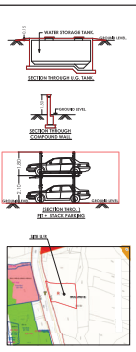
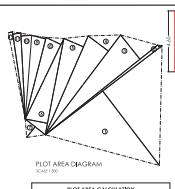
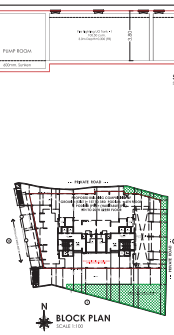
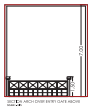
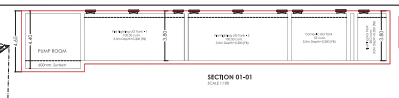




PLOT AREA CALCULATION								
ADDING								
1	66.00	X	38.69	X	0.80	=	1991.20	Sq. MT.
2	84.86	X	1.22	X	0.80	=	82.74	Sq. MT.
3	84.86	X	11.88	X	0.80	=	805.77	Sq. MT.
4	47.68	X	9.65	X	0.80	=	368.82	Sq. MT.
5	41.78	X	8.52	X	0.80	=	569.87	Sq. MT.
6	37.82	X	8.65	X	0.80	=	261.88	Sq. MT.
7	9.72	X	8.52	X	0.80	=	66.26	Sq. MT.
8	34.18	X	6.29	X	0.80	=	107.26	Sq. MT.
9	32.11	X	8.52	X	0.80	=	218.56	Sq. MT.
10	22.82	X	4.09	X	0.80	=	47.14	Sq. MT.
11	20.41	X	8.11	X	0.80	=	132.26	Sq. MT.
12	20.41	X	1.08	X	0.80	=	16.50	Sq. MT.
TOTAL PLOT AREA							2283.51	
AS PER 7/12 CARD							2283.00	

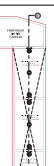


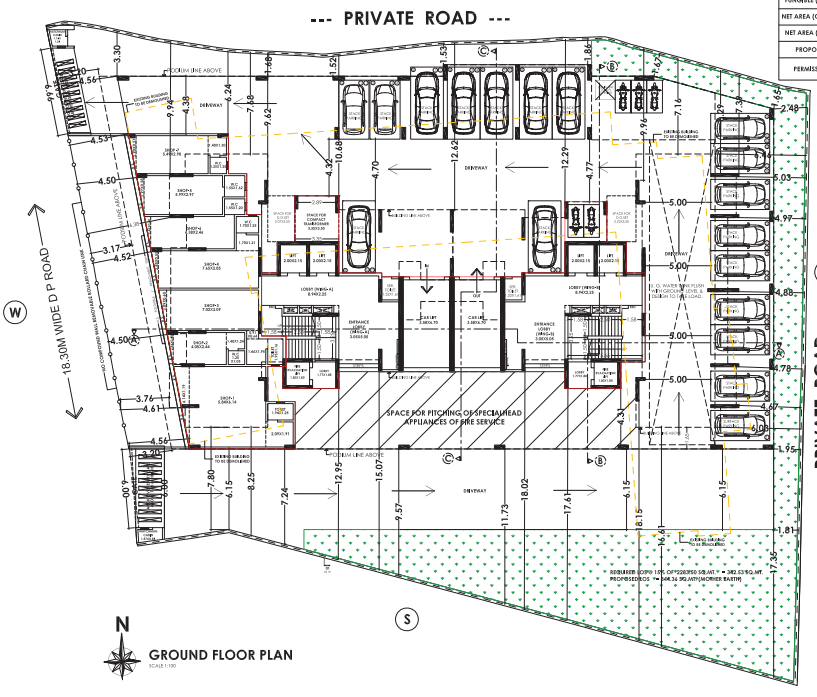




LIFT AREA CALCULATION (COUNTED IN FSI) (6TH TO 10TH FLOOR) WING-A								
ADDING								
L1	2.00	X	2.10	X	2.00	=	8.40	Sq. MT.
L2	2.00	X	1.80	X	1.00	=	3.24	Sq. MT.
TOTAL						=	11.64	Sq. MT.
NET BUA	11.64	X	0.80	=	9.31	Sq. MT.		

LIFT AREA CALCULATION (COUNTED IN FSI) (5TH TO 20TH FLOOR) WING-B								
ADDING								
L1	2.00	X	2.10	X	2.00	=	8.40	Sq. MT.
L2	2.00	X	1.80	X	1.00	=	3.24	Sq. MT.
TOTAL						=	11.64	Sq. MT.
NET BUA	11.64	X	0.80	=	9.31	Sq. MT.		





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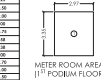
GROUND FLOOR PLAN

SCALE 1:100

BUILT UP AREA SUMMARY (COMMERCIAL + RESIDENTIAL) & STAIRCASE LIFT , LIFT LOBBY AREA SUMMARY

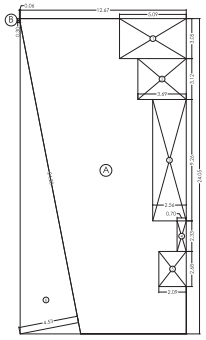
FLOOR	COMMERCIAL			RESIDENTIAL (WING-A)			RESIDENTIAL (WING-B)			STAIRCASE LIFT,LIFT LOBBY	STAIRCASE LOBBY	STAIRCASE LIFT,LIFT LOBBY	STAIRCASE LOBBY	Sq. MT.
	BUILT-UP AREA	NET AREA	FUNGIBLE AREA	BUILT-UP AREA	NET AREA	FUNGIBLE AREA	BUILT-UP AREA	NET AREA	FUNGIBLE AREA	WING-A		WING-B		
PUMP RM. (IN PIT)	-	-	-	-	-	-	-	-	-	-	-	-	-	Sq. MT.
GROUND	191.94	142.18	49.76	0.00	-	-	0.00	-	-	-	-	-	-	Sq. MT.
1ST PODIUM	-	-	-	0.00	-	-	0.00	-	-	-	-	-	-	Sq. MT.
2ND PODIUM	-	-	-	0.00	-	-	0.00	-	-	-	-	-	-	Sq. MT.
3RD PODIUM	-	-	-	0.00	-	-	0.00	-	-	-	-	-	-	Sq. MT.
4TH PT.PODIUM & PT. HABITABLE	-	-	-	0.00	-	-	105.41	78.08	27.33	-	-	59.22	-	Sq. MT.
5TH	-	-	-	239.03	177.06	61.97	134.56	100.50	34.06	58.14	-	-	46.99	Sq. MT.
6TH	-	-	-	239.03	177.06	61.97	146.19	109.12	37.07	-	46.30	-	46.99	Sq. MT.
7TH	-	-	-	238.93	176.99	61.94	183.83	137.00	46.83	-	46.30	-	46.99	Sq. MT.
8TH	-	-	-	238.88	176.95	61.93	188.54	140.49	48.05	-	46.30	-	46.99	Sq. MT.
9TH	-	-	-	238.88	176.95	61.93	188.54	140.49	48.05	-	46.30	-	46.99	Sq. MT.
10TH	-	-	-	238.88	176.95	61.93	202.04	150.49	51.55	-	46.30	-	46.99	Sq. MT.
11TH	-	-	-	0.00	0.00	0.00	204.02	151.96	52.06	-	0.00	-	46.99	Sq. MT.
12TH	-	-	-	0.00	0.00	0.00	204.02	151.96	52.06	-	0.00	-	46.99	Sq. MT.
13TH	-	-	-	0.00	0.00	0.00	217.47	161.92	55.55	-	0.00	-	46.99	Sq. MT.
14TH	-	-	-	0.00	0.00	0.00	227.45	169.31	58.14	-	0.00	-	46.99	Sq. MT.
15TH	-	-	-	0.00	0.00	0.00	232.01	172.69	59.32	-	0.00	-	46.99	Sq. MT.
16TH	-	-	-	0.00	0.00	0.00	232.01	172.69	59.32	-	0.00	-	46.99	Sq. MT.
17TH	-	-	-	0.00	0.00	0.00	236.70	176.16	60.54	-	0.00	-	46.99	Sq. MT.
18TH	-	-	-	0.00	0.00	0.00	243.95	181.53	62.42	-	0.00	-	46.99	Sq. MT.
19TH	-	-	-	0.00	0.00	0.00	243.95	206.85	37.10	-	0.00	-	46.99	Sq. MT.
20TH	-	-	-	0.00	0.00	0.00	198.01	171.34	26.67	-	0.00	-	46.99	Sq. MT.
TOTAL	191.94	142.18	49.76	1433.63	1061.95	371.68	3388.70	2572.59	816.11	58.14	231.50	59.22	751.84	Sq. MT.
EXCESS FITNESS CENTER COUNTED IN FSI	46.50									289.64		811.06		Sq. MT.
EXCESS METER ROOM COUNTED IN FSI	2.53									1100.70				Sq. MT.
LIFT AREA COUNTED IN FSI (WING -A)	6TH TO 10TH FLOOR (WING-A)			59.20										Sq. MT.
LIFT AREA COUNTED IN FSI (WING -B)	5TH TO 20TH FLOOR (WING-B)			189.44										Sq. MT.
FUNGIBLE (COMMERCIAL)	49.76									49.76				Sq. MT.
FUNGIBLE (RESIDENTIAL)	371.68	+	816.11	+	46.50	+	2.53	=		1236.82				Sq. MT.
NET AREA (COMMERCIAL)	142.18									142.18				Sq. MT.
NET AREA (RESIDENTIAL)	1061.95		2572.59	+	59.20	+	189.44	=		3883.18				Sq. MT.
PROPOSED AREA	49.76	+	1236.82	+	142.18	+	3883.18	=		5311.94				Sq. MT.
PERMISSIBLE AREA	PLOT 2283.50 + INCENTIVE 480.00 + PROTECTED 126.19 + ADDITIONAL FSI 1141.75 + FUNGIBLE 1411.00									5442.44				Sq. MT.

CAR PARKING STATEMENT			
CARPET AREA IN SQ. MT.	PARKING REQD. BY RULES	NOS OF TENEMENTS	NOS. OF PARKING REQ
BELOW 40.00	1 PARKING / 4 TENEMENTS	21.00	5.25
BETWEEN 40.00 TO 60.00	1 PARKING / 2 TENEMENTS	37.00	18.50
BETWEEN 60.00 TO 90.00	1 PARKING / 1 TENEMENTS	32.00	32.00
90.00 TO ABOVE	2 PARKING / 1 TENEMENTS	4.00	8.00
TOTAL TENEMENTS		78.00	63.75
ADD 10.00 % VISITOR PARKING			6.38
4% VISIT	SHOP (AS PER 50.2(4F))	170.81	6.38
ADD 10.00 % VISITOR PARKING (BETWEEN 2.00 PARKING)			2.00
TOTAL PARKING REQUIRED			67.75
SAY TOTAL PARKING REQUIRED			73.00
ADD 10 % PARKING PREMIUM (AS PER 5.2.7 & 2008)			36.50
TOTAL (REQUIRED & ADDITIONAL) PARKING PREMIUM			109.50
SAY TOTAL PARKING REQUIRED			110.00
TOTAL PROPOSED PARKING			131.00
FLOOR	NO. OF CARS	SMALL PARKING	TOTAL
1ST FLOOR	14.00	21.00	35.00
1ST PODIUM	13.00	19.00	32.00
2ND PODIUM	13.00	19.00	32.00
3RD PODIUM	13.00	19.00	32.00
TOTAL	53.00	78.00	131.00
PARKING PROVIDED FOR 50% NO.S REQUIRED PARKING 50.00 PROVIDED 65.00			
50% NO.S SMALL PARKING 55.00 PROVIDED 78.00			
ADDITIONAL 50.00 SMALL PARKING PROVIDED WITH PREMIUM 3.00 OF 50%			



METER ROOM AREA CALCULATION (1ST PODIUM FLOOR) WING-A							
ADDING							
1	2.97	X	2.07	X	1.00	=	7.95 Sq. MT.
TOTAL						=	7.95 Sq. MT.

METER ROOM AREA CALCULATION (1ST PODIUM FLOOR) WING-B							
ADDING							
1	2.82	X	2.90	X	1.00	=	8.18 Sq. MT.
TOTAL						=	8.18 Sq. MT.



BUILT-UP AREA CALCULATION GROUND FLOOR								
ADDING								
1	13.87	X	24.00	X	1.00	=	332.71	Sq. MT.
2	0.36	X	0.30	X	0.60	=	0.65	Sq. MT.
TOTAL						=	334.36	
DEDUCTIONS								
1	0.89	X	0.05	X	1.00	=	0.05	Sq. MT.
2	0.67	X	0.10	X	1.00	=	0.07	Sq. MT.
3	0.56	X	0.26	X	1.00	=	0.15	Sq. MT.
4	0.76	X	0.20	X	1.00	=	0.15	Sq. MT.
5	0.29	X	0.20	X	1.00	=	0.06	Sq. MT.
6	0.52	X	26.25	X	0.50	=	6.83	Sq. MT.
TOTAL						=	7.31	Sq. MT.
NET BUA	334.75	-	7.31	=	327.44	Sq. MT.		

L.O.S AREA CALCULATION (GROUND FLOOR) MOTHER EARTH								
ADDING								
1	2.90	X	0.90	X	1.00	=	2.61	Sq. MT.
2	2.90	X	0.90	X	1.00	=	2.61	Sq. MT.
3	4.67	X	2.20	X	1.00	=	10.27	Sq. MT.
4	4.67	X	1.40	X	1.00	=	6.53	Sq. MT.
5	18.04	X	1.57	X	1.00	=	28.32	Sq. MT.
6	18.04	X	1.57	X	1.00	=	28.32	Sq. MT.
7	1.67	X	0.75	X	1.00	=	1.25	Sq. MT.
8	2.77	X	1.04	X	1.00	=	2.88	Sq. MT.
9	2.77	X	1.08	X	1.00	=	2.99	Sq. MT.
10	20.14	X	2.47	X	1.00	=	49.77	Sq. MT.
11	20.14	X	1.77	X	1.00	=	35.65	Sq. MT.
12	37.61	X	11.36	X	1.00	=	427.22	Sq. MT.
13	37.61	X	1.20	X	1.00	=	45.13	Sq. MT.
						=	644.13	

CONTENTS OF SHEET	NOTES
DRAWING BASED ON PLOT AREA DRAWING & PROPOSED PLAN SUBMITTED BY M/S. SHUCON LLP ARCHITECT VIDE DRAWING NO. P-19559/2023/(1082)/T WARD/MULUND-E & LOCATION MAP. BUILT UP AREA SUMMARY, LIFT AREA DIAGRAM, BLOCK PLAN, GROUND FLOOR PLAN, CAR PARKING ROOM & METER ROOM & L.O.S AREA DIAGRAM & CALCULATIONS.	1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. 2. DRAWING NOT TO BE SCALED. 3. DIMENSIONS TAKEN ON DRAWING ARE SUBJECT TO MINOR MODIFICATIONS. 4. LOCATION OF FIRE EXTINGUISHERS, HYDRANTS, SPRINKLERS, ETC. TO BE AS PER FIRE OFFICER REQUIREMENTS. 5. DRAWING TO BE READ IN CONJUNCTION WITH OTHER DRAWINGS. 6. ALL DIMENSIONS ARE IN M. 7. DRAWING REFERENCE NO. P-19559/2023/(1082)/T WARD/MULUND-E.

P R O P O S E D (N E W)

DESC. OF PROPOSAL	CONTACT-UP AREA
PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S. NO. 1082 OF VILLAGE MULUND (EAST) AT MODIKAR ROAD MULUND (EAST) MUMBAI-400 081.	CONTACT-UP AREA DRAWING NO. P-19559/2023/(1082)/T WARD/MULUND-E DATED 26.03.2024 ACCEPTED ON BASIS OF LOI NO. P-19559/2023/(1082)/T WARD/MULUND-E DATED 26.03.2024 ON BEHALF OF OWNERS Sachin Shivaji Sulkude SIGNATURE OF OWNERS

STAMP OF APPROVAL OF PLAN

Approved subject to the condition mentioned in this office letter under no. P-19559/2023/(1082)/T Ward/MULUND-E

Suhas Vasant Nemane

Executive Engineer
Building Proposal(E.S.)- II

S.E (BP)/T/W

Notes
Notes Vasant Nemane
as Partial

A.E(B.P) S & T

OWNER MAJOR & SIGNATURE

M/s. SHUCON LLP(PACKAGE) L.L.P. C.A.TO DEEPLACAM C.R.S.Ltd.

FOR M/s. SHUCON LLP(PACKAGE) L.L.P.
Dinesh Khimji
Bhanushali
PARTNER

SCALE	JOB NO.	SHEET NO.	DRN.BY	CHK.BY	DATE
1:100	042	1/8	SAANJI	J J	26.03.2024

NORTH | NAME, AGD. & SIGNATURE OF LICENSED ARCHITECT / SURVEYOR

N

NASA
NASA ARCHITECTS & ENGINEERS
ARCHITECTS, CONSULTANTS, ENGINEERS, INTERIOR DESIGNERS, PROJECT MANAGEMENT CONSULTANTS, ENVIRONMENTAL CONSULTANTS, SITE & FACILITY MANAGEMENT CONSULTANTS
CIN U74210MH1983PTC030845

Sachin Shivaji Sulkude
Licensed Surveyor
Reg. No. 04001/04

SACHIN S SULKUDE