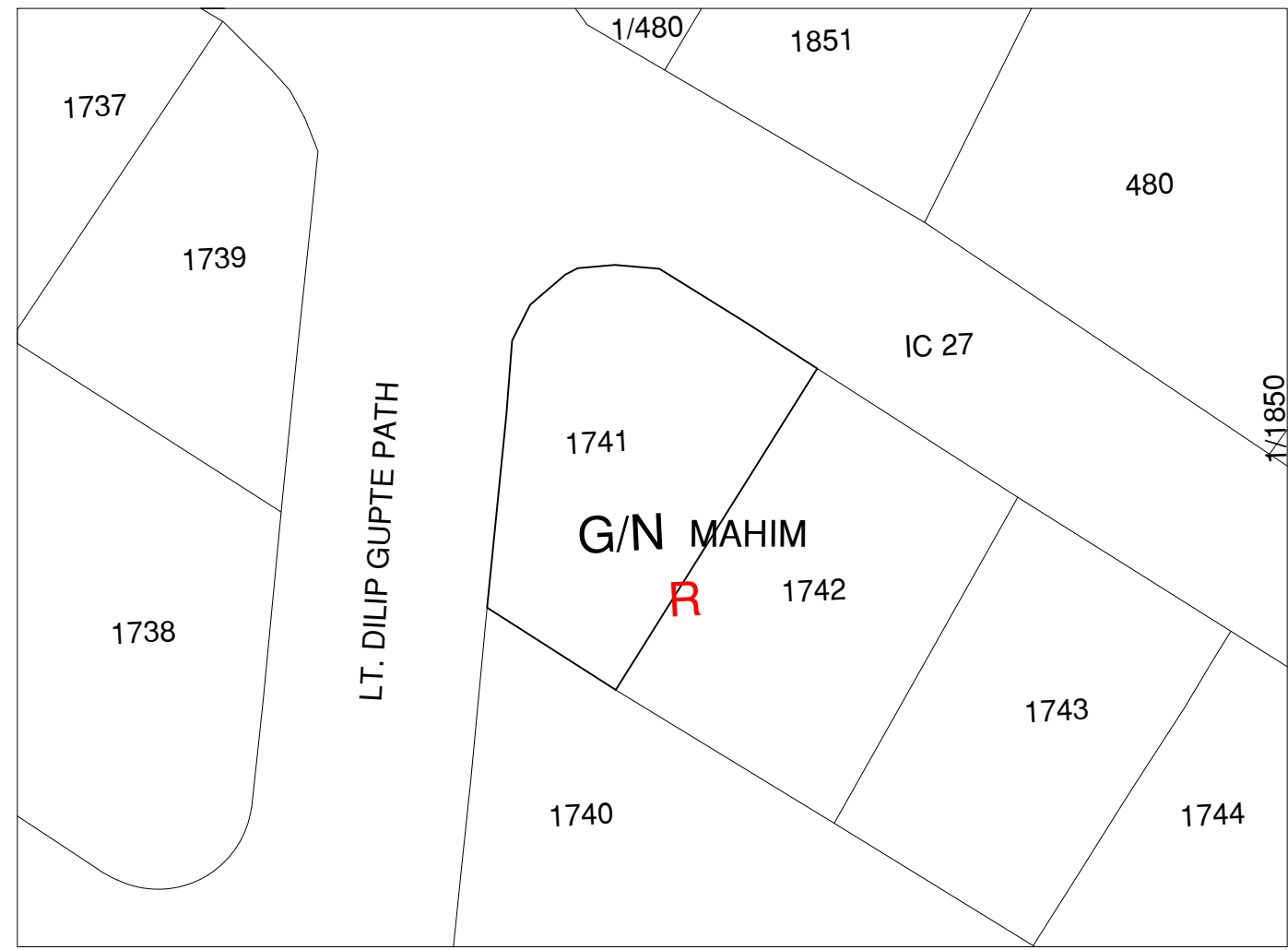
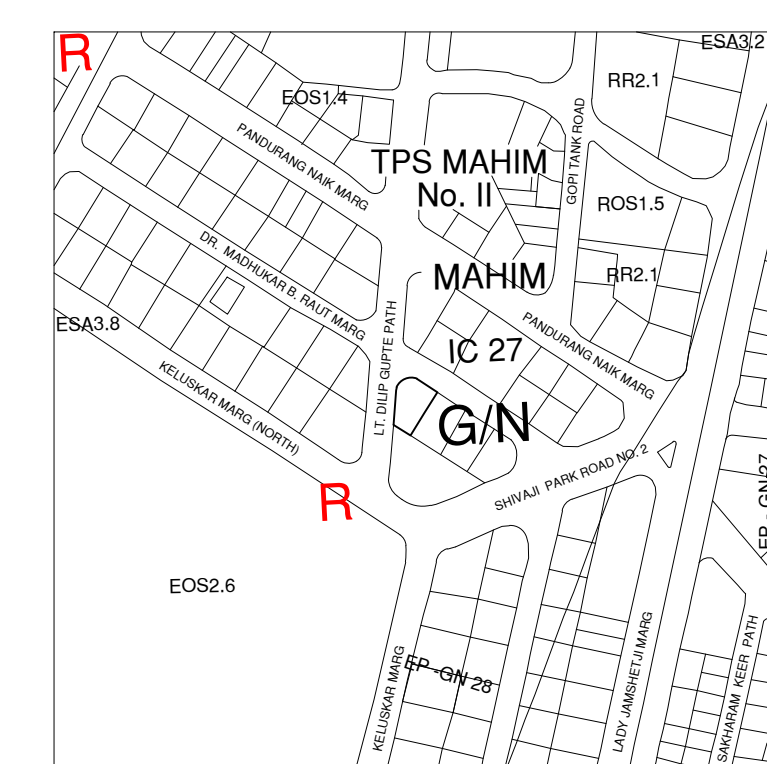
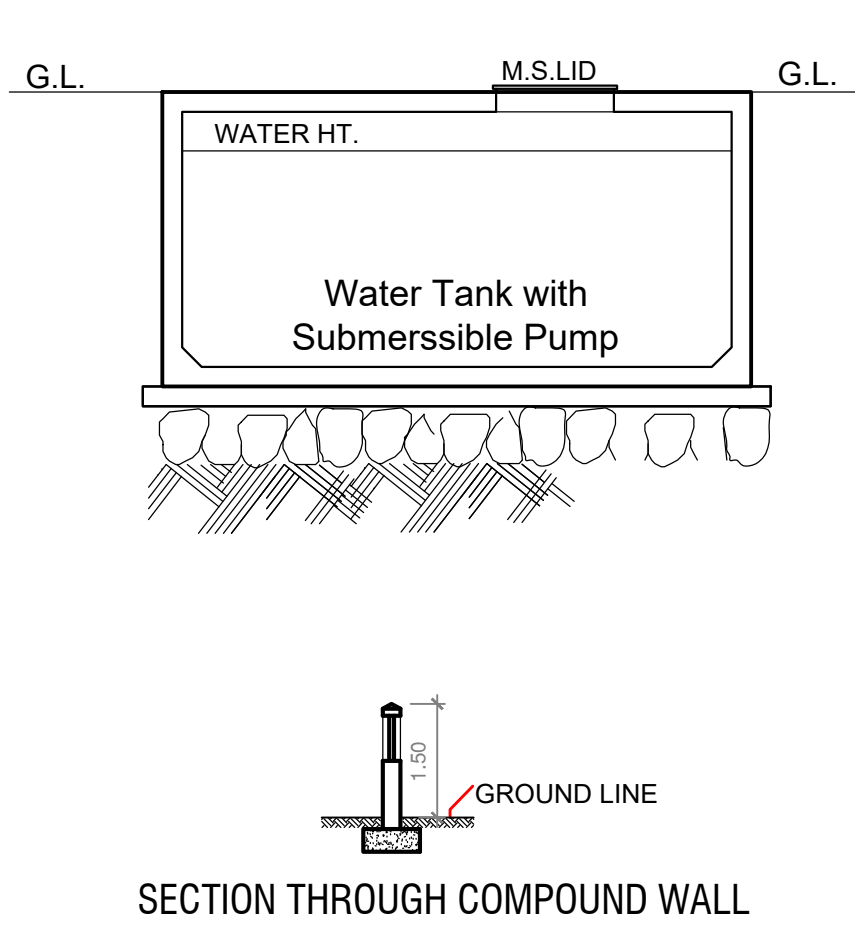




BLOCK PLAN
SCALE :- 1:500



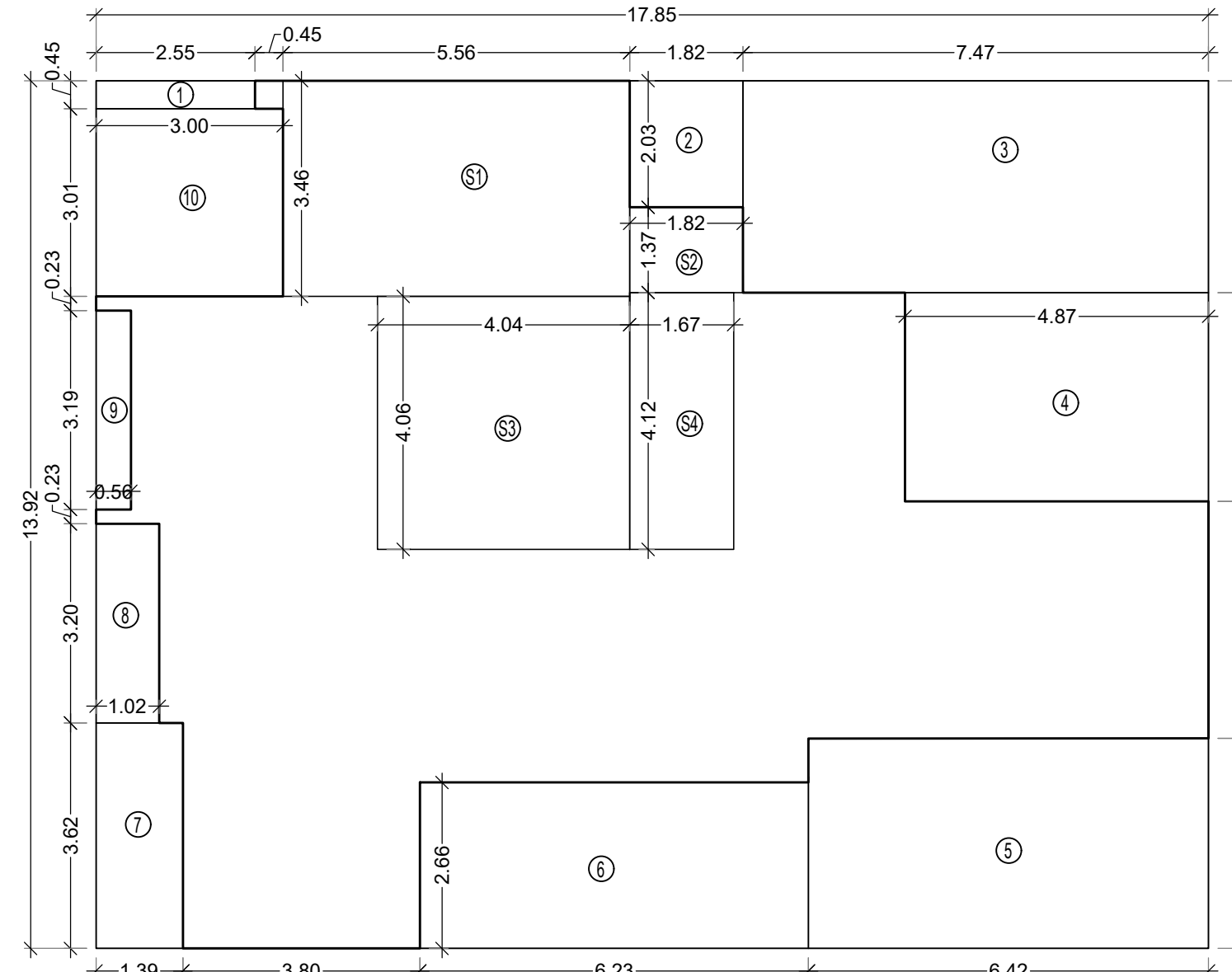
LOCATION PLAN
SCALE :- 1:4000



SECTION THROUGH COMPOUND WALL

PLOT AREA	=	436.46	A
PERMISSIBLE AREA (436.46X3)	=	1309.38	A
CARPET AREA OF EXISTING (R) TENENT	=	543.23	
CARPET AREA PERMISSIBLE 5% INCENTIVE	=	12.24	
B.U.A. OF EXISTING (R) TENENT	=	651.88	B
B.U.A. OF PERMISSIBLE 5% INCENTIVE	=	14.69	C
TOTAL REHAB PERMISSIBLE AREA (B+C)	=	666.56	D
TOTAL PERMISSIBLE B.U. AREA(A+C)	=	1324.07	E
B.U.A. AVAILABLE FOR SALE (E-D)	=	667.50	F
% SALE AREA (E/A %) (F/E X100)	=	49.66%	
35% FUNGIBLE ON REHAB (R)	=	233.30	G
35% FUNGIBLE ON SALE	=	230.13	H
TOTAL PERMISSIBLE AREA INCLUDING FUNGIBLE (C8+C11+C12)	=	1787.49	I
LESS DEFICIT AREA	=	36.13	J
TOTAL B.U.A. PERMISSIBLE	=	1751.36	K
TOTAL B.U.A. PROPOSED	=	1746.99	L
BALANCE AREA	=	4.37	

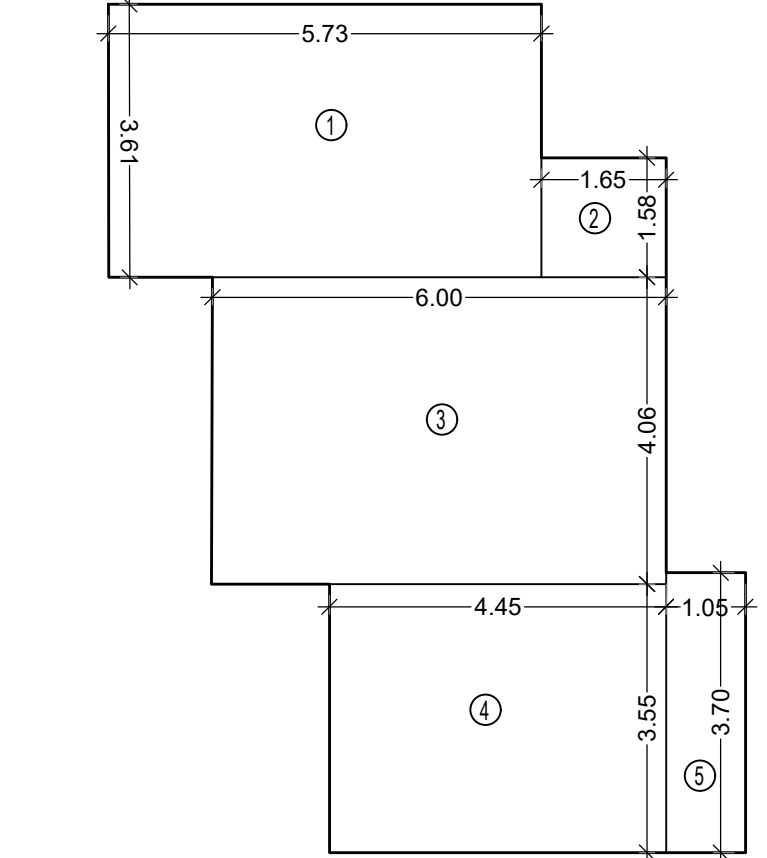
FLOOR	REHAB	SALE	ST. LIFT, LIFT LOBBY AREA	GROSS B.U. AREA	NO. OF TENANTS
GROUND FLOOR	0.00	0.00	67.33	67.33	
1ST FLOOR	58.16	0.00	46.55	104.71	1
2ND FLOOR	79.18	0.00	45.93	125.11	1
3RD FLOOR	99.58	0.00	45.01	144.59	
4TH FLOOR	99.58	0.00	45.01	144.59	1
5TH FLOOR	125.25	0.00	44.51	169.76	1
6TH FLOOR	127.69	0.00	44.51	172.20	1
7TH FLOOR	0.00	120.58	44.81	165.39	1
8TH FLOOR	0.00	119.20	44.81	164.01	1
9TH FLOOR	0.00	119.20	44.81	164.01	1
10TH FLOOR	0.00	119.20	44.81	164.01	1
11TH FLOOR	91.15	0.00	44.81	135.96	
12TH FLOOR	115.31	0.00	44.81	160.12	1
13TH FLOOR	115.31	0.00	44.81	160.12	
14TH FLOOR	0.00	119.20	44.81	164.01	1
15TH FLOOR	0.00	119.20	44.81	164.01	1
16TH FLOOR	0.00	119.20	44.81	164.01	1
TOTAL	911.21	835.78	786.95	2533.94	13.0000
	1746.9900	0.0000	0.0000	0	



AREA DIAGRAM FOR 3RD & 4TH FLOOR PLAN
SCALE :- 1:100

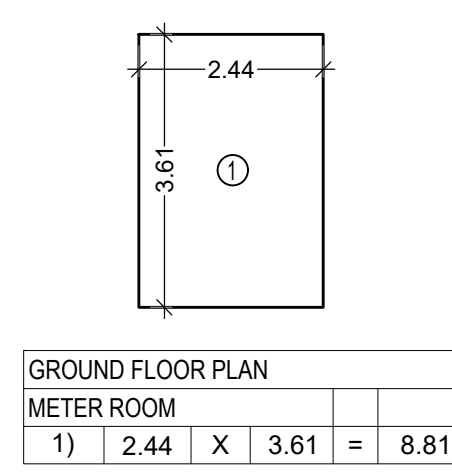
BUILT-UP AREA CALCULATION					
3RD & 4TH FLOOR PLAN					
ADDITIONAL					
A)	17.85	X	13.92	X	1 = 248.47
TOTAL ADDITIONAL AREA = 248.47 I					
DEDUCTION					
1)	2.55	X	0.45	X	1 = 1.15
2)	1.82	X	2.03	X	1 = 3.69
3)	7.47	X	3.40	X	1 = 25.40
4)	4.87	X	3.35	X	1 = 16.31
5)	6.42	X	3.37	X	1 = 21.64
6)	6.23	X	2.66	X	1 = 16.57
7)	1.39	X	3.62	X	1 = 5.03
8)	1.02	X	3.20	X	1 = 3.26
9)	0.56	X	3.19	X	1 = 1.79
10)	3.00	X	3.01	X	1 = 9.03
TOTAL DEDUCTION = 103.87 II					
STAIRCASE/LIFT AREA					
S1)	5.56	X	3.46	X	1 = 19.24
S2)	1.82	X	1.37	X	1 = 2.49
S3)	4.04	X	4.06	X	1 = 16.40
S4)	1.67	X	4.12	X	1 = 6.88
TOTAL AREA = 45.01 III					
TOTAL PROPOSED BUILT UP AREA (I - II + III) = 99.58					

MCGM FILE NO. :-			1/4
PERFORMA 'A'			SG. MTS.
1	AREA OF PLOT		436.46
2	DEDUCTION FOR		---
a	ROAD SET BACK AREA		---
b	PROPOSED ROAD		---
c	Any reservation (sub-plot ...)		---
d	% amenity space as per DCR 56/57 (SUD-PLOT ...)		---
e	other		---
3	BALANCE AREA OF PLOT (1 MINUS 2)		436.46
4	DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMINITY SPACE (IF DEDUCTIBLE FOR IND)		---
5	NET AREA OF PLOT (3 MINS 4)		436.46
6	ADDITION FOR FLOOR SPACE INDEX		---
2	(a) 100% FOR D. P. ROAD		---
2	(b) 100% FOR SETBACK		---
7	TOTAL AREA (5 PLUS 6)		436.46
8	FLOOR SPACE INDEX PERMISSIBLE		3.00
9	a FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHT (RESTRICTED TO ... % OF THE BALANCE AREA VIDE 3 ABOVE)		---
b	33 % AS PER DCR 32		---
c	% AS PER DCR 33 ()		---
d	OTHER		---
10	PERMISSIBLE FLOOR AREA AS PER DCR 33(7)		1324.07
11	EXISTING FLOOR AREA		---
12	PROPOSED BUILT UP AREA		---
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX		---
14	A PURELY RESIDENTIAL BUILT UP AREA		1324.07
14	B REMAINING RESIDENTIAL BUILT UP AREA		---
14	TOTAL BUILT UP PROPOSED (11 + 12 + 13)		1324.07
15	FSI CONSUMED ON NET HOLDING = 14 / 3		3.03
B. DETAILS OF FSI AVAILED AS PER DCR 31 (3)			PERMISSIBLE
1. FUNGIBLE BUILT-UP AREA COMPONENT			PROPOSED
PERMISSIBLE/PROPOSED AS PER REG. 31(3) OF DCR 2034 FOR PURELY RESIDENTIAL = OR < (14A X 0.35)			REHAB 233.30
SALE 230.16			197.17
2. FUNGIBLE BUILT-UP AREA COMPONENT			---
PERMISSIBLE/PROPOSED AS PER REG. 31(3) OF DCR 2034 FOR NON RESIDENTIAL = OR < (14B X 0.35)			---
3. TOTAL FUNGIBLE BUILT-UP VIDE DCR 31(3) = (B.1+B.2)			463.43
4. LESS DEFICIT AREA			36.13
5. TOTAL GROSS BUILT UP AREA PROPOSED (14+B.3-B.4)			1751.36
5. BALANCE AREA			1746.99
C. TENEMENTS STATEMENT B. 4.			4.37
(i) PROPOSED AREA (ITEM B. 12 ABOVE)			---
(ii) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)			---
(iii) AREA AVAILABLE FOR TENANTS (I) MINUS (iii)			---
(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)			---
(v) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)			---
(vi) TENEMENTS EXISTING			---
D. PARKING STATEMENT			AS PER TABLE
CERTIFICATE OF AREA			---
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 436.46 SQ.MT. AND TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/P.S. RECORDS.			---
Prajeet Prasad			Digitally signed by Prajeet Prasad Date: 2021.12.24 16:24:24 +05'30'
SIGN. OF THE ARCHITECT			---

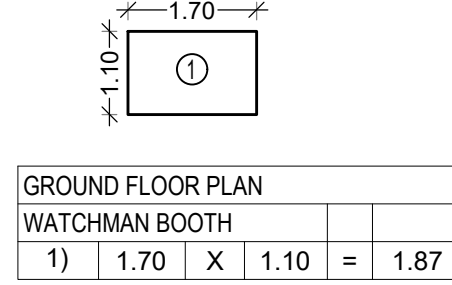


AREA DIAGRAM FOR GROUND FLOOR PLAN
SCALE :- 1:100

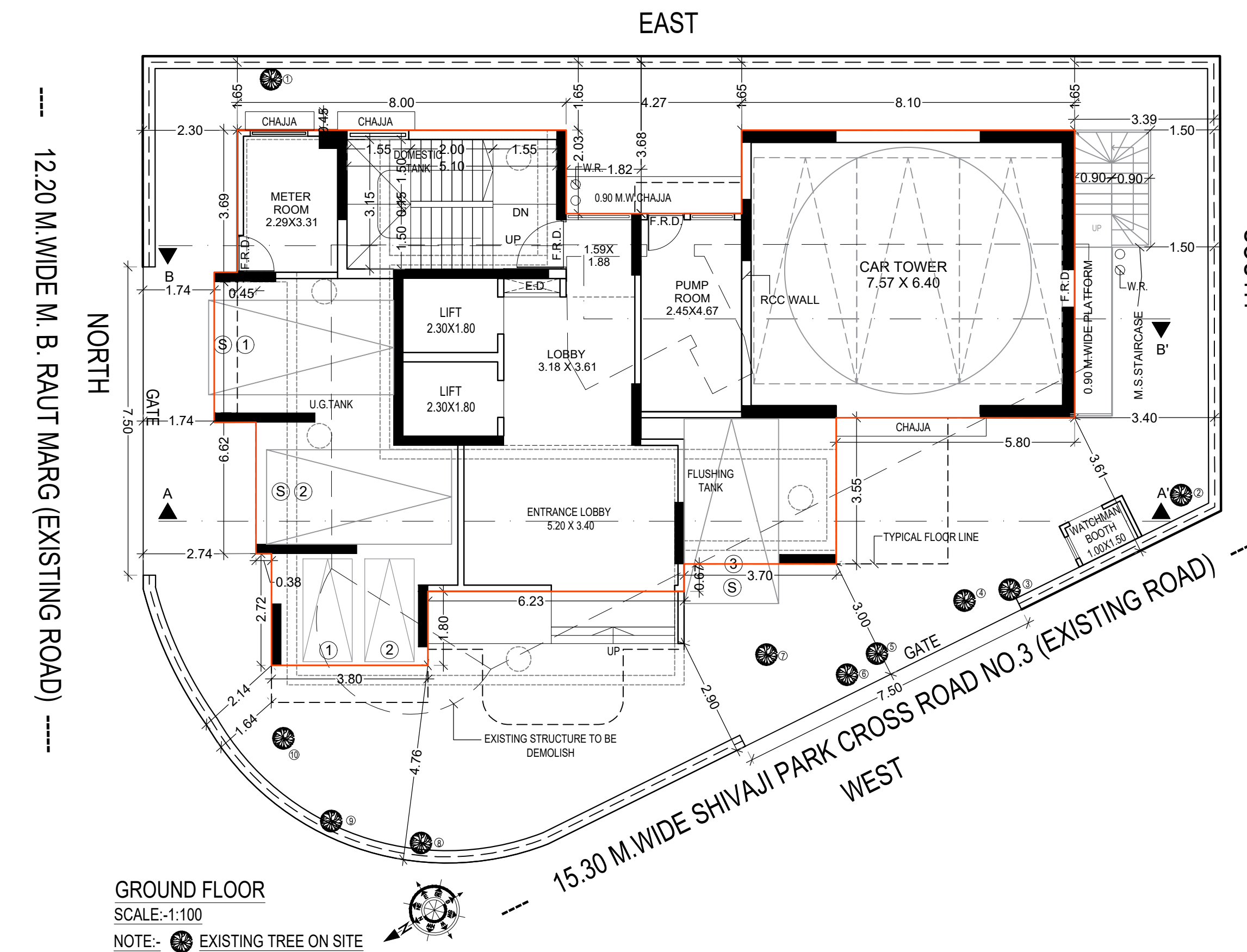
BUILT-UP AREA CALCULATION					
GROUND FLOOR PLAN (STAIRCASE AREA)					
ADDITIONAL					
1)	5.73	X	3.61	X	1 = 20.69
2)	1.65	X	1.58	X	1 = 2.61
3)	6.00	X	4.06	X	1 = 24.36
4)	4.45	X	3.55	X	1 = 15.80
5)	1.05	X	3.70	X	1 = 3.89
TOTAL ADDITIONAL AREA = 67.33					



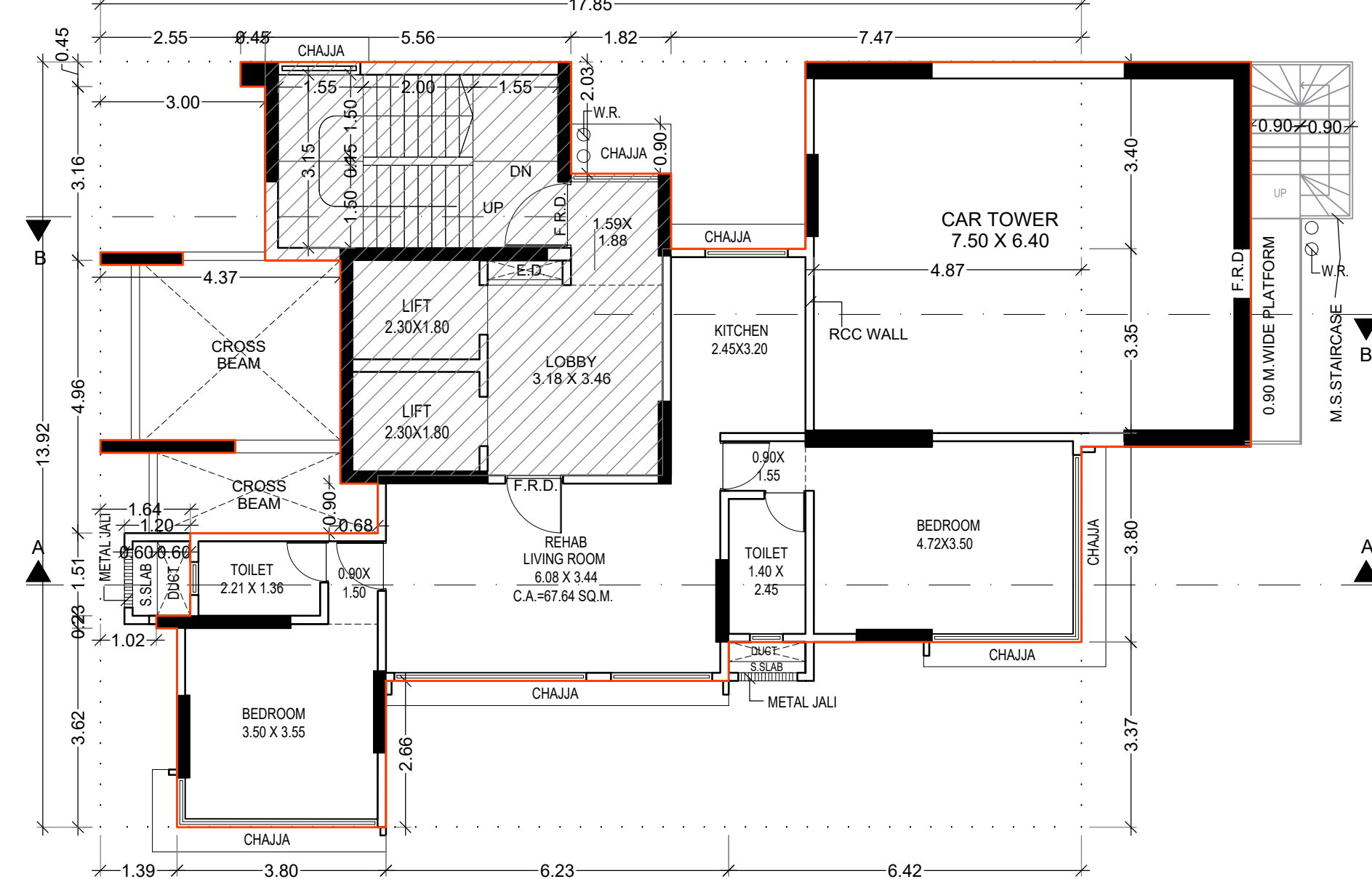
GROUND FLOOR PLAN
METER ROOM



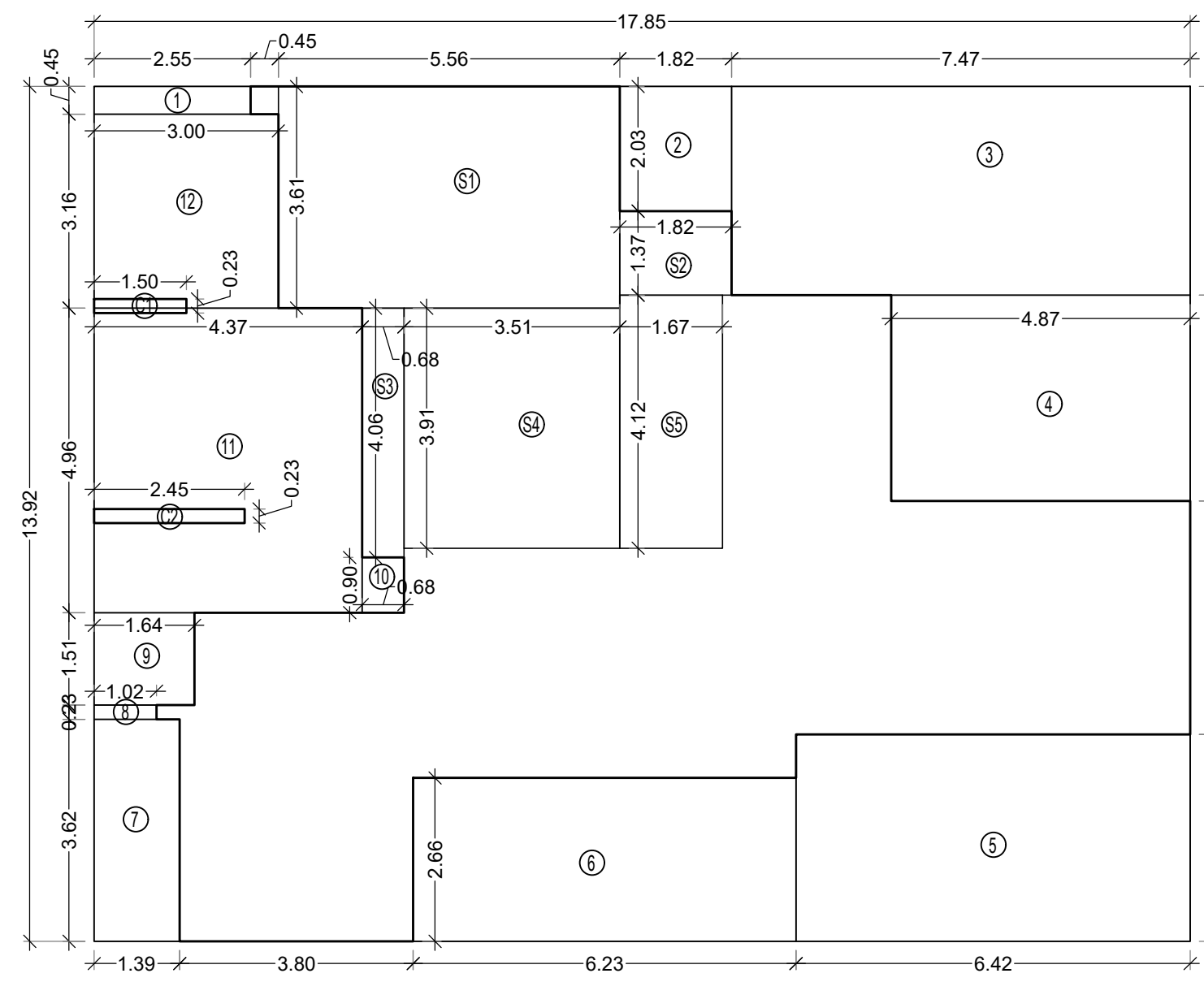
GROUND FLOOR PLAN
WATCHMAN BOOTH



GROUND FLOOR
SCALE:-1:100
NOTE:- EXISTING TREE ON SITE



2ND FLOOR
SCALE:-1:100



AREA DIAGRAM FOR 2ND FLOOR PLAN
SCALE :- 1:100

BUILT-UP AREA CALCULATION					
2ND FLOOR PLAN					
ADDITIONAL					
A)	17.85	X	13.92	X	1 = 248.47
C1)	1.50	X	0.23	X	1 = 0.35
C2)	2.45	X	0.23	X	1 = 0.56
TOTAL ADDITIONAL AREA = 249.38 I					
DEDUCTION					
1)	2.55	X	0.45	X	1 = 1.15
2)	1.82	X	2.03	X	1 = 3.69
3)	7.47	X	3.40	X	1 = 25.40
4)	4.87	X	3.35	X	1 = 16.31
5)	6.42	X	3.37	X	1 = 21.64
6)	6.23	X	2.66	X	1 = 16.57
7)	1.39	X	3.62	X	1 = 5.03
8)	1.02	X	3.20	X	1 = 3.26
9)	0.56	X	3.19	X	1 = 1.79
10)	0.68	X	0.90	X	1 = 0.61
11)	4.37	X	4.96	X	1 = 21.68
12)	3.00	X	3.16	X	1 = 9.48
TOTAL DEDUCTION = 124.27 II					
STAIRCASE/LIFT AREA					
S1)	5.56	X	3.61	X	1 = 20.07
S2)	1.82	X	1.58	X	1 = 2.88
S3)	0.68	X	4.06	X	1 = 2.76
S4)	3.51	X	3.91	X	1 = 13.72
S5)	1.67	X	4.12	X	1 = 6.88
TOTAL AREA = 45.93 III					
TOTAL PROPOSED BUILT UP AREA (I - II + III) = 79.18					

PARKING STATEMENT			
CARPET AREA	NO OF FLAT	PARKING PERMISSIBLE AS PER D.C.RULE	PARKING PROVIDED
BELOW 45 SQ.MTS.	NIL	1 PARK / 4 TENENT	NIL
45 TO 60 SQ.MTS.	1.00	1 PARK / 2 TENENT	0.50
60 TO 90 SQ.MTS.	1.00	1 PARK / 1 TENENT	1.00
ABOVE 90 SQ.MTS.	11.00	2 PARK / 1 TENENT	22.00
VISITORS 10%	13.00		23.50 NOS.
TOTAL			25.85 NOS.
SAY			26.00 NOS.
ADDITIONAL 50%			13.00 NOS.
TOTAL PARKING REQUIRED			39.00 NOS.
TOTAL PARKING PROPOSED			33.00 NOS.

PERFORMA 'B'		
CONTENTS OF SHEET		
LOCATION PLAN, BLOCK PLAN, FLOOR PLAN, STATEMENTS, FLOOR PLAN, AREA DIAGRAM & AREA CALCULATIONS		
DESCRIPTION OF PROPOSAL		
PROPOSED PROPERTY BEARING C.S.NO 1741 OF MAHIM DIVISION, PLOT NO. 31, 'G' NORTH WARD NO. 4891(3) & 4891(3A), SITUATED AT DR. M. B. RAUT MARG, SHIVAJI PARK, DADAR (W), MUMBAI - 400 028. BUILDING KNOWN AS "SARASWATI NINWAS"		
DIGITAL SIGN. APPROVAL OF PLANS		
SUB-ENG (B.P.)CITY-IX		
ASST-ENG (B.P.)CITY-V		
EXE-ENG (B.P.)CITY-II		
MUNICIPAL CORPORATION OF GREATER MUMBAI		
Stamp of Date of Receipt of Plan		
Stamp of Date of Approval of Plan		
NAME OF OWNER		
SIGNATURE		
SUGEE TWENTY THREE DEVELOPERS LLP		
ANAND BHADRE SH GANDHI		
NAME, ADDRESS & SIGNATURE OF ARCHITECT		
SIGNATURE		
PRAJEET PRASAD ARCHITECT		
A-21, New Shrenik, Ashok Nagar, Nahur Road, Mulund (W), Mumbai- 400 080.		
Prajeet Prasad		
Digitally signed by Prajeet Prasad Date: 2021.12.24 16:23:39 +05'30'		
NORTH		
DRAWN BY		
CHECKED BY		
PATH:-		
DIPESH		
PRAJEET		