

MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CE/8425/WS/AK

FULL OCCUPATION CERTIFICATE

**Ex: Engineer Bldg. Proposal (W.S.)
H and K - Wards
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai-400 050.**

To

24 FEB 2009

Shri. Narayandas J. Pagrami,
Director of M/s. Universal Hotels Pvt. Ltd.,
75, Off. Nehru Road, Near Santacruz Air Port,
Vileparle (East),
Mumbai.

Sir,

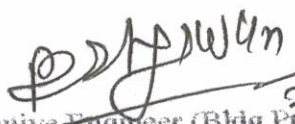
The full development work of Hotel building comprising Basement + Ground + 4th upper floor on plot bearing C.T.S. Nos. 75, of Village Bamanwada situated Off Nehru Road, Vileparle (East), Mumbai is completed under the supervision of Licensed Architect Shri. Rushikesh S. Phadkar Licensed Surveyor, License No. P/415/LS, may be occupied on the following condition :-

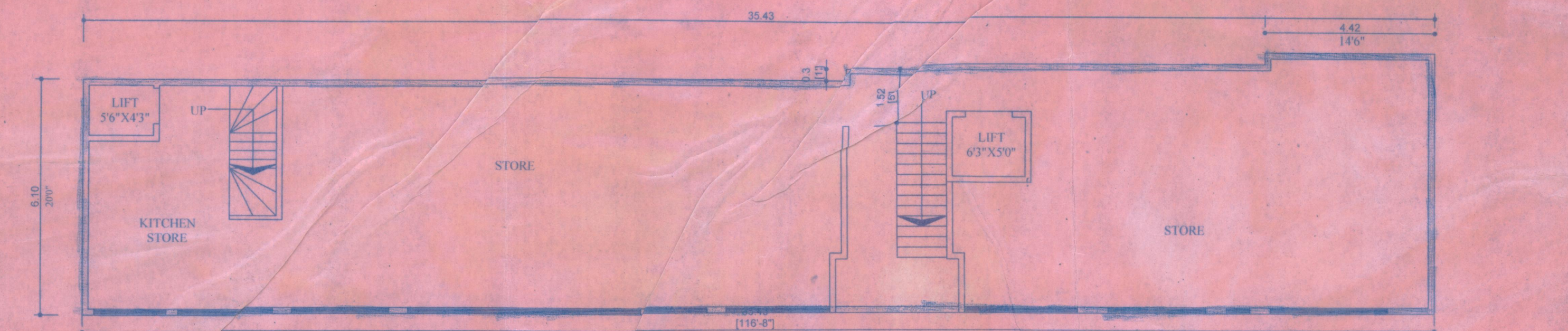
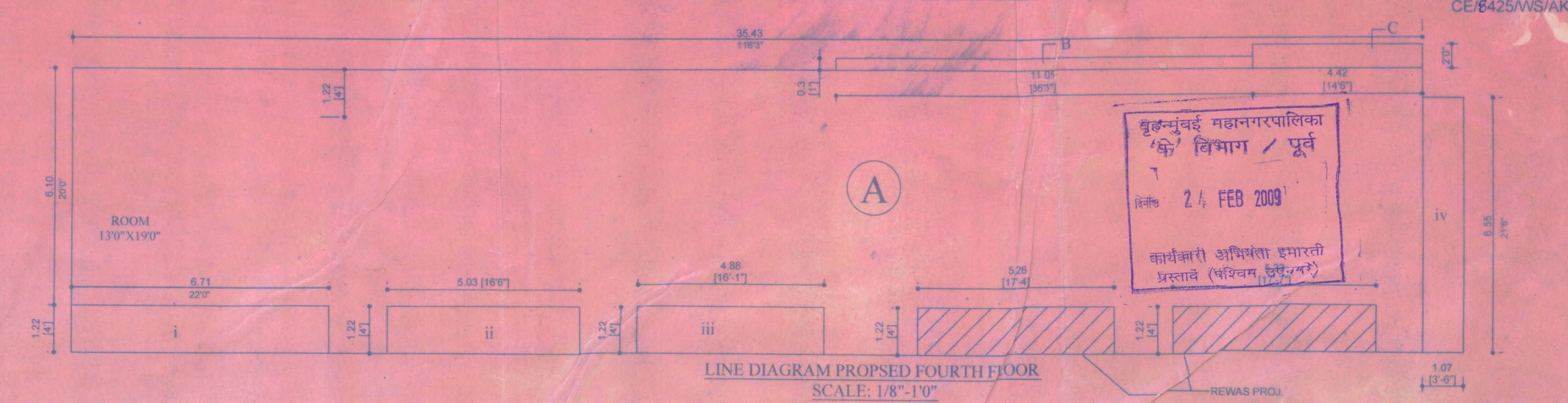
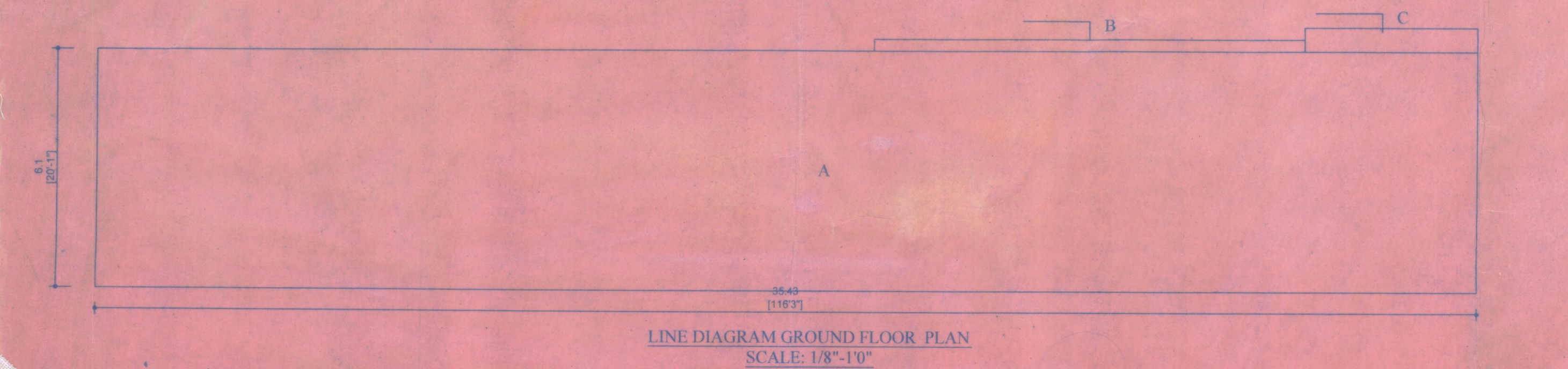
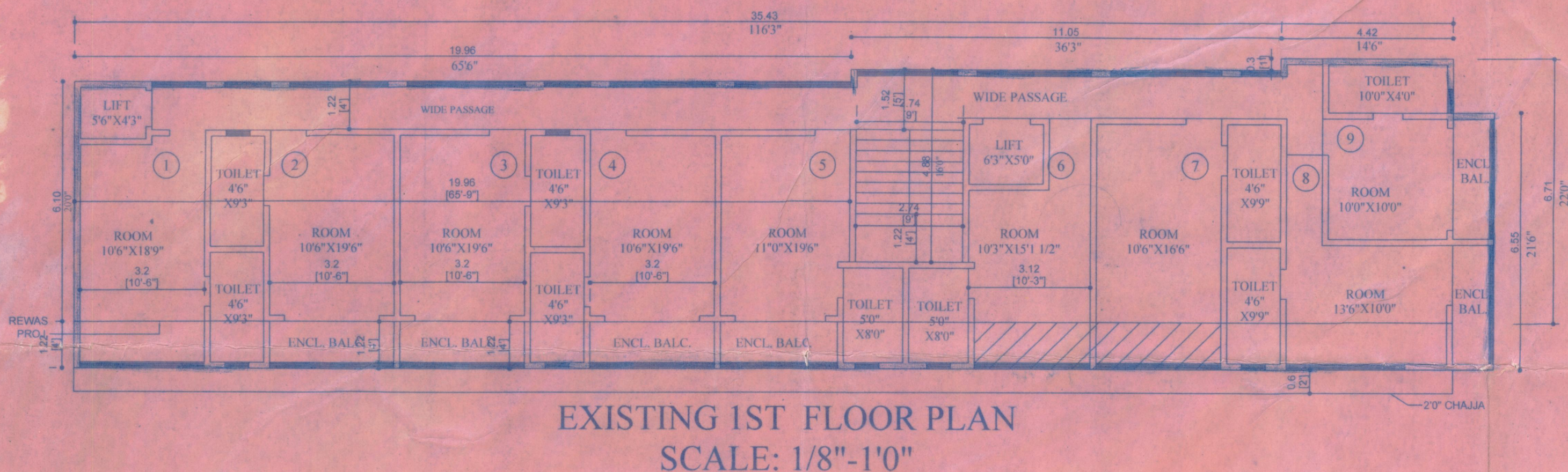
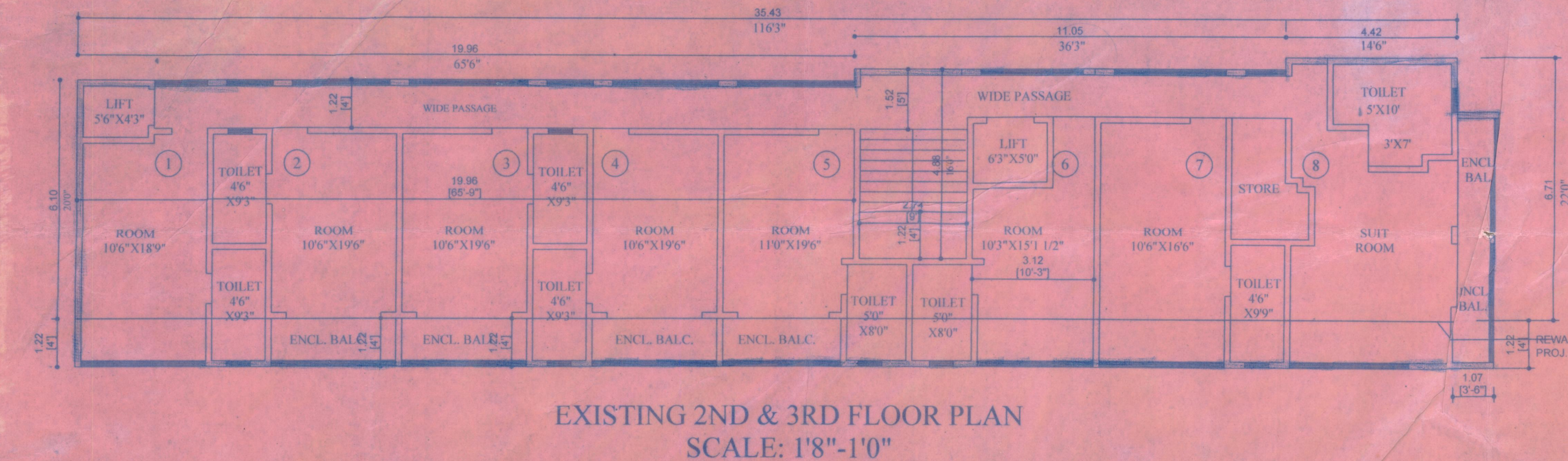
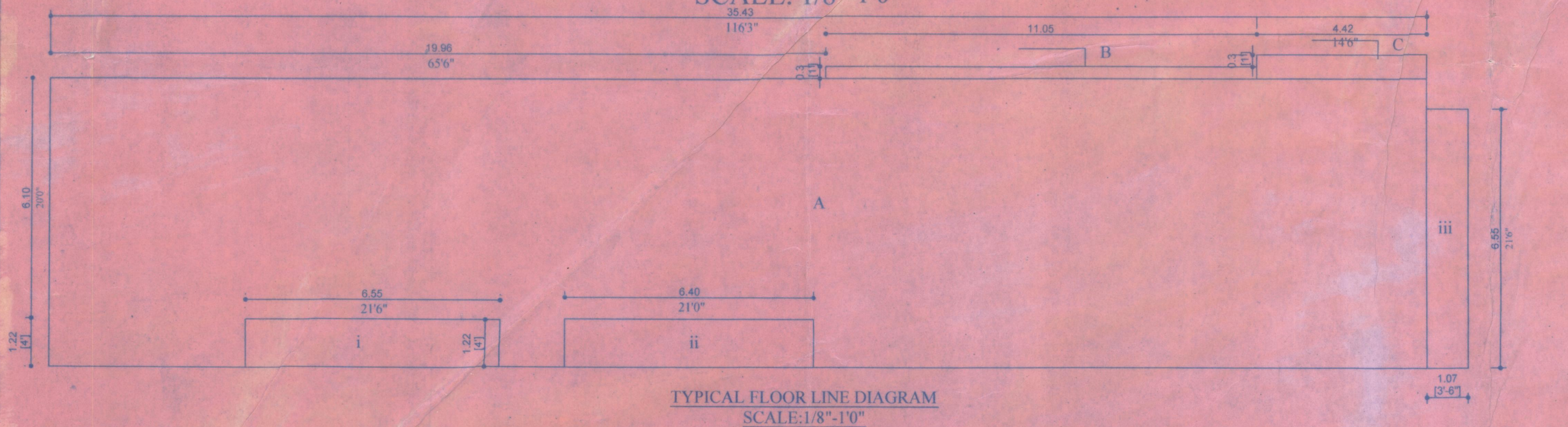
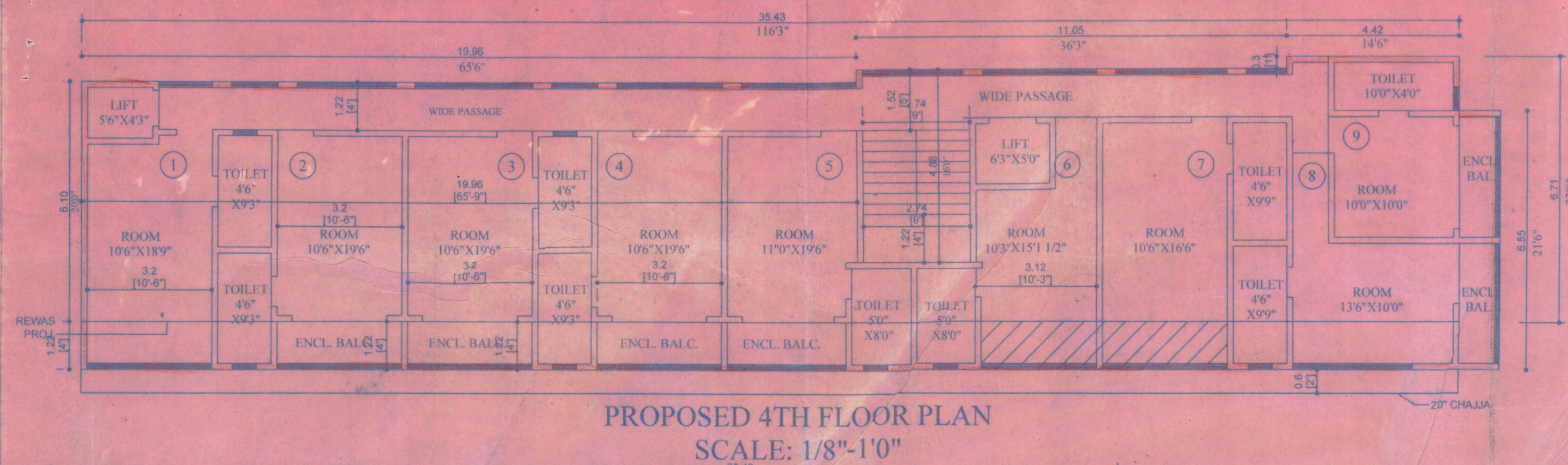
- 1) That the certificate under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.
- 2) That the separate P.R.C. of set back area in the name of M.C.G.M. shall be submitted within 6th months from hereof or before B.C.C. whichever is earlier.

Note: Please also note that if any of the users mentioned in the approved plan are found changed without prior permission from M.C.G.M. This occupation certificate granted to your premises will be treated as cancelled and steps will be taken to cut off the water/connection granted to your premises.

A set of certified completion plan is attached herewith.

Yours faithfully,


Executive Engineer (Bldg. Proposals)
Western Subs. [K Ward]



AS PER OCCUPATION PLAN

BUILT UP AREA

GROUND FLOOR

A) 1163" X 200"	=	2325.00	SQ.FT
B) 363" X 10"	=	36.25	SQ.FT
C) 146" X 20"	=	29.00	SQ.FT
TOTAL BUILT UP AREA	=	2390.25	SQ.FT
	=	222.05	SQ.MT
GROUND FLOOR B.U.A.	=	222.05	SQ.MT

FIRST TO THIRD FLOOR

GROUND FLOOR B.U.A.	=	2390.25	SQ.FT
ADD REWAS PROJECTION	=	465.00	SQ.FT
1163" X 40"	=	2855.25	SQ.FT
TOTAL AREA	=	2855.25	SQ.FT
DEDUCTION			
1) LIFT 6'0" X 6'0"	=	36.00	SQ.FT
2) STAIR 16'0" X 9'0"	=	144.00	SQ.FT
3) LIFT 6'6" X 4'3"	=	27.63	SQ.FT
4) BALCONY i) 21'6" X 4'0"	=	86.00	SQ.FT
ii) 19'0" X 4'0"	=	76.00	SQ.FT
TOTAL DEDUCTION	=	369.63	SQ.FT
TOTAL TYPICAL FLR. AREA	=	2855.25-369.63	SQ.FT
	=	2485.62	SQ.FT
	=	230.91	SQ.MT

BALCONY AREA STATEMENT

PERMISSIBLE BALCON AREA
10% OF 2485.62 SQ.FT = 248.56 SQ.FT X 0.10
= 248.56 SQ.FT

PROPOSED BALCONY AREA STATEMENT

i) 21'6" X 4'0"	=	86.00	SQ.FT
ii) 19'0" X 4'0"	=	76.00	SQ.FT
iii) 21'6" X 4'0"	=	86.00	SQ.FT
TOTAL	=	247.25	SQ.FT

PROPOSED FOURTH FLOOR

A) 1163" X 200"	=	2325.00	SQ.FT
B) 363" X 10"	=	36.25	SQ.FT
C) 146" X 20"	=	29.00	SQ.FT
	=	2390.25	SQ.FT

ADD REWAS PROJ.

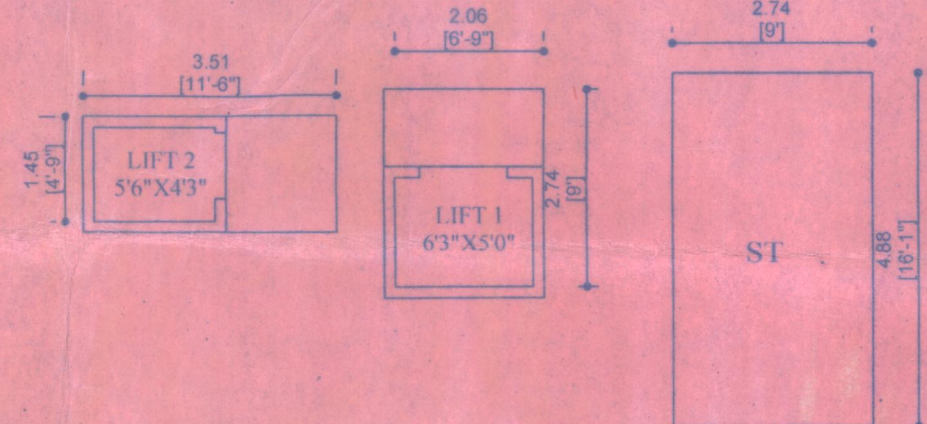
D) 1163" X 40"	=	465.00	SQ.FT
	=	2855.25	SQ.FT

DEDUCTION

1) LIFT 6'9" X 9'0"	=	60.75	SQ.FT
2) LIFT 11'6" X 4'9"	=	54.62	SQ.FT
3) STAIR 16'0" X 9'0"	=	144.00	SQ.FT
4) BALCONY i) 22'0" X 4'0"	=	88.00	SQ.FT
ii) 16'6" X 4'0"	=	66.00	SQ.FT
iii) 16'0" X 4'0"	=	64.00	SQ.FT
iv) 21'6" X 4'0"	=	86.00	SQ.FT

TOTAL	=	563.37	SQ.FT
2855.25 - 563.37	=	2291.88	SQ.FT
TOTAL PROPOSED AREA	=	212.92	SQ.MT

BASEMENT PLAN SCALE: 1/8"-1'0"



STAIRCASE AREA CALCULATION (FOR FOURTH FLOOR)

16'0" X 9'0" = 144.00 SQ.FT

LIFT AREA CALCULATION

1) LIFT 6'9" X 9'0"	=	60.75	SQ.FT
2) LIFT 11'6" X 4'9"	=	54.62	SQ.FT
TOTAL	=	259.37	SQ.FT
	=	24.09	SQ.MT

PARKING AREA STATEMENT

AS PER B.C.C APPROVED (DT. 7.12.89)

DISCRPTION	NO.	AREA OF PARKING	REQUIRED PARKING
ROOM	27	1 FOR 6 RMS.	4.5
RESTURENT ETC.	2000	1 FOR 1000 SQ.FT.	2.0
TOTAL CAR PARKING REQUIRED			6.5 SAY 7

PARKING AREA STATEMENT

AS PER B.C.C APPROVED PLAN

EXISTING GR.+3 UPP. FLR. PLAN REQD. PARKG	=	7 NOS. (6.5)
PROPOSED CAR PARKING FOR FOURTH FLOOR	=	219.87 SQ.MT
FLOOR AREA	=	219.87/60
1 PARKING FOR EVERY 60.00 SQ.MT	=	3.66
10% VISITORS PARKING	=	0.36 NO.
TOTAL PARKING	=	4.02
TOTAL PARKING (REQUIRED 7+4)	=	11 NOS.
TOTAL PARKING (PROVIDED)	=	12 NOS.

SUMMARY

	FLOOR	AREA SQ.FT	AREA SQ.MT	EXCESS BAL. AREA	TOTAL AREA(SQ.MT)
EXISTING	GROUND FLOOR	2390.25	222.05	0	222.05
AS PER B.C.C APPROVED	FIRST FLOOR	2485.62	230.91	0	230.91
	SECOND FLOOR	2485.62	230.91	0	230.91
	THIRD FLOOR	2485.62	230.91	0	230.91
PROPOSED	FOURTH FLOOR	2291.88	212.92	6.95	219.87
TOTAL		12138.99	1127.70	6.95	1134.65

DESCRIPTION OF PROPOSAL AND PROPERTY.

PROPOSED ADDITION AND ALTERATION TO THE EXISTING AIRLINK HOTEL BUILDING ON PLOT BEARING C.T.S NO. 75, VILLAGE BAMANWADA VILLAGE BAMANWADA, VILE PARLE (EAST), MUMBAI

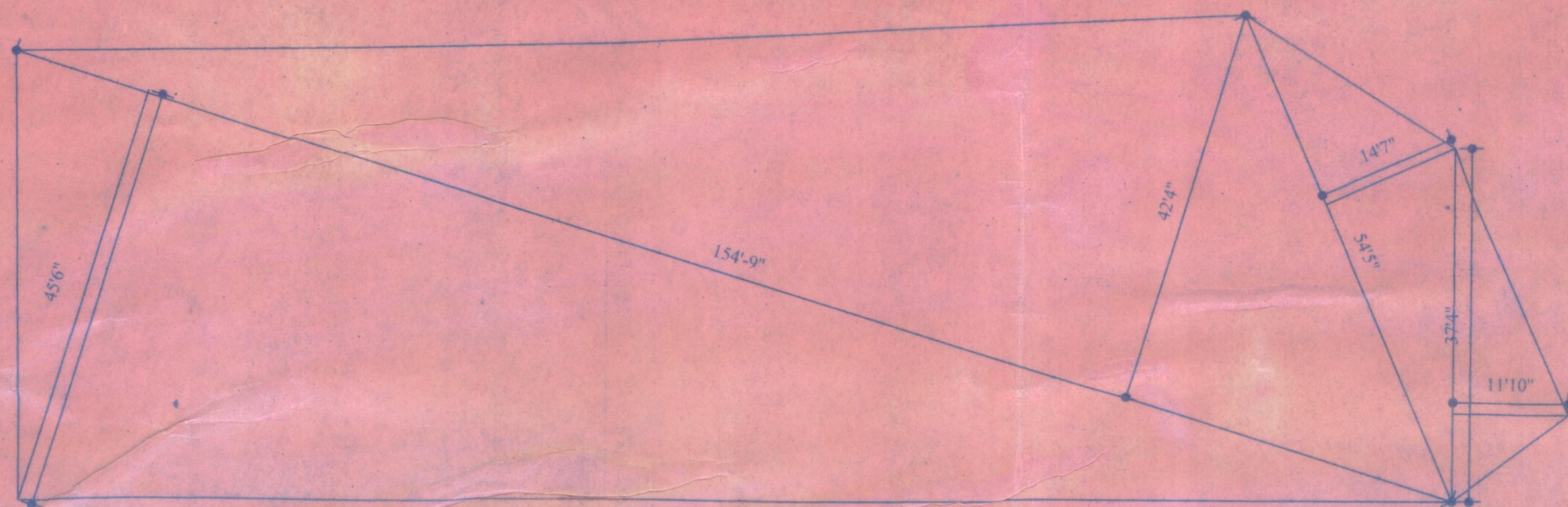
NAME OF THE OWNER. N.J. PAGRANI	SIGN OF OWNER FOR UNIVERSAL HOTELS PVT. LTD. N.J. PAGRANI DIRECTOR
NAME OF THE ARCHITECT SAHASTRAKALA F-102, SHREEPAL INDUSTRIAL ESTATE ABOVE CAFFE GULSHAN HOTEL S.V. ROAD, OSHIWARA JOGESHAWARI (W)	SIGN OF ARCHITECT R.S. Phadkar BUSHIKESH S. PHADKAR 24 FEB 2009 Licensed Surveyor, No. P/418/L5
CONTENTS OF SHEET.	STAMP OF Accepted as completion plans as accompaniments of acceptance of O.C.C. by this office letter under No. CE/8425/1981/WS/AM dated 24/2/2009
FLOOR PLAN, CALCULATION PARKING STATEMENT AREA STATEMENT	STAMP OF DATE OF APPROVAL OF PLANS. 2/2 24/2/2009 H. B. B. S. (K&P) W&A
DRAWING NO. 2/2	DATE 24/2/2009
NORTH	SCALE : AS MENTIONED

12 4 FEB 2009

CE/5425/WS/AK

Accepted as completion plans
as accompaniments of acceptance
of O.C.C. by this office letter
under No. CE/... 8 725/3311/WS/AM
dated ...

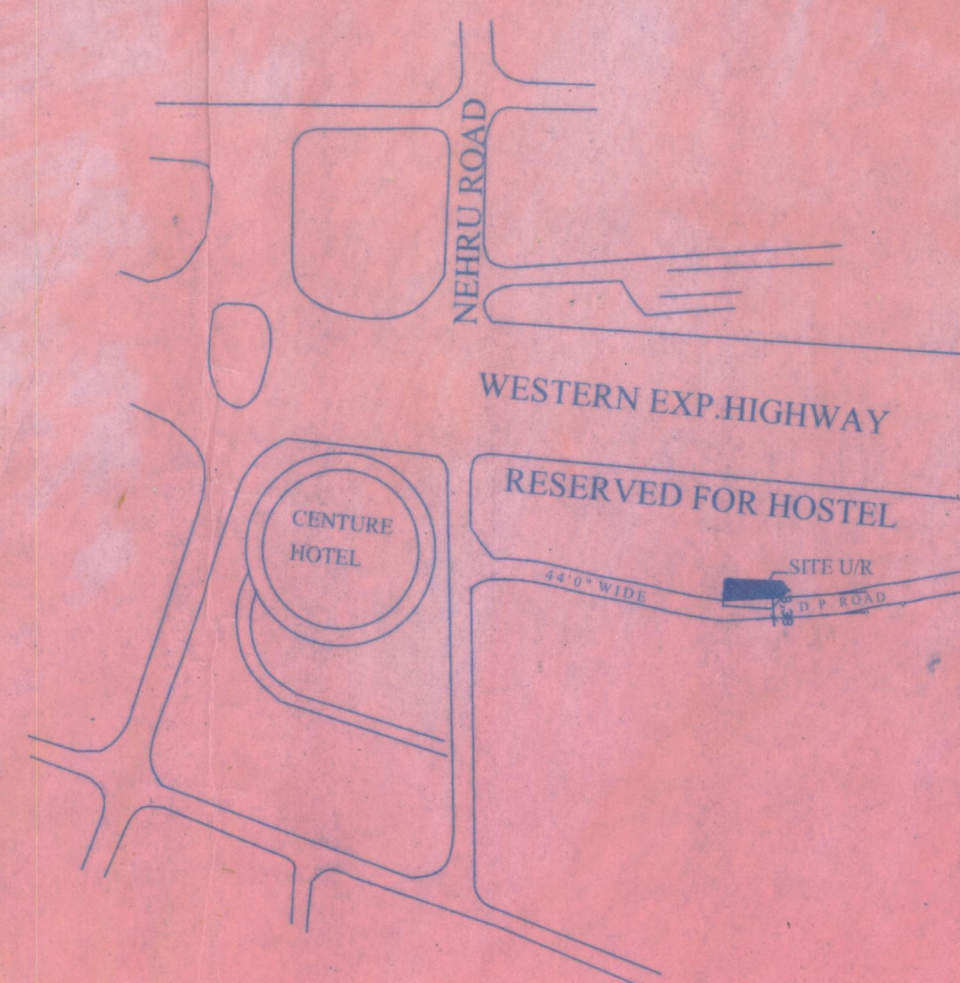
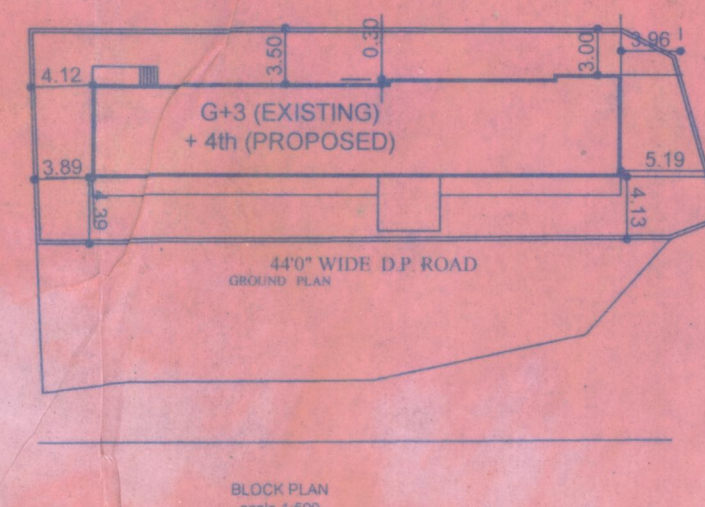
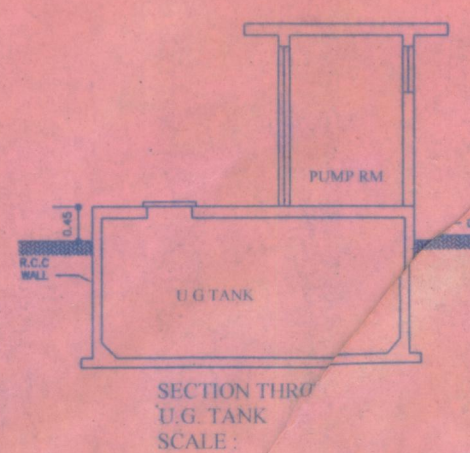
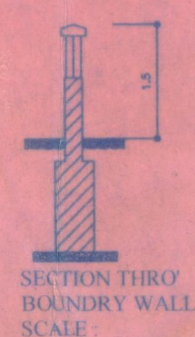
Engr. B.P.W.S. (K&P) Ward



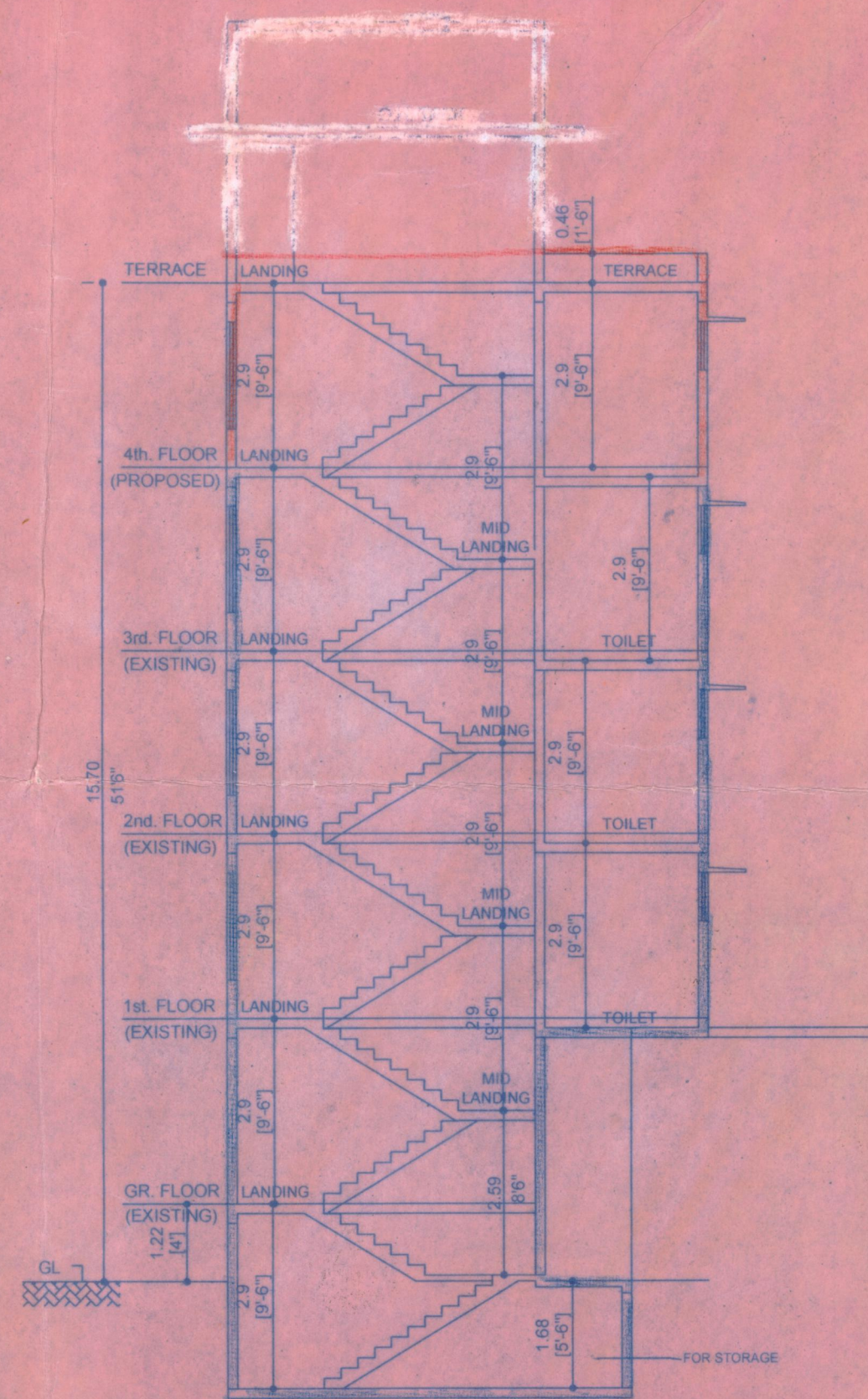
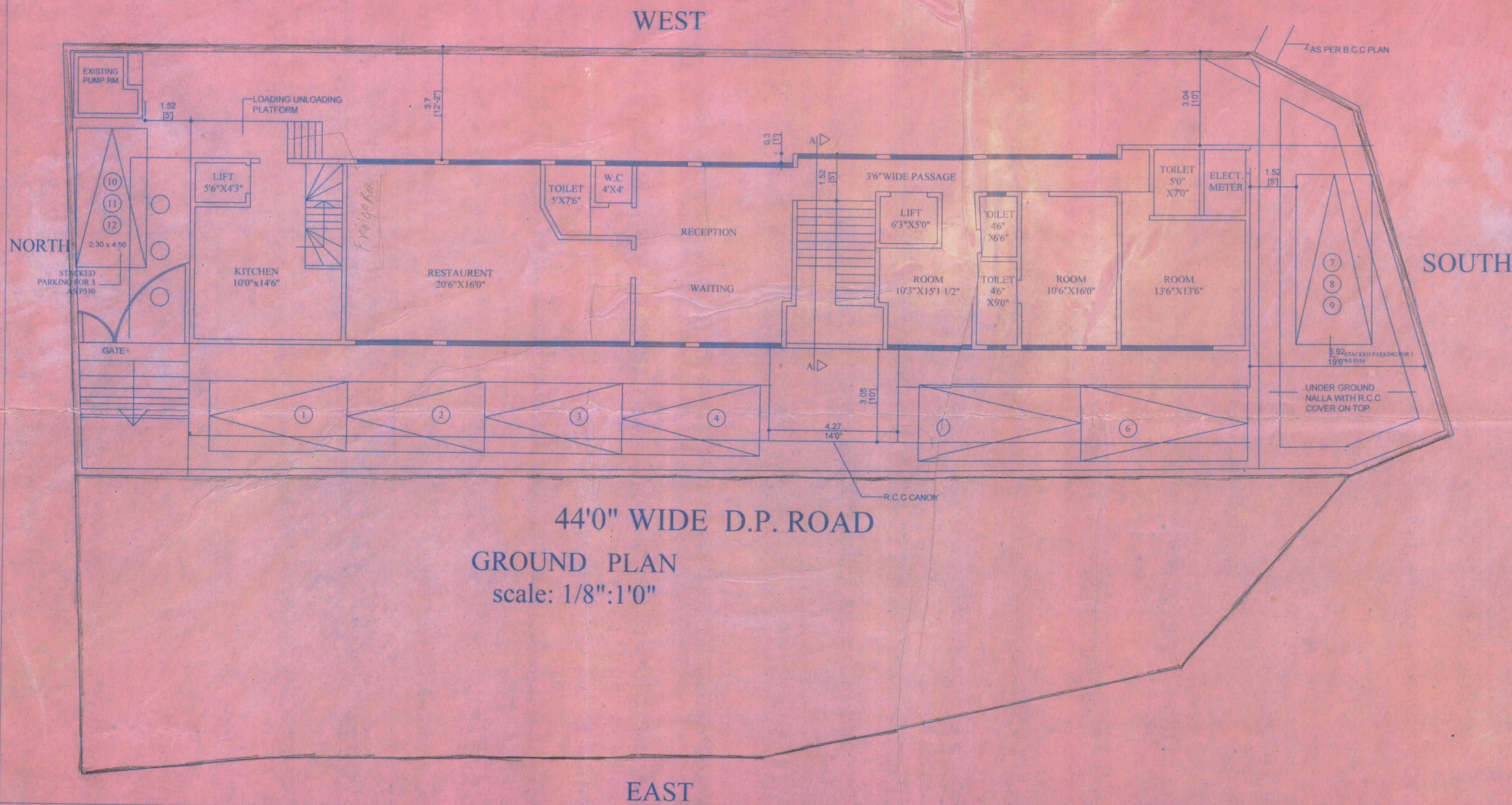
PLOT AREA CALCULATION

PLOT

A) 45'6" X 154'9" X 1/2 = 3520.56 SQ.FT
B) 42'4" X 154'9" X 1/2 = 3275.28 SQ.FT
C) 54'5" X 14'7" X 1/2 = 396.72 SQ.FT
D) 37'4" X 11'11" X 1/2 = 222.49 SQ.FT
TOTAL = 7415.05 SQ.FT
= 688.88 SQ.MT



LOCATION PLAN



SECTION THRO' A-A

A	AREA STATEMENT	SQ.M.
1	AREA OF THE PLOT (AS PER LAST OCCUPATION PLAN CE/9947/BSH/AK DT.07.12.1989)	688.00
2	DEDUCTIONS FOR	
	A) SET-BACK AREA.	
	B) PROPOSED ROAD.	
	C) ANY RESERVATION	
	TOTAL A + B + C.	
3	NET AREA OF THE PLOT (1 - 2)	688.00
4	DEDUCTIONS FOR	
	A) RECREATION GROUND 15% OF NET PLOT AREA.	
5	BALANCE AREA OF THE PLOT [3-4]	688.00
6	ADDITION FOR SET-BACK AREA. / RETAIL MARKET	264.90
7	TOTAL AREA (5 + 6).	952.90
8	F.S.I. PERMISSIBLE	1.00
9	F.S.I. AVAILABLE BY SLUM T. D. R. SRA/530/CONST.	230.00
10	PERMISSIBLE FLOOR AREA	1182.90
11	EXISTING FLOOR AREA (AS PER OCCUPATION PLAN DT.07.12.1989)	914.78
12	PROPOSED BUILT - UP AREA	212.92
13	EXCESS BALCONY AREA TAKEN IN F. S. I.	6.95
14	TOTAL PROPOSED BUILT-UP AREA (11 + 12 + 13)	1134.65
15	F.S.I. CONSUMED.	1.64

B.	BALCONY AREA STATEMENT.	
	A) PERMISSIBLE BALCONY AREA PER FLOOR.	AS PER
	B) PROPOSED BALCONY AREA PER FLOOR.	STATEMENT
	C) TOTAL EXCESS BALCONY AREA.	
C.	TENEMENT STATEMENT	
	A) AREA OF THE PLOT.	
	B) LESS DEDUCTIONS FOR NON-RESIDENTIAL AREA.	
	C) AREA OF THE TENEMENTS (A - B)	
	D) TENEMENTS PERMISSIBLE AT 450 PER HECTOR.	
	E) TENEMENTS PROPOSED	
D.	PARKING STATEMENT	
	A) PARKING REQUIRED BY RULE.	AS PER
	B) TOTAL PARKING PROVIDED.	PARKING STATEMENT
	C) GARAGE PERMISSIBLE.	
	D) GARAGES PROPOSED.	

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSIONS OF THE PLOT, SIDES ECT. STATED ON PLANS ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE DOCUMENTS OF OWNERSHIP / T.P. RECORDS
SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY.
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CONTENTS OF SHEET.	STAMP OF DATE OF RECEIPT OF PLANS.
LOCATION PLAN, BLOCK PLAN, PARKING STATEMENT AREA STATEMENT	24 FEB 2009
DRAWING NO. 1/2	DATE 24 FEB 2009
NORTH	SCALE : AS MENTIONED