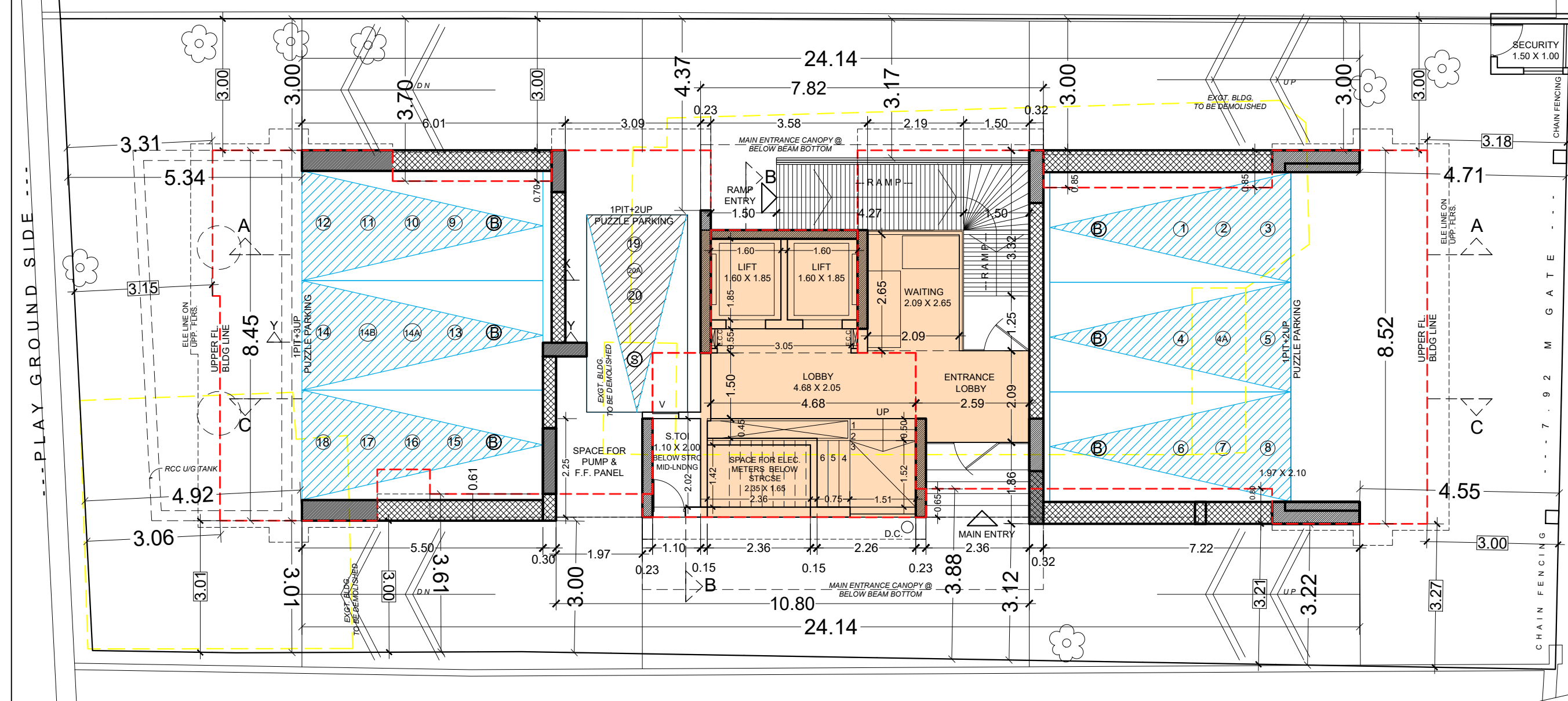
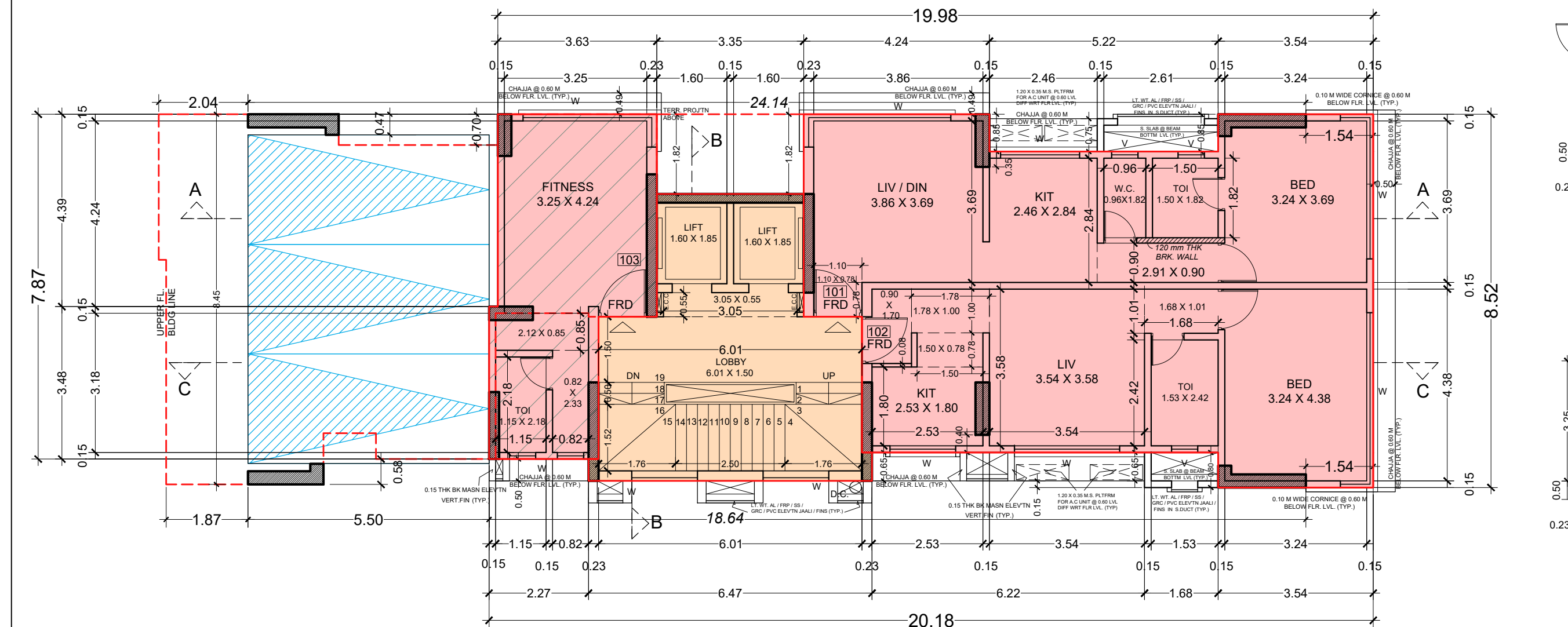


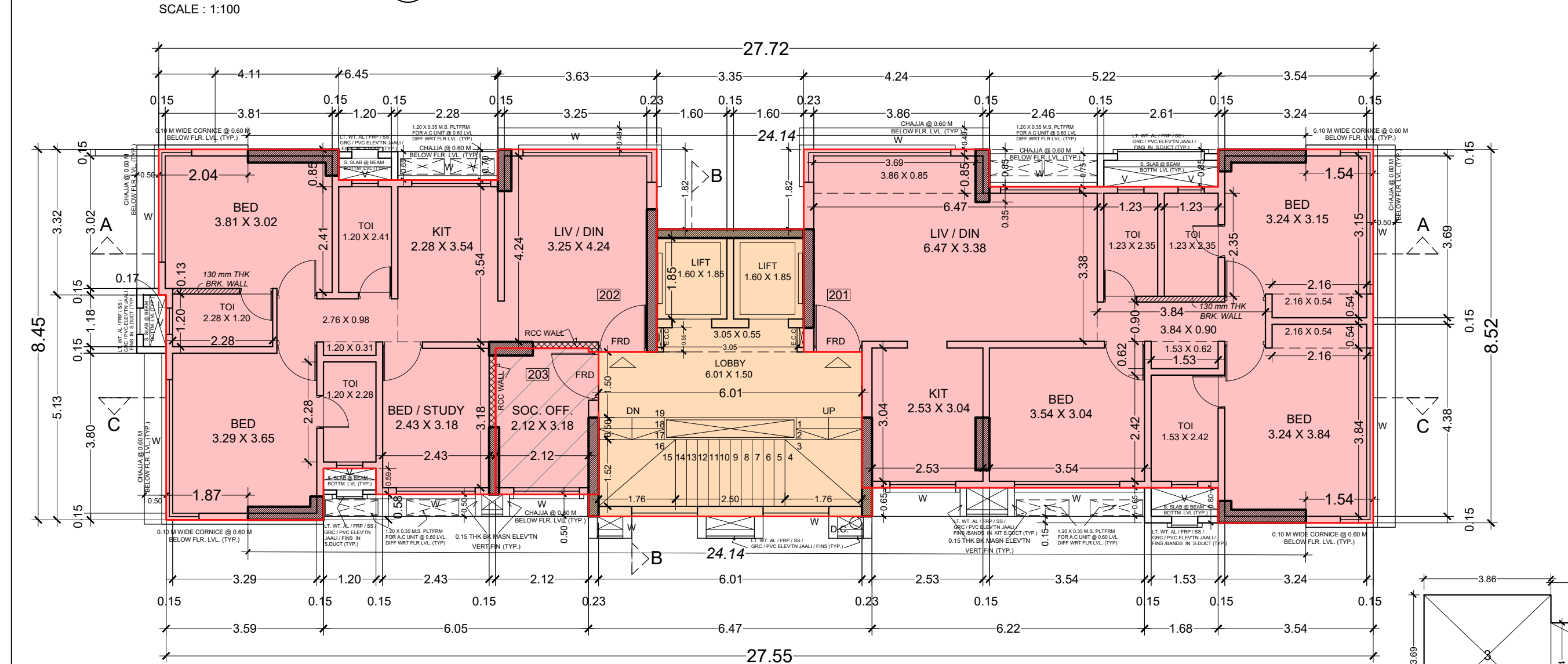
AM. PLAN (FSI 2.70)



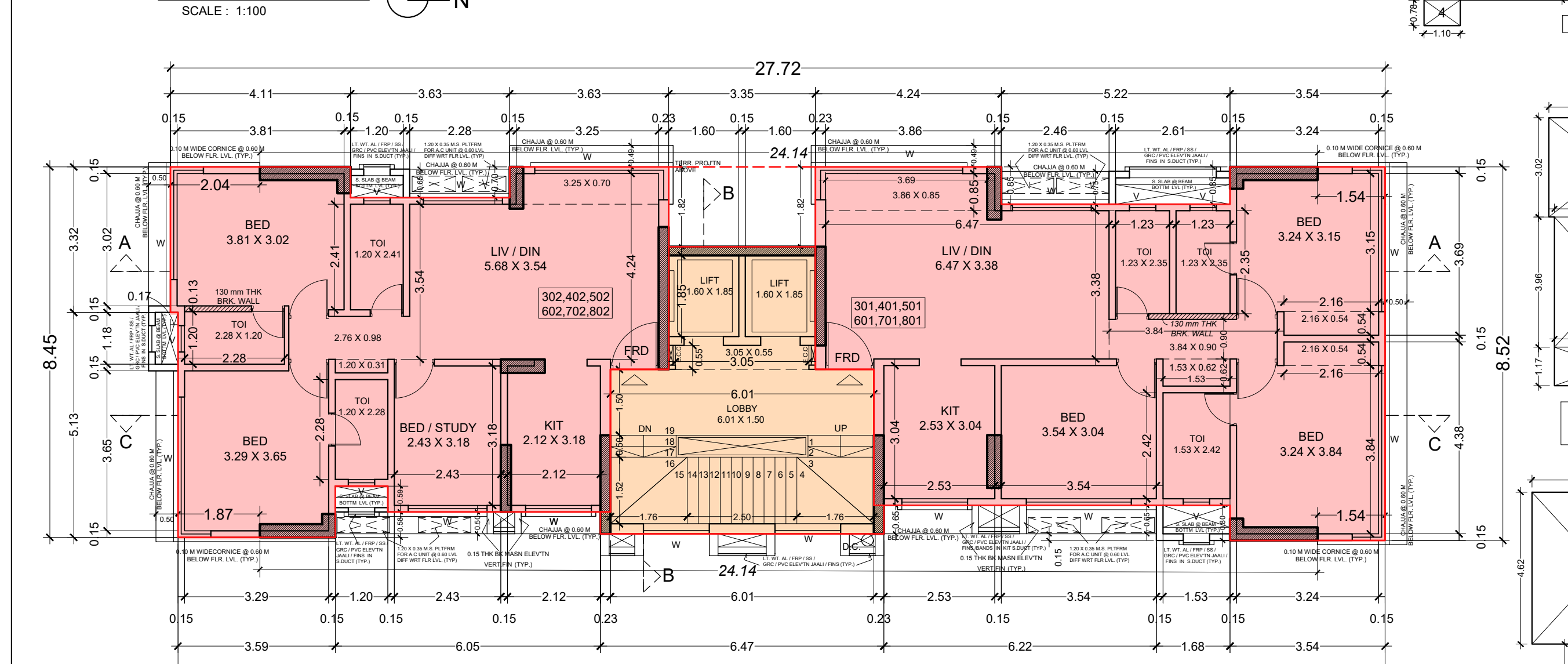
STILT FLOOR PLAN
SCALE: 1:100



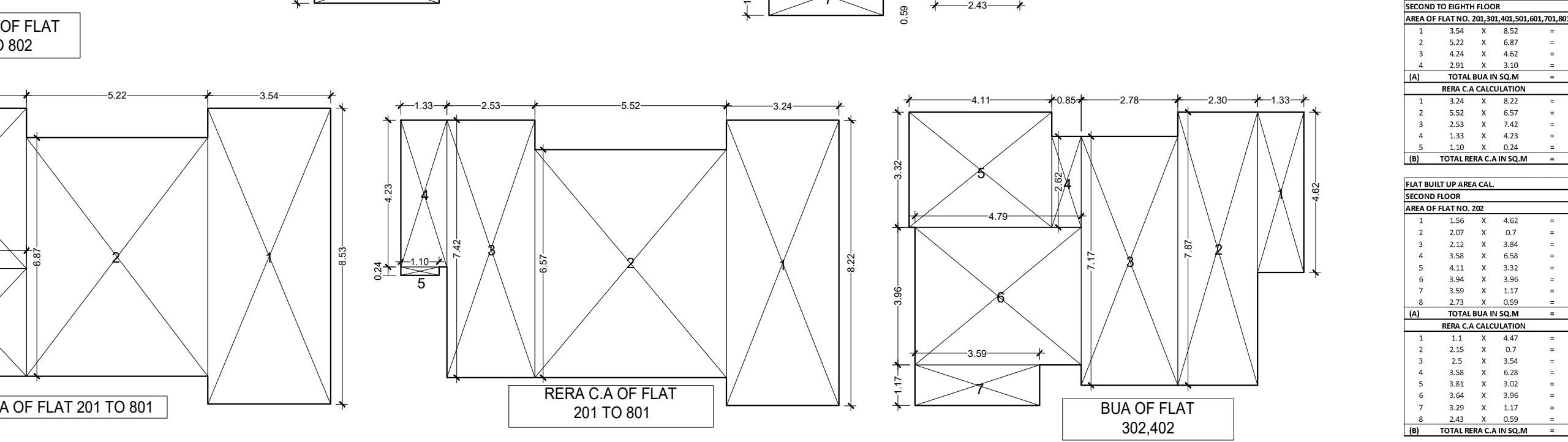
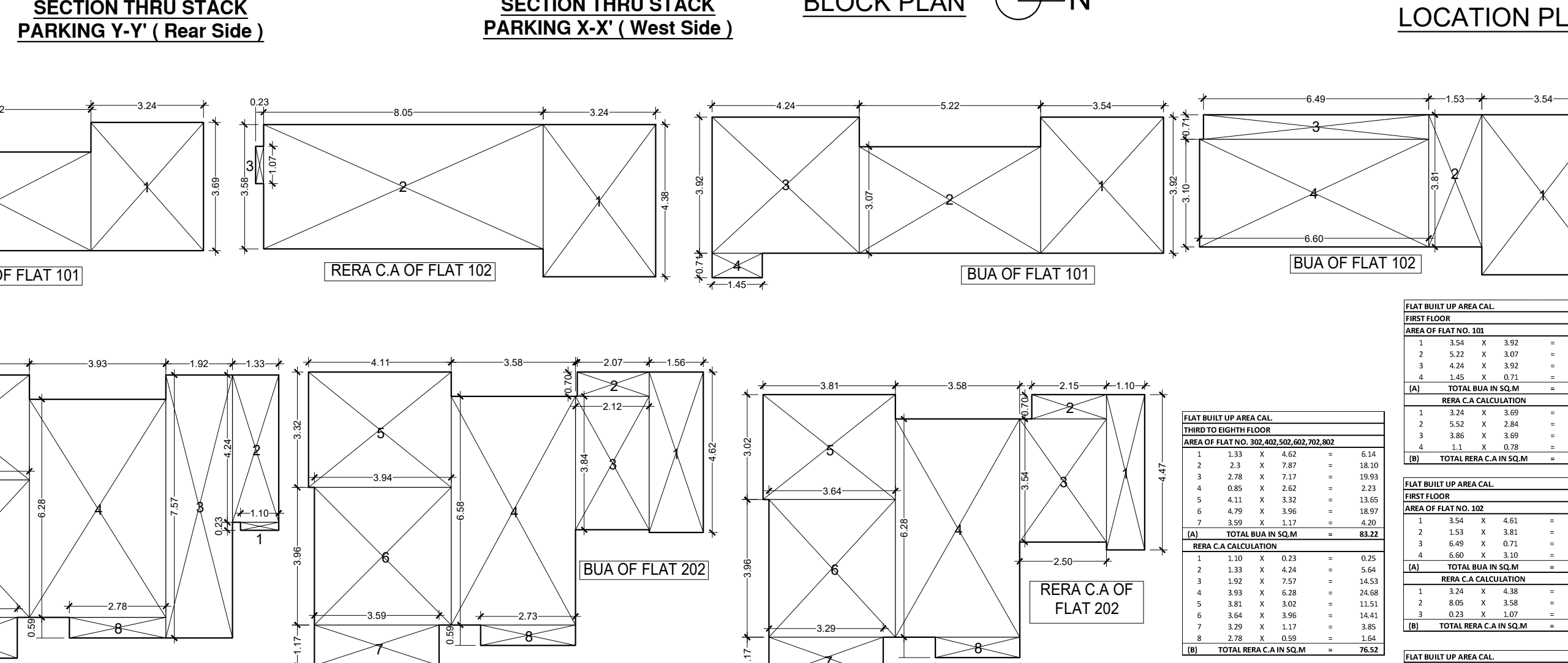
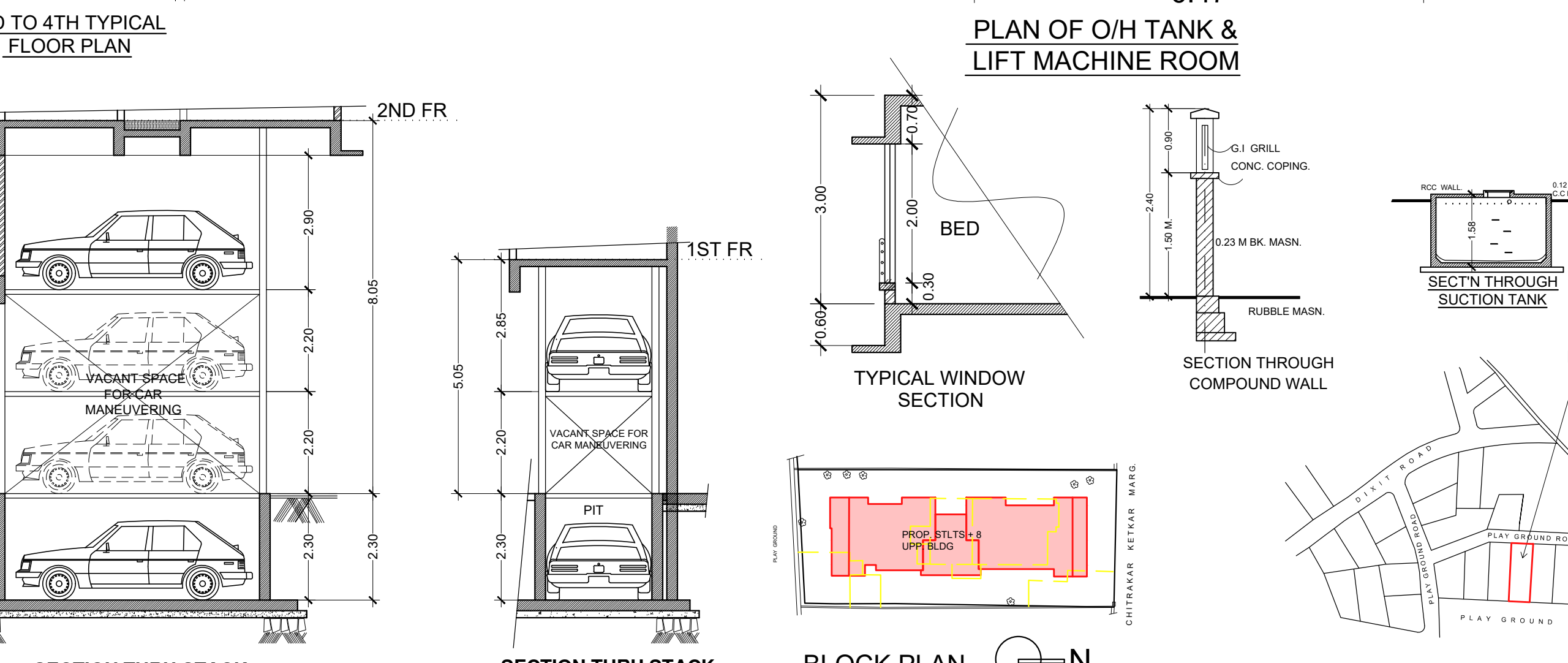
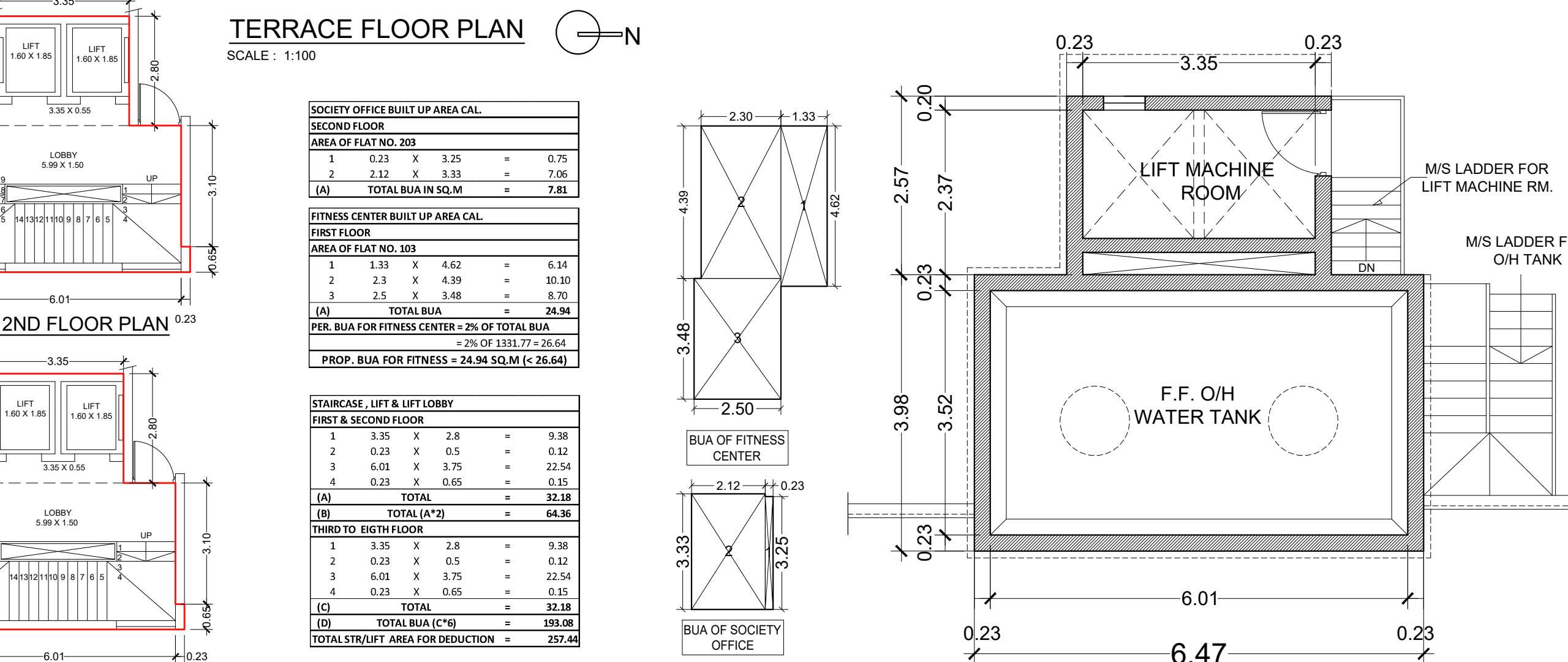
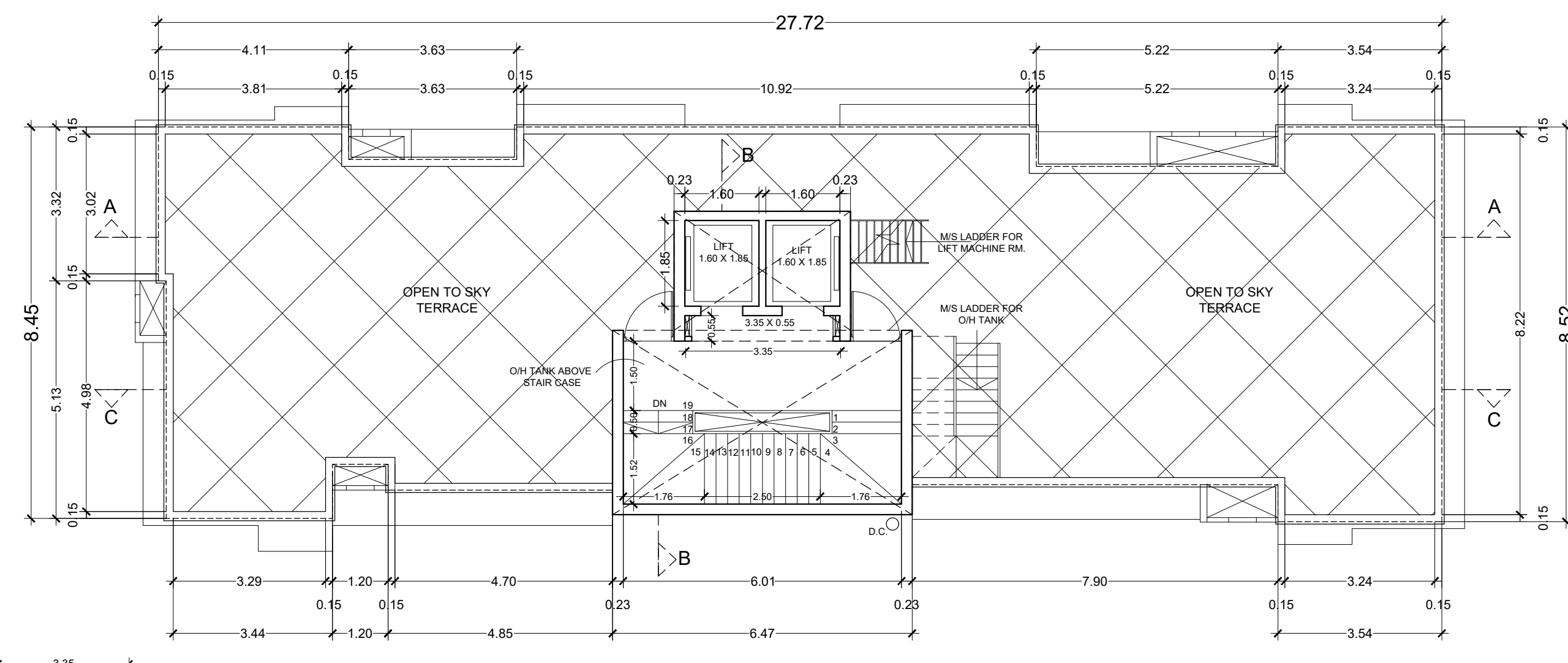
1ST FLOOR PLAN
SCALE: 1:100



2ND FLOOR PLAN
SCALE: 1:100



3RD & 8TH FLOOR PLAN
SCALE: 1:100



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) %aminty space as per DCPR 14 (A)	-----
3 Balance area of plot (1 minus 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 Additional for floor space index (8A) Incentive FSI as per Reg.33 (7)-B of DCPR 2034	1.00 -----
8(B) TDR as per Table no 12 of Reg.30 of DCPR 2034 max.50% of (B) General / Reservation TDR @ 50 % Sum TDR @ max.50 % of (B) subject to min. 20% of (B) (8C) Addnl Premium FSI as per Tab. no 12 of Reg.30 of DCPR-2034	123.65 123.00 246.65
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
13 Details of Residential / Non-residential Area 1 Purely residential built up area 2 Remaining Non Residential Area	986.60 -----
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

1A 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)	-----
2A Fungible Built up Area component PROPOSED vide DCR 31(3) forNon-residential = or <(B2 x 0.20)	-----
3 Total Fungible Built up area PERMISSIBLE vide DCR 31(3) = (C1 + C2)	345.31
3A 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) (ii) Less deduction of Non Residential area (Shop etc.) (iii) Area available for tenements (i) minus (ii) (iv) Tenements permissible (Density of tenements / hectare) (v) Tenements proposed (vi) Tenements existing	1331.77 ----- 1331.77 60.00 16 NOS N I L 16 NOS
Total Tenements on the plot	16 NOS

E Parking Statement (i) Parking required by Regulations for Car Outsiders (visitors) (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 (ii) Total no. of transport vehicles parking spaces provided	N . A -----
G F.S.I. OF BUILT UP AREA REHABILITATION COMPONENT FOR PURELY RESIDENTIAL IN EXISTING STRUTURE / S	NIL
H F.S.I. OF BUILT UP AREA REHABILITATION COMPONENT FOR PURELY NON - RESIDENTIAL IN EXISTING STRUTURE / S	NIL
I TOTAL BUILT UP AREA OF EXISTING STRUTURE / S PROPOSED TO BE RE - ACCOMMODATED (13A + 13B)	NIL
J MAXIMUM FUNGIBLE BUILT UP AREA COMPONENT REHABILITATION BUILT UP AREA COMPONENT = (13A x 0.35 + 13B x 0.35)	NIL
K FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF PURELY RESIDENTIAL USE	NIL
L FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF NON - RESIDENTIAL USE	NIL
M TOTAL FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT	NIL
15 / 13 = OR < 0.35	NIL
N 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
O PREMIUM TO BE PAID FOR FUNGIBLE BUA FOR COMMERCIAL EXCLUDING REHAB- 1.0 x SDRRRATE ON THE DATE PAYMENT x (15B - 20B)	NIL

SR. NO.	BUILT-UP AREA (SQ.M)	FUNGIBLE AREA (SQ.M)	NET BUILT-UP AREA (SQ.M)
FLOOR			
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

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
			VISITOR'S CAR PARK =	10 %
				1.45
			TOTAL	15.95 say 16
			REQUIRED CAR PARK	16 NOS
			ADDITIONAL CAR PARK	4 NOS
			PROPOSED CAR PARK	20 NOS
			BIG CAR PARK	18 NOS
			SMALL CAR PARK	02 NOS

PROFORMA - B

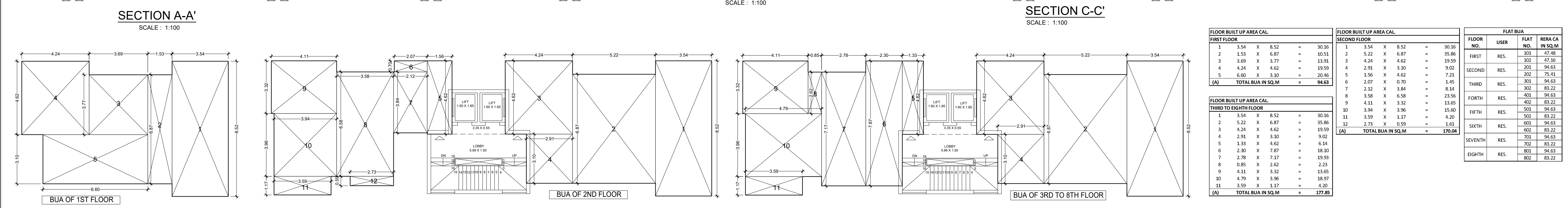
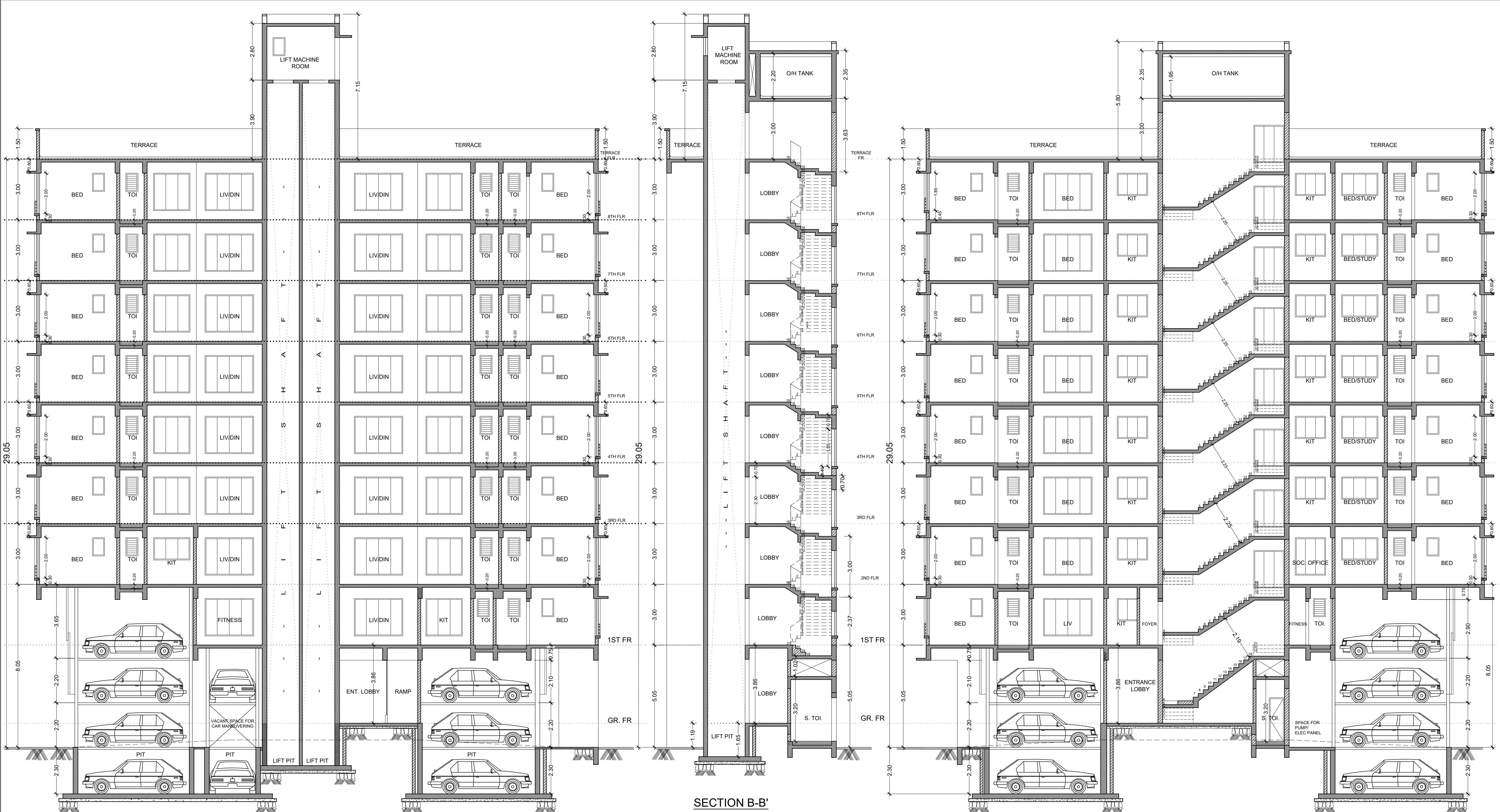
A. Description	Sq. Mtr.
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H F.S.I. OF BUILT UP AREA REHABILITATION COMPONENT FOR PURELY NON - RESIDENTIAL IN EXISTING STRUTURE / S	NIL
I TOTAL BUILT UP AREA OF EXISTING STRUTURE / S PROPOSED TO BE RE - ACCOMMODATED (13A + 13B)	NIL
J MAXIMUM FUNGIBLE BUILT UP AREA COMPONENT REHABILITATION BUILT UP AREA COMPONENT = (13A x 0.35 + 13B x 0.35)	NIL
K FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF PURELY RESIDENTIAL USE	NIL
L FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF NON - RESIDENTIAL USE	NIL
M TOTAL FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT	NIL
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			TOTAL	15.95 say 16
			REQUIRED CAR PARK	16 NOS
			ADDITIONAL CAR PARK	4 NOS
			PROPOSED CAR PARK	20 NOS
			BIG CAR PARK	18 NOS
			SMALL CAR PARK	02 NOS



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	1.56 X 4.62	=	7.23
6	2.07 X 0.70	=	1.45
7	2.12 X 3.84	=	8.14
8	3.58 X 6.58	=	23.56
9	4.11 X 3.32	=	13.65
10	3.94 X 3.96	=	15.60
11	3.50 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.	AREA 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
FOURTH	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.)

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

THIS CANCELS EARLIER APPROVAL VIDE THIS OFFICE LETTER U / NO. P-9793/2021/292/K-E Ward/FP VILEPARLE/ 1/ New DATED: 12/12/2022.

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER U / NO. P-9793/2021/292/K-E Ward/FP VILEPARLE/ 1/ New DATED: 10/04/2023

CONTENTS OF SHEET.

REVISION		DATE
1	1.0.0	07/12/2022
2	AM PLAN	23/02/2023

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

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

NAME AND SIGNATURE OF ARCHITECT.

AMBER V NATEKAR
REGD. ARCHITECT & PROJECT CONSULTANTS ,
A/ Wing, 101, First ZEE Usha CHS.,
Veerchand with Chowk, Mahabul Road,
Vile Parle (E), Mumbai-400057.
Tel / fax) 2613 6307 mob. 9820133760
C.O.A. REGD.NO. : GA/194/17129

SCALE AS NOTED
DRN BY: SIDHESH
CKD BY: AVN
DATE: 07/12/2022

REV. NO. ---
DRG. NO. MD-6
JOB NO. NSB/BC/22