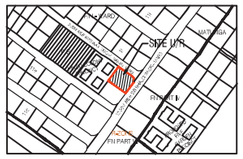
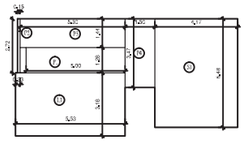
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



LOCATION PLAN
SCALE 1:500

BLOCK PLAN
(R) TOTAL 5274
SCALE 1:500

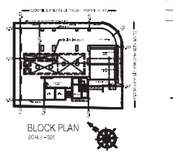
BUILTUP AREA SUMMARY				
FLOOR	BUILTUP AREA	ST, LIFT, LIFT LOBBY	NET B.U.AREA	NO. OF TENANTS
GROUND		63.08	0.39	-
1ST FL		63.08	0.39	-
2ND FL		63.08	0.39	-
3RD FL	177.85	55.06	121.79	1
4TH FL	176.46	55.06	120.40	1
5TH FL	176.46	55.06	120.40	1
6TH FL	177.54	55.06	121.48	1
7TH FL	177.54	55.06	121.48	1
8TH FL	181.85	55.06	125.79	1
9TH FL	181.85	55.06	125.79	2
10TH FL	198.57	51.59	143.98	2
11TH FL	198.57	51.59	143.98	2
12TH FL	198.57	51.59	143.98	2
13TH FL	198.57	51.59	143.98	2
14TH FL	195.03	54.73	140.30	2
15TH FL	193.27	57.11	136.16	-
16TH FL	196.80	51.72	143.08	2
17TH FL	198.57	51.72	143.85	2
TOTAL	2827.50	1012.30	1996.61	22



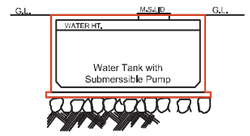
AREA DIAGRAME FOR STAIRCASE LIFT &LIFT LOBBY
GROUND ,1ST & 2ND PARKING FLOOR.

BUILTUP AREA CALCULATIONS				
B.U.A. CALCULATION FOR STAIRCASE,LIFT& LIFT LOBBY				
L1	5.53	3.35	1	17.19
S1	4.17	5.48	1	22.85
P1	5.00	1.28	1	6.40
P2	0.15	2.72	1	0.41
P3	5.30	1.44	1	7.63
P4	1.50	3.67	1	5.51
TOTAL ADDITION =				60.09

PARKING STATEMENT			
CARPET AREA	NO. OF FLATS	REQUIRED PARKING AS PER DCR	PARK. PROV.
BELOW 35 SQ.MTS.	-	1PARK/&TENENT	-
35 TO 45 SQ.MTS.	1	1PARK/4TENENT	0.25
45 TO 70 SQ.MTS.	12	1PARK/2TENENT	6.00
ABOVE 70 SQ.MTS.	9	1PARK/1TENENT	9.00
	22		15.25 NOS.
VISITORS 25%			3.81 NOS.
TOTAL PARKING REQUIRED			19.06 NOS.
SAY			19 NOS.
ADDITIONAL 25%			4.75 NOS.
TOTAL PARKING PERMISSIBLE			23.75 NOS.
SAY			24 NOS.
TOTAL PARKING PROPOSED			27 NOS.



BLOCK PLAN
SCALE 1:100

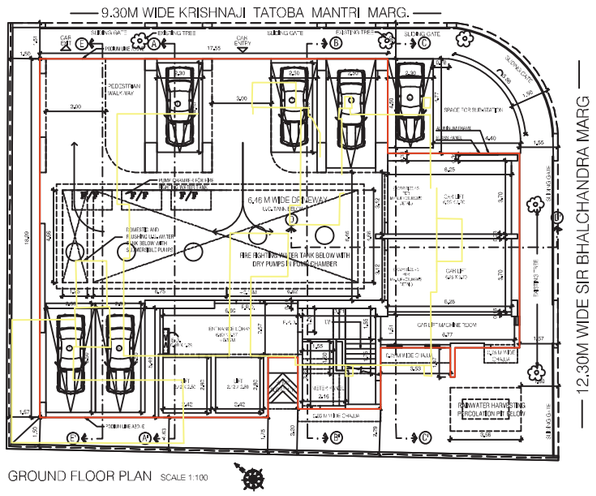


PLOT AREA DIAG.

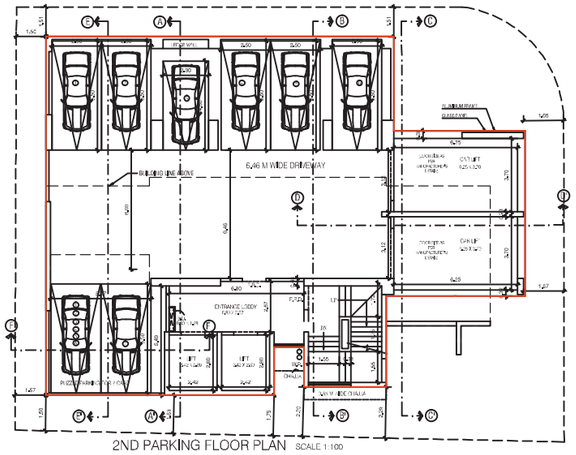
SECTION THROUGH COMPOUND WALL

PLOT AREA CALCULATIONS									
1	1/2	X	30.57	X	15.13	X	1 NO	=	231.26
2	1/2	X	31.62	X	8.34	X	1 NO	=	131.86
3	2/3	X	8.63	X	1.83	X	1 NO	=	10.53
4	1/2	X	31.62	X	13.81	X	1 NO	=	218.34
TOTAL =									591.98

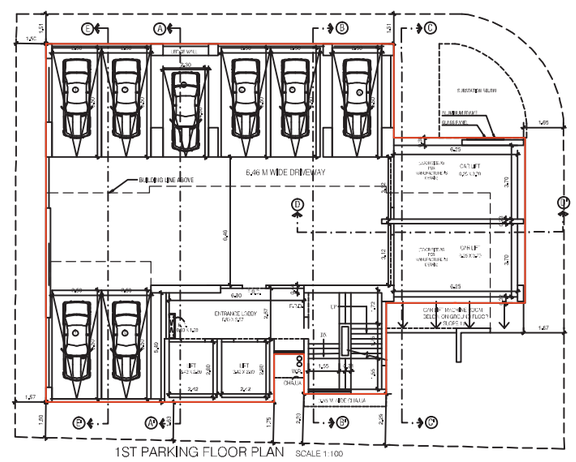
PLOT AREA	=	591.98	SQ.MT.
PERMISSIBLE B.U.A. (591.98 X 3.00)	=	1775.94	SQ.MT. (A)
CARPET AREA OF EXISTING RESIDENTIAL TENENT	=	668.05	SQ.MT.
B.U.A. OF EXISTING RESIDENTIAL TENENT	=	801.66	SQ.MT. (B)
35% FUNGIBLE ON EXISTING RESIDENTIAL TENENT B.U.A.	=	280.58	SQ.MT. (C)
B.U.A. AVAILABLE FOR SALE (A - B)	=	974.28	SQ.MT. (D)
% SALE AREA ((D/A) %)	=	54.86	%
MHADA AREA (5% OF SALE)	=	48.71	SQ.MT. (E)
85% FUNGIBLE MHADA SURPLUS AREA	=	-	SQ.MT. (F)
SALE AREA AVAILABLE (D - E)	=	925.57	SQ.MT.
35% FUNGIBLE ON SALE	=	-	SQ.MT. (G)
TOTAL PERMISSIBLE AREA INCLUDING FUNGIBLE (A + C - F + G)	=	2056.52	SQ.MT.
LESS DEFICIT AREA	=	20.97	SQ.MT.
TOTAL B.U.A. PERMISSIBLE	=	2035.55	SQ.MT.
TOTAL B.U.A. PROPOSED	=	1996.61	SQ.MT.
BALANCE BUA (B-E)	=	38.94	SQ.MT.



GROUND FLOOR PLAN SCALE 1:100



2ND PARKING FLOOR PLAN SCALE 1:100



1ST PARKING FLOOR PLAN SCALE 1:100

A	PROFORMA 'A'	SQ. MTS. 1
1	AREA OF PLOT	591.98
2	DEDUCTION FOR	—
4 a b c d e	ROAD SET BACK AREA PROPOSED ROAD Any reservation (sub-division) % amenity space as per DCR 38/57 (SLOP/PLOT) other	— — — —
3	BALANCE AREA OF PLOT (3 MINUS 2)	591.98
4	DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	—
5	NET AREA OF PLOT (3 MINUS 4)	591.98
6 a b	ADDITION FOR FLOOR SPACE INDEX (a) 100% FOR D.P. ROAD (b) 100% FOR SETBACK	— — —
7	TOTAL AREA (5 PLUS 6)	591.98
8	FLOOR SPACE INDEX PERMISSIBLE	3.00
9 a b c d	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHT (RESTRICTED TO _____ % OF THE BALANCE AREA VIDE 3 ABOVE) DRC NO. DRC NO.	—
e f g	ADDITION FOR FLOOR SPACE INDEX 33 % AS PER DCR 32 % AS PER DCR 33 ( )	—
10	PERMISSIBLE FLOOR AREA AS PER DCR 33(7)	1775.94
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	1775.94
14 B	REMAINING NON + RESIDENTIAL BUILT UP AREA	
14	TOTAL BUILT UP PROPOSED (11 + 12 + 13)	1937.0
15	FSI CONSUMED ON NET HOLDING = 14 / 3	3.2734
B.	DETAILS OF FSI AVAILED AS PER DCR 35 (4)	PERMISSIBLE / PROPOSED
1.	FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE/PROPOSED VIDE DCR 35 (4) FOR PURELY RESIDENTIAL = OR ≤ (144 X 0.35)	280.58 / 258.61
2.	FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE/PROPOSED VIDE DCR 35 (4) FOR NON RESIDENTIAL = OR ≤ (148 X 0.35)	— / —
3.	TOTAL FUNGIBLE BUILT-UP VIDE DCR 35 (4) = (B.1 + B.2)	280.58 / 258.61
4.	LESS DEFICIT AREA	20.97 / —
5.	TOTAL GROSS BUILT UP AREA PROPOSED (14 + B.3 + B.4)	2035.55 / 1996.61
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 TENANT (I - II) MINUS (B.1)	
IV.	TENEMENTS PERMISSIBLE (DENSITY 07 TENEMENTS/HECTARE)	
V.	TENEMENTS PERMISSIBLE (DENSITY 07 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 591.98 SQ.MT. AND TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP T.P.S. RECORDS.

Prajeet Prasad
SIGN. OF THE ARCHITECT

MCGM FILE NO. - CHE/CTY/1694/F/N/337(NEW)

PROFORMA 'B'

CONTENTS OF SHEET

LOCATION PLAN, BLOCK PLAN, FLOOR PLAN, STATEMENTS, AREA DIAGRAM & AREA CALCULATIONS

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL DEVELOPMENT ON PROPERTY REMAINING PLOT NO. 90 (SOUTH) OF MAZGAON MATUNGA ESTATE, NEW S.R.NO. 1168 (PART) C.S. NO. 821/10 OF MATUNGA DIVISION, MUNICIPAL WARD NO. 7/4/227/B, HINDU COLONY, DADAR (EAST), MUMBAI - 400014. BUILDING KNOWN AS MAHALAXMI BUILDING NO.01.

DIGITAL SIGN. APPROVAL OF PLANS

Govind Shivaji Magar	Dnyaneshwar B. Chivatale	Narendra Shahu Pagare
SUB.ENG (B.P.)CITY-IX	ASST.ENG (B.P.)CITY-V	EXE.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
Shri :- NISHANT DESHMUKH M.D. of M/s: Sugee Four Developers LLP	NISHANT DESHMUKH

NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE
PRAJEET PRASAD ARCHITECT A-21, New Shreenik, Ashok Nagar, Nahur Road, Mulund (W), Mumbai- 400 080.	Prajeet Prasad

NORTH	DRAWN BY	CHECKED BY	PATH :-

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT