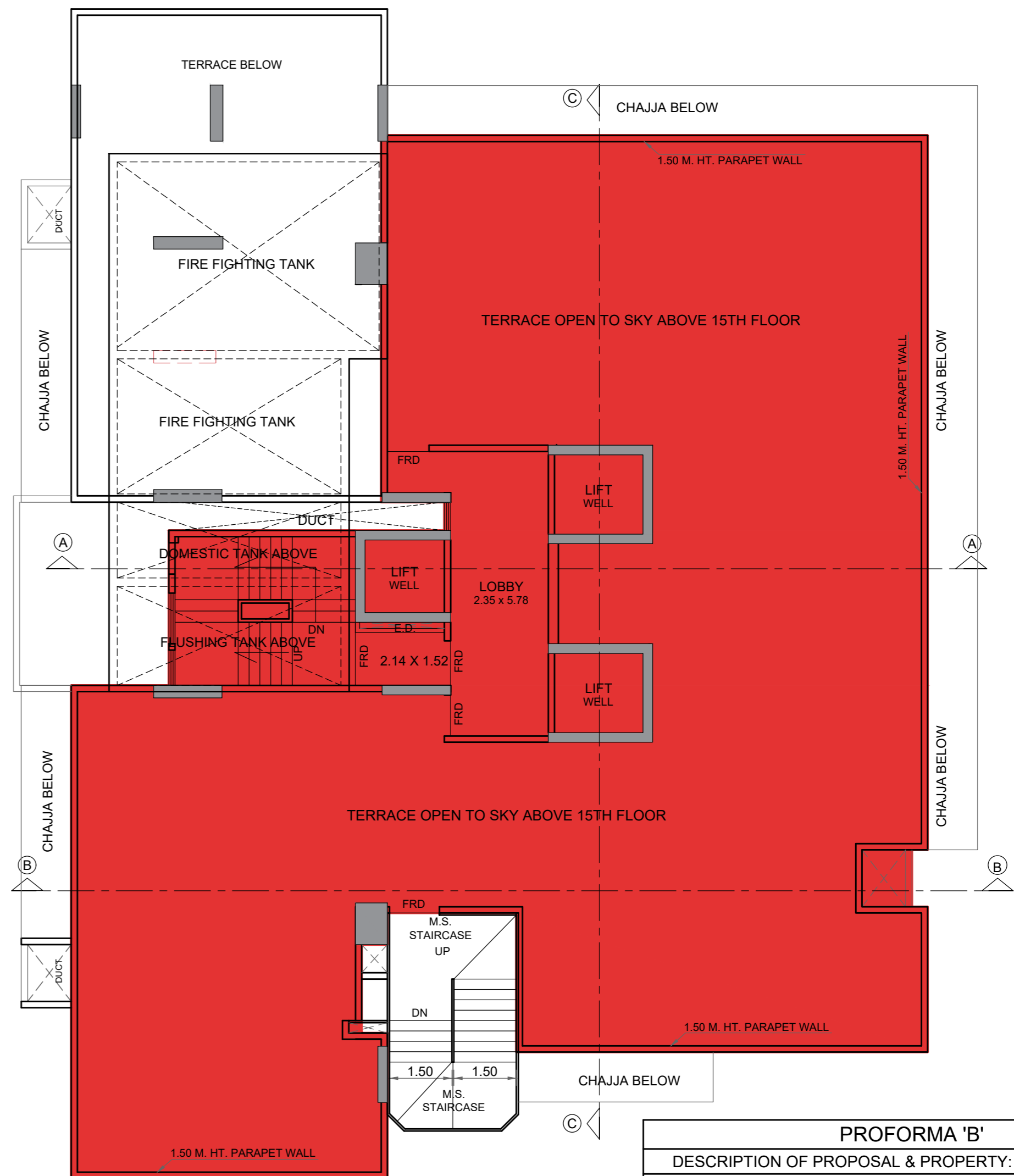
13TH FLOOR PLAN  
SCALE - 1:100



14TH FLOOR PLAN  
SCALE - 1:100



15TH FLOOR PLAN  
SCALE - 1:100



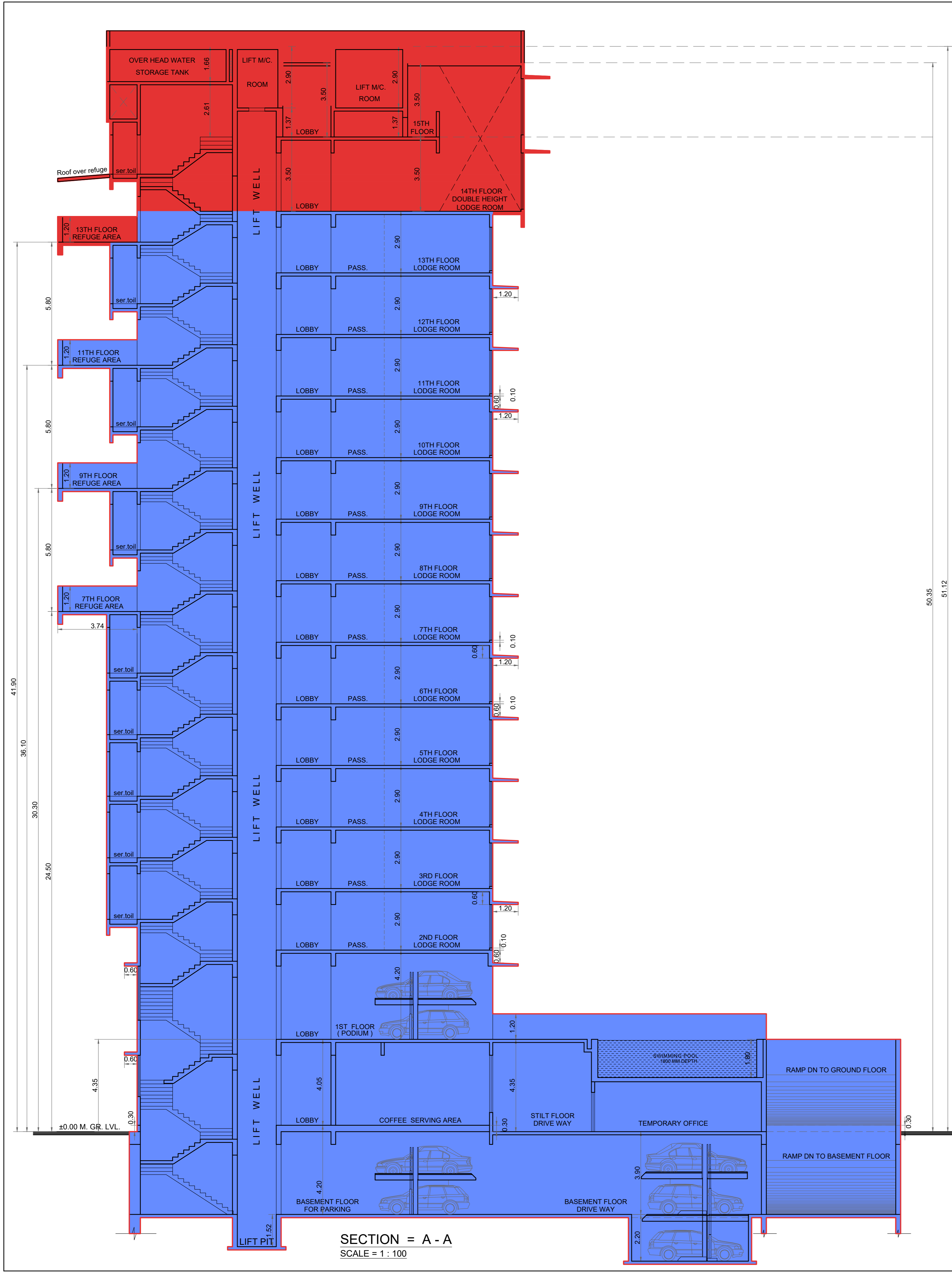
TERRACE FLOOR PLAN  
SCALE - 1:100

INDEX	
O.C.C. OBTAINED	<span style="color: blue;">█</span>
PROPOSED WORK	<span style="color: red;">█</span>
THIS PLAN IS DIGITALLY SIGN	
RAVINDRA VITTHAL BHOSALE	Digitally signed by RAVINDRA VITTHAL BHOSALE Date: 2024.06.27 18:14:15 +05'30'
D.F.O.	DY. CFO

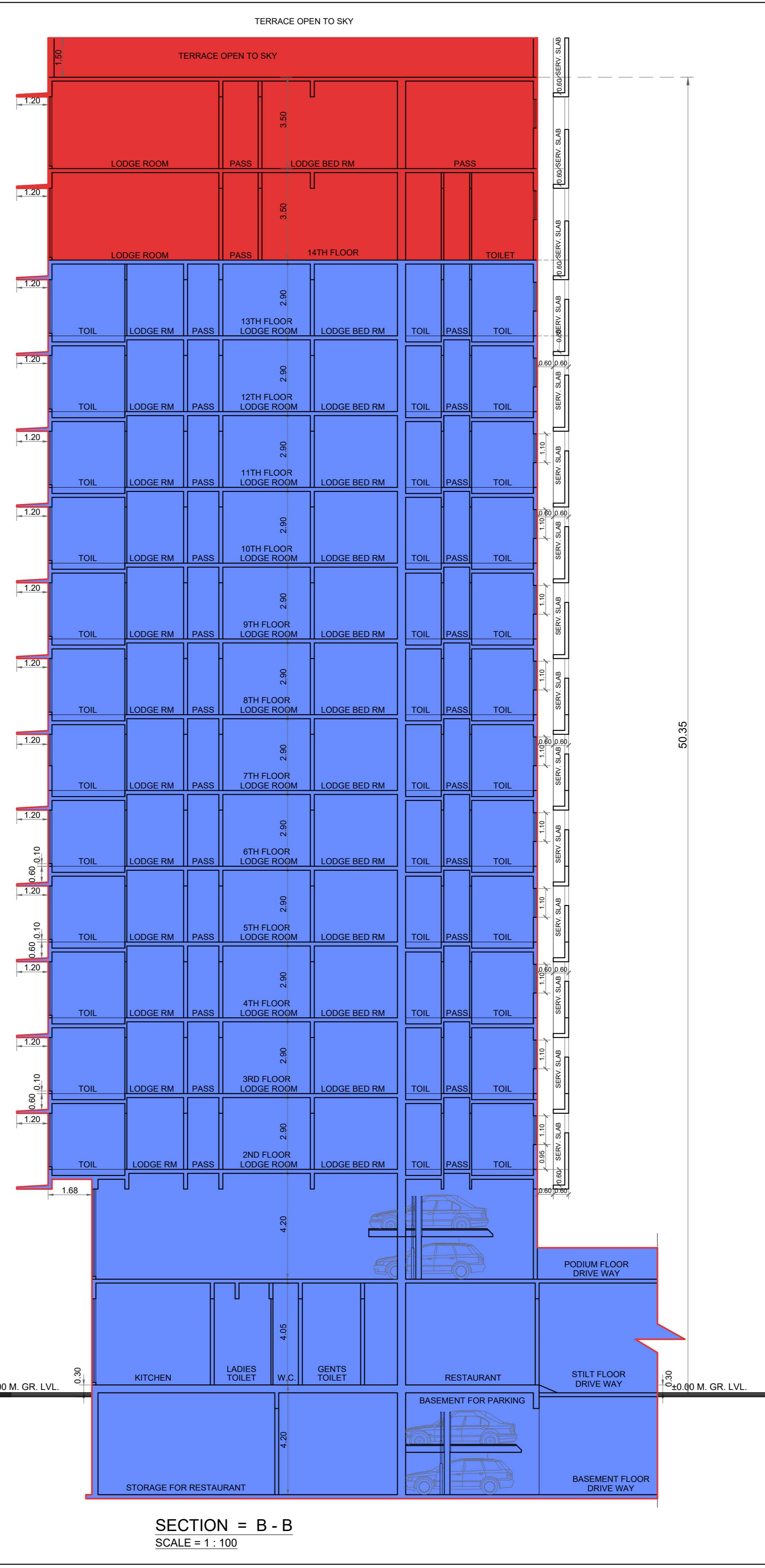
PROFORMA 'B'				
DESCRIPTION OF PROPOSAL & PROPERTY:				
PROPOSED DEVELOPMENT OF RESIDENTIAL GUEST HOUSE ON PLOT BEARING CTS NO. F/1549 & F/1550 OF VILLAGE BANDRA, F.P NO. 786 & 787 OF TPS III AT 3RD ROAD, KHAR (WEST), MUMBAI IN H/W WARD.				
NAME OF OWNER, ADDRESS & SIGNATURE :-				
SHRI. M/S. RAMEE HOTELS PVT. LTD. C.A. TO OWNER		Ashok Muddu Shetty Digitally signed by Ashok Muddu Shetty Date: 2024.06.21 13:26:35 +05'30'		
DRAWING No.	SCALE	JOB NO.	DATE	DRAWN BY
3	AS SHOWN	-	06.05.2024	CHETAN S
NAME, ADDRESS & SIGNATURE OF LICENSED SURVEYOR:-				
RAJESHWARSINGH S RAJPUT LIC NO. LG: 840019260		SION B.E. CIVIL   LICENSED SURVEYOR B.M.C. LIAISONING 491 9594490809 RAJESHWAR.RAJPUT777@GMAIL.COM		
FLAT NO. 902, MOHID HEIGHTS CHSL, RTO LANE, SURESH NAGAR, NEAR 4 BUNGALOWS, ANDHERI (W), MUMBAI-400053.				



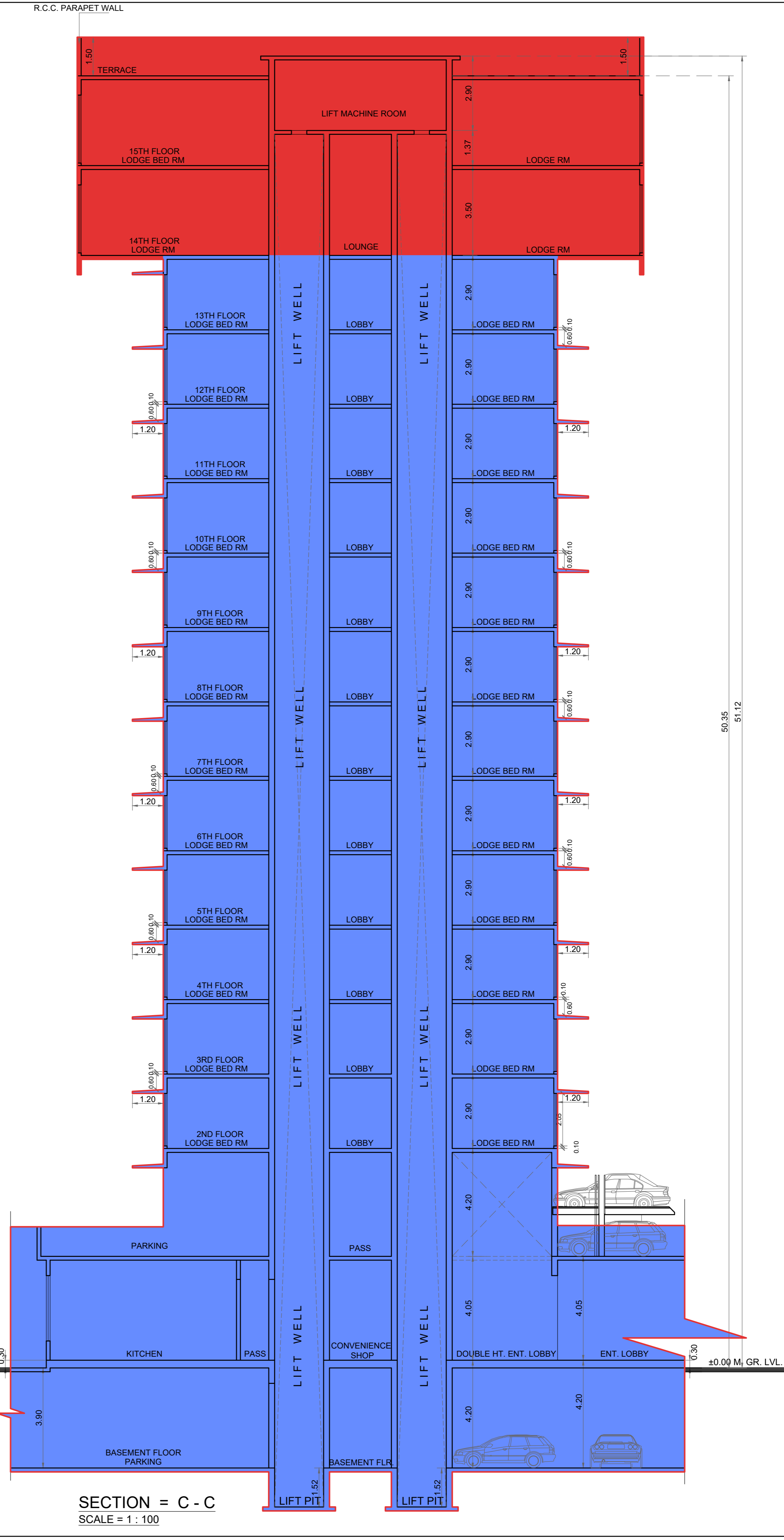
CONTENTS OF SHEET :  
TERRACE FLOOR PLAN  
SECTION = A - A , B - B & C - C



SECTION = A - A  
SCALE = 1 : 100



SECTION = B - B  
SCALE = 1 : 100



SECTION = C - C  
SCALE = 1 : 100

INDEX					
O.C.C. OBTAINED	■				
PROPOSED WORK	■				
THIS PLAN IS DIGITALLY SIGN					
RAVINDRA BHOSALE Digitally signed by VITTHAL BHOSALE Date: 2024.06.27 BHOSALE					
D.F.O.	DY. CTO				
PROFORMA 'B'					
DESCRIPTION OF PROPOSAL & PROPERTY:					
PROPOSED DEVELOPMENT OF RESIDENTIAL GUEST HOUSE ON PLOT BEARING CTS NO. 571548 & 571550 OF VILLAGE BANDRA, F.P. NO. 788 & 787 OF TPS III AT 3RD ROAD, KHAR (WEST), MUMBAI IN H/W WARD.					
NAME OF OWNER, ADDRESS & SIGNATURE :-					
SHRI. M.S. RAMEE HOTELS PVT. LTD. C.A. TO OWNER					
Ashok Muddu Shetty Digitally signed by Ashok Muddu Shetty Date: 2024.06.21 1327141405307					
DRAWING NO.	SCALE	JOB NO.	DATE	DRAWN BY	CHECK BY
4	AS SHOWN	-	06.05.2024	CHETAN S	SACHIN K
NAME, ADDRESS & SIGNATURE OF LICENSED SURVEYOR:-					
RAJESH BHARWANGH S RAJPUT LIC NO. LB 840019260 S.M.C. (L) (GD) (INDIA) 191 9554490005 RAJESH@RAJPUTSURVEYOR.COM				5503 RAJPUT	
FLAT NO. 802, MOHID HEIGHTS CHSL, RTO LANE, SURESH NAGAR, NEAR 4 BUNGALOWS, ANDHRI (W), MUMBAI-400053.					