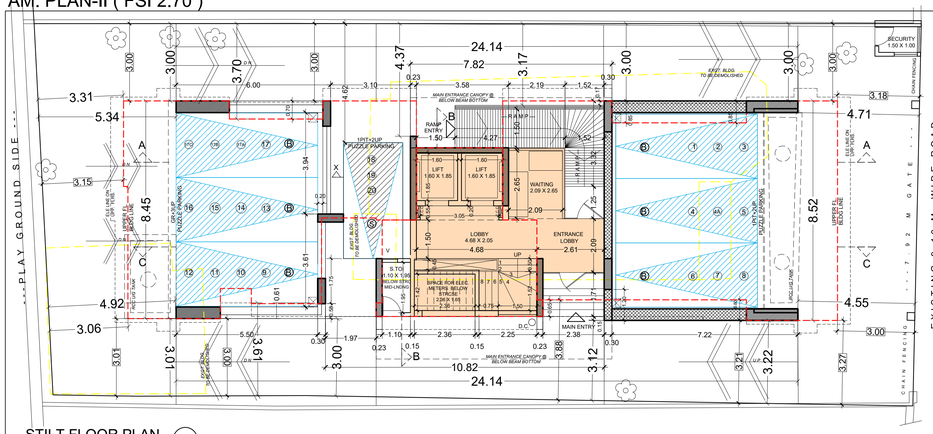
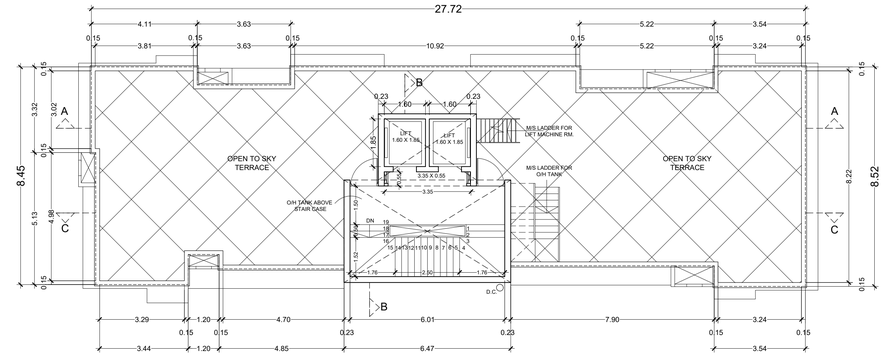


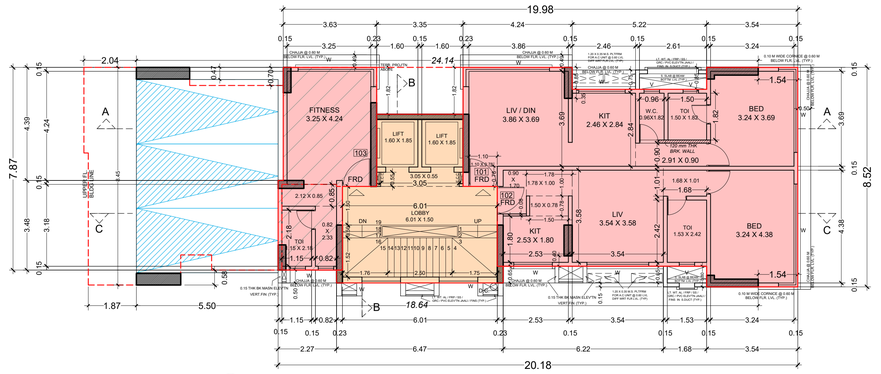
STILT FLOOR PLAN

SCALE : 1:100



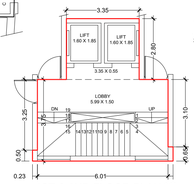
TERRACE FLOOR PLAN

SCALE : 1:100

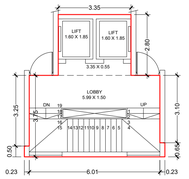


1ST FLOOR PLAN

SCALE : 1:100



1ST & 2ND FLOOR PLAN

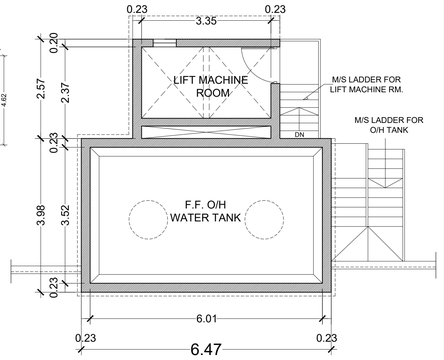


3RD TO 4TH TYPICAL FLOOR PLAN

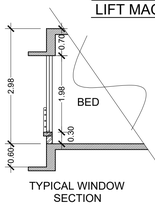
SOCIETY OFFICE BUILT UP AREA CAL.					
SECOND FLOOR					
AREA OF FLAT NO. 205					
1	0.23	X	3.25	=	0.75
2	2.12	X	3.33	=	7.06
(A)	TOTAL BUA IN SQ.M			=	7.81
FITNESS CENTER BUILT UP AREA CAL.					
FIRST FLOOR					
AREA OF FLAT NO. 103					
1	1.33	X	4.62	=	6.19
2	2.3	X	4.35	=	10.10
3	2.5	X	3.68	=	9.70
(A)	TOTAL BUA			=	24.94
PER. BUA FOR FITNESS CENTER = 2% OF TOTAL BUA					
			= 2% OF 1331.77 = 26.64		
PROP. BUA FOR FITNESS > 24.94 SQ.M (< 26.64)					

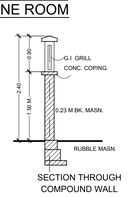
STAIRCASE , LIFT & LIFT LOBBY					
FIRST & SECOND FLOOR					
1	3.35	X	2.8	=	9.38
2	0.23	X	0.5	=	0.12
3	6.03	X	3.75	=	22.54
4	0.23	X	0.65	=	0.15
(A)	TOTAL			=	32.18
(B)	TOTAL (A*2)			=	64.36
THIRD TO EIGTH FLOOR					
1	3.35	X	2.8	=	9.38
2	0.23	X	0.5	=	0.12
3	6.03	X	3.75	=	22.54
4	0.23	X	0.65	=	0.15
(C)	TOTAL			=	32.18
(D)	TOTAL BUA (C*6)			=	193.08
TOTAL STR/LIFT AREA FOR DEDUCTION				=	257.44



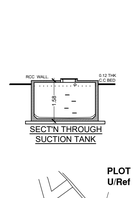


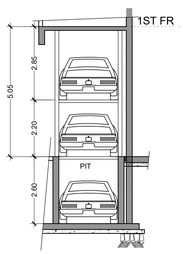
PLAN OF O/H TANK & LIFT MACHINE ROOM





SECTION THROUGH COMPOUND WALL

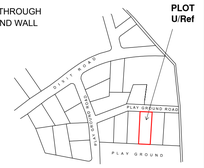




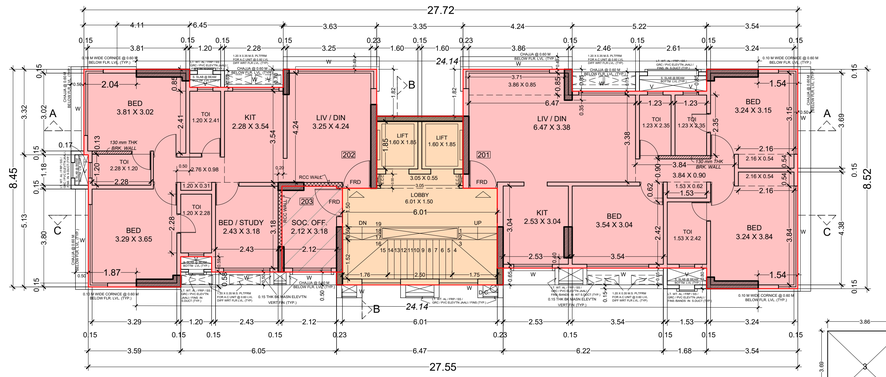
SECTION THRU STACK PARKING X-X' (West Side)



BLOCK PLAN

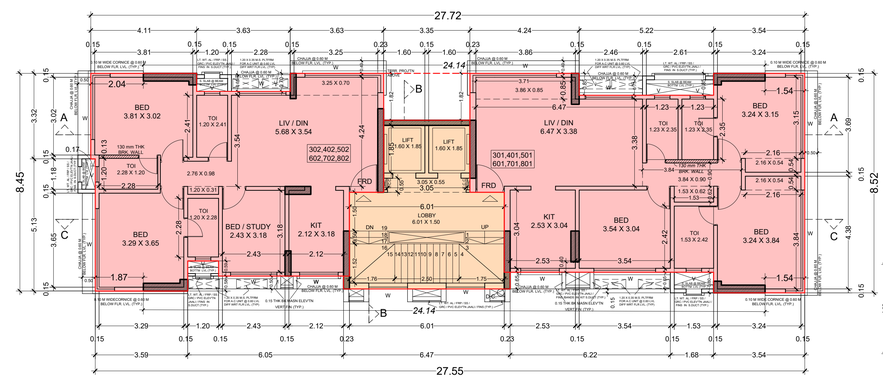


LOCATION PLAN



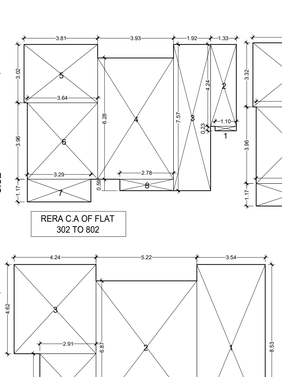
2ND FLOOR PLAN

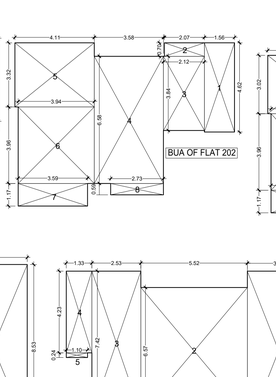
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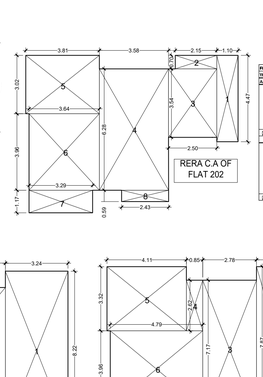


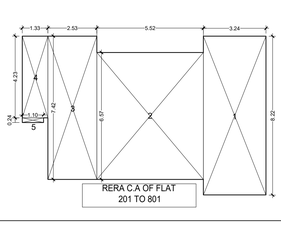
3RD & 8TH FLOOR PLAN

SCALE : 1:100









FLAT BUILT UP AREA CAL.					
TWARD TO BREATH FLOOR					
AREA OF FLAT NO. 202, 302, 402, 802, 702, 602					
1	1.53	X	4.62	=	8.14
2	2.78	X	7.57	=	21.05
3	0.85	X	2.43	=	2.30
4	4.53	X	3.52	=	13.85
5	4.79	X	3.96	=	18.97
6	1.14	X	1.17	=	4.75
(A)	TOTAL BUA IN SQ.M			=	69.27
RERA C.A CALCULATION					
1	3.81	X	4.62	=	17.61
2	0.45	X	3.58	=	19.41
(B)	TOTAL RERA C.A IN SQ.M			=	37.02

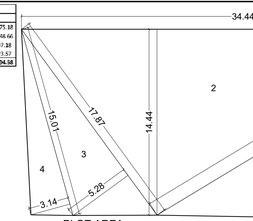
FLAT BUILT UP AREA CAL.					
FIRST FLOOR					
AREA OF FLAT NO. 101, 201, 301, 401, 501, 601					
1	3.24	X	3.69	=	11.95
2	3.52	X	2.84	=	10.00
3	1.86	X	3.19	=	14.29
4	1.5	X	0.28	=	0.46
(A)	TOTAL RERA C.A IN SQ.M			=	42.73
FLAT BUILT UP AREA CAL.					
FIRST FLOOR					
AREA OF FLAT NO. 102					
1	3.48	X	4.65	=	16.19
2	1.53	X	3.81	=	5.82
3	4.48	X	0.71	=	4.33
4	0.66	X	1.18	=	79.66
(A)	TOTAL BUA IN SQ.M			=	47.33
RERA C.A CALCULATION					
1	3.81	X	4.62	=	17.57
2	0.45	X	3.58	=	19.41
(B)	TOTAL RERA C.A IN SQ.M			=	45.26

FLAT BUILT UP AREA CAL.					
SECOND TO EIGTH FLOOR					
AREA OF FLAT NO. 203, 303, 403, 503, 603, 703, 803					
1	3.68	X	8.52	=	30.18
2	5.22	X	6.87	=	35.86
3	3.54	X	4.23	=	14.97
4	2.91	X	5.28	=	15.82
(A)	TOTAL BUA IN SQ.M			=	96.83
RERA C.A CALCULATION					
1	3.24	X	8.22	=	26.64
2	5.52	X	6.51	=	36.21
3	2.53	X	7.42	=	18.77
4	1.53	X	4.23	=	5.19
%	1.10	X	41.%.	=	83.%.
(B)	TOTAL RERA C.A IN SQ.M			=	87.%.

FLAT BUILT UP AREA CAL.					
SECOND FLOOR					
AREA OF FLAT NO. 202					
1	1.04	X	4.62	=	7.21
2	2.07	X	0.7	=	1.45
3	2.12	X	3.84	=	9.14
4	1.68	X	4.58	=	10.56
5	4.11	X	5.52	=	13.45
6	1.53	X	3.24	=	13.45
7	3.04	X	1.17	=	4.20
8	2.73	X	0.53	=	1.61
(A)	TOTAL BUA IN SQ.M			=	75.41
RERA C.A CALCULATION					
1	3.5	X	4.47	=	0.82
2	2.57	X	0.7	=	1.55
3	2.5	X	2.5+	=	0.85
4	3.98	X	6.25	=	22.48
5	3.81	X	5.02	=	13.51
6	3.68	X	3.96	=	21.61
7	3.09	X	1.17	=	3.85
8	2.42	X	0.55	=	1.63
(B)	TOTAL RERA C.A IN SQ.M			=	68.96

PLOT AREA CALCULATION					
AS PER TRIANGULATION METHOD					
1	27.94	X	12.54	X 0.5 =	175.18
2	34.44	X	14.44	X 0.5 =	248.66
3	27.97	X	5.28	X 0.5 =	47.38
4	15.08	X	3.14	X 0.5 =	23.57
TOTAL AREA IN SQ.M				=	494.58

RERA C.A FOR PARKING			
FLOOR NO.	USER	FLAT NO.	RERA C.A IN SQ.M
FIRST	RES.	101	42.73
		102	43.20
SECOND	RES.	201	87.56
		202	68.96
THIRD	RES.	301	87.56
		302	76.52
FORTH	RES.	401	87.56
		402	76.52
FIFTH	RES.	501	87.56
		502	76.52
SIXTH	RES.	601	87.56
		602	76.52
SEVENTH	RES.	701	87.56
		702	76.52
EIGHTH	RES	801	87.56
		802	76.52



PLOT AREA LINE DIAGRAM

BUILT UP AREA STATEMENT :

FLOOR	BUILT - UP AREA (SQ.M)	FUNGIBLE AREA (SQ.M)	NET BUILT-UP AREA (SQ.M)
FIRST	70.10	24.53	94.63
SECOND	126.06	43.98	170.04
THIRD	131.74	46.11	177.85
FOURTH	131.74	46.11	177.85
FIFTH	131.74	46.11	177.85
SIXTH	131.74	46.11	177.85
SEVENTH	131.74	46.11	177.85
EIGHTH	131.74	46.11	177.85
TOTAL	986.60	345.17	1331.77

PARKING STATEMENT :

AS PER SANCTIONED DCPR 44 TAB. NO 21.

SR. NO.	CARPET AREA	CAR PARK	FLATS	CAR PARK
1	BET. 0 & 45 SQ.MT.	4 : 1	02	0.5
2	BET. 45 & 60 SQ.MT.	2 : 1	NIL	NIL
3	BET. 60 & 90 SQ.MT.	1 : 1	14	14
4	ABOVE 90 SQ.MT.	1 : 2	NIL	NIL
		TOTAL=	16 NOS	14.5
	VISITOR'S CAR PARK = 10 %			1.45
	TOTAL			15.95 say16
	REQUIRED CAR PARK			16 NOS
	ADDITIONAL CAR PARK			4 NOS
	PROPOSED CAR PARK			20 NOS
	BIG CAR PARK			17 NOS
	SMALL CAR PARK			03 NOS

PROFORMA - A

A.	Description	Sq. Mtr.
1	Area of plot :: [As per F.P.no 292 of TPS-II Vile Parle] [CTS NO 1225 Vill. Vile Parle -E]	493.30
2	Deductions for	
	(a) Road set-back area	------
	(b) Proposed road	
	(c) Any reservation (sub-plot)	
	(d) ____%aminity space as per DCPR 14 (A)	
	other	
3	Balance area of plot (1minus 2)	493.30
4	Net Area of plot (3 minus 4)	493.30
5	Additions for floor space index	
	(a) 100% for D.P. Road	------
	(b) 100% for Set-back	------
6	Total Area (4 plus 5)	493.30
7	Floor space Index permissible	1.00
8	Additional for floor space index (Not Proposed)	------
	8(A) Incentive FSI as per Reg.33 (7)-B of DCPR 2034	------
	8(B) TDR as per Table no 12 of Reg.30 of DCPR 2034 max.50% of (6)	
	General / Reservation TDR @ 50 %	123.65
	Slum TDR @ max.50 % of 8(B) subject to min. 20% of 8(B)	123.00
	8(C) Addtnal Premium FSI as per Tab. no 12 of Reg.30 of DCPR-2034	246.65
9	Permissible Floor Area (6 x 7) plus 8 above	493.30
10	Existing Floor Area	--------
11	Total proposed area	986.60
12	FSI consumed on net holding = 11 / 4	2.00
B	Details of Residential / Nonresidential Area	
1	Purely residential built up area	986.60
2	Remaining Non Residential Area	--------
C	DETAIL OF FSI AVAILABLE AS PER DCR 35 (4)	
1	Fungible Built up Area component PERMISSIBLE vide DCR 31(3) for purely Residential = or <(B1 x 0.35)	345.31
1 A	Fungible Built up Area component PROPOSED vide DCR 31(3) for purely Residential = or <(B1 x 0.35)	345.17
2	Fungible Built up Area component PERMISSIBLE vide DCR 31(3) forNon-residential = or <(B2 x 0.20)	--------
2 A	Fungible Built up Area component PROPOSED vide DCR 31(3) forNon-residential = or <(B2 x 0.20)	--------
3	Total Fngble Built Up area PERMISSIBLE vide DCR 31(3) = (C1 + C2)	345.31
3 A	Total Fungible Built Up area PROPOSED vide DCR 31(3) = (C1A + C2A)	345.17
4	Total Gross BUILT UP AREA Proposed (A 11+ C3A)	1331.77
D	Tenement Statement	
(i)	Proposed area (Item C.4 above)	1331.77
(ii)	Less deduction of Non Residential area (Shop etc.)	------
(iii)	Area available for tenements [(i) minus (ii)]	1331.77
(iv)	Tenaments permissible (Density of tenements / hectare)	60.00
(v)	Tenements proposed	16 NOS
(vi)	Tenements existing	N I L
	Total Tenements on the plot	16 NOS
E	Parking Statement	
(i)	Parking required by Regulations Including Visitors parking	16 NOS.
(ii)	Covered garage permissible / Proposed	
(iii)	Covered garages proposed	
	Total Parking provided	20 NOS.
F	Transport Vehicles parking	
(i)	Space for transport vehicles parking reqd by Regulations	N . A
(ii)	Total no. of transport vehicles parking spaces provided	

	SQ.MT.	LAND RATE	RECEIPT NO	AMOUNT
13A F.S.I. OF BUILT UP AREA REHABILITION COMPONENT FOR PURELY RESIDENTIAL IN EXISTING STRUTURE / S	NIL			
13B F.S.I. OF BUILT UP AREA REHABILITION COMPONENT FOR PURELY NON - RESIDENTIAL IN EXISTING STRUTURE / S	NIL			
13 TOTAL BUILT UP AREA OF EXISTING STRUTURE / S PROPOSED TO BE RE - ACCOMMODATED (13A + 13B)	NIL			
14 MAXIMUM FUNGIBLE BUILT UP AREA COMPONENT REHABILITION BUILT UP AREA COMPONENT = (13A x 0.35 +13B x 0.35)	NIL			
15A FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITION COMPONENT OF PURELY RESIDENTIAL USE		NIL	NA	
15B FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITION COMPONENT OF NON - RESIDENTIAL USE				
15 TOTAL FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT	NIL	NIL	NA	
16 15 / 13 = OR < 0.35				
17 PREMIUM TO BE PAID FOR FUNGIBLE BUA FOR PURELY RESIDENTIAL EXCLUDING REHAB= 0.60 x SDRRRATE ON THE DATE PAYMENT x (15A - C1)	345.17		NA	
18 PREMIUM TO BE PAID FOR FUNGIBLE BUA FOR COMMERCIAL EXCLUDING REHAB= 1.0 x SDRRRATE ON THE DATE PAYMENT x (15B - 20B)	NIL			

PROFORMA - B

E.E.(B.P.) K-EAST Ward

A.E.(B.P.) K-East

S.E. (B.P.) K/E-S

*THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN IS NOT REQUIRED.

THIS CANCELS EARLIER APPROVAL VIDE THIS OFFICE LETTER U / NO. P-9793/2021/29/K/E Ward/FP VILEPARLE/ 1/ New DATED: 10/04/2023.

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER U / NO: P-9793/2021/29/K/E Ward/FP VILEPARLE/ 1/ New DATED: 12/07/2023

CONTENTS OF SHEET.

STILT FLOOR , 1ST & 2ND FLR PLANS
LOCATION PLAN ,BLOCK PLAN,
PARKING AREA STATEMENT.
PLOT AREA DIAGRAM

NO.	REVISION	DATE
1	I O D	07122022
2	AM PLAN	23022023
3	AM PLAN-II	06072023

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RE-DEVELOPMENT OF THE EXISTING BUILDING ON PLOT BEARING CTS NO 1225 vill. Vile Parle-E ALSO BEARING F.P. NO. 292 OF T.P.S II OF VILL. VILE PARLE (E),LOCATED AT CHITRAKAR KETKAR MARG , MUMBAI - 400057.

NAME AND SIGNATURE OF OWNER

GAUTAM EKANATH THAKUR — Digitally signed by GAUTAM EKANATH THAKUR Date: 2023.07.07 16:30:40 +05'30'

M/s. N.S.B. PROPERTIES
C.A. TO PLOT OWNERS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 20022022 & THE DIMENSIONS OF SIDES ETC. STATED ON THE PLOT AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED ON THE DOCUMENT OF OWNERSHIP.

Amber Vasant Natekar — Digitally signed by Amber Vasant Natekar Date: 2023.07.07 16:30:25 +05'30'

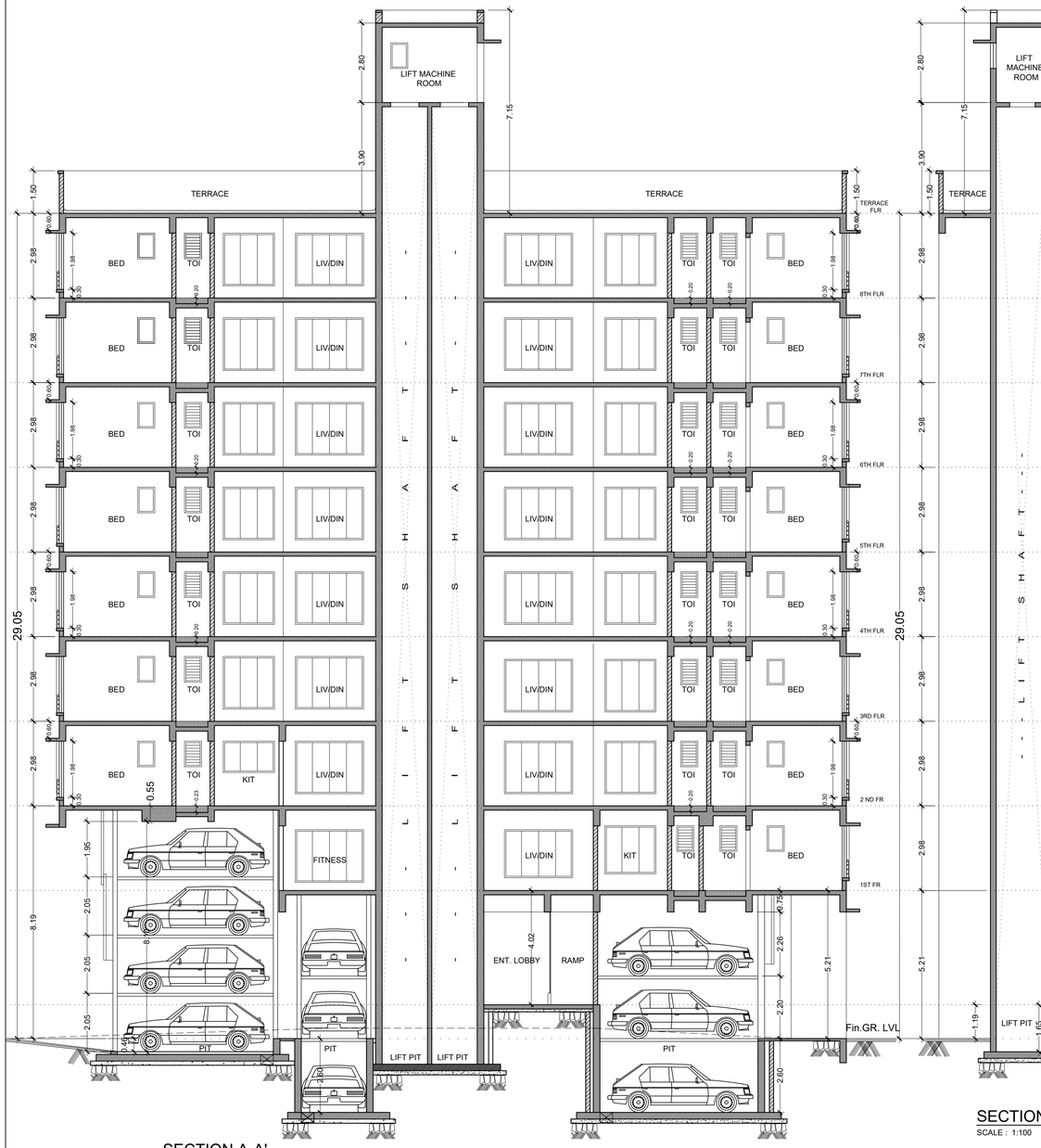
ARCHITECT

NAME AND SIGNATURE OF ARCHITECT.

Amber Vasant Natekar — Digitally signed by Amber Vasant Natekar Date: 2023.07.07 16:29:19 +05'30'

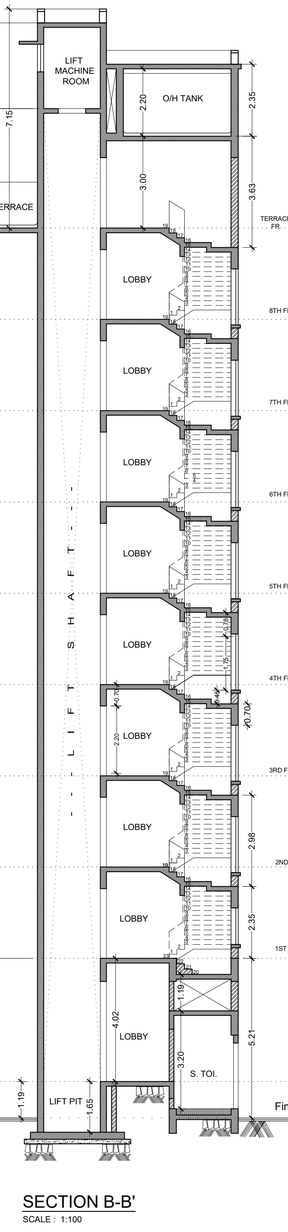
AMBER V NATEKAR
CO-APCH. (ae/Pln. Dsn. / Arch.)
Regd. Architect & Project Consultants ,
A- Wing, 101, First ZEE Usha CHS,
Veerchand seth Chowk, Mahant Road,
Vile Parle (E), Mumbai-400057.
Mob. 9820133760
C.O.A. REGN.NO. : CA / 94 / 17139

SCALE	AS NOTED	REV.NO.	DRG. NO.	JOB NO.
DRN BY.	SIDDHESH			
CKD BY.	AVN	---	MD-7	NSB/BC/22
DATE	07/12/2022			



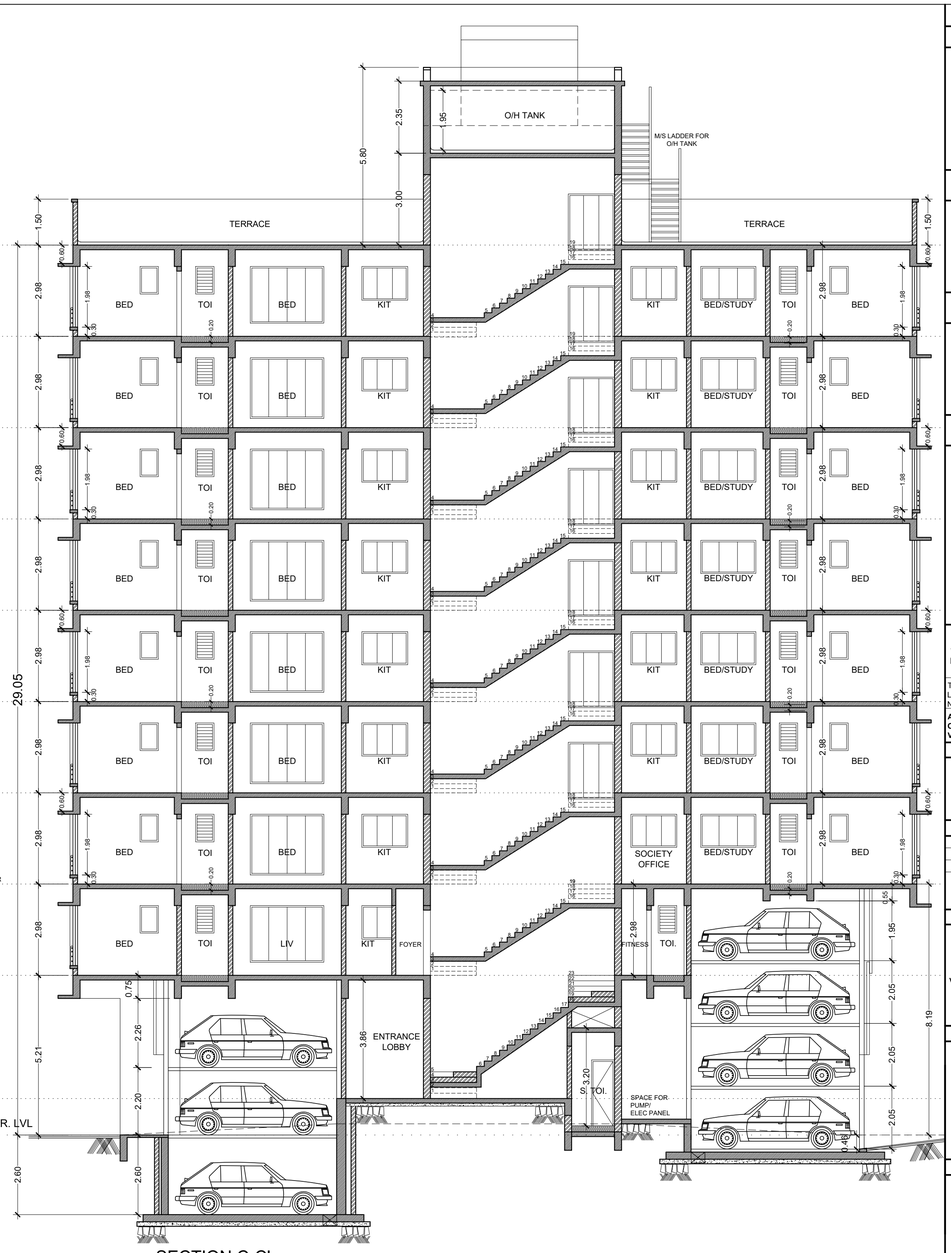
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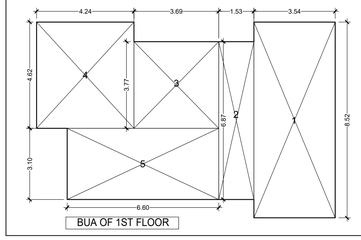
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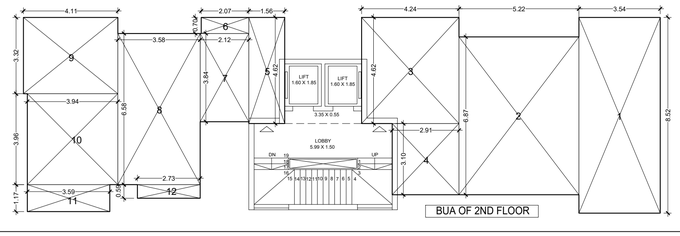
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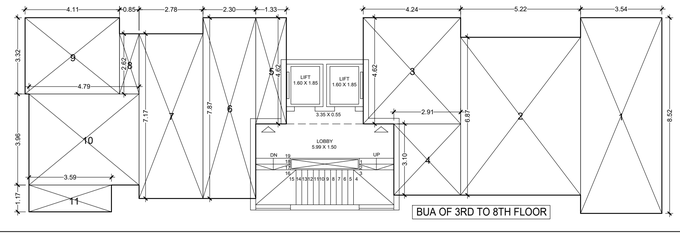


SECTION C-C'

SCALE : 1:100







FLOOR BUILT UP AREA CAL						
FIRST FLOOR						
1	3.54	X	8.52	=	30.16	
2	1.53	X	6.87	=	10.51	
3	3.69	X	3.77	=	13.91	
4	4.24	X	4.62	=	19.59	
5	6.60	X	3.10	=	20.46	
(A)	TOTAL BUA IN SQ.M			=	94.63	

FLOOR BUILT UP AREA CAL						
THIRD TO EIGHTH FLOOR						
1	3.54	X	8.52	=	30.16	
2	5.22	X	6.87	=	35.86	
3	4.24	X	4.62	=	19.59	
4	2.91	X	3.10	=	9.02	
5	1.33	X	4.62	=	6.14	
6	2.30	X	7.87	=	18.10	
7	2.78	X	7.17	=	19.93	
8	0.85	X	2.62	=	2.23	
9	4.11	X	3.32	=	13.65	
10	4.79	X	3.96	=	18.97	
11	3.59	X	1.17	=	4.20	
(A)	TOTAL BUA IN SQ.M			=	177.85	

FLOOR BUILT UP AREA CAL						
SECOND FLOOR						
1	3.54	X	8.52	=	30.16	
2	5.22	X	6.87	=	35.86	
3	4.24	X	4.62	=	19.59	
4	2.91	X	3.10	=	9.02	
5	1.56	X	4.62	=	7.21	
6	2.07	X	0.70	=	1.45	
7	2.12	X	3.84	=	8.14	
8	3.56	X	6.58	=	23.56	
9	4.11	X	3.32	=	13.65	
10	3.94	X	1.96	=	15.60	
11	3.59	X	1.17	=	4.20	
12	2.73	X	0.59	=	1.61	
(A)	TOTAL BUA IN SQ.M			=	170.04	

FLAT BUA			
FLOOR NO.	USER	FLAT NO.	RERA CA IN SQ.M
FIRST	RES.	101	47.48
		102	47.16
SECOND	RES.	201	94.63
		202	75.41
THIRD	RES.	301	94.63
		302	83.22
FORTH	RES.	401	94.63
		402	83.22
FIFTH	RES.	501	94.63
		502	83.22
SIXTH	RES.	601	94.63
		602	83.22
SEVENTH	RES.	701	94.63
		702	83.22
EIGHTH	RES	801	94.63
		802	83.22

PROFORMA - B

SIGNATURE APPROVAL OF PALN

E.E.(B.P.) K-EAST Ward

A.E.(B.P.) K-East

S.E. (B.P.) K/E-S

*THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN IS NOT REQUIRED.

THIS CANCELS EARLIER APPROVAL VIDE THIS OFFICE LETTER U / NO. P-9793/2021/29/K/E Ward/FP VILEPARLE/ 1/ New DATED: 10/04/2023.

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER U / NO. P-9793/2021/29/K/E Ward/FP VILEPARLE/ 1/ New DATED: **12/07/2023**

CONTENTS OF SHEET.

REVISION		DATE
1	I O D	07122022
2	AM PLAN	23022023
3	AM PLAN-II	06072023

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RE-DEVELOPMENT OF THE EXISTING BUILDING ON PLOT BEARING F.P. NO. 292 OF T.P.S II OF VILL. VILE PARLE (E),LOCATED AT CHITRAKAR KETKAR MARG , MUMBAI - 400057.

NAME AND SIGNATURE OF OWNER

GAUTAM EKANATH THAKUR — Digitally signed by GAUTAM EKANATH THAKUR Date: 2023.07.07 16:31:42 +05'30'

M/s. N.S.B. PROPERTIES

C.A. TO PLOT OWNERS

NAME AND SIGNATURE OF ARCHITECT.

Amber Vasant Natekar — Digitally signed by Amber Vasant Natekar Date: 2023.07.07 16:31:57 +05'30'

AMBER V NATEKAR

G.S.#RCH., Cert.PG-Dip.Hrtg., A.I.I.A.

Regd. Architect & Project Consultants ,

A- Wing, 101, First ZEE Usha CHS.,

Veerchand seth Chowk, Mahant Road,

Vile Parle (E), Mumbai-400057.

Tel (fax). 2613 6307. mob. 9820133760

C.O.A. REGN.NO. - CA / 94 / 17139.

SCALE	AS NOTED	REV.NO.	DRG. NO.	JOB NO.
DRN BY:	SIDDHESH	---	MD-6	NSB/BC/22
CKD BY:	AVN			
DATE :	07/12/2022			