

STAMP OF APPROVAL OF PLANS

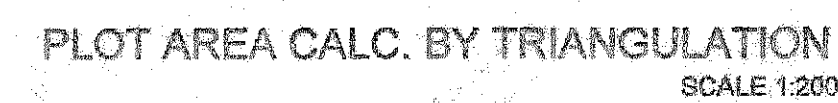
2515116
SE(CP)X-17

Diagram illustrating the cross-section of a plot boundary wall structure:

- 0.23m THK BRICK WALL
- 1.5M (Height of R.C.C. coping)
- PLOT BOUNDARY R.C.C. COPING
- FINISHED PLOT LVL
- 0.45m WIDE RUBBLE WALL
- 0.8m WIDE P.C.C. BED

A.	PROFORMA - A	PLAN AS PER D.C.R. AMENDED AFTER 6.1.2012
		IN SQ.M.
1	AREA OF PLOT	741.84
2	DEDUCTIONS FOR	
	(A) ROAD SET BACK AREA	-N.A.
	(B) PROPOSED ROAD	
	(C) ANY RESERVATION (SUB PLOT _____)	
	(D) _____ % OF AMENITY SPACE AD PER D.C.R 56/57 (SUB-PLOT _____)	-N.A.
	OTHER	
3	BALANCE AREA OF PLOT (1 - 2)	741.64
4	DEDUCTION FOR 15% R.G. / 10% AMENITY SPACE	-NIL-
5	NET AREA OF PLOT (3 - 4)	741.64
6	ADDITIONS FOR F.S.I.	-NIL-
	(2A) 100% FOR D. P. ROAD	-NIL-
	(2B) 100% FOR SET BACK	-NIL-
7	TOTAL AREA (5 + 6)	741.64
8	F.S.I. PERMISSIBLE	3.00
9	(a) F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS RESTRICTED TO _____ % OF THE BALANCE AREA VIDE ITEM 3 ABOVE) D/R.C NO. D.R.C NO.	
	ADDITIONS FOR F.S.I.	-NIL-
	(b) 33% AS PER D.C.R 32	-NIL-
	(c) _____ % AS PER D.C.R 33 ()	-NIL-
	(d) OTHER	-NIL-
10	PERMISSIBLE FLOOR AREA (7 x 6 + 8) ABOVE (REFER TABLE)	-NIL-
11	EXISTING FLOOR AREA	-NIL-
12	PROPOSED BUILT UP AREA	-NIL-
13	EXCESS BALCONY AREA TAKEN IN F.S.I.	-NIL-
14A	PURELY RESIDENTIAL BUILT UP AREA	-NIL-
14B	NON-RESIDENTIAL BUILT UP AREA	-NIL-
14C	EXCESS NON-RESIDENTIAL BUILT UP AREA	-NIL-
14	TOTAL BUILT UP AREA PROPOSED (11 + 12 + 13)	----
15	F.S.I. CONSUMED ON NET HOLDING = 14/3	----
B	DETAILS OF F.S.I. AVAILABLE AS PER D.C.R 35 (4)	
1	PERMISSIBLE FUNGIBLE B.U.A. VIDE D.C.R. 35(4) FOR PURELY RESIDENTIAL= OR <(14x 0.35)	----
2	PROPOSED FUNGIBLE B.U.A. VIDE D.C.R. 35(4) FOR PURELY RESIDENTIAL= OR <(14x 0.35) (COL. 15 + COL. 20 - COL. 21) OF TABLE - I	----
3	PERMISSIBLE FUNGIBLE B.U.A. VIDE D.C.R. 35(4) FOR PURELY NON-RESIDENTIAL= OR <(14B x 0.20)	----
4	PROPOSED FUNGIBLE B.U.A. VIDE D.C.R. 35(4) FOR PURELY NON-RESIDENTIAL= OR <(14B x 0.20)	----
5	TOTAL FUNGIBLE B.U.A. VIDE D.C.R. 35(4) = (B.2 + B.4)	----
6	TOTAL GROSS B.U.A. PROPOSED (14 + B.2 + B.4)	----
D	PARKING STATEMENT	
1	PARKING REQUIRED BY REGULATIONS FOR	----
	(a) CAR:	----
	(b) SCOOTER / MOTOR CYCLE	----
	(c) OUTSIDERS (VISITORS)	----
2	COVERED GARAGES PERMISSIBLE	----
3	COVERED GARAGES PROPOSED	----
	(a) CAR	----
	(b) SCOOTER / MOTOR CYCLE	----
	(c) OUTSIDERS (VISITORS)	----
4	TOTAL PARKING PROVIDED	----
E	TRANSPORT VEHICLES PARKING	
1	PARKING REQUIRED BY REGULATIONS FOR TRANSPORT VEHICLES	----
2	TOTAL PARKING PROVIDED FOR TRANSPORT VEHICLES	----

BASEMENT, GROUND FLOOR PLAN & BUILT UP AREA CALCULATION & CARPET AREA, BUILT UP AREA STATEMENT			
REVISION	DESCRIPTION	DATE	SIGNATURE
CERTIFICATE OF AREA			
CERTIFIED THAT THE PLOT UNDER REFERENCE IS SURVEYED THROUGH SURVEYOR ON 10.10.2014 & THE DIMENSIONS OF THE SIDES ETC. OF THE AREA AS MEASURED ON THE SITE & AREA WORKED OUT IS 741.64 SQUARE METERS WHICH TALLIES WITH THE AREA STATED IN THE PROPERTY RECEIPT CARD / DOCUMENTS OF ESTATE DEPT. MAHESH R. HOBE (ARCHITECT) REGD. NO. : CA/80/5997			
DESCRIPTION OF PROPOSAL			
Redevelopment of property bearing Plot No. 639 of Dadar Matunga Estate, C. S. No. 656/10 of Matunga Division, situated at Mancherji Joshi Road, Matunga, Mumbai - 400 014 locally known as "Rati Manzil"			
NAME OF OWNER	ADDRESS OF LESSEE	NAME OF DEVELOPER	ADDRESS OF DEVELOPER
M.C.G.M.	Ratna Manzil, Plot no-639, Mancherji Joshi Road, Dadar, Mumbai-400014	Mr. Boman Rustom Irani	702/2, Netaji M.V. Road Junction, Western Express Highway, Andheri (E), Mumbai-400014
NAME OF LESSEE			
Mr. Boman Rustom Irani			
DWG. FILE	D:\BHUSHAN\PROJECTS UNDER WORKING\RATI MANZIL\Design\BMC\FINAL\CFO-TRAFFIC-BPL 04122015		
DATE	SCALE	DRG. NO.	DRAWN BY
16 / 05 / 2016	AS STATED	01	BHUSHAN
NORTH			CHECKED BY
			RAM
P. N. HOBE & ASSOCIATES ARCHITECTS / INTERIOR DESIGNERS 223/A, RAMESH GHAR, T. H. KATARIA MARG, MAHIM, BOMBAY-400016, TEL-24378655.			



SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
ADDITION			
A	0.5	38.65 x 19.188	370.82
B	0.5	38.65 x 19.188	370.82
TOTAL ADDITION			741.64
AREA AS PER P.R.C.			741.64
AREA CONSIDERED FOR PROPOSAL			741.64 SQ.MT.

