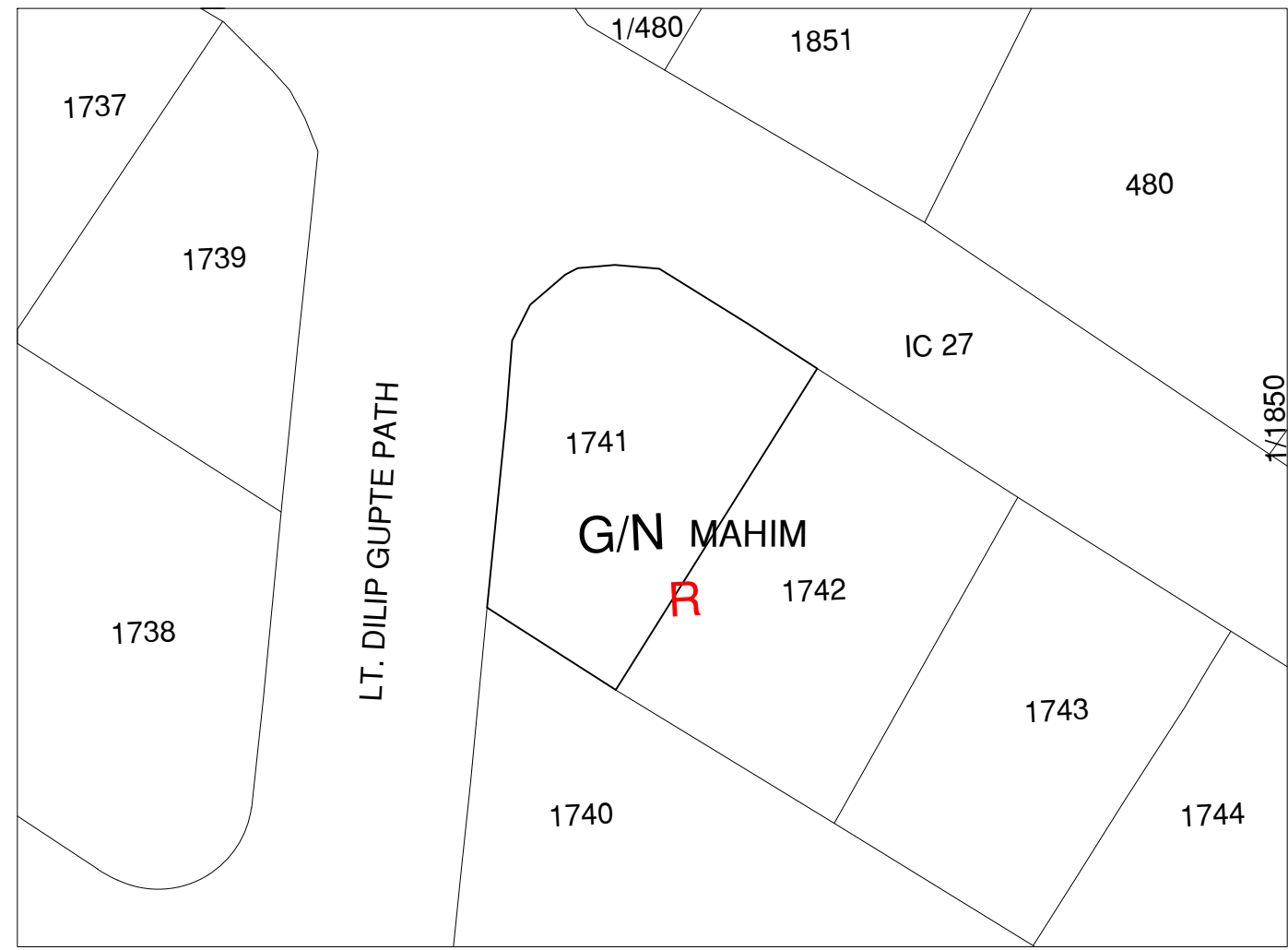
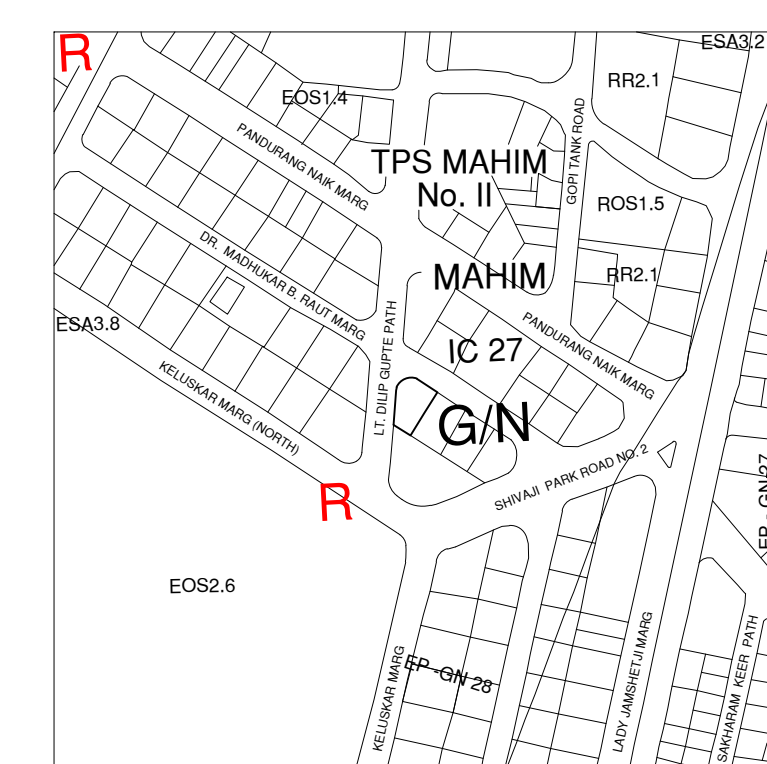
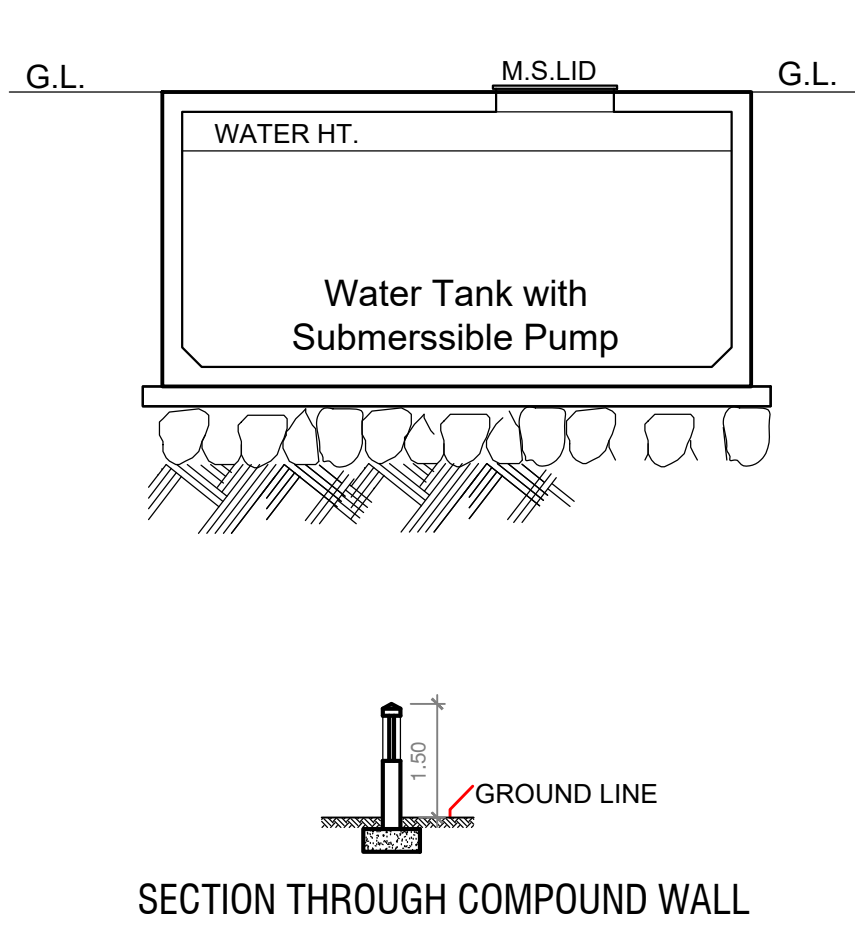




BLOCK PLAN
SCALE :- 1:500



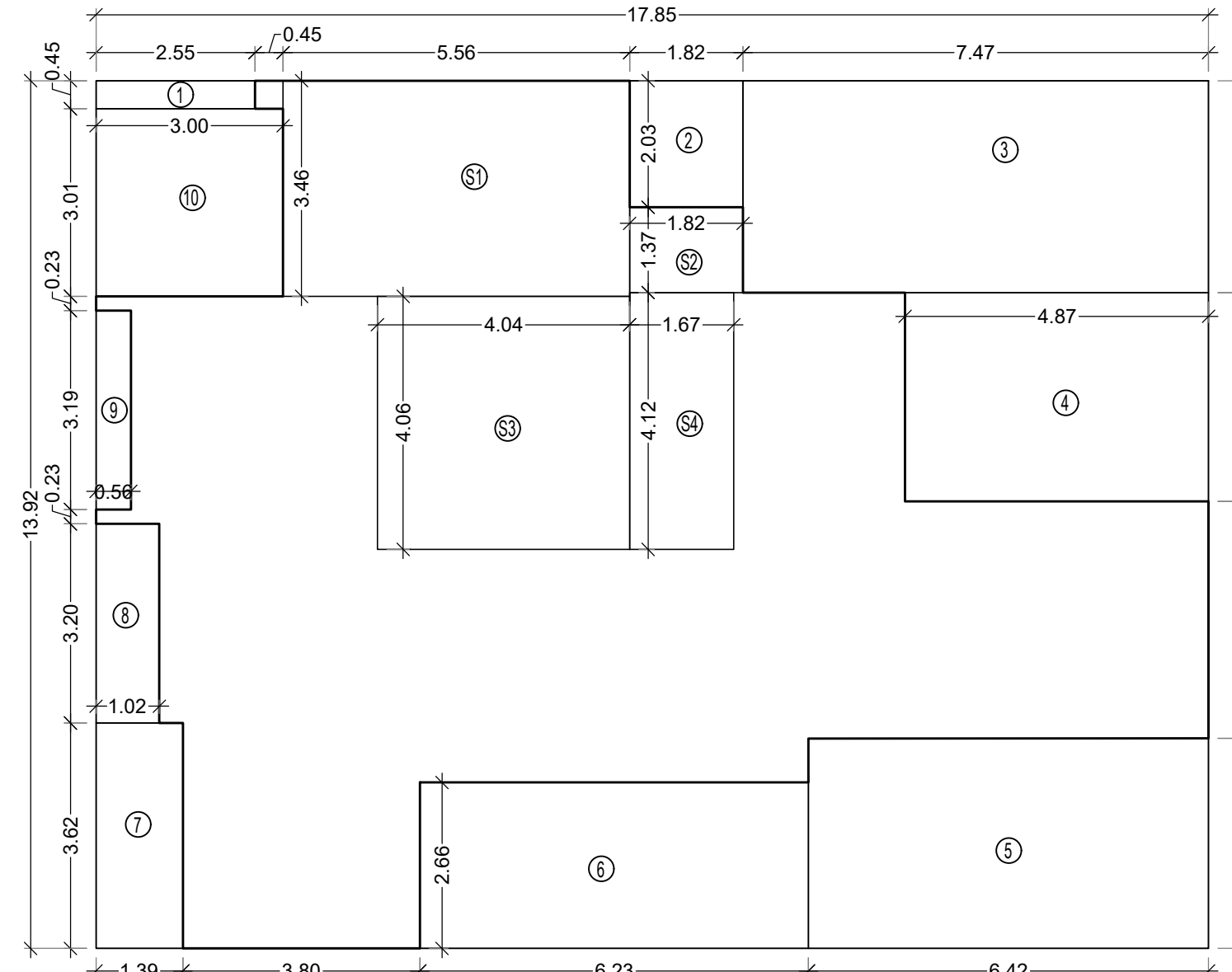
LOCATION PLAN
SCALE :- 1:4000



SECTION THROUGH COMPOUND WALL

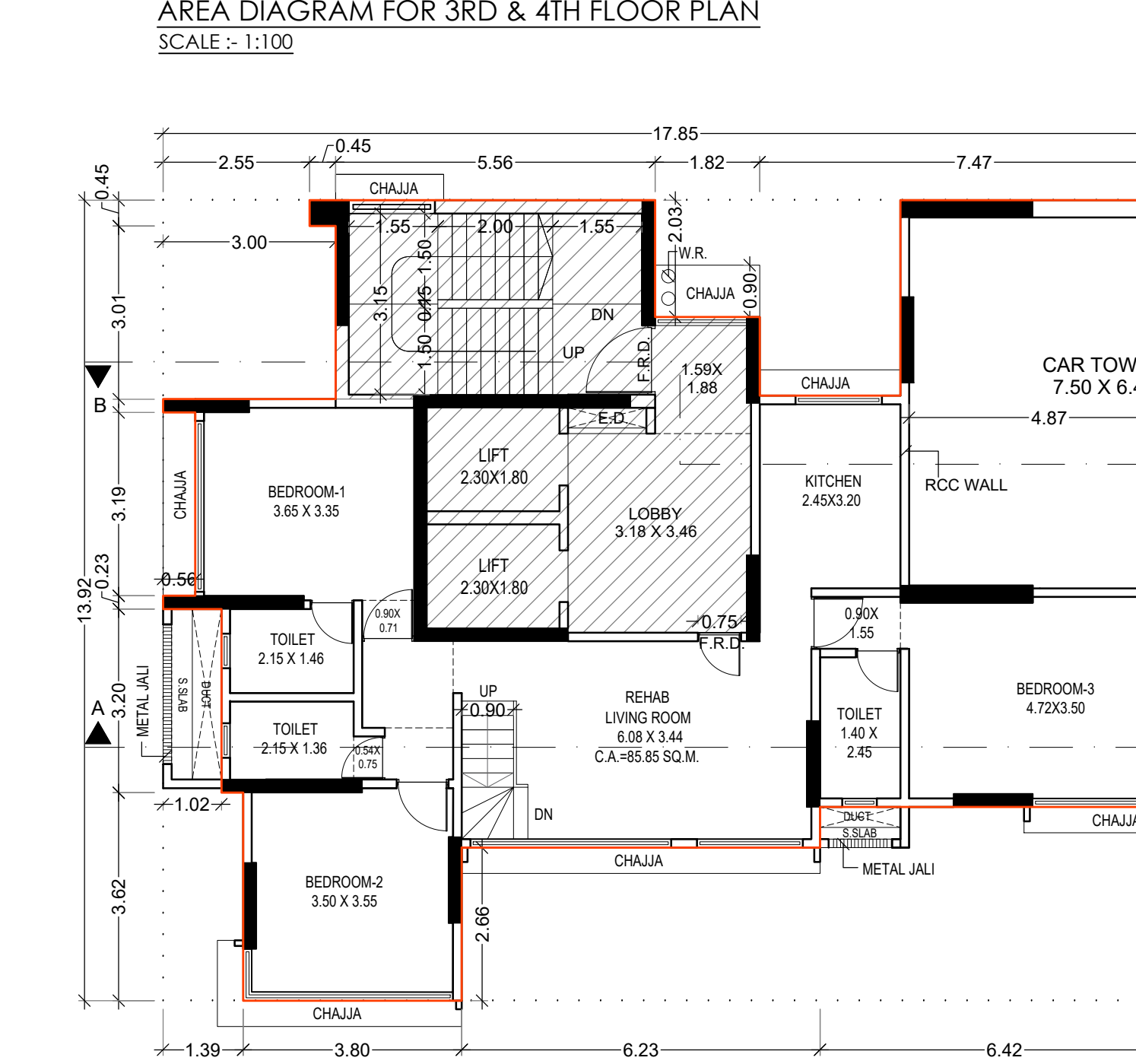
PLOT AREA	=	436.46	A
PERMISSIBLE AREA (436.46X3)	=	1309.38	A
CARPET AREA OF EXISTING (R) TENENT	=	543.23	
CARPET AREA PERMISSIBLE 5% INCENTIVE	=	12.24	
B.U.A. OF EXISTING (R) TENENT	=	651.88	B
B.U.A. OF PERMISSIBLE 5% INCENTIVE	=	14.69	C
TOTAL REHAB PERMISSIBLE AREA (B+C)	=	666.56	D
TOTAL PERMISSIBLE 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 X 100)	=	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	BUILT UP AREA	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
2ND FLOOR	79.18	0.00	45.93	125.11
3RD FLOOR	99.58	0.00	45.01	144.59
4TH FLOOR	99.58	0.00	45.01	144.59
5TH FLOOR	125.25	0.00	44.51	169.76
6TH FLOOR	127.69	0.00	44.51	172.20
7TH FLOOR	0.00	120.58	44.81	165.39
8TH FLOOR	0.00	119.20	44.81	164.01
9TH FLOOR	0.00	119.20	44.81	164.01
10TH FLOOR	0.00	119.20	44.81	164.01
11TH FLOOR	91.15	0.00	44.81	135.96
12TH FLOOR	115.31	0.00	44.81	160.12
13TH FLOOR	115.31	0.00	44.81	160.12
14TH FLOOR	0.00	119.20	44.81	164.01
15TH FLOOR	0.00	119.20	44.81	164.01
16TH FLOOR	0.00	119.20	44.81	164.01
TOTAL	911.21	835.78	786.95	2533.94
	1746.9900	0.0000	0.0000	0



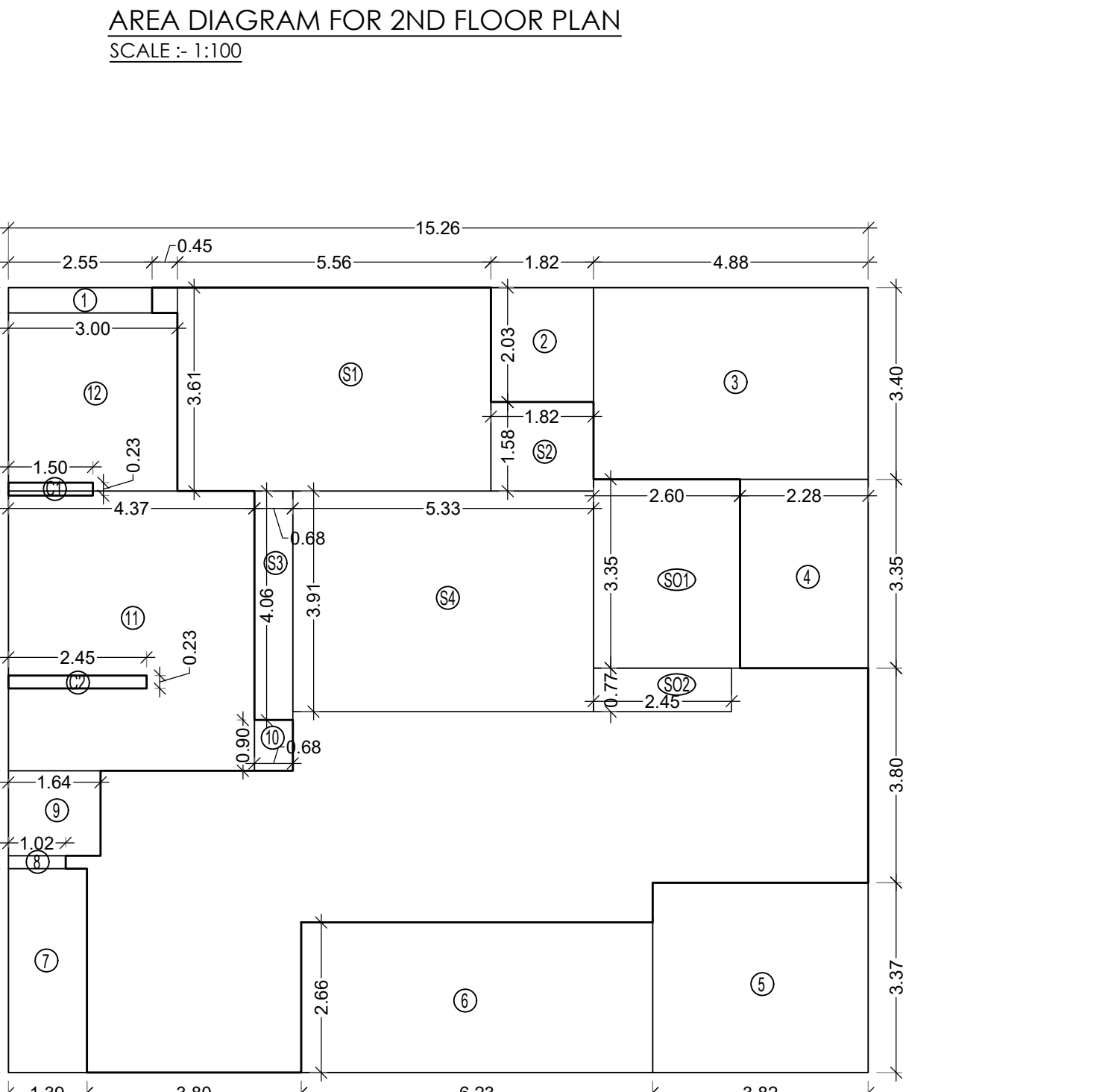
AREA DIAGRAM FOR 3RD & 4TH FLOOR PLAN
SCALE :- 1:100

BUILT-UP AREA CALCULATION	
3RD & 4TH FLOOR PLAN	
ADDITIONAL	
A)	17.85 X 13.92 X 1 = 248.47
TOTAL ADDITIONAL AREA = 248.47	
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 0.23 X 1 = 0.23
9)	0.56 X 3.19 X 1 = 1.79
10)	3.00 X 3.01 X 1 = 9.03
TOTAL DEDUCTION = 103.87	
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	
TOTAL PROPOSED BUILT UP AREA (I + II + III) = 99.58	



4TH FLOOR
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	
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 0.23 X 1 = 0.23
9)	1.64 X 1.51 X 1 = 2.48
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	
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	
TOTAL PROPOSED BUILT UP AREA (I + II + III) = 79.18	

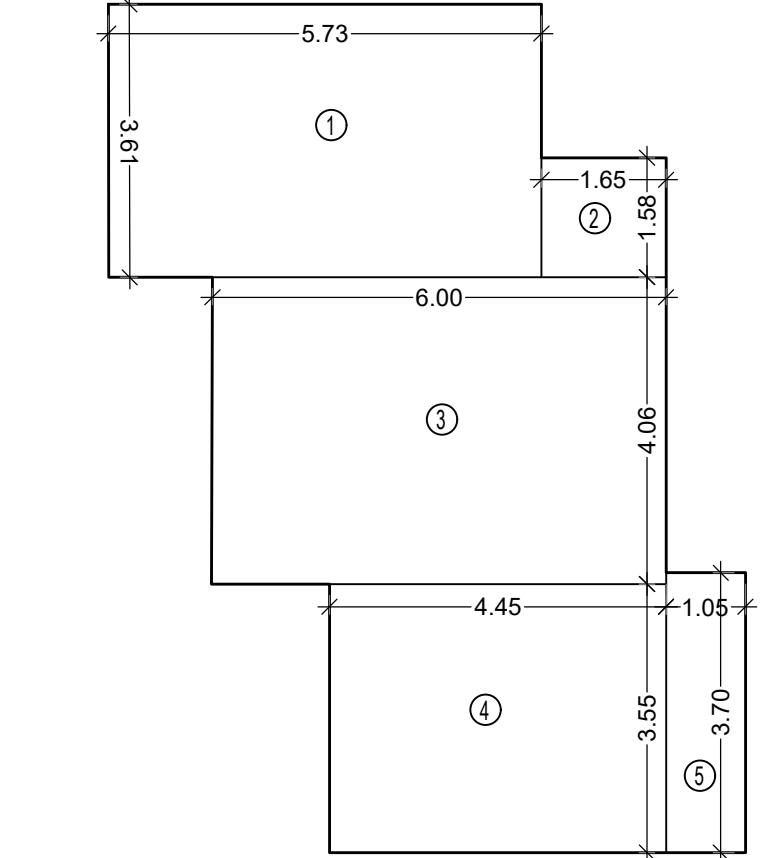


AREA DIAGRAM FOR 2ND FLOOR PLAN
SCALE :- 1:100

BUILT-UP AREA CALCULATION	
1ST FLOOR PLAN	
ADDITIONAL	
A)	15.26 X 13.92 X 1 = 212.42
C1)	1.50 X 0.23 X 1 = 0.35
C2)	2.45 X 0.23 X 1 = 0.56
TOTAL ADDITIONAL AREA = 213.33	
DEDUCTION	
1)	2.55 X 0.45 X 1 = 1.15
2)	1.82 X 2.03 X 1 = 3.69
3)	4.88 X 3.40 X 1 = 16.59
4)	2.28 X 3.35 X 1 = 7.64
5)	3.82 X 3.37 X 1 = 12.87
6)	6.23 X 2.66 X 1 = 16.57
7)	1.39 X 3.62 X 1 = 5.03
8)	1.02 X 0.23 X 1 = 0.23
9)	1.64 X 1.51 X 1 = 2.48
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 = 96.03	
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)	5.33 X 3.91 X 1 = 20.84
TOTAL AREA = 46.55	
SOCIETY OFFICE AREA	
S01)	2.60 X 3.35 X 1 = 8.71
S02)	2.45 X 0.77 X 1 = 1.89
TOTAL AREA = 10.60	
TOTAL PROPOSED BUILT UP AREA (I + II + III + IV) = 58.16	

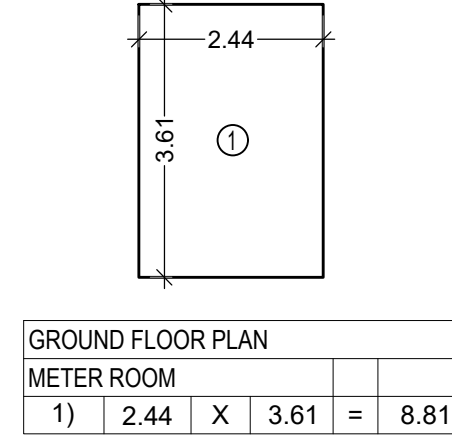


AREA DIAGRAM FOR 1ST FLOOR PLAN
SCALE :- 1:100

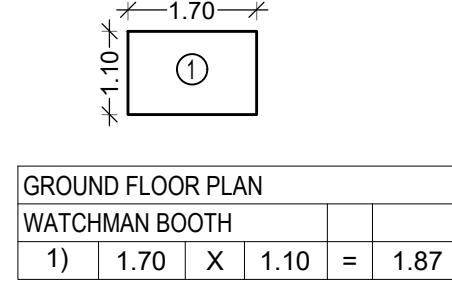


AREA DIAGRAM FOR GROUND FLOOR PLAN
SCALE:-1:100

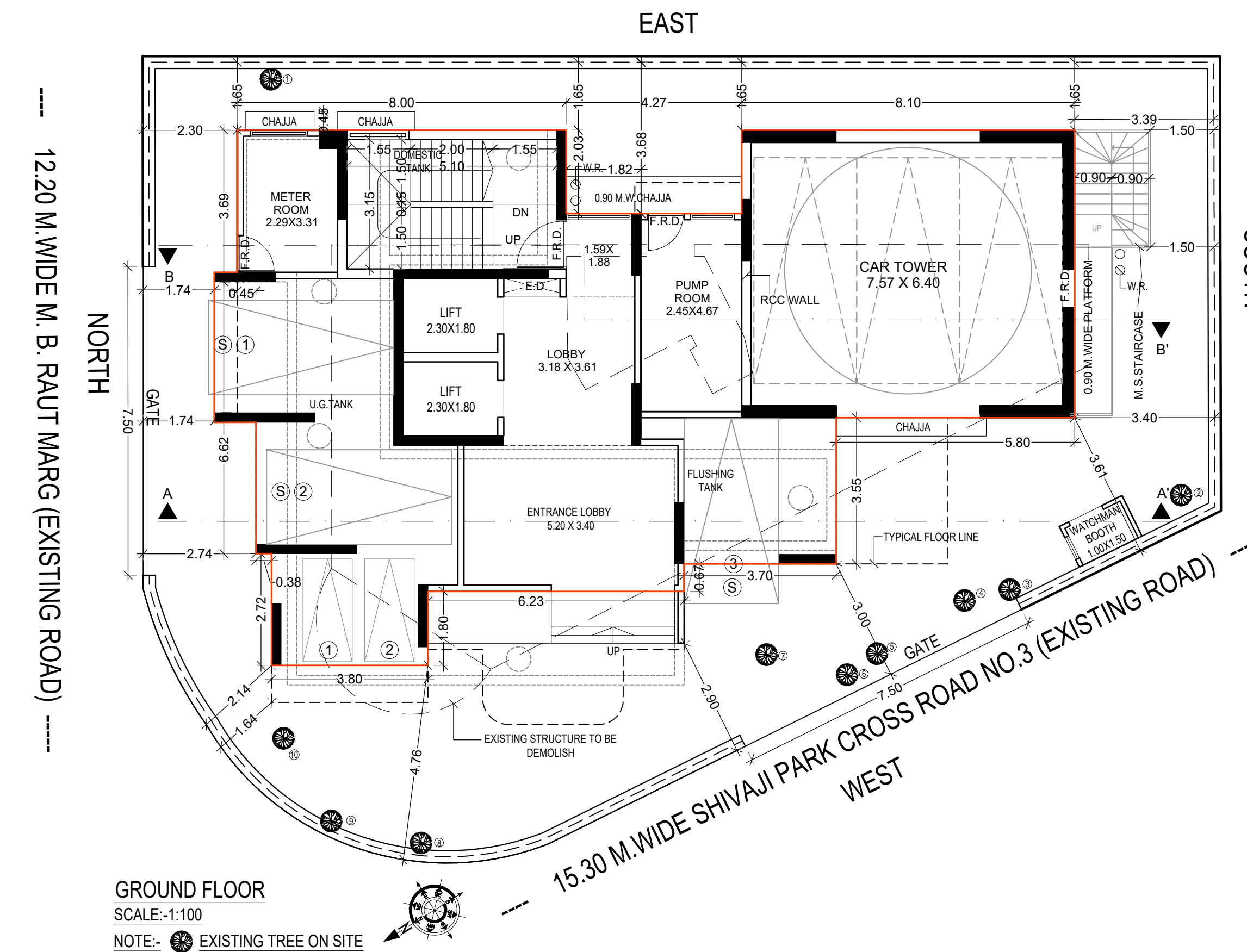
BUILT-UP AREA CALCULATION	
GROUND FLOOR PLAN (STAIRCASE AREA)	
ADDITIONAL	
1)	5.73 X 3.61 X 1 = 20.69
2)	1.65 X 1.58 X 1 = 2.61
3)	6.00 X 4.06 X 1 = 24.36
4)	4.45 X 3.55 X 1 = 15.80
5)	1.05 X 3.70 X 1 = 3.89
TOTAL ADDITIONAL AREA = 67.33	



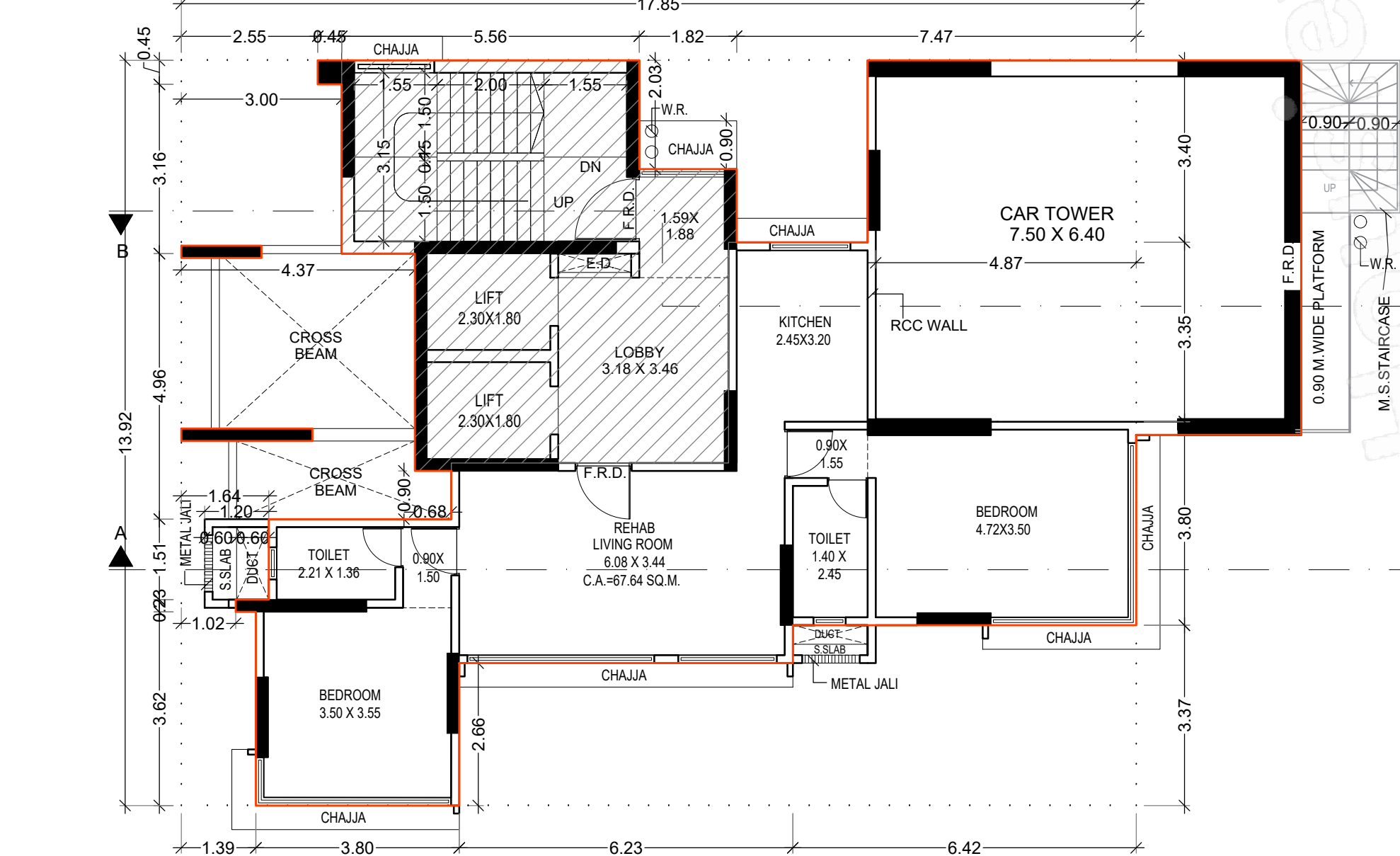
GROUND FLOOR PLAN
METER ROOM



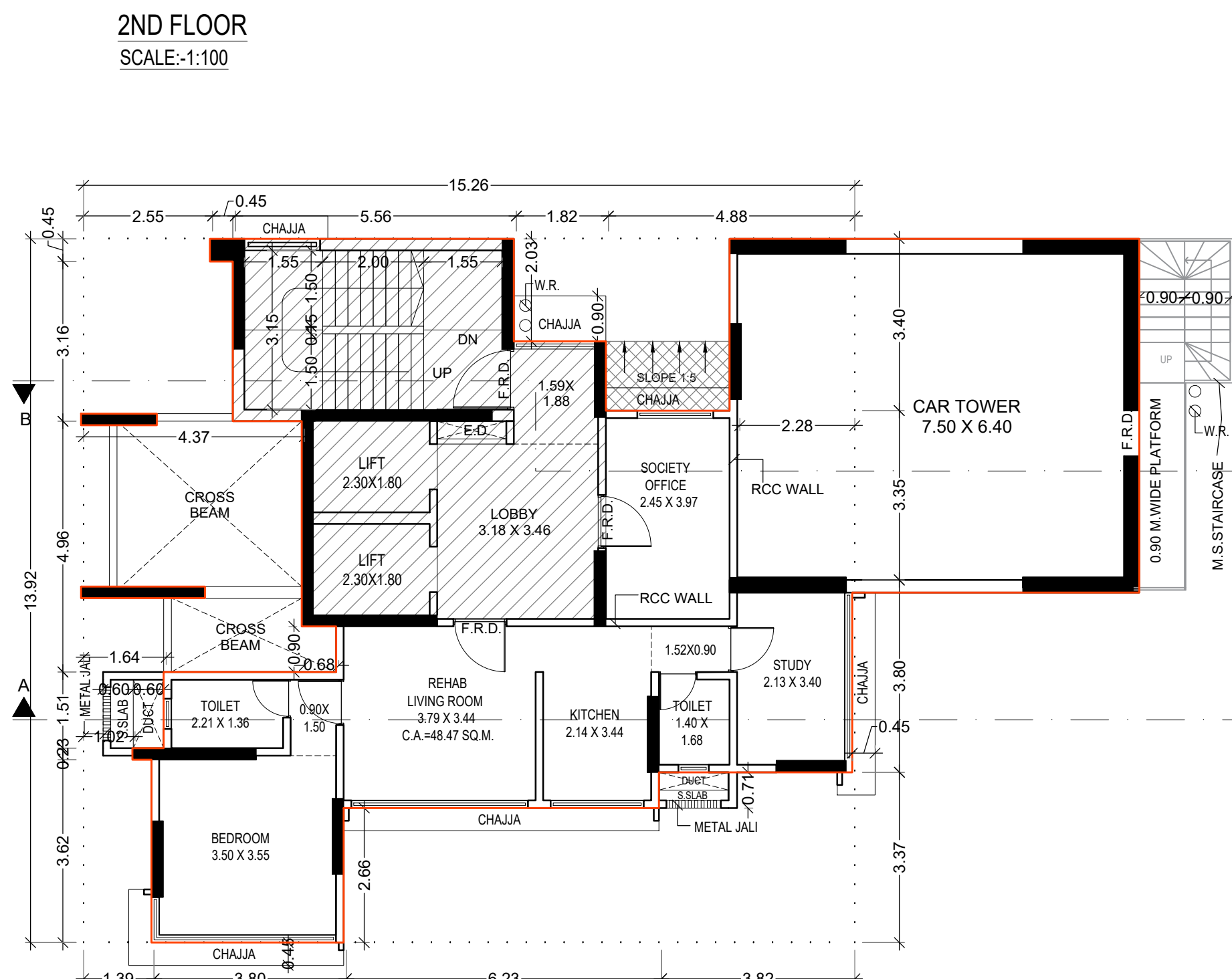
GROUND FLOOR PLAN
WATCHMAN BOOTH



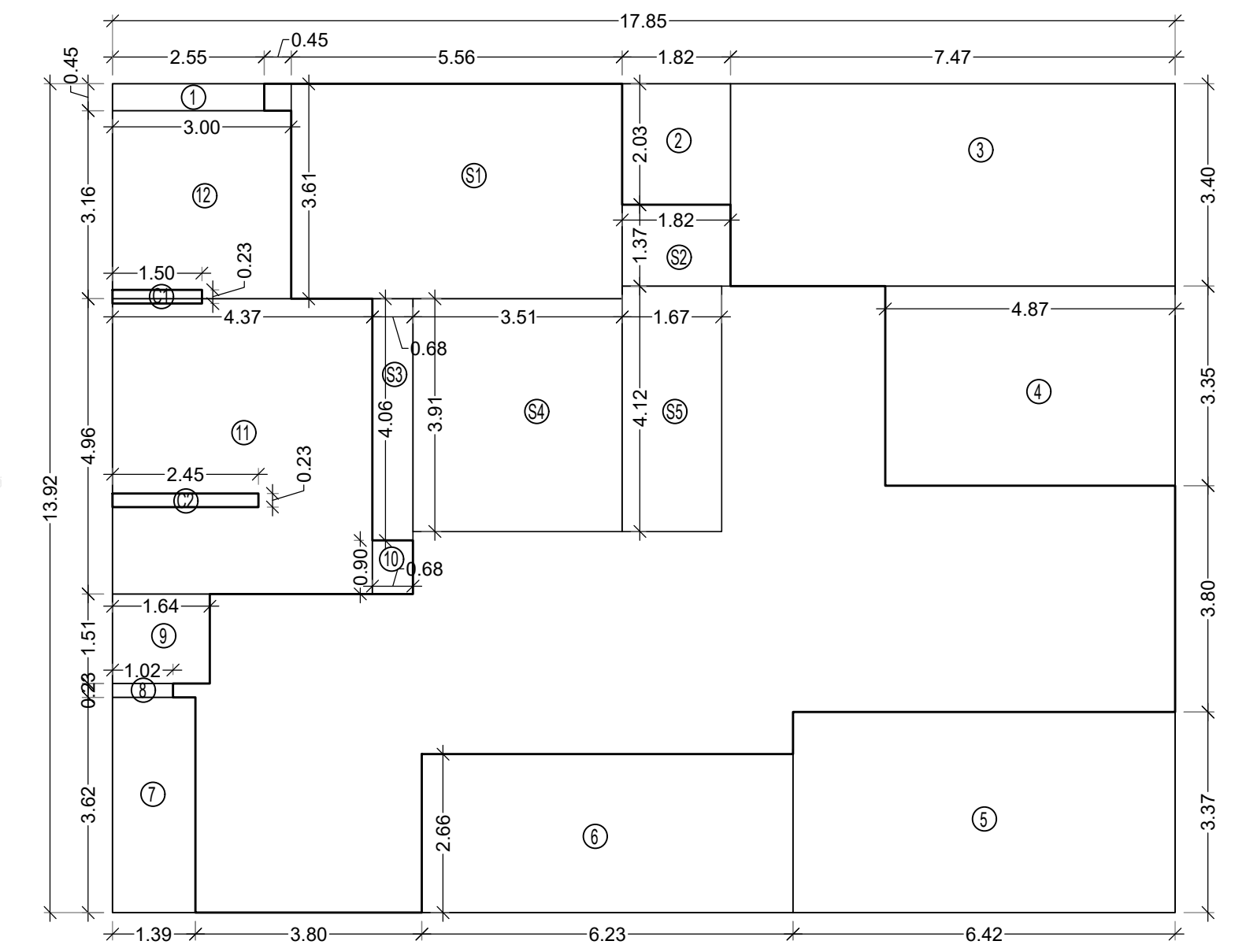
GROUND FLOOR
SCALE:-1:100
NOTE:- EXISTING TREE ON SITE



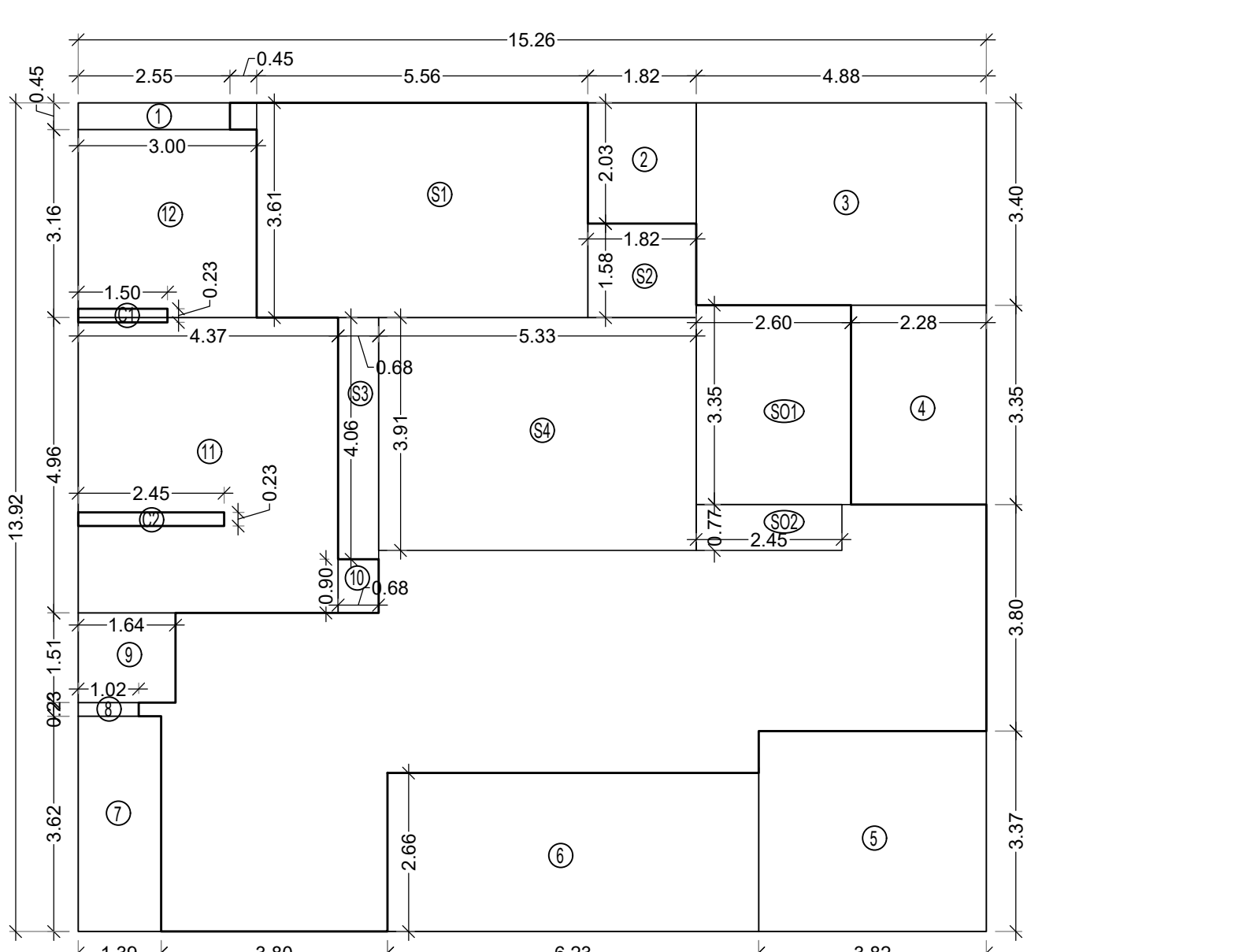
3RD FLOOR
SCALE:-1:100



4TH FLOOR
SCALE:-1:100



2ND FLOOR
SCALE:-1:100



1ST FLOOR
SCALE:-1:100

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		---
a) 100% FOR D. P. ROAD		---
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
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 PROPOSED
1. FUNGIBLE BUILT-UP AREA COMPONENT		REHAB 233.30 197.17
PERMISSIBLE/PROPOSED AS PER REG. 31(3) OF DCR 2034 FOR PURELY RESIDENTIAL = OR < (14A X 0.35)		SALE 230.16 225.75
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)		463.43 422.92
4. LESS DEFICIT AREA		36.13
5. TOTAL GROSS BUILT UP AREA PROPOSED (14+B.3-B.4)		1751.36 1746.99
5. BALANCE AREA		4.37
C. TENEMENTS 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 (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		---

PARKING STATEMENT	
CARPET AREA	NO OF FLAT
BELOW 45 SQ.MTS.	NIL
45 TO 60 SQ.MTS.	1.00
60 TO 90 SQ.MTS.	1.00
ABOVE 90 SQ.MTS.	11.00
TOTAL	
VISITORS 10%	
TOTAL	
SAY	
ADDITIONAL 50%	
TOTAL PARKING REQUIRED	
TOTAL PARKING PROVIDED	

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, 'C' 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	