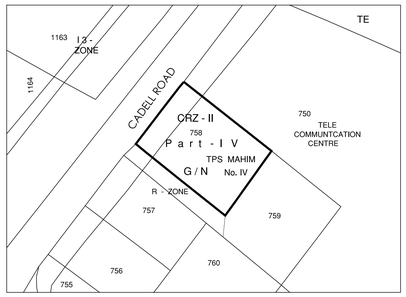
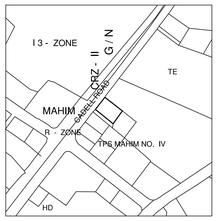
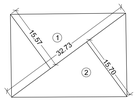


BLOCK PLAN
SCALE - 1:500

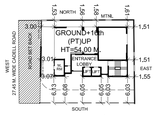


LOCATION PLAN
SCALE - 1:2500



PLOT AREA DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATION								
1)	0.50	X	32.73	X	15.57	X	1	254.80
2)	0.50	X	32.73	X	15.70	X	1	256.91
TOTAL PLOT AREA								511.71



BLOCK PLAN
SCALE - 1:500

EXISTING BLOCK PLAN
SCALE- 1:500

PARKING STATEMENT			
CARPET AREA	NO.OF FLAT	PARKING PERMISSIBLE AS PER D.C.RULE	PARKING PROVIDED
BELOW 45 SQ.MTS.	01	1 PARK / 8 TENET	0.13
45 TO 60 SQ.MTS.	NIL	1 PARK / 4 TENET	NIL
60 TO 90 SQ.MTS.	21	1PARK / 2 TENET	10.50
ABOVE 90 SQ.MTS.	2	1 PARK / 1 TENET	2.00
	24.00		12.63 NOS.
VISITORS 5%			0.63 NOS.
TOTAL			13.26 NOS.
SAY			13.00 NOS.
ADDITIONAL 50%			6.50 NOS.
TOTAL PARKING REQUIRED			19.50 NOS.
SAY			20.00 NOS.
TOTAL PARKING PROPOSED			24.00 NOS.

Parking Proposed considering Full Potential

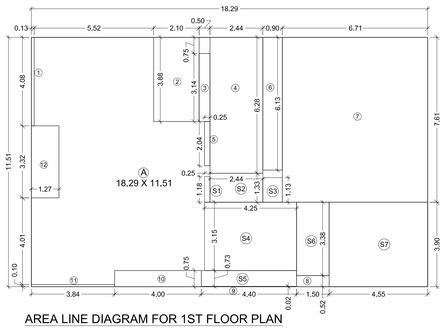
BUILT UP AREA SUMMARY				
FLOOR	BUILT UP AREA IN SQ.MT.	STAIRCASE LIFT & LOBBY AREA IN SQ.MT.	GROSS B.U.AREA	NO.OF TENANTS
GROUND	0.00	53.60	53.60	0
1ST FLOOR	75.40	43.98	119.38	1
2ND FLOOR	79.85	43.98	123.83	1
3RD FLOOR	79.85	43.98	123.83	1
4TH FLOOR	79.85	43.98	123.83	1
5TH FLOOR	79.85	43.98	123.83	1
6TH FLOOR	79.85	43.98	123.83	1
7TH FLOOR	0.00	43.86	43.86	0
8TH FLOOR	79.85	43.98	123.83	1
9TH FLOOR	159.33	44.39	203.72	1
10TH FLOOR	159.48	44.25	203.73	2
11TH FLOOR	159.48	44.25	203.73	2
12TH FLOOR	159.48	44.25	203.73	2
13TH FLOOR	159.48	44.25	203.73	2
14TH FLOOR	111.62	45.86	169.60	1
15TH FLOOR	159.48	44.25	203.73	2
16TH FLOOR	159.48	44.25	203.73	2
17TH FLOOR	159.48	44.25	203.73	2
18TH FLOOR	42.99	45.48	88.47	1
TOTAL	1984.80	850.80	2847.72	24.00

TABLE - II		
PLOT AREA	511.71	
PERMISSIBLE AREA (511.71X3)	1535.13	A
CARPET AREA OF EXISTING RESI. TENENT	643.78	
B.U.A. OF EXISTING RESI. TENENT	772.53	B
ADDITIONAL 5% (772.53 X 5%) = 38.62 (772.53+38.62)=	811.15	C
35% FUNGIBLE ON EXISTING RESI. TENENT	283.90	D
B.U.A. AVAILABLE FOR SALE (A-B)	762.60	E
% SALE AREA (E/A %)	49.67%	
MHADA AREA (5% OF SALE)	NIL	F
35% FUNGIBLE MHADA SURPLUS AREA (F X 35%)	NIL	G
SALE AREA AVAILABLE	762.60	H
35% FUNGIBLE ON SALE (H X 35%)	266.91	I
TOTAL B.U.A. (C + F + H)	1573.75	J
TOTAL B.U.A INCLUDING FUNGIBLE (D+G+I+J)	2124.56	(I)
LESS DEFICIT AREA	137.45	
TOTAL PERMISSIBLE AREA	1987.11	
TOTAL PROPOSED AREA	1984.05	
BALANCE AREA	3.06	

A	PROFORMA 'A'	SQ. MTS.	1
1	AREA OF PLOT	511.71	
2	DEDUCTION FOR		
	a ROAD SET BACK AREA	92.42	
	b PROPOSED ROAD	——	
	c Any reservation (sub -plot___)	——	
	d ____% amenity space as per DCPR 26/27 (SUD-PLOT___)	——	
	e other	——	
3	BALANCE AREA OF PLOT (1 - 2a)	419.29	
4	DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMINITY SPACE (IF DEDUCTIBLE FOR IND)	——	
5	NET AREA OF PLOT (3 - 4)	419.29	
6	ADDITION FOR FLOOR SPACE INDEX	——	
	2 (a) 100% FOR D. P. ROAD		
	2 (b) 100% FOR SETBACK	92.42	
7	TOTAL AREA (5 + 6)	511.71	
8	FLOOR SPACE INDEX PERMISSIBLE	3.00	
9 a	FLOOR SPACE INDEX CRADIT AVAILABLE BY DEVELOPMENT RIGHT (RESTRICTED TO _____% OF THE BALANCE AREA VIDE 3 ABOVE) DRC NO. _____ DRC NO. _____	——	
b	ADDITION FOR FLOOR SPACE INDEX AS PER REG.33(7) OF DCPR 2034	3.00	
c	AS PER REG.33(12) OF DCPR 2034	-	
d	OTHER		
10	PERMISSIBLE FLOOR AREA AS PER REG.33(7) OF DCPR 2034	1573.75	
	PERMISSIBLE FLOOR AREA AS PER REG.33(12) OF DCPR 2034	-	
11	EXISTING FLOOR AREA		
12	PROPOSED BUILT UP AREA		
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX		
14	PURELY RESIDENTIAL BUILT UP AREA	1573.75	
14 A	REMAINING NON - RESIDENTIAL BUILT UP AREA		
15	TOTAL BUILT UP PROPOSED (10 + 11 + 12 + 13 + 14)	1573.75	
16	FSI CONSUMED ON NET HOLDING = 14 / 1	3.07	

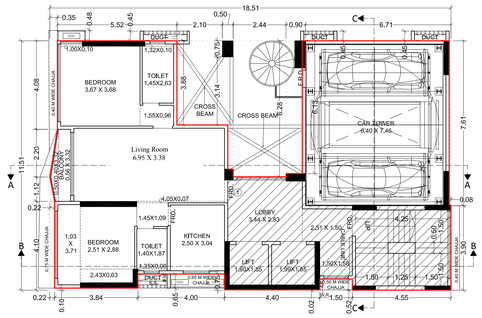
B. DETAILS OF FSI AVAILED AS PER REG. 31(3) DCPR 2034		PERMISSIBLE		PROPOSED		
1. FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE/PROPOSED REG.31(3) VIDE DCPR 2034 FOR PURELY RESIDENTIAL = OR < (14A X 0.35)	REHAB	283.90	550.81	REHAB	146.45	410.30
	SALE	266.91		SALE	263.85	
FUNGIBLE BUILT-UP AREA COMPONENT FOR CONTRAVENING STRUCTURE PERMISSIBLE/PROPOSED REG.31(3) VIDE DCPR 2034	REHAB	-		REHAB	-	
	SALE	-		SALE	-	
2. FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE/PROPOSED REG.31(3) VIDE DCPR 2034 FOR NON RESIDENTIAL = OR < (14B X 0.20)						
3. LESS DEFICIT AREA	REHAB	137.45	137.45	---		
	MHADA	-				
4. TOTAL GROSS BUILT UP AREA PROPOSED ((14 + B.1) - B.3)		1987.11		1984.05		
BALANCE AREA		3.06				

C. TENANT STATEMENT B, 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



AREA LINE DIAGRAM FOR 1ST FLOOR PLAN
SCALE - 1:100

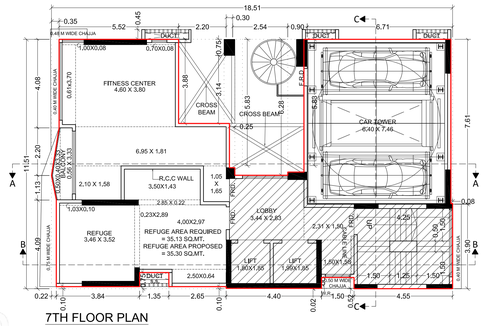
BUILT-UP AREA CALCULATION							
(1ST FLOOR PLAN)							
AREA OF BLOCK , A = 18.29 X 11.51						210.52	I
DEDUCTION							
1)	0.13	X	4.08	X	1	=	0.53
2)	2.10	X	3.88	X	1	=	8.15
3)	0.50	X	3.14	X	1	=	1.57
4)	2.44	X	6.28	X	1	=	15.32
5)	0.25	X	2.04	X	1	=	0.51
6)	0.90	X	6.13	X	1	=	5.52
7)	6.71	X	7.61	X	1	=	51.06
8)	1.50	X	0.52	X	1	=	0.78
9)	4.40	X	0.02	X	1	=	0.09
10)	4.00	X	0.75	X	1	=	3.00
11)	3.84	X	0.10	X	1	=	0.38
12)	1.27	X	3.33	X	1	=	4.23
TOTAL DEDUCTION						=	91.14 II
STAIRCASE,LIFT AREA							
S1)	0.25	X	1.18	X	1	=	0.29
S2)	2.44	X	1.33	X	1	=	3.25
S3)	0.90	X	1.13	X	1	=	1.02
S4)	4.25	X	3.15	X	1	=	13.39
S5)	4.40	X	0.73	X	1	=	3.21
S6)	1.50	X	3.38	X	1	=	5.07
S7)	4.55	X	3.90	X	1	=	17.75
TOTAL AREA						=	43.98 III
TOTAL PROPOSED BUILT UP AREA (I-II-III) 210.52- 91.14 - 43.98						=	75.40



2ND TO 6TH & 8TH FLOOR PLAN
SCALE - 1:100
NOTE :- 201 TO 601 REHAB FLAT & 801 SALE FLAT

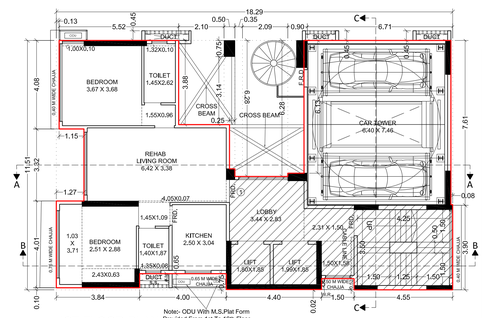
CARPET AREA CALCULATION							
2ND TO 6TH & 8TH FLOOR PLAN FLAT NO. 1							
LIVING	6.95	X	3.38	X	1	=	23.49
	4.05	X	0.07	X	1	=	0.28
D	0.15	X	1.05	X	1	=	0.16
BALCONY	0.56	X	3.32	X	1	=	1.86
	0.50X0.40	X	3.32	X	1	=	0.82
KITCHEN	2.50	X	3.04	X	1	=	7.60
	0.10	X	0.90	X	1	=	0.09
BEDROOM	2.51	X	2.88	X	1	=	7.23
	1.03	X	3.71	X	1	=	3.82
	2.43	X	0.63	X	1	=	1.53
D1	0.10	X	0.90	X	1	=	0.09
	1.45	X	1.09	X	1	=	1.58
TOILET	1.40	X	1.87	X	1	=	2.62
	1.35	X	0.08	X	1	=	0.11
D2	0.75	X	0.10	X	1	=	0.08
BEDROOM	3.67	X	3.68	X	1	=	13.51
	1.00	X	0.10	X	1	=	0.10
	1.55	X	0.96	X	1	=	1.49
D1	0.90	X	0.10	X	1	=	0.09
TOILET	1.45	X	2.63	X	1	=	3.81
	1.32	X	0.10	X	1	=	0.13
D2	0.75	X	0.10	X	1	=	0.08
TOTAL CARPET AREA						=	70.56

REFUGE AREA STATEMENT AT 7TH FLOOR		
SR.NO.	FLOOR	BUILT UP AREA
1	7TH FLOOR	0
2	8TH FLOOR	79.85
3	9TH FLOOR	159.33
4	10TH FLOOR	159.48
5	11TH FLOOR	159.48
6	12TH FLOOR	159.48
7	13TH FLOOR	159.48
	TOTAL	877.10
REFUGE AREA REQUIRED 4.00% = 877.10 X 4.00% = 35.08		
REFUGE AREA REQUIRED 4.25% = 877.10 X 4.25% = 37.27		
REFUGE AREA PROPOSED = 35.33		



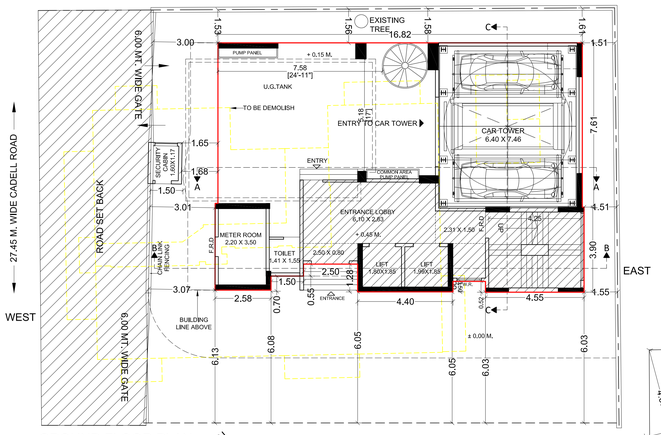
7TH FLOOR PLAN
SCALE - 1:100

BUILT-UP AREA CALCULATION							
(7TH FLOOR PLAN)							
AREA OF BLOCK , A = 18.51 X 11.51						213.05	I
DEDUCTION							
1)	4.08	X	0.35	X	1	=	1.43
2)	2.10	X	3.88	X	1	=	8.15
3)	0.50	X	3.14	X	1	=	1.57
4)	2.44	X	6.28	X	1	=	15.32
5)	0.25	X	2.04	X	1	=	0.51
6)	0.90	X	6.13	X	1	=	5.52
7)	6.71	X	7.61	X	1	=	51.06
8)	1.50	X	0.52	X	1	=	0.78
9)	4.40	X	0.02	X	1	=	0.09
10)	4.00	X	0.75	X	1	=	3.00
11)	3.84	X	0.10	X	1	=	0.38
12)	0.22	X	4.10	X	1	=	0.90
13)	0.50X1.12	X	0.22	X	1	=	0.12
14)	0.50X2.20	X	0.35	X	1	=	0.39
TOTAL DEDUCTION						=	9.33 II
STAIRCASE,LIFT AREA							
S1)	2.69	X	1.33	X	1	=	3.58
S2)	0.90	X	1.28	X	1	=	1.15
S3)	1.35	X	1.33	X	1	=	1.80
S4)	4.25	X	3.00	X	1	=	12.75
S5)	4.40	X	0.73	X	1	=	3.21
S6)	1.50	X	3.23	X	1	=	4.85
S7)	4.55	X	3.75	X	1	=	17.06
S8)	0.08	X	0.15	X	1	=	0.01
TOTAL AREA						=	44.39 III
TOTAL PROPOSED BUILT UP AREA (I-II-III) 213.05 - 9.33 - 44.39						=	159.33

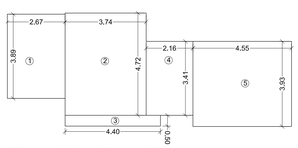


1ST FLOOR PLAN
SCALE - 1:100

CARPET AREA CALCULATION							
1ST FLOOR PLAN FLAT NO. 1							
LIVING	6.42	X	3.38	X	1	=	21.70
	4.05	X	0.07	X	1	=	0.28
D	0.15	X	1.05	X	1	=	0.16
KITCHEN	3.04	X	2.50	X	1	=	7.60
	0.10	X	0.90	X	1	=	0.09
BEDROOM	2.51	X	2.88	X	1	=	7.23
	2.43	X	0.63	X	1	=	1.53
	1.03	X	3.71	X	1	=	3.82
D1	0.10	X	0.90	X	1	=	0.09
	1.45	X	1.09	X	1	=	1.58
TOILET	1.40	X	1.87	X	1	=	2.62
	1.35	X	0.08	X	1	=	0.11
D2	0.75	X	0.10	X	1	=	0.08
BEDROOM	3.67	X	3.68	X	1	=	13.51
	1.00	X	0.10	X	1	=	0.10
	1.55	X	0.96	X	1	=	1.49
D1	0.90	X	0.10	X	1	=	0.09
TOILET	1.45	X	2.62	X	1	=	3.80
	1.32	X	0.10	X	1	=	0.13
D2	0.75	X	0.10	X	1	=	0.08
TOTAL CARPET AREA						=	66.01



GROUND FLOOR PLAN
SCALE - 1:100



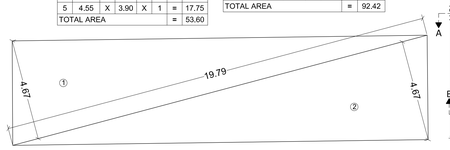
AREA LINE DIAGRAM FOR SECURITY CABIN FLOOR PLAN
SCALE - 1:100

SECURITY OFFICE AREA STATEMENT
SECURITY OFFICE AREA REQUIRED AS PER DCR = 3.00 SQ.M.
SECURITY OFFICE AREA PROVIDED 1.55 X 1.90 = 2.95 SQ.M.

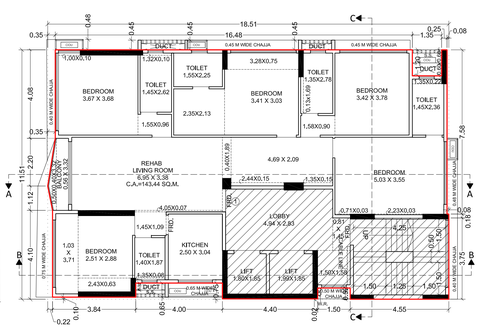
AREA LINE DIAGRAM FOR LIFT LOBBY GROUND FLOOR
SCALE - 1:100

GROUND FLOOR STAIRCASE LIFT LOBBY AREA CALCULATION							
1	2.67	X	3.89	X	1	=	10.39
2	3.74	X	3.61	X	1	=	13.50
3	4.40	X	1.60	X	1	=	7.04
4	2.16	X	2.28	X	1	=	4.92
5	4.55	X	3.90	X	1	=	17.75
TOTAL AREA						=	53.60

ROAD SET BACK AREA CALCULATION							
1	19.79	X	4.67	X	0.50	=	46.21
2	19.79	X	4.67	X	0.50	=	46.21
TOTAL AREA						=	92.42



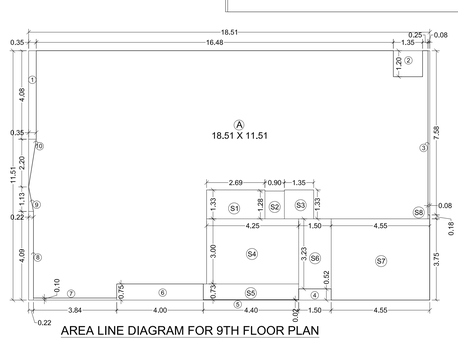
ROAD SET BACK AREA LINE DIAGRAM
SCALE - 1:100



9TH FLOOR PLAN
SCALE - 1:100

CARPET AREA CALCULATION							
9TH FLOOR PLAN FLAT NO. 1							
LIVING	6.95	X	3.38	X	1	=	23.49
	4.05	X	0.07	X	1	=	0.28
D	0.15	X	1.05	X	1	=	0.16
	4.69	X	2.09	X	1	=	9.80
	0.40	X	1.89	X	1	=	0.76
	2.44	X	0.15	X	1	=	0.37
	1.35	X	0.15	X	1	=	0.20
BALCONY	0.56	X	3.32	X	1	=	1.86
	0.50X0.40	X	3.32	X	1	=	0.82
KITCHEN	2.50	X	3.04	X	1	=	7.60
	0.10	X	0.90	X	1	=	0.09
BEDROOM	2.51	X	2.88	X	1	=	7.23
	2.43	X	0.63	X	1	=	1.53
	1.03	X	3.71	X	1	=	3.82
D1	0.10	X	0.90	X	1	=	0.09
	1.45	X	1.09	X	1	=	1.58
TOILET	1.40	X	1.87	X	1	=	2.62
	1.35	X	0.08	X	1	=	0.11
D2	0.75	X	0.10	X	1	=	0.08
BEDROOM	3.67	X	3.68	X	1	=	13.51
	1.00	X	0.10	X	1	=	0.10
	1.55	X	0.96	X	1	=	1.49
D1	0.90	X	0.10	X	1	=	0.09
TOILET	1.45	X	2.62	X	1	=	3.80
	1.32	X	0.10	X	1	=	0.13
D2	0.75	X	0.10	X	1	=	0.08
BEDROOM	3.41	X	3.03	X	1	=	10.33
	3.28	X	0.75	X	1	=	2.46
	2.35	X	2.13	X	1	=	5.01
D1	0.90	X	0.10	X	1	=	0.09
TOILET	1.55	X	2.25	X	1	=	3.49
D2	0.75	X	0.10	X	1	=	0.08
BEDROOM	3.42	X	3.78	X	1	=	12.93
	1.58	X	0.90	X	1	=	1.42
D1	0.90	X	0.10	X	1	=	0.09
TOILET	1.35	X	2.78	X	1	=	3.75
	0.13	X	1.69	X	1	=	0.22
D2	0.75	X	0.10	X	1	=	0.08
BEDROOM	5.03	X	3.55	X	1	=	17.86
	0.71	X	0.03	X	1	=	0.02
	2.23	X	0.03	X	1	=	0.07
D1	0.10	X	0.90	X	1	=	0.09
TOILET	1.45	X	2.36	X	1	=	3.42
	1.35	X	0.22	X	1	=	0.30
D2	0.75	X	0.10	X	1	=	0.08
TOTAL CARPET AREA						=	143.44

BUILT-UP AREA CALCULATION							
(9TH FLOOR PLAN)							
AREA OF BLOCK , A = 18.51 X 11.51						213.05	I
DEDUCTION							
1)	4.08	X	0.35	X	1	=	1.43
2)	2.10	X	3.88	X	1	=	8.15
3)	0.08	X	7.61	X	1	=	0.61
4)	1.50	X	0.52	X	1	=	0.78
5)	4.40	X	0.02	X	1	=	0.09
6)	4.00	X	0.75	X	1	=	3.00
7)	3.84	X	0.10	X	1	=	0.38
8)	0.22	X	4.09	X	1	=	0.90
9)	0.50X1.13	X	0.22	X	1	=	0.13
10)	0.50X2.20	X	0.35	X	1	=	0.39
TOTAL DEDUCTION						=	9.33 II
STAIRCASE,LIFT AREA							
S1)	2.69	X	1.33	X	1	=	3.58
S2)	0.90	X	1.28	X	1	=	1.15
S3)	1.35	X	1.33	X	1	=	1.80
S4)	4.25	X	3.00	X	1	=	12.75
S5)	4.40	X	0.73	X	1	=	3.21
S6)	1.50	X	3.23	X	1	=	4.85
S7)	4.55	X	3.75	X	1	=	17.06
S8)	0.08	X	0.15	X	1	=	0.01
TOTAL AREA						=	44.39 III
TOTAL PROPOSED BUILT UP AREA (I-II-III) 213.05 - 9.33 - 44.39						=	159.33



AREA LINE DIAGRAM FOR 9TH FLOOR PLAN
SCALE - 1:100

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 511.71 SQ.MT. AND TALIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/T.P.S. RECORDS.

Prajeet Prasad — Digitally signed by Prajeet Prasad Date: 2023.03.15 14:33:03 +05'30'

SIGN. OF THE ARCHITECT

MCGM FILE NO. :- CHE/CTY/4176/G/N/337(NEW)

PROFORMA 'B'

CONTENTS OF SHEET

BLOCK PLAN,LOCATION PLAN,GROUND TO 9TH FLOOR PLAN, AREA DIAGRAM & AREA CALCULATIONS,CARPET AREA CALCULATION

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT ON PLOT BEARING F.P.NO.758, TPS-IV OF MAHIM DIVISION, BUILDING NO.825E, BEARING CESS NO.4465(6), SITUATED AT VEER SAWARKAR MARG (CADELL ROAD), DADAR (W), MUMBAI - 400 028. KNOWN AS "SUKRUT" BUILDING.

DIGITAL SIGN FOR APPROVAL OF PLANS FOR IOD

SATISH MORESHWAR RATHOD	SANDIPKUMAR ARVIND WAGH	JITENDRA ARJUNRAO KHONDE
SUB.-ENG (B.P.)CITY-IV	ASST.-ENG (B.P.)CITY-VII	EX.-ENG (B.P.)CITY-III

MUNICIPAL CORPORATION OF GREATER MUMBAI

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

NAME OF OWNER	SIGNATURE
SUGEE NINE DEVELOPERS LLP	Subhash VISHNU Deshmukh — Digitally signed by Subhash VISHNU Deshmukh Date: 2023.03.15 14:31:10 +05'30'

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: 2023.03.15 14:33:18 +05'30'