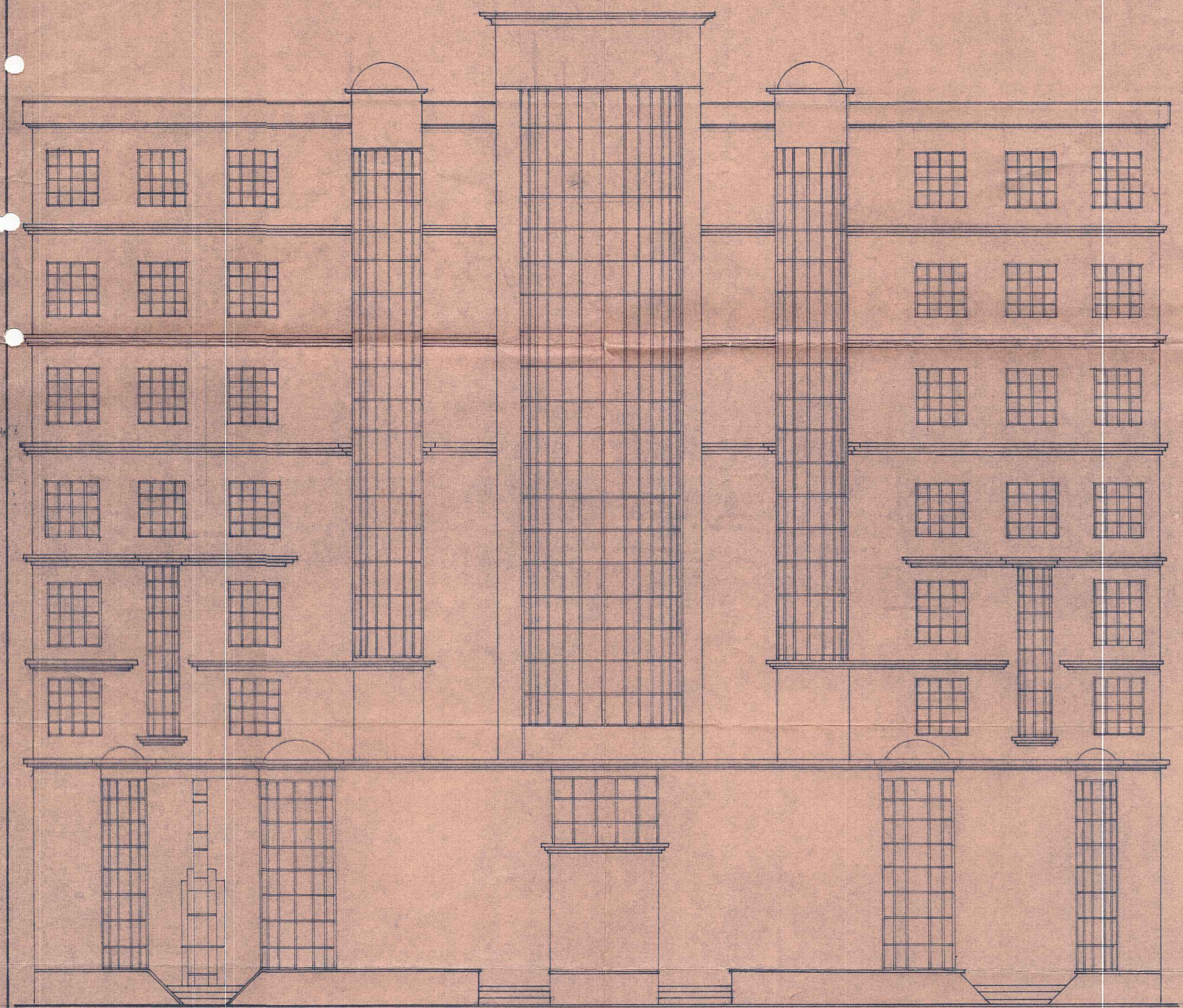
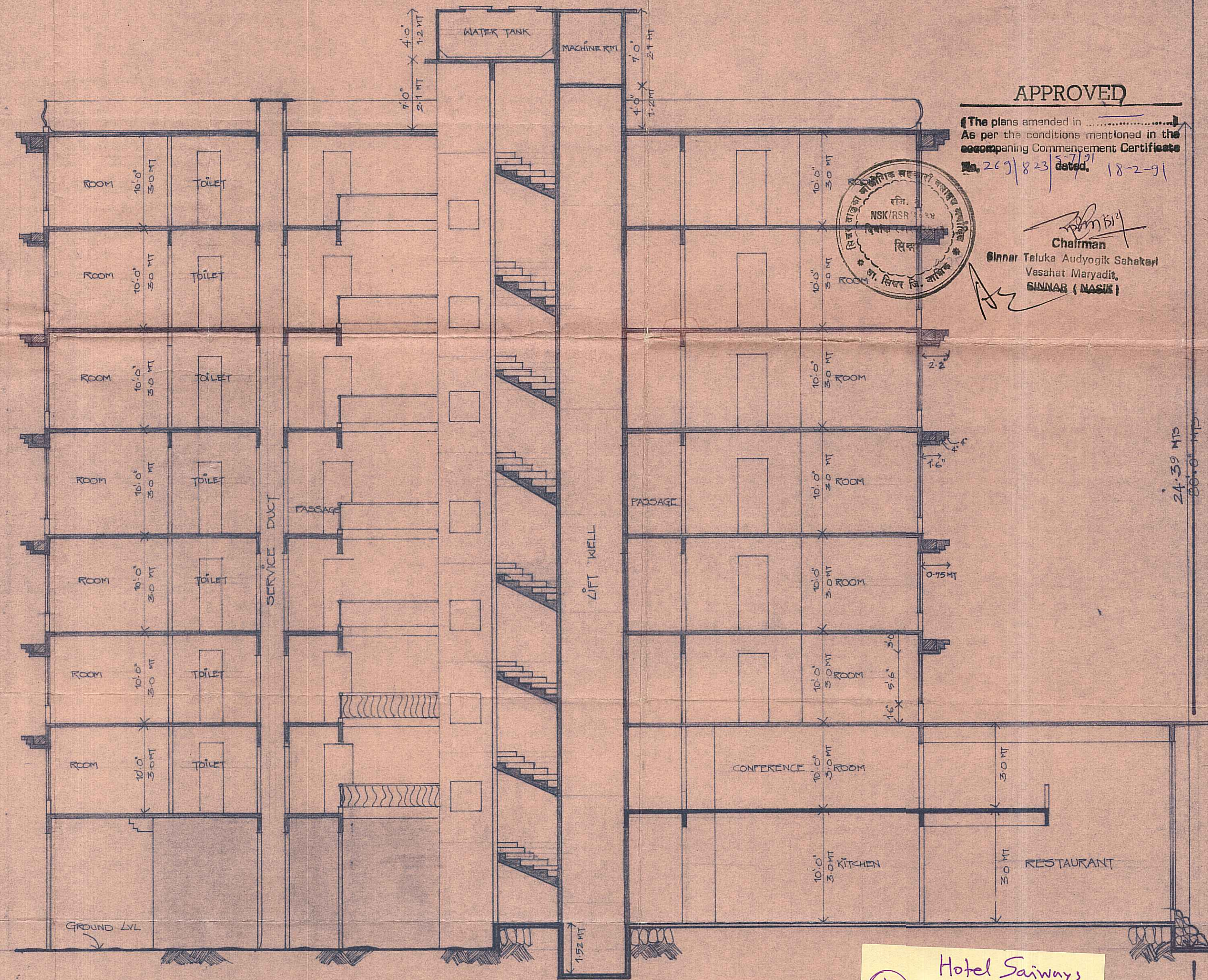


DESCRIPTION OF PROPERTY AND PROPOSAL				
PROPOSED RESTAURANT CUM HOTEL ON PLOT BEARING NO 57 ON SINNAR TALUKA AUDYOGIK SAHAKARI				
NAME AND ADDRESS OF THE OWNER				
UNIVERSAL HOTEL PVT. LTD. 3-4 CITIZEN APTS. OPP. SATELY GALAXY 30th ROAD, BANDRA, BOMBAY-400 050				
SIGNATURE				
NAME AND ADDRESS OF ARCHITECTS				
ASSOCIATED ARCHITECTS DESIGN AND PLANNING CONSULTANTS RASHMONI SADAN, CHEMBUR - 91 TEL : 5556253				
NORTH	SCALE	DATE	DRN BY	CHECKED BY
N	1:100			



SOUTH ELEVATION



SECTION AT AA

APPROVED

The plans amended in ...
As per the conditions mentioned in the
accompanying Commencement Certificate
No. 269/823 dated 18-2-91

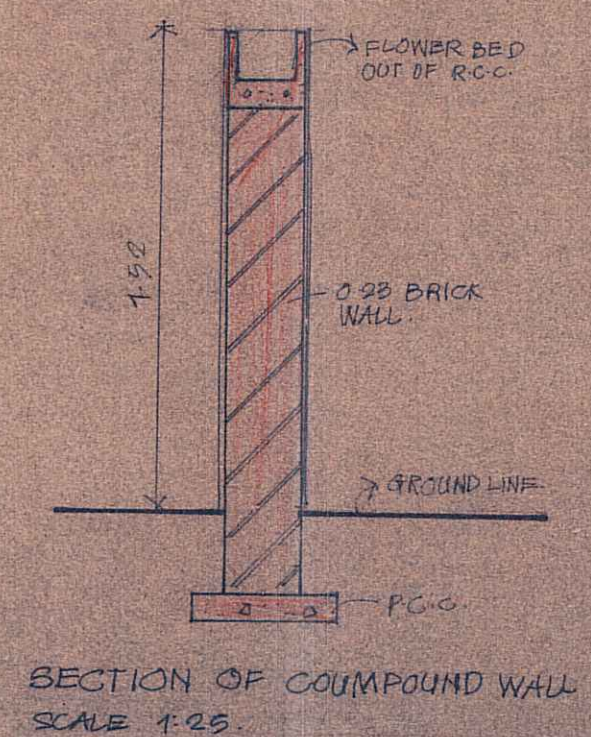
[Signature]
Chairman
Sinnar Taluka Audyogik Sahakari
Vasahat Maryadit,
SINNAR (NASHIK)

① Hotel Saiwangs
Section
Plan

← 2400 MT WIDE LAYOUT ROAD →

TRUE COPY
For ASSOCIATED ARCHITECTS.

Certified to be true Copy of
the plan approved by Sinnar Taluka Audyogik Sahakari Vasahat
vide letter No. 289/223/S-7/91 dated 18/2/91
Munajadif Sinnar (N.A.S.I.C)

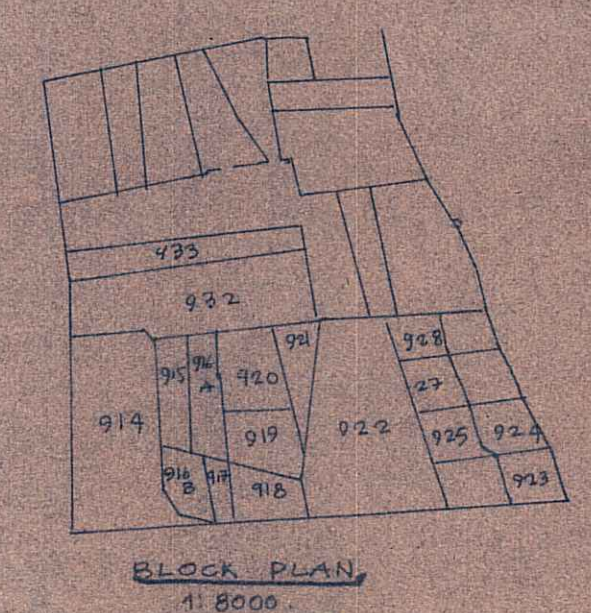
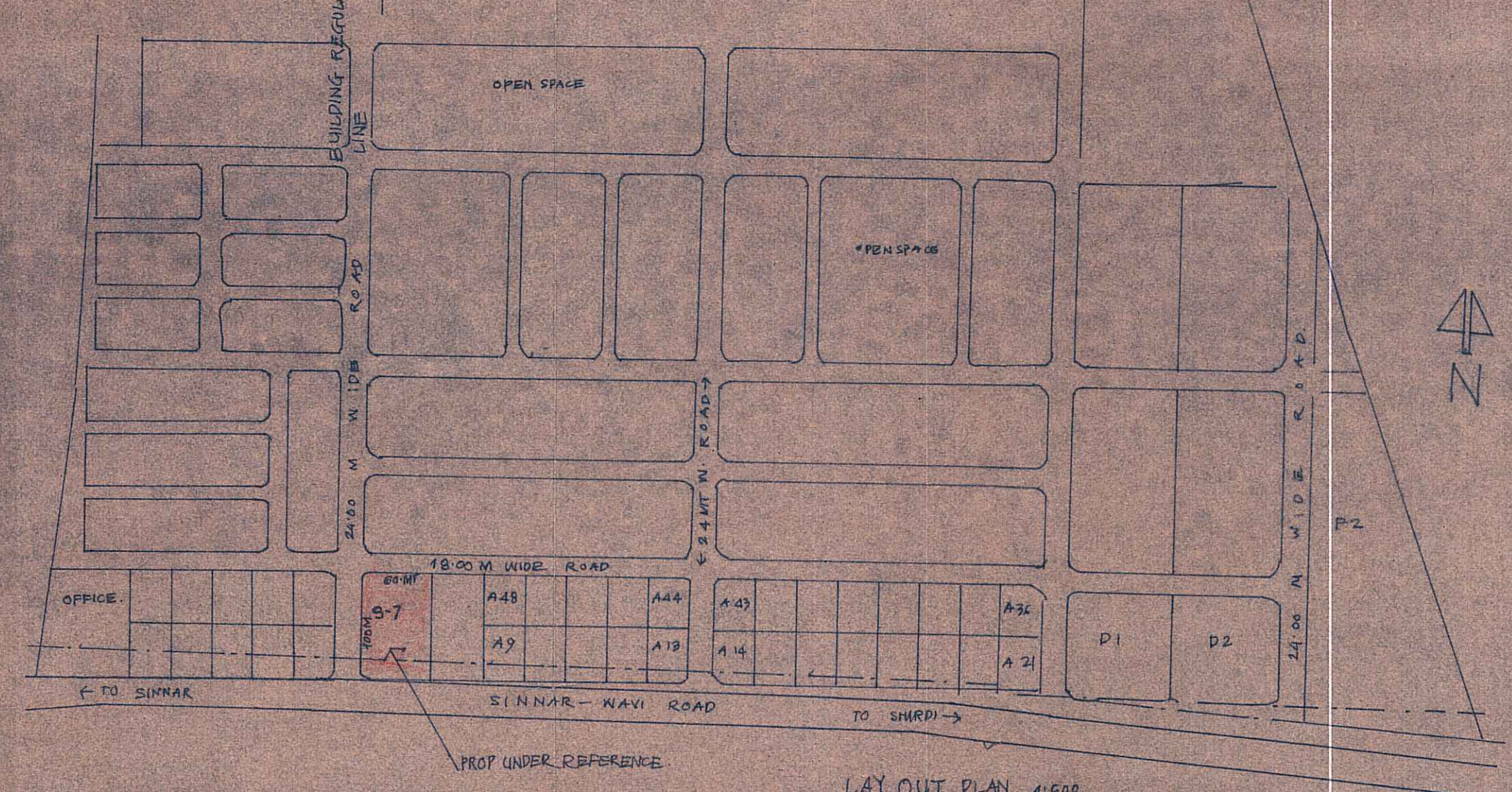
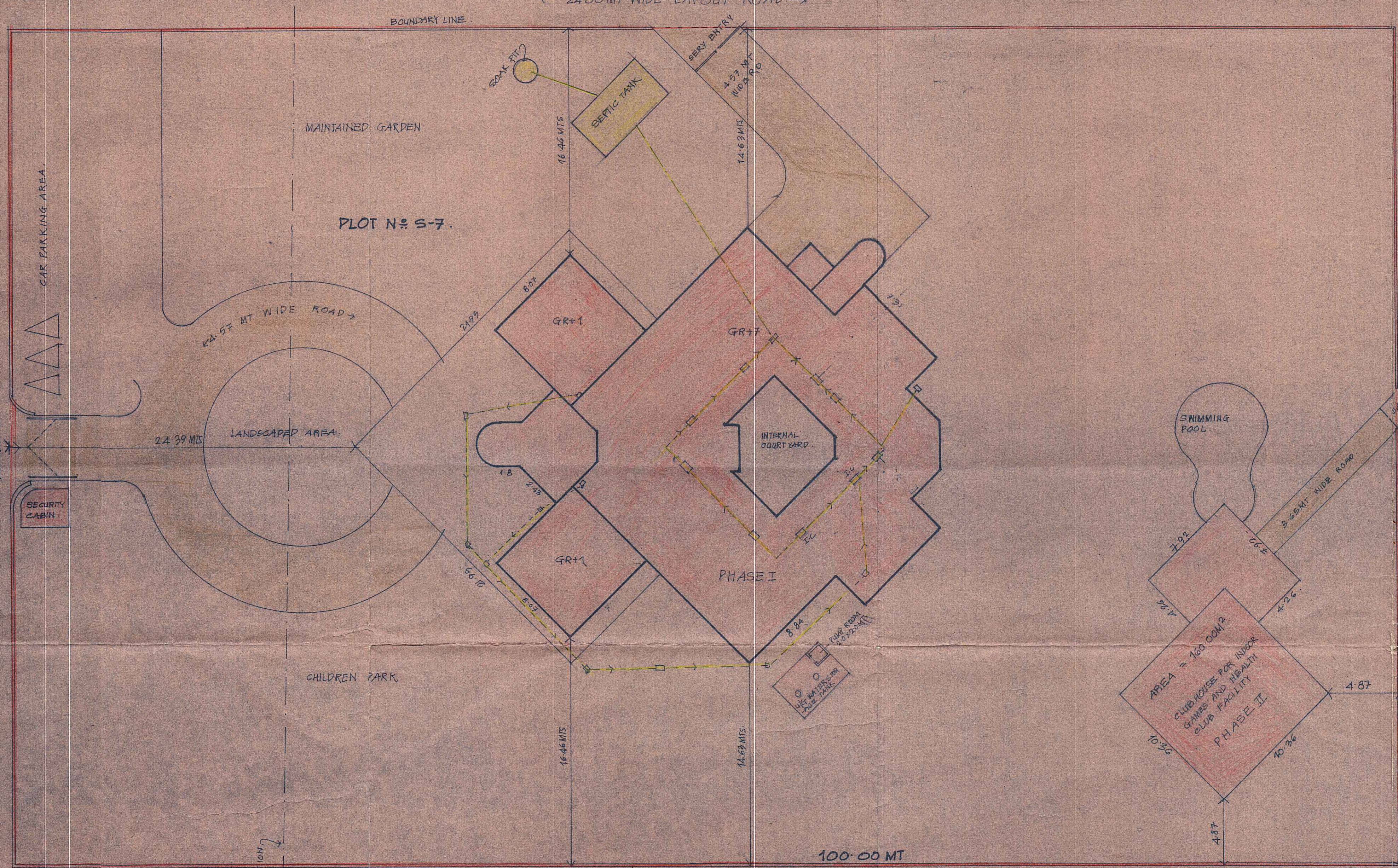


PHASE I
COMPUTATION OF AREA CALCULATIONS
AREA OF PROPERTY = 60 MT X 100 MT = 6000.00 M²
PERMISSIBLE F.S.I = 1.0
PERMISSIBLE BUILT UP AREA = 6000.00 M²
PROPOSED BUILT UP AREA :-
1) GROUND FLOOR = 562.85 M²
2) FIRST FLOOR = 644.25 M²
3) SECOND FLOOR = 462.60 M²
4) THIRD FLOOR = 487.70 M²
5) FOURTH TO SEVENTH FLR = 1926.32 M²
4090.72 M²
PHASE II
AREA OF CLUB HOUSE = 160.00 M²
BALANCE AREA → 1970.61 M²
FOR FUTURE EXPANSION

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RESTAURANT CUM HOTEL ON PLOT BEARING
NO S-7 ON 'SINNAR TALUKA AUDYOGIK SAHAKARI VASAHAT MARIYADI'
SINNAR (N.A.S.I.C)
NAME AND ADDRESS OF OWNER.
UNIVERSAL HOTELS PVT. LTD.
34, CITIZEN APTS, 36TH ROAD
BANDRA (W) BOMBAY 400 050
NAME AND ADDRESS OF ARCHITECT
ASSOCIATED ARCHITECTS
63B RASHMONI SADAN, 18TH ROAD
CHEMBUR BOMBAY 400 071
TEL. 5556253

NORTH	SCALE	DATE	PRN BY.	CHKD. BY.
N	1:200			

Hotel Sainways
Lay out Plan



NOTES :-
1) BOUNDARY OF THE PROPERTY SHOWN RED.
2) DRAINAGE LINE SHOWN YELLOW.
3) PROPOSED BLDG SHOWN RED.
4) INT ACCESS RD SHOWN IN BROWN.

LINE OUT :-
1:200

VENTILLATION STATEMENT :-
VENTILLATION REQ. = 15% OF CARPET AREA

USER	CARPET AREA	REQ. VENT.	PROVIDED	SIZE
RESTAURANT	28.08 M ²	3.71 M ²	2.23 M ²	1/2 (8x11x10) 18" OPENING S. (W1)
SHOP	14.80 "	2.97 M ²	2.97 "	0.61 X 2.44 (W2)
KITCHEN	107.20 "	16.08 M ²	16.35 "	3.35 X 1.21 X 4 (V2)
STORE (MISC)	19.86 "	2.97 M ²	4.08 "	3.38 X 1.21 X 1 (W3)
STORE (WINE)	11.71 "	1.75 M ²	4.08 "	3.38 X 1.21 X 1 (V2)
HOUSE KEEPING	34.13 "	5.12 M ²	5.40 "	3.38 X 1.6 K1 (W4)
TOILETS	2.78 "	0.41 M ²	0.73 "	0.61 X 1.21 (W3)
STAFF REST RM.	30.13 "	4.52 "	5.60 "	3.38 X 1.6 (W4)

GROUND FLOOR PLAN
SCALE 1:100.

AREA DIAGRAM OF GRD FLOOR.

BUILT AREA CALCULATIONS OF GRD FLOOR.

A) 28.78 X 23.78	=	565.48 M ²
B) 7.77 X 8.07 X 2 NBS	=	125.40 "
C) 6.17 X 6.17	=	38.07 "
D) 1/2 X 11 X (1.59) 2	=	3.97 "
E) 1.53 X 3.20 X 2 NBS	=	9.80 "
F) 4.72 X 2.28	=	10.76 "
G) 4.72 X 2.21 + 1/2 X 11 X (1.10) 2	=	12.33 "
H) 1/2 X 11 X (1.14) 2 X 4 NBS	=	2.33 "
I) 1.83 X 1.06 X 2 NBS	=	3.88 "
J) 1/2 X 10.91 X 5.25	=	28.61 "
TOTAL		807.85 M²

DUCT:		
K) 14.71 X 14.71	=	216.38 M ²
L) 2.44 X 0.60 X 5 (DUCT)	=	7.32 "
M) 1.83 X 1.83 X 2 NBS (LIFT)	=	6.69 "
N) 1.37 X 4.22 (LIFT)	=	5.78 "
O) 1.37 X 0.6 X 5 NBS (DUCT)	=	4.11 "
P) 1/2 X 2.2 X 1.6	=	1.76 "
Q) 1/2 X 1.94 X 1.34 X 4 NBS	=	2.01 "
R) 3.35 X 0.60	=	2.01 "
TOTAL		242.58 M²

The plans amended in ...
As per the conditions mentioned in the
accompanying Commencement Certificate
No. 269/823 dated 18-2-91

Chairman
Ginner Taluka Audyogik Sahakar
Vesahat Maryadit,
BINNAR (NASK)

B-UP AREA OF GRD FLR
562.85 M²
1.6
6056.26 SFT.

DESCRIPTION OF PROPERTY & PROPOSAL

PROPOSED RESTAURANT CUM HOTEL ON PLOT BEARING N.B-7
ON 'BINNAR TALUKA AUDYOGIK SAHKARI VESAHAT MARYADIT BINNAR'
AT NASK.

NAME & ADDRESS OF THE OWNER.

UNIVERSAL HOTELS PVT LTD.
3-4 CITIZEN APTS. OPP. GAITY GALAXY
30TH ROAD, BANDRA, BOMBAY-50

NAME & ADDRESS OF ARCHITECTS.

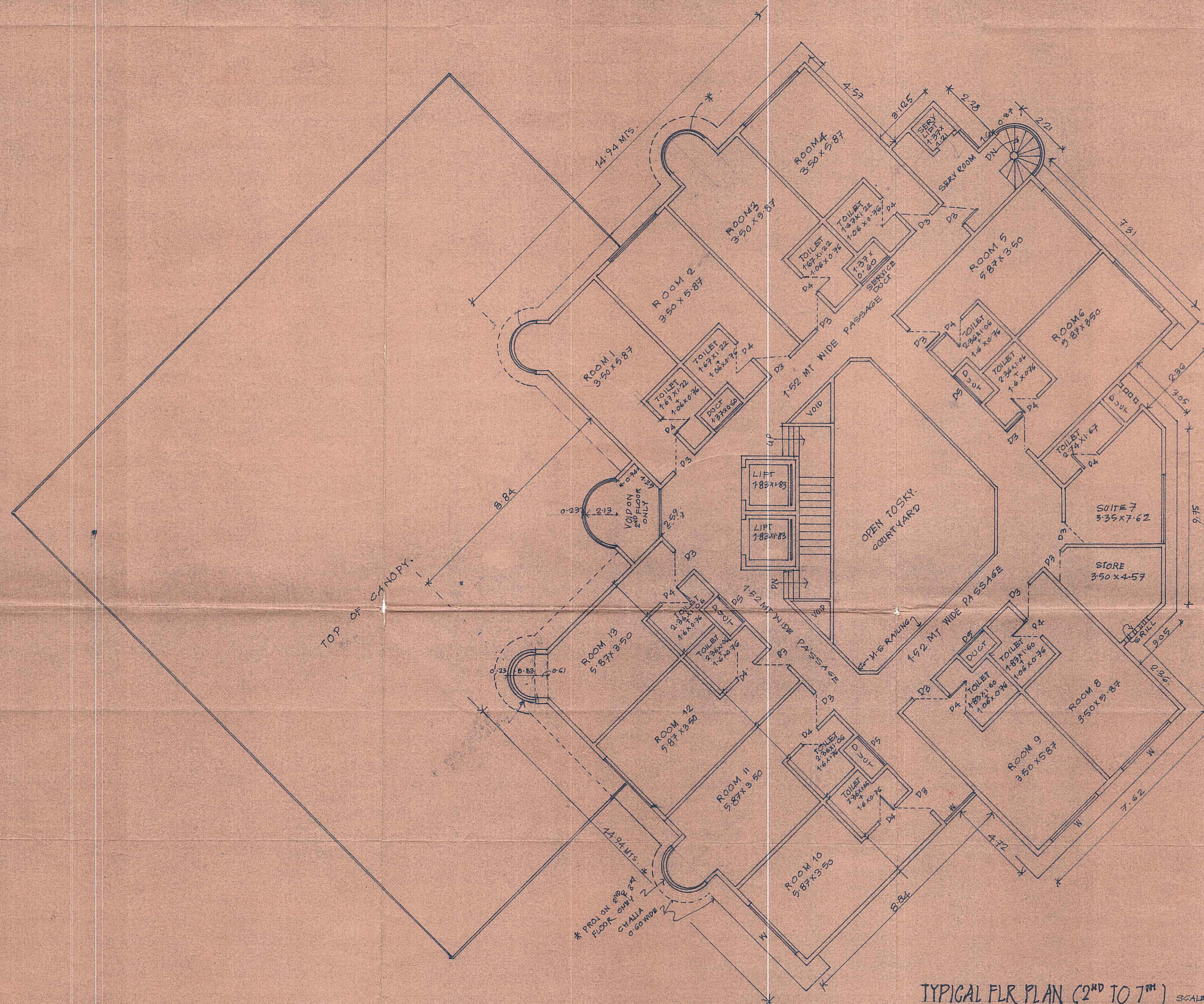
ASSOCIATED ARCHITECTS.
DESIGN AND PLANNING CONSULTANTS.
RASHMONI SADAN, 15TH ROAD,
CHEMBUR, BOMBAY-71, TEL: 5556253.

NORTH
SCALE
1:100

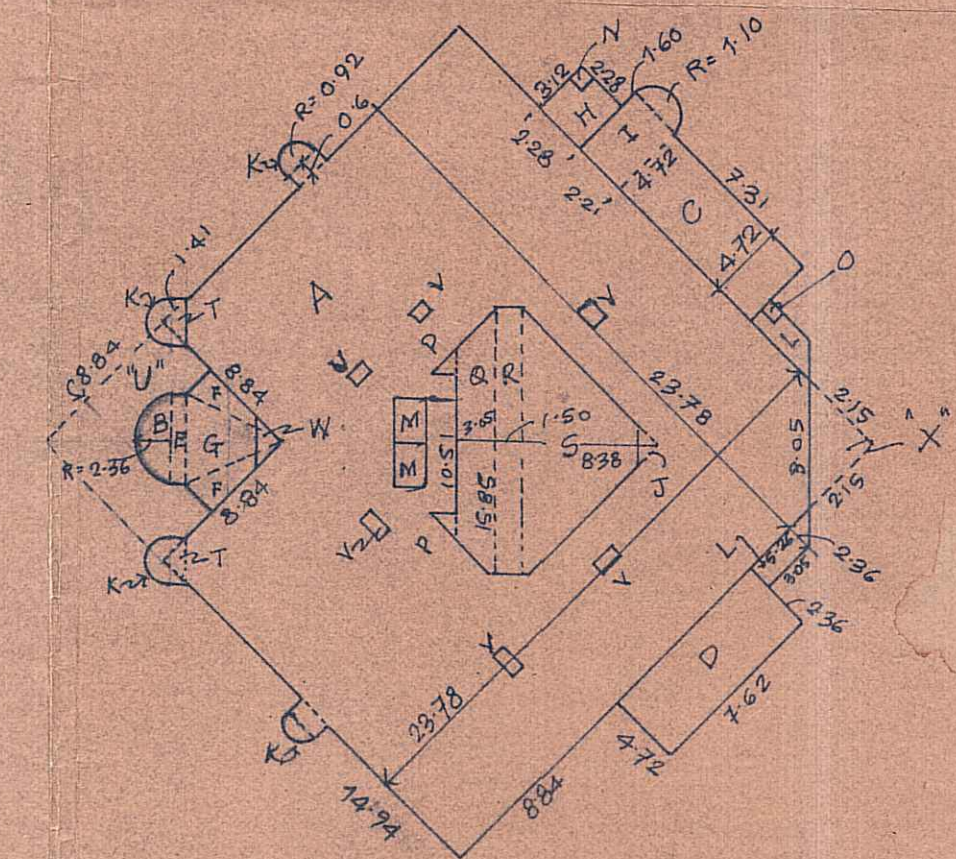
3 Hotel Saiways
Ground Floor
Plan

CHKD BY.

← WADI SINNAR → ROAD →



TYPICAL FLR PLAN (2ND TO 7TH) SCALE 1:100.



AREA DIAGRAM FOR TYP FLOOR (2ND, 3RD, 4TH, 5TH, 6TH, 7TH)

BUILT UP AREA CALCULATIONS. (SECOND FLR)

APPROVED

- A) 23.78 X 23.78 = 565.48 M²
C) 7.31 X 4.72 = 34.50 "
D) 7.42 X 4.72 = 35.06 "
E) 3.12 X 2.28 = 7.11 "
F) 2.91 X 4.72 + 1/2 (1.01) = 12.03 "
J) 1/2 X 3.20 X 3.20 = 5.12 "
K) 1/2 (0.61 X 2.13) + 1/2 (1.06) = 12.25 "
L) 1/2 (5.26 + 3.05) 2.36 X 2 = 19.6 "
W) 1/2 X 3.81 X 2.13 = 4.05 "

TOTAL → 696.51

DEDUCT:-

- M) 1.83 X 1.83 X 2 (LIFT) = 3.35 M²
N) 1.83 X 1.22 (LIFT) = 1.67 M²
O) 0.61 X 1.60 (DUCT) = 0.97 "
P) 2 X 1/2 X 1.67 X 1.67 (DUCT) = 2.79 "
Q) 1/2 (10.50 + 15.85) 1.25 = 10.18 "
R) 1.5 X 15.85 = 23.77 "
S) 1/2 X 15.85 X 8.38 = 66.41 "
T) 1/2 X 1.41 X 1.41 X 2 = 1.98 "
U) 8.84 X 8.84 = 78.14 "
V) 1.87 X 0.60 X 6 (DUCT) = 4.93 "
X) 1/2 X 2.15 X 2.15 = 2.31 "
Y) TOTAL 276.51

BUILT UP AREA OF THIRD FLOOR

- SAME AS SECOND FLOOR = 469.60 M²
ADD) B) 1/2 X 1.1 X (3.61) = 8.74 "
E) 4.72 X 0.30 = 1.41 "
F) 1/2 X 4.11 X 0.91 X 2 = 3.74 "
G) 1/2 X 4.72 X 3.50 = 8.26 "
DEDUCT:-
W) 1/2 X 3.81 X 2.13 = 4.05 "
469.60 M² + 16.20 M² = 485.80 M²

B-UP CALC FOR 4TH TO 7TH FLOOR

- SAME AS THIRD FLOOR = 487.70 M²
DEDUCT:-
K) 3.06 X 2 NOS = 6.12 M²
BUILT UP AREA OF 4TH FLOOR = 481.58 M²
TOTAL B-UP AREA OF 4TH TO 7TH FLOOR = 481.58 M² X 4 = 1926.32 M²
I.E. 20,727.20 SFT

DESCRIPTION OF PROPERTY & PROPOSAL

PROPOSED RESTAURANT CUM HOTEL ON PLOT BEARING NO 9-7 ON SINNAR TALUKA AUDYOGIK SAHAKARI VASAHAT MARYADIT SINNAR (NASIK)

NAME AND ADDRESS OF THE OWNER.

UNIVERSAL HOTELS PVT LTD.
3/4 CITIZEN APTS. BANDRA CW
ROAD NO 30, BOMBAY-400050

NAME AND ADDRESS OF ARCHITECTS.

ASSOCIATED ARCHITECTS.

NORTH



SCALE

1:100

CHK BY

J.P.R.

Hotel Saiways
Typical Floor Plan
2nd to 7th Floor