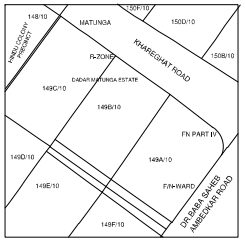
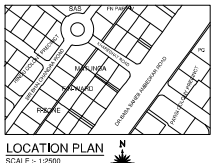
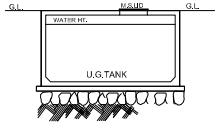


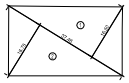
BLOCK PLAN
SCALE :- 1:500



LOCATION PLAN
SCALE :- 1:2500



SECTION THROUGH COMPOUND WALL



AREA DIAGRAM FOR PLOT AREA CALCULATION
SCALE :- 1:100

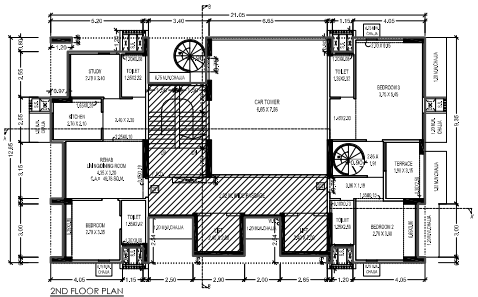
PLOT AREA CALCULATION							
ADDITION							
11	0.90	X	37.48	X	18.47	=	374-5 5/8"
12	0.90	X	37.48	X	18.73	=	373-0 1/2"
TOTAL DEDUCTION						=	622.08 I

BLOCK PLAN
SCALE :- 1:500

CARPET AREA CALCULATION							
3RD & 4TH FLOOR PLAN							
FLAT NO.301,401							
LIVING/DINING	0.95	X	1.20	X	1	=	10.15
	2.23	X	0.19	X	1	=	0.23
	0.13	X	1.19	X	1	=	0.15
	2.49	X	1.38	X	1	=	3.52
KITCHEN	2.29	X	2.10	X	1	=	4.87
	1.83	X	1.28	X	1	=	2.33
BEDROOM 1	2.79	X	1.25	X	1	=	3.15
	1.28	X	1.06	X	1	=	1.35
TOILET	1.35	X	1.12	X	1	=	1.51
	1.20	X	0.88	X	1	=	1.06
BEDROOM 2	3.75	X	3.85	X	1	=	14.44
	2.79	X	0.15	X	1	=	0.41
TOILET	1.35	X	2.32	X	1	=	3.13
	1.20	X	0.88	X	1	=	1.06
D1	1.05	X	0.15	X	1	=	0.16
D2	0.90	X	0.15	X	3	=	0.27
D3	0.75	X	0.15	X	2	=	0.15
TOTAL CARPET AREA						=	59.21

PRORATA FACTOR FOR 3RD FLOOR		=	TOTAL BUA/A TOTAL C.A
		=	133.80 / 59.21
		=	1.1414
FLAT NO.	CARPET AREA	FACTOR	B.U.A/AREA
1	65.28	1.1414	67.65
2	57.93	1.1414	66.12
TOTAL	117.22		133.80

BUILT-UP AREA CALCULATION							
3RD FLOOR PLAN							
ADDITION							
11	21.05	X	12.66	X	1	=	266.58
TOTAL ADDITIONAL AREA						=	266.58 I
DEDUCTION							
1)	1.15	X	0.80	X	1	=	0.92
2)	3.40	X	2.25	X	1	=	7.65
3)	0.05	X	7.21	X	1	=	0.27
4)	1.15	X	0.80	X	1	=	0.92
5)	0.40	X	3.00	X	1	=	1.20
6)	1.20	X	0.85	X	1	=	1.02
7)	2.85	X	0.37	X	1	=	1.05
8)	2.00	X	2.24	X	1	=	4.48
9)	2.00	X	0.37	X	1	=	1.07
10)	2.00	X	2.24	X	1	=	4.35
11)	1.15	X	0.85	X	1	=	0.98
TOTAL DEDUCTION						=	23.80 II
STAIRCASE LIFT AREA							
B1)	3.40	X	5.15	X	1	=	17.51
B2)	10.05	X	2.40	X	1	=	24.12
B3)	2.75	X	2.37	X	1	=	6.52
B4)	0.10	X	0.23	X	1	=	0.02
B5)	0.15	X	0.48	X	1	=	0.07
TOTAL AREA						=	53.80 III
TOTAL PROPOSED BUILT UP AREA (II + III)						=	131.80
266.58 - 23.80 = 53.80							



2ND FLOOR PLAN
SCALE :- 1:100

BUILT-UP AREA CALCULATION							
1ST & 2ND FLOOR PLAN							
ADDITION							
A)	21.05	X	12.66	X	1	=	266.58
C1)	1.25	X	0.20	X	1	=	0.25
TOTAL ADDITIONAL AREA						=	266.84 I
DEDUCTION							
1)	3.20	X	0.85	X	1	=	2.72
2)	0.40	X	2.05	X	1	=	0.82
3)	0.85	X	2.71	X	1	=	2.30
4)	1.15	X	0.80	X	1	=	0.92
5)	0.40	X	3.00	X	1	=	1.20
6)	1.20	X	0.85	X	1	=	1.02
7)	2.85	X	0.37	X	1	=	1.05
8)	2.00	X	2.24	X	1	=	4.48
9)	2.00	X	0.37	X	1	=	1.07
10)	2.00	X	2.24	X	1	=	4.35
11)	1.15	X	0.85	X	1	=	0.98
12)	0.40	X	3.00	X	1	=	1.20
13)	0.20	X	1.15	X	1	=	0.23
14)	1.20	X	2.00	X	1	=	2.40
TOTAL DEDUCTION						=	18.92 II
STAIRCASE LIFT AREA							
S1)	3.40	X	5.15	X	1	=	17.51
S2)	10.05	X	2.40	X	1	=	24.12
S3)	2.90	X	2.17	X	1	=	6.29
S4)	2.23	X	2.17	X	1	=	4.84
S5)	0.33	X	3.23	X	1	=	1.07
S6)	0.15	X	0.48	X	1	=	0.07
TOTAL AREA						=	53.90 III
TOTAL PROPOSED BUILT UP AREA (I - II - III) 266.84 - 18.92 = 53.90						=	194.14

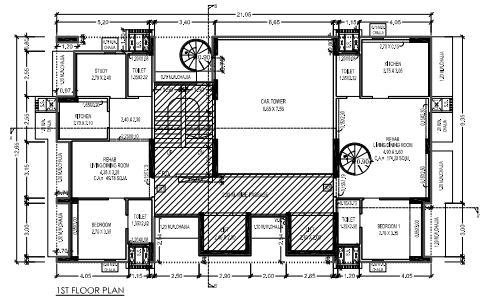
CARPET AREA CALCULATION							
1ST & 2ND FLOOR PLAN							
FLAT NO.101,201							
LIVING/DINING	4.35	X	0.20	X	1	=	13.92
	2.25	X	0.10	X	1	=	0.23
	0.13	X	1.19	X	1	=	0.15
	2.40	X	2.30	X	1	=	5.52
KITCHEN	2.73	X	2.10	X	1	=	5.67
	1.88	X	0.20	X	1	=	0.33
BEDROOM	2.73	X	3.25	X	1	=	8.87
	0.25	X	3.00	X	1	=	1.25
TOILET	1.35	X	2.02	X	1	=	2.72
	1.20	X	0.88	X	1	=	1.06
STUDY	2.73	X	2.40	X	1	=	6.57
TOILET	1.35	X	2.32	X	1	=	3.13
	1.20	X	0.88	X	1	=	1.06
D1	1.05	X	0.15	X	1	=	0.16
D2	0.90	X	0.10	X	1	=	0.27
D3	0.75	X	0.10	X	1	=	0.15
TOTAL CARPET AREA						=	45.18

PRORATA FACTOR FOR 1ST FLOOR		=	TOTAL BUA/A TOTAL C.A
		=	194.14 / 108.21
		=	1.1472
FLAT NO.	CARPET AREA	FACTOR	B.U.A/AREA
1	45.18	1.1472	51.81
2	58.43	1.1472	67.03
TOTAL	108.21		124.14

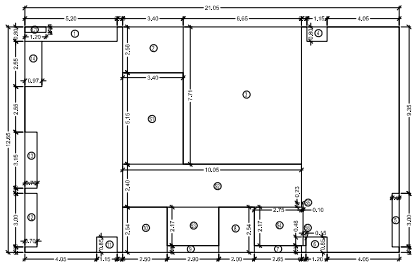
CARPET AREA CALCULATION							
GROUND FLOOR PLAN							
FLAT NO.G1							
LIVING/DINING	4.60	X	1.60	X	1	=	37.44
	0.13	X	2.20	X	2	=	0.09
	0.13	X	2.00	X	1	=	0.26
	0.13	X	1.18	X	1	=	0.15
KITCHEN	3.73	X	3.25	X	1	=	11.21
	2.73	X	0.15	X	1	=	0.41
TOILET	1.35	X	2.32	X	1	=	3.13
	1.20	X	0.88	X	1	=	1.06
BEDROOM 1	2.79	X	3.25	X	1	=	9.05
	0.63	X	0.08	X	1	=	1.05
TOILET	1.35	X	2.60	X	1	=	3.51
	0.13	X	0.23	X	1	=	0.03
D1	1.05	X	0.15	X	1	=	0.16
D2	0.90	X	0.10	X	2	=	0.18
D3	0.75	X	0.10	X	2	=	0.15
TOTAL CARPET AREA						=	59.43

PRORATA FACTOR FOR 2ND FLOOR		=	TOTAL BUA/A TOTAL C.A
		=	194.14 / 107.71
		=	1.1525
FLAT NO.	CARPET AREA	FACTOR	B.U.A/AREA
1	49.78	1.1525	57.37
2	57.93	1.1525	66.77
TOTAL	107.71		124.14

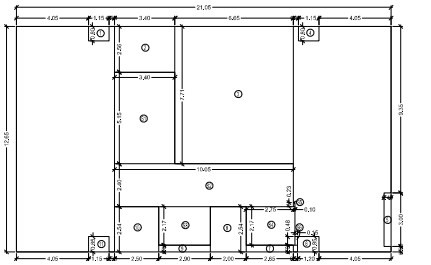
CARPET AREA CALCULATION							
2ND & 3RD FLOOR PLAN							
FLAT NO. 202, 302							
BEDROOM 2	2.73	X	3.20	X	1	=	8.81
	0.63	X	3.00	X	1	=	1.95
	1.30	X	0.15	X	1	=	0.20
	3.05	X	1.19	X	1	=	3.67
TOILET	1.35	X	2.60	X	1	=	3.51
	0.13	X	0.23	X	1	=	0.03
TERRACE	1.90	X	3.15	X	1	=	5.98
	0.30	X	2.50	X	1	=	0.75
PASSAGE	2.85	X	1.91	X	1	=	5.44
BEDROOM 3	3.75	X	5.45	X	1	=	20.44
	1.40	X	2.20	X	1	=	3.08
	2.75	X	0.15	X	1	=	0.41
TOILET	1.20	X	2.80	X	1	=	3.36
	1.20	X	0.88	X	1	=	1.06
D1	1.05	X	0.15	X	1	=	0.16
D2	0.90	X	0.10	X	3	=	0.27
D3	0.75	X	0.10	X	2	=	0.15
TOTAL CARPET AREA						=	57.91



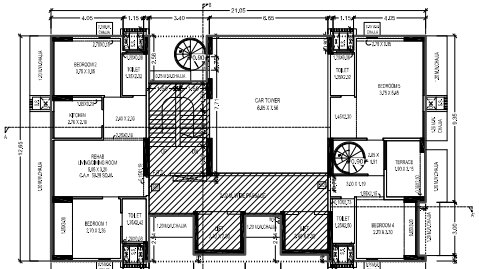
1ST FLOOR PLAN
SCALE :- 1:100



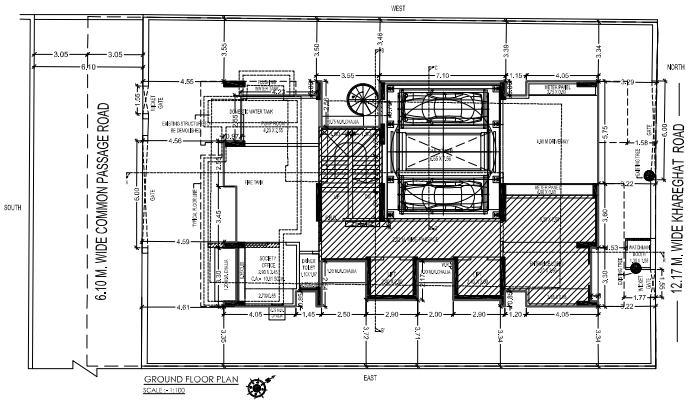
AREA DIAGRAM FOR 1ST & 2ND FLOOR PLAN
SCALE :- 1:100



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



3RD FLOOR PLAN
SCALE :- 1:100



GROUND FLOOR PLAN
SCALE :- 1:100

BUILT-UP AREA CALCULATION							
GROUND FLOOR PLAN							
ADDITION							
1)	3.15	X	3.55	X	1	=	11.18
2)	2.90	X	2.17	X	1	=	6.29
3)	4.00	X	3.40	X	1	=	13.60
4)	3.40	X	4.57	X	1	=	15.53
5)	3.15	X	1.01	X	1	=	3.18
6)	0.40	X	3.55	X	1	=	1.42
7)	4.85	X	4.00	X	1	=	19.40
8)	3.65	X	5.80	X	1	=	21.17
9)	0.40	X	3.30	X	1	=	1.32
TOTAL ADDITIONAL AREA						=	93.07 I

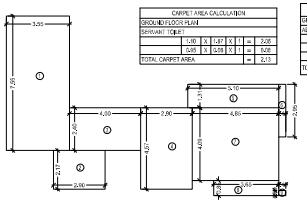
BUILT-UP AREA CALCULATION							
GROUND FLOOR PLAN (WATCHMEN CABIN)							
ADDITION							
1)	1.21	X	2.43	X	0.60	=	1.47
2)	1.21	X	2.43	X	0.60	=	1.47
TOTAL ADDITIONAL AREA						=	2.94 I

AREA DIAGRAM FOR WATCHEN CABIN
SCALE :- 1:100

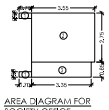
CARPET AREA CALCULATION							
GROUND FLOOR PLAN							
SOCIETY OFFICE							
	2.80	X	3.43	X	1	=	9.61
	0.25	X	3.20	X	1	=	0.80
	2.71	X	0.83	X	1	=	2.25
D1	1.05	X	0.15	X	1	=	0.16
TOTAL CARPET AREA						=	12.61

CARPET AREA CALCULATION							
GROUND FLOOR PLAN							
SERVANT TOILET							
	1.40	X	1.87	X	1	=	2.62
	0.65	X	0.48	X	1	=	0.31
TOTAL CARPET AREA						=	2.93

BUILT-UP AREA CALCULATION							
GROUND FLOOR PLAN (SOCIETY OFFICE)							
ADDITION							
1)	0.70	X	0.80	X	2	=	0.42
2)	0.55	X	0.75	X	1	=	0.70
3)	3.35	X	0.85	X	1	=	2.85
TOTAL ADDITIONAL AREA						=	13.68 I



AREA DIAGRAM FOR GROUND FLOOR
SCALE :- 1:100



AREA DIAGRAM FOR SOCIETY OFFICE
SCALE :- 1:100

PARKING STATEMENT			
CARPET AREA	NO.OF FLAT	PARKING PERMISSIBLE AS PER DCR/ALLE	PARKING PROVIDED
BELOW 45 SQ.MTS.	NIL	1 PARK / 4 TENEMENTS	NIL
45 TO 60 SQ.MTS.	5	1 PARK / 4 TENEMENTS	1.25
60 TO 90 SQ.MTS.	18	1 PARK / 2 TENEMENTS	9.00
ABOVE 90 SQ.MTS.	6	1 PARK / 1 TENEMENTS	6.00
	28		16.25 NOS.
VISITORS 20%			3.25 NOS.
TOTAL			19.50 NOS.
BAY			19.50 NOS.
ADDITIONAL 50%			9.50 NOS.
TOTAL PARKING PERMISSIBLE			29.00 NOS.
BAY			29.00 NOS.
TOTAL PARKING PROPOSED			29.00 NOS.

TABLE - II		
PLOT AREA	622.08	
PERMISSIBLE AREA (622.08X3)	1866.24	A
CARPET AREA OF EXISTING RESI. TENEMENT	801.28	
B.U.A. OF EXISTING RESI. TENEMENT	961.14	B
ADDITIONAL 1% = 14.15	14.15	C
TOTAL CARPET AREA (AS PER TABLE I)	815.56	
B.U.A. OF EXISTING RESI. TENEMENT	978.42	D
35% FUNGIBLE ON EXISTING RESI. TENEMENT (D X 35%)	342.45	E
B.U.A. AVAILABLE FOR SALE (H-B)	804.00	F
% SALE AREA (EA %)	45.48%	
WINNING AREA (S% OF SALE)	NIL	G
35% FUNGIBLE WINNING SURPLUS AREA (F X 35%)	NIL	H
SALE AREA AVAILABLE	804.00	I
35% FUNGIBLE ON SALE (F X 35%)	315.40	J
TOTAL B.U.A. (D + E)	1588.27	K
TOTAL PERMISSIBLE B.U.A. INCLUDING FUNGIBLE (B + J + H)	2543.39	L
LESS DEFECT AREA	136.07	
TOTAL PERMISSIBLE AREA	2406.39	
TOTAL PROPOSED AREA	2401.39	
BALANCE AREA	4.89	

BUILT UP AREA SUMMARY			
FLOOR	BUILT UP AREA	ST., UT., LIFT, COMM. AREA	NO. OF TENANTS
GROUND FLOOR	0	86.07	0
1ST FLOOR	124.14	53.39	2
2ND FLOOR	124.14	53.39	1
3RD FLOOR	133.80	53.39	1
4TH FLOOR	133.49	53.39	2
5TH FLOOR	170.18	53.39	1
6TH FLOOR	121.14	53.39	1
7TH FLOOR	165.32	53.39	0
8TH FLOOR	135.00	53.39	2
9TH FLOOR	135.00	53.39	2
10TH FLOOR	135.00	53.39	2
11TH FLOOR	135.00	53.39	2
12TH FLOOR	135.00	53.39	2
13TH FLOOR	69.21	55.56	1
14TH FLOOR	135.00	53.39	2
15TH FLOOR	135.00	53.39	1
16TH FLOOR	135.00	53.39	2
17TH FLOOR	135.00	53.39	2
18TH FLOOR	135.00	53.39	2
TOTAL	2401.2800	1086.7000	28.0000

MCGM FILE NO. :- P-1892/2019/(149B/10)/F/NORTH 1/5

A	PROFORMA 'A'	SQ. MTS.
1	AREA OF PLOT	622.08
2	DEDUCTION FOR	
	a ROAD SET BACK AREA	___
	b PROPOSED ROAD	___
	c Any reservation (sub -clst___)	___
	d % amenity space as per DCR 56/57 (SUD-PLOT___)	___
	e OTHER	___
3	BALANCE AREA OF PLOT (1 MINUS 2)	622.08
4	DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMINITY SPACE (IF DEDUCTIBLE FOR IND)	___
5	NET AREA OF PLOT (3 MINS 4)	622.08
6	ADDITION FOR FLOOR SPACE INDEX	___
	2 (a) 100% FOR D. P. ROAD	___
	2 (b) 100% FOR SET BACK	___
7	TOTAL AREA (5 PLUS 6)	622.08
8	FLOOR SPACE INDEX PERMISSIBLE	3.00
9	FLOOR SPACE INDEX CRAOT AVAILABLE BY DEVELOPMENT RIGHT (RESTRICTED TO ___ % OF THE BALANCE AREA VIDE 3 ABOVE) DRC NO. ___ DRC NO. ___	___
	ADDITION FOR FLOOR SPACE INDEX (a) 33 % AS PER DCR 32 (b) ___ % AS PER DCR 33 ( ) c) OTHER	___
10	PERMISSIBLE FLOOR AREA AS PER DCR 33(7)	1866.24
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	1883.22
14 B	REMAINING RESIDENTIAL BUILT UP AREA	-
14	TOTAL BUILT UP PROPOSED (11 + 12 + 13)	1883.22
15	FSI CONSUMED ON NET HOLDING = 14 / 3	3.027

B.	DETAILS OF FSI AVAILED AS PER DCPR 31 (3)	PERMISSIBLE	PROPOSED
1.	FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE/PROPOSED AS PER REG. 31(3) OF DCPR 2034 FOR PURELY RESIDENTIAL (OR < (14X X 0.35))	REHAB 542.45 SALE 356.68	518.17
2.	FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE/PROPOSED AS PER REG. 31(3) OF DCPR 2034 FOR NON RESIDENTIAL (OR < (14B X 0.35))	—	—
3.	TOTAL FUNGIBLE BUILT-UP WIDE DCPR 31(3) =(B.1+B.2)	898.13	518.17
4.	LESS DEFECT AREA	136.07	—
5.	TOTAL GROSS BUILT UP AREA PROPOSED (14+B.3+B.4)	2406.28	2401.39
5.	BALANCE AREA		4.89
C.	TENEMENTS STATEMENT 9, 4,		
(I)	PROPOSED AREA (ITEM B, 12 ABOVE)		
(II)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)		
(III)	AREA AVAILABLE FOR TENANTS ((I) MINUS (II))		
(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 622.08 SQ.MT. AND TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/T.P.S. RECORDS.

Prajeet Prasad — Digitally signed by Prajeet Prasad, Date: 2021.01.15 14:27:02 +05'30'

SIGN. OF THE ARCHITECT

PROFORMA 'B'

CONTENTS OF SHEET

LOCATION PLAN, BLOCK PLAN, FLOOR PLAN, B.U.A. SUMMARY, AREA DIAGRAM & AREA CALCULATIONS, PARKING STATEMENT

DESCRIPTION OF PROPOSAL

REDEVELOPMENT PROPERTY BEARING C.S.NO.149B/10 OF MATUNGA DIVISION, PLOT NO.166B OF DADAR MATUNGA ESTATE, BEARING WARD NO.717 (1A), F.N.- 7171(1AA), & F.N.-7171(1AAA), SITUATED AT KHAREGHAT ROAD, HINDU COLONY, DADAR (EAST), MUMBAI-400014. KNOWN AS " NABHISHRUTI."

DRAFT PLANS FOR CONCESSION APPROVAL

SUB.-ENG (B.P./CITY-VI)	ASST.-ENG (B.P./CITY-V)	EXE.-ENG (B.P./CITY-II)
SWAPNIL V PATIL	SURAJ PRADEEP AMBRE	Pankaj Shridhar Bhoir

MUNICIPAL CORPORATION OF GREATER MUMBAI

Stamp of Date of Receipt of Plan	Stamp of Date of Approval of Plan

NAME OF OWNER	SIGNATURE
SUGEE FIFTEEN DEVELOPERS LLP	NISHANT SUBHASH DESHMUKH Digitally signed by Nishant Subhash Deshmukh Date: 2020.01.15 14:25:07 +05'30'

NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE
PRAJEET PRASAD ARCHITECT A-21, New Shivaraj, Ashok Nagar, Nahur Road, Mulund (W), Mumbai 400 080.	Prajeet Prasad — Digitally signed by Prajeet Prasad Date: 2020.01.15 14:27:43 +05'30'

NORTH	DRAWN BY	CHECKED BY	PATH:-
	DIPESH	PRAJEET	