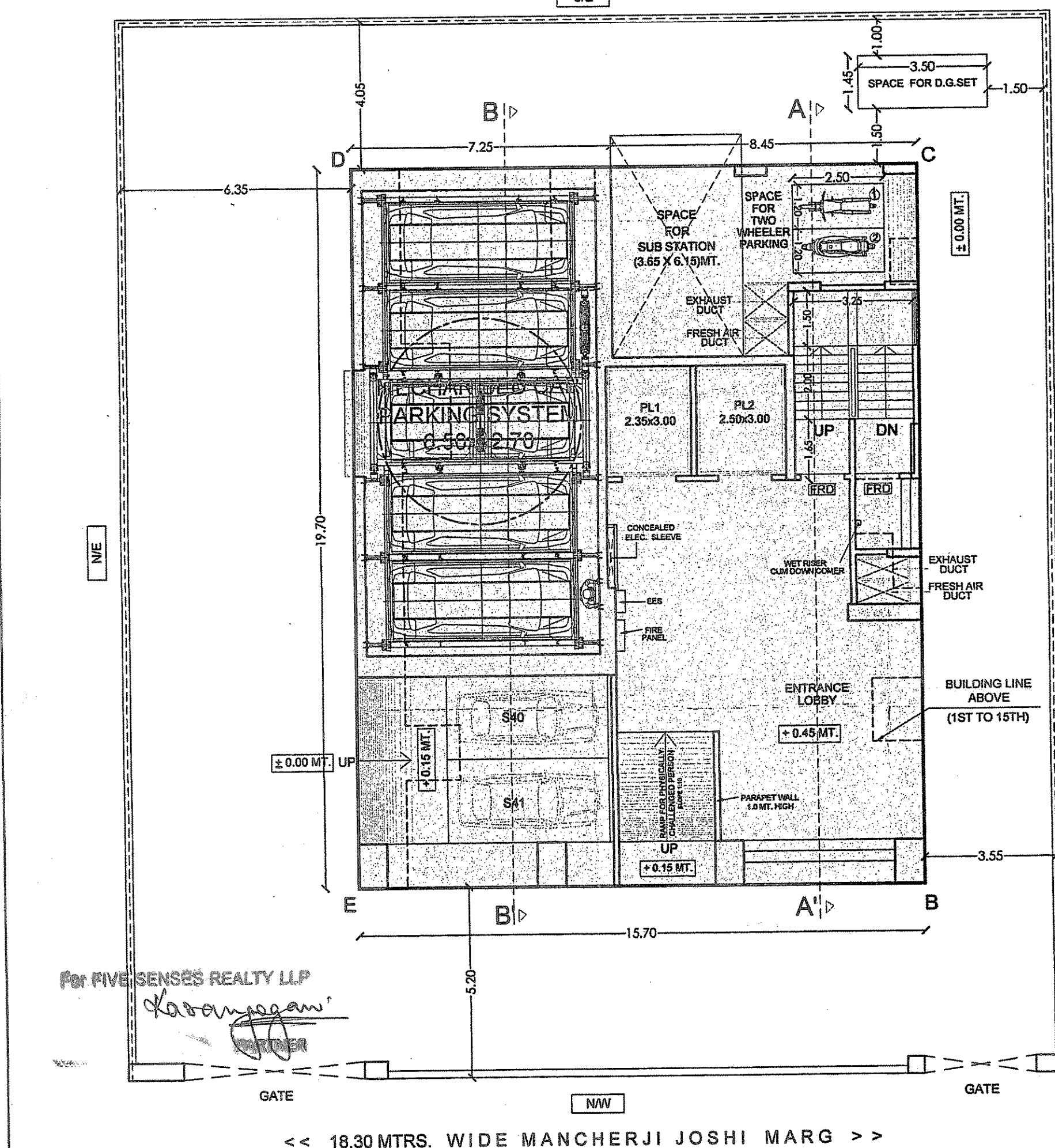
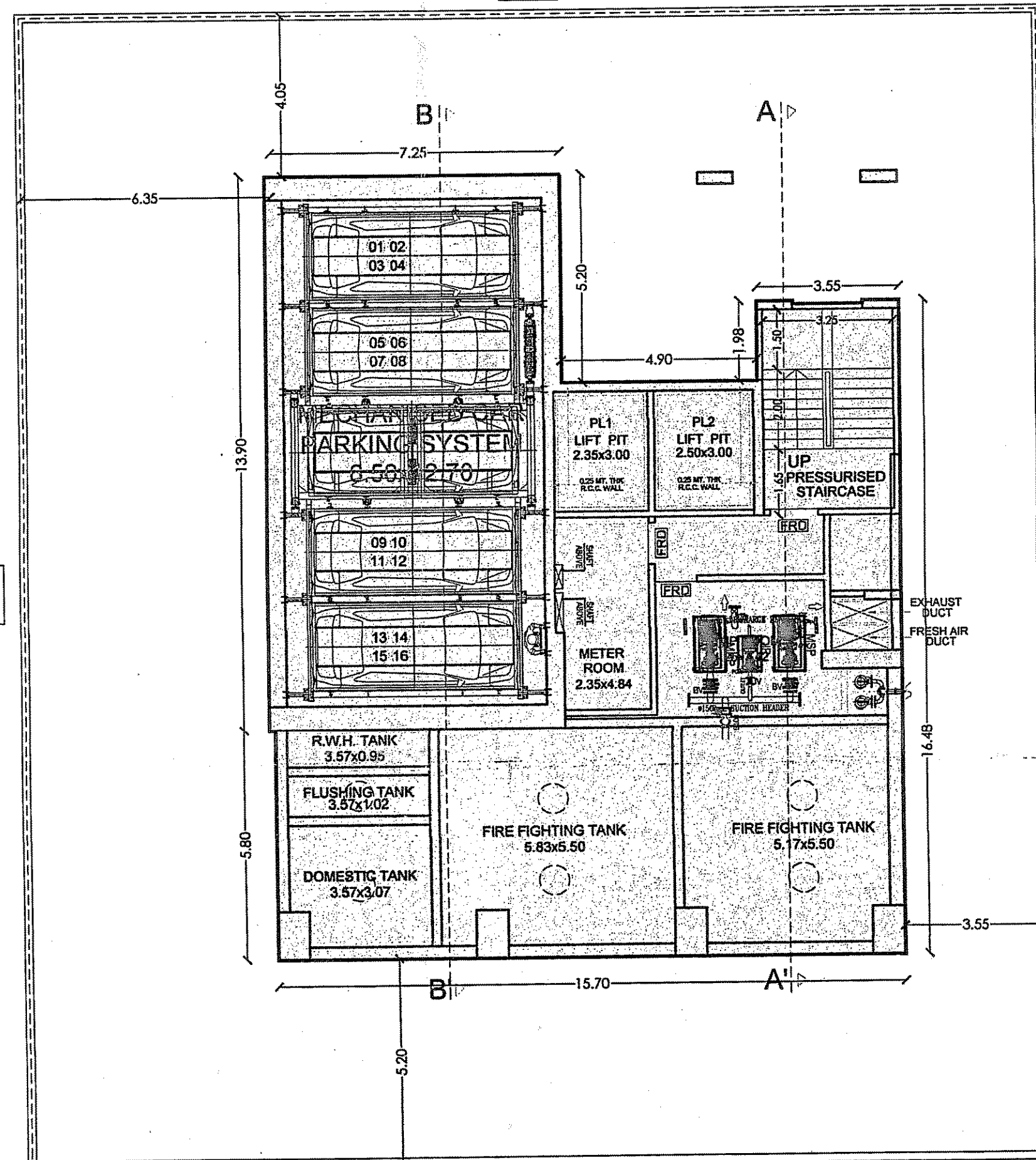


GROUND FLOOR PLAN
SCALE - 1:100

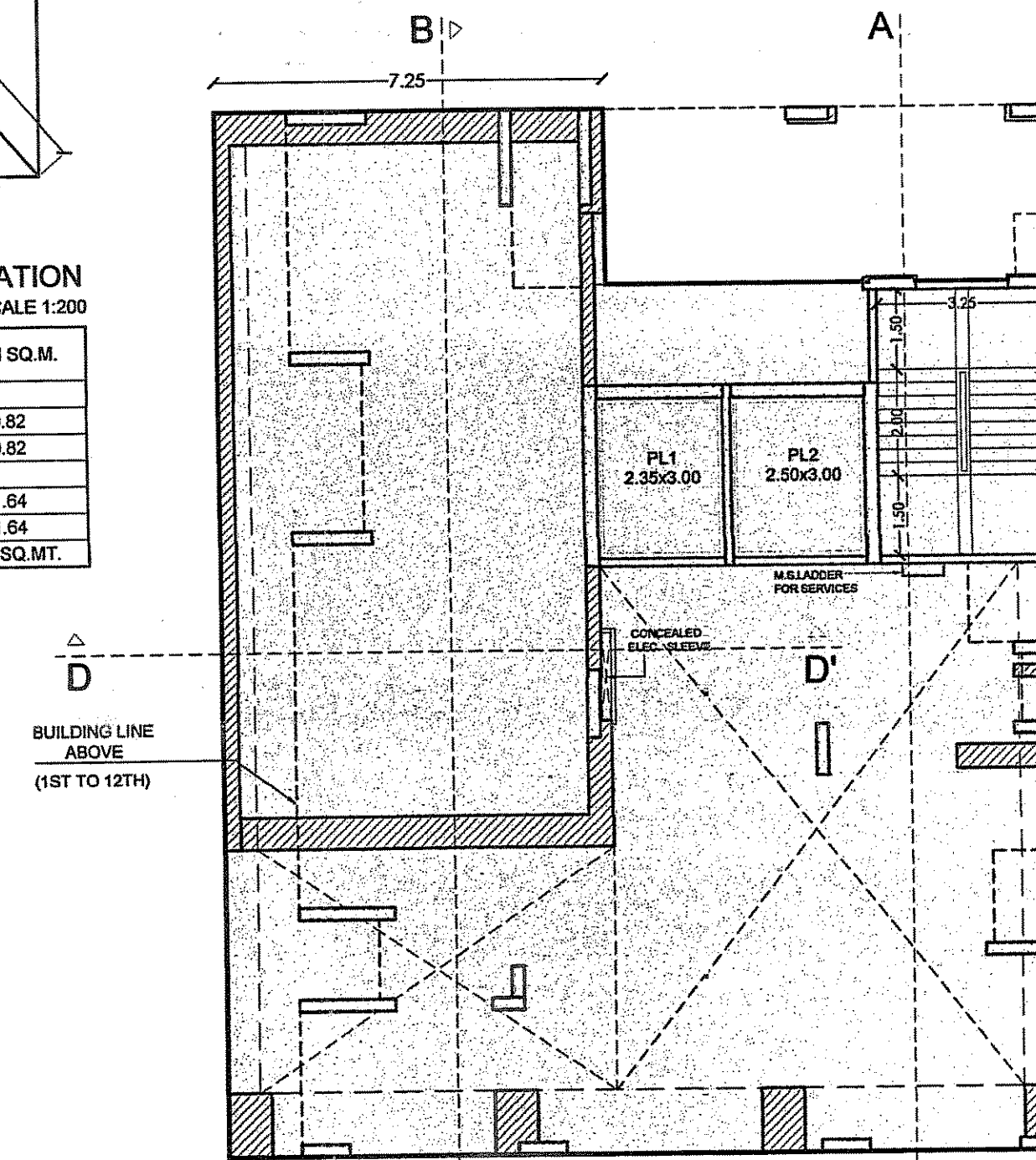
1	M.B.R. & R.B. SURPLUS	R	101	1ST	---	---	---	89.78	---	89.78	---	---	444.24	155.48	---	155.48	599.72	523.39 X 1.20 = 627.96	28.24	---
2	M.B.R. & R.B. SURPLUS	R	102	1ST	---	---	---	94.70	---	94.70	---	---								
3	M.B.R. & R.B. SURPLUS	R	301	3RD	---	---	---	89.78	---	89.78	---	---								
4	M.B.R. & R.B. SURPLUS	R	302	3RD	---	---	---	94.70	---	94.70	---	---								
5	M.B.R. & R.B. SURPLUS	R	601	6TH	---	---	---	89.78	---	89.78	---	---								
6	M.B.R. & R.B. SURPLUS	R	602	6TH	---	---	---	94.70	---	94.70	---	---								
TOTAL SURPLUS AREA					---	---	---	553.44	---	553.44	---	---	444.24	155.48	---	155.48	599.72	627.96	28.24	---



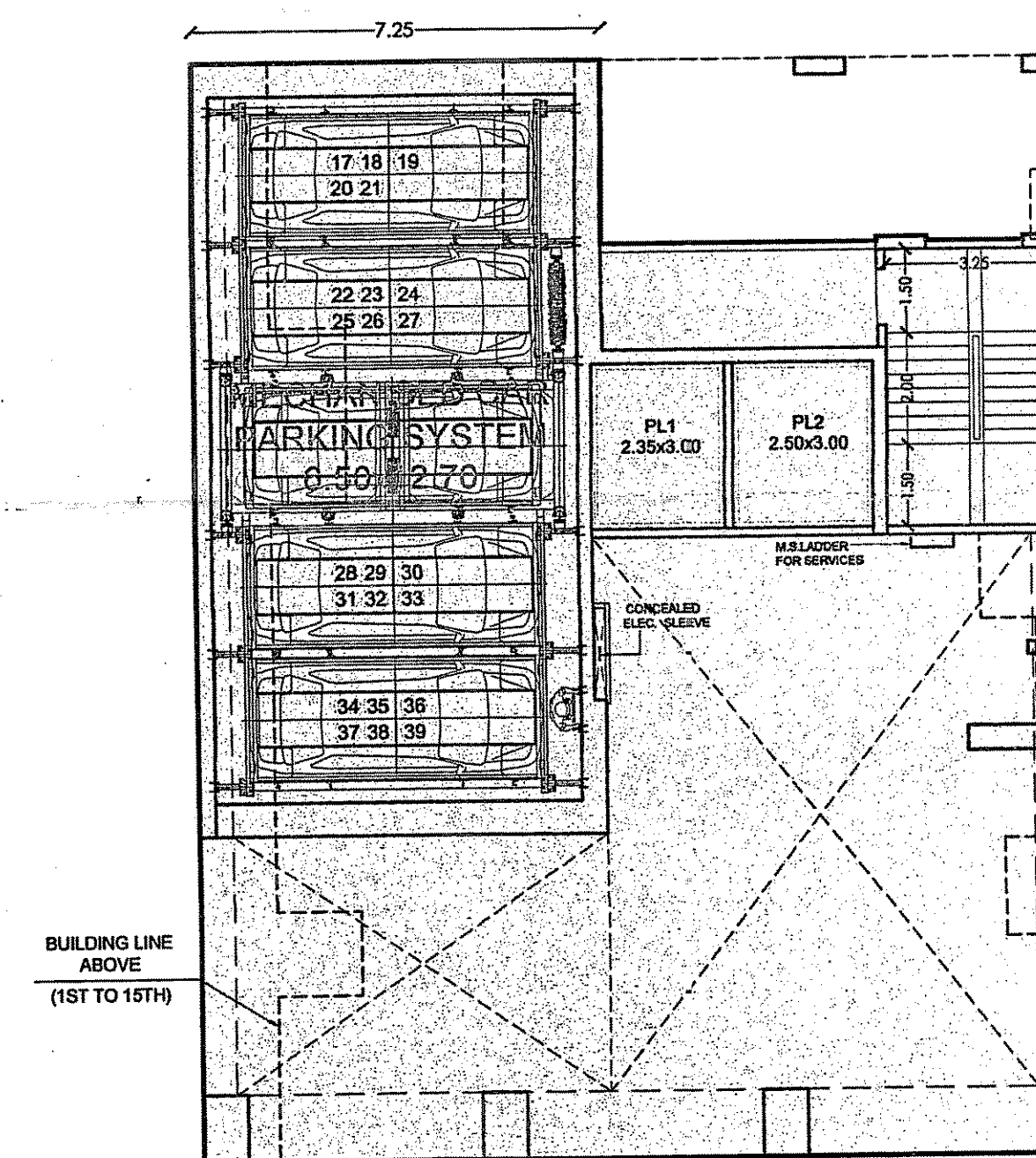
<< 18.30 MTRS. WIDE MANCHERJI JOSHI MARG >>



BASEMENT FLOOR PLAN
SCALE - 1:100



SERVICE FLOOR PLAN
SCALE - 1:100



FLOOR PLAN @ 4.95 MTRS. LVL
SCALE - 1:100

S.E.B.P.(CITY) Govind Shivaji Magar Digitally signed by: Govind Shivaji Magar DN: CN = Govind Shivaji Magar C = IN O = Municipal Corporation of Greater Mumbai OU = Office of Deputy Chief Engineer Date: 2017.03.02 13:20:17 +05'30'	A.E. Dr. hwn Ch Digitally signed by: Chhulare DN: CN = Dnyanesh Chhulare OU = Municipal Corporation of Greater Mumbai Date: 2017.03.02
---	---

A cross-sectional diagram of a compound wall. The wall is composed of several layers: a top layer of R.C.C. coping, a middle layer of 0.23m thick brick wall, and a base layer of 0.45m wide rubble wall. The total height of the wall above the ground level is 1.5m. The wall is situated on a 0.6m wide P.C.C. bed. The ground level is indicated by a horizontal line labeled 'SHED PLOT LVL'. The top of the wall is labeled 'PLOT BOUNDARY'.

Labels and dimensions in the diagram:

- PLOT BOUNDARY
- R.C.C. COPING
- 1.5m
- 0.23m THK BRICK WALL
- SHED PLOT LVL
- 0.45m WIDE RUBBLE WALL
- 0.6m WIDE P.C.C. BED

SECTION THROUGH COMPOUND WALL

PLAN AS PER D.C.R. AMENDED AFTER 6.1.2012		
IN SQ.M		
	741.64	
	-N/A-	
	-N/A-	
T	-NIL-	
	741.64	
	-NIL-	
	741.64	
	-NIL-	
	-NIL-	
	741.64	
	3.00	
(A ABOVE)		
	-NIL-	
	-NIL-	
	-NIL-	
E)	2224.92	
	-NIL-	
	2224.92	
	-NIL-	
	2224.92	
	-NIL-	
	2224.92	
	3.0	
	PERMISSIBLE	PROPOSED
	200.43	200.43
4)	-NIL-	-NIL-
	200.43	200.43
(+ B.3)	2425.35	2425.35
	-NIL-	

A. PROFORMA - A		PLAN AS PER D.C.R. AMENDED AFTER 6.1.2012	
		IN SQ.M.	
1	AREA OF PLOT		741.64
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 56/67 (SUB-PLOT)		-N/A-
	OTHER		-NIL-
3	BALANCE AREA OF PLOT (1 - 2)		741.64
4	DEDUCTION FOR 16% 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-
	9(b) 33% AS PER D.C.R 32		-NIL-
	9(c) % AS PER D.C.R 33 ()		-NIL-
	9(d) OTHER		-NIL-
10	PERMISSIBLE FLOOR AREA (7 x 8 + 9) ABOVE (REFER TABLE)		2224.92
11	EXISTING FLOOR AREA		-NIL-
12	PROPOSED BUILT UP AREA		2224.92
13	EXCESS BALCONY AREA TAKEN IN F.S.I.		-NIL-
14A	PURELY RESIDENTIAL BUILT UP AREA		2224.92
14B	NON-RESIDENTIAL BUILT UP AREA		-NIL-
14C	EXCESS NON-RESIDENTIAL BUILT UP AREA		-NIL-
14	TOTAL BUILT UP AREA PROPOSED (11 + 12 + 13)		2224.92
15	F.S.I CONSUMED ON NET HOLDING = 1403		3.0
B	DETAILS OF F.S.I. AVAILABLE AS PER D.C.R 35 (4)	PERMISSIBLE	PROPOSED
1	PERMISSIBLE FUNGIBLE B.U.A. VIDE D.C.R. 35(4) FOR PURELY RESIDENTIAL OR <(14x 0.35)>	200.43	200.43
2	FUNGIBLE B.U.A COMPONENT PROPOSED VIDE D.C.R. 35(4) FOR PURELY NON-RESIDENTIAL <OR <(14x 0.20)>	-NIL-	-NIL-
3	TOTAL FUNGIBLE B.U.A. VIDE D.C.R. 35(4) = (B.1 + B.2)	200.43	200.43
4	TOTAL GROSS B.U.A. PERMISSIBLE / PROPOSED (14 A/14B+ B.3)	2425.35	2425.35
5	DEFICIT		-NIL-

D	PARKING STATEMENT	AS PER STATEMENT
1	PARKING REQUIRED BY REGULATIONS FOR	
	(a) CAR	24
	(b) SCOOTER / MOTOR CYCLE	
	(c) OUTSIDERS (VISITORS)	06
2	COVERED GARAGES PERMISSIBLE	
3	COVERED GARAGES PROPOSED	
	(a) CAR	41
	(b) SCOOTER / MOTOR CYCLE	02
	(c) OUTSIDERS (VISITORS)	
4	TOTAL PARKING PROVIDED	43
E	TRANSPORT VEHICLES PARKING	
1	PARKING REQUIRED BY REGULATIONS FOR TRANSPORT VEHICLES	
2	TOTAL PARKING PROVIDED FOR TRANSPORT VEHICLES	

[illegible]

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,
Dadar (West), Mumbai - 400 028.

Mahangas, Mumbai - 400 014 locality known as Kauri Malvi			
NAME OF OWNER	ADDRESS OF LESSEE	NAME OF DEVELOPER	ADDRESS OF DEVELOPER
M.C.G.M.	Ratne Manoj, Plot no-639, Mancargi Jeshi Road, Gader,	BOMAN IRANI Digitally signed by SMOBC20020 DN: cn=S.M.B.C.20020, email=smbc20020@maharajpradesh.gov.in, o=S.M.B.C.20020, ou=SMBC20020, c=IN c327f: 82600000-400006 c327f: 82600000-400006 c327f: 82600000-400006 c327f: 82600000-400006 Date: 2017.07.01 15:14:54 +05'30'	702, Nairal , M./V.Road Junction, Western Express Highway Andheri (E), Mumbai-400014
Mr. Boman Rustam Irani	Mumbai-400014	Mr. Boman Rustam Irani	
DWG. FILE	D:\BHS\HAR\PROJECTS\UNDER WORKING\RATNI MANZIL\DESIGN\BMC2002\17JAN_2017\1701017		
DATE	SCALE	DRG. NO.	CHECKED BY
		BY BHUSHAN	RAM

P. N. BHOBE & ASSOCIATES
ARCHITECTS / INTERIOR DESIGNERS
223/A, RAMESH GHAR, T. H. KATARIA MARG,
MAHIM, BOMBAY-400016. TEL.-24378695.