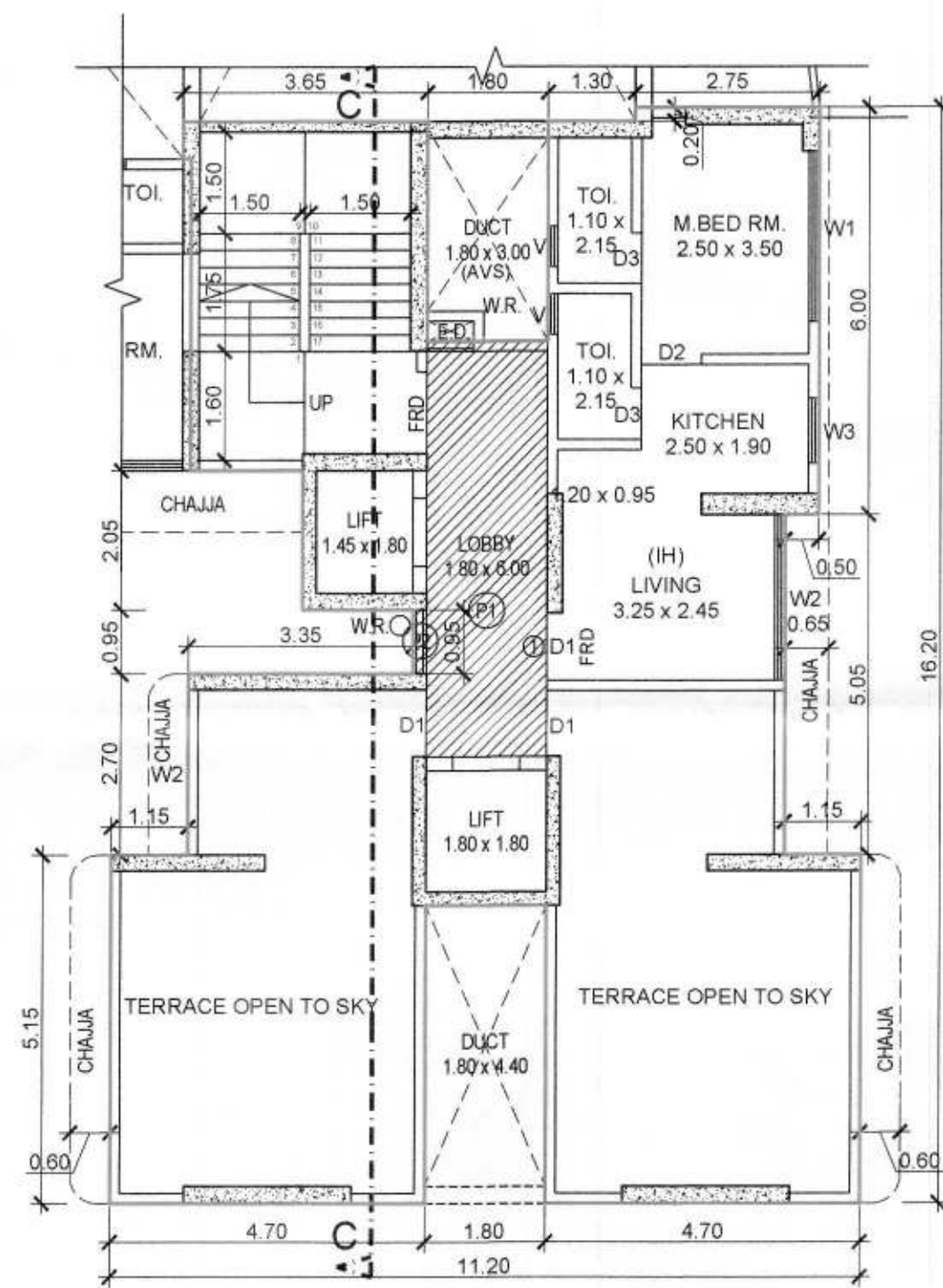
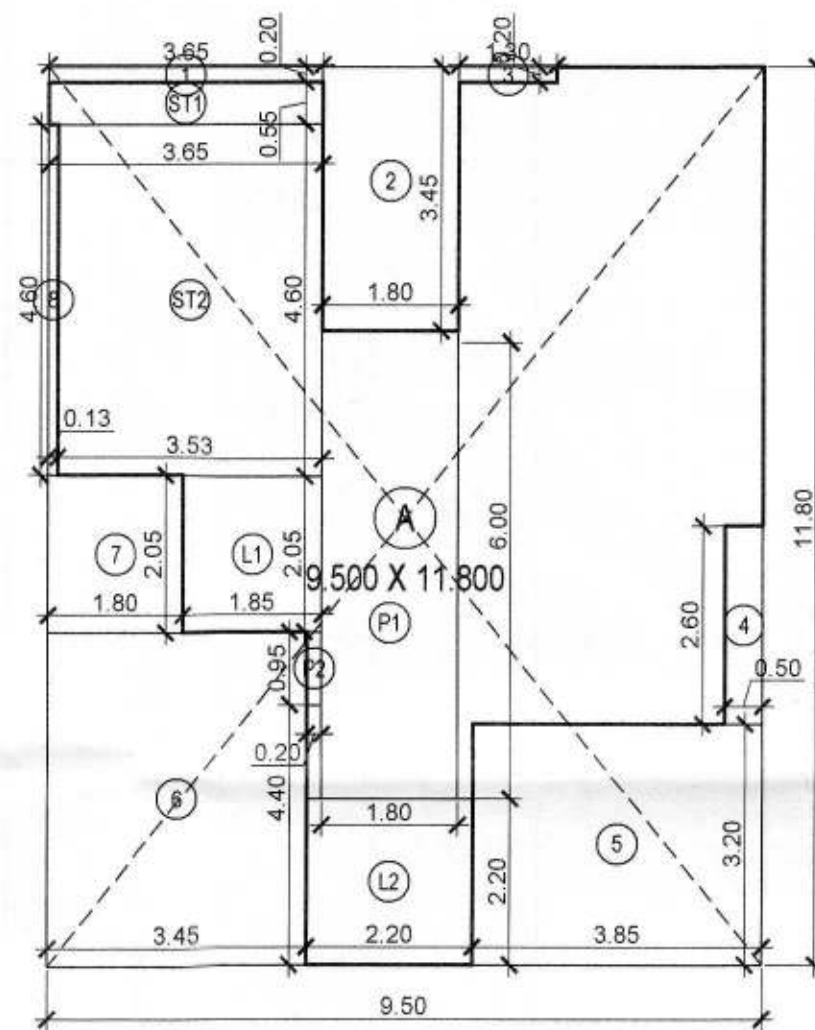


TERRACE FLOOR PLAN (WING A & B)
(SCALE - 1:100)



11TH PART FLOOR PLAN (WING C)
(SCALE - 1:100)



LINE AREA DIAGRAM FOR
11TH (PT) FLOOR PLAN (WING C)
(SCALE - 1:100)

BUILT UP AREA CALCULATION FOR 11TH PART FLOOR			
A	9.50 X 11.80 X 1 NO	=	112.10 SQ.MT.
TOTAL ADDITION		=	112.10 SQ.MT. X

DEDUCTIONS			
1	3.65 X 0.20 X 1 NO	=	0.73 SQ.MT.
2	1.80 X 3.45 X 1 NO	=	6.21 SQ.MT.
3	1.30 X 0.20 X 1 NO	=	0.26 SQ.MT.
4	0.50 X 2.60 X 1 NO	=	1.30 SQ.MT.
5	3.85 X 3.20 X 1 NO	=	12.32 SQ.MT.
6	3.45 X 4.40 X 1 NO	=	15.18 SQ.MT.
7	1.80 X 2.05 X 1 NO	=	3.69 SQ.MT.
8	0.13 X 4.60 X 1 NO	=	0.60 SQ.MT.
TOTAL DEDUCTION		=	40.29 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]		=	71.81 SQ.MT. X1

LIFT AREA CALCULATION			
L1	1.85 X 2.05 X 1 NO	=	3.79 SQ.MT.
TOTAL LIFT AREA		=	3.79 SQ.MT. Y2

STAIRCASE AREA CALCULATION			
ST1	3.65 X 0.55 X 1 NO	=	2.01 SQ.MT.
ST2	3.53 X 4.60 X 1 NO	=	16.24 SQ.MT.
TOTAL STAIRCASE AREA		=	18.25 SQ.MT. Y3

LOBBY AREA CALCULATION			
P1	1.80 X 6.15 X 1 NO	=	11.07 SQ.MT.
P2	0.20 X 0.95 X 1 NO	=	0.19 SQ.MT.
TOTAL LOBBY AREA		=	11.26 SQ.MT. Y4
TOTAL LIFT, STAIRCASE & LOBBY AREA (Y2+Y3+Y4)		=	33.30 SQ.MT. Y5

FIRE LIFT AREA CALCULATION			
L2	2.20 X 2.20 X 1 NO	=	4.84 SQ.MT.
TOTAL FIRE LIFT AREA		=	4.84 SQ.MT. Y7

NET BUILT UP AREA [X1 - (Y5+Y7)]		=	33.67 SQ.MT.
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PROFORMA - B

CONTENT OF SHEET

11TH PART FLOOR PLAN, LINE AREA DIAGRAM, TERRACE FLOOR PLAN & CALCULATION

STAMP OF APPROVAL OF PLANS

PLANS APPROVED (9 NOS. OF DRAWINGS)
WHICH ARE TO BE READ ALONG WITH
COMMENCEMENT CERTIFICATE / AMENDED
COMMENCEMENT CERTIFICATE ISSUED UP TO
PLINTH LEVEL BEARING
No. TCP(B-2)10DC/CC/13/144/11/621/2024
DATE 24/11/2024
AND THE CONDITIONS MENTIONED THEREIN.

Planner Architect
Town Planning Division
MMRDA



DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BLDG. ON PLOT BEARING C.T.S. NOS. - 282 A, 282 A/1 TO 4 & 282 B OF VILLAGE BANDIVALI AND C.T.S. NOS. - 471/A, 471 A/1 TO 6, 471/B & 485/C TO E OF VILLAGE OSHIWARA OFF S.V. ROAD AT JOGESHWARI WEST.

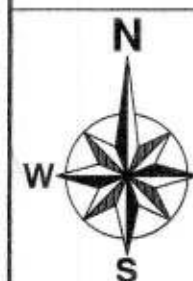
NAME OF OWNER OWNER SIGNATURE

NIKETAN VENTURES PVT. LTD.
CINE STAR THEATRE COMPOUND, 1ST
FLOOR, TRIKAMDAS ROAD, KANDIVALI
(W), MUMBAI - 400067

[Signature]

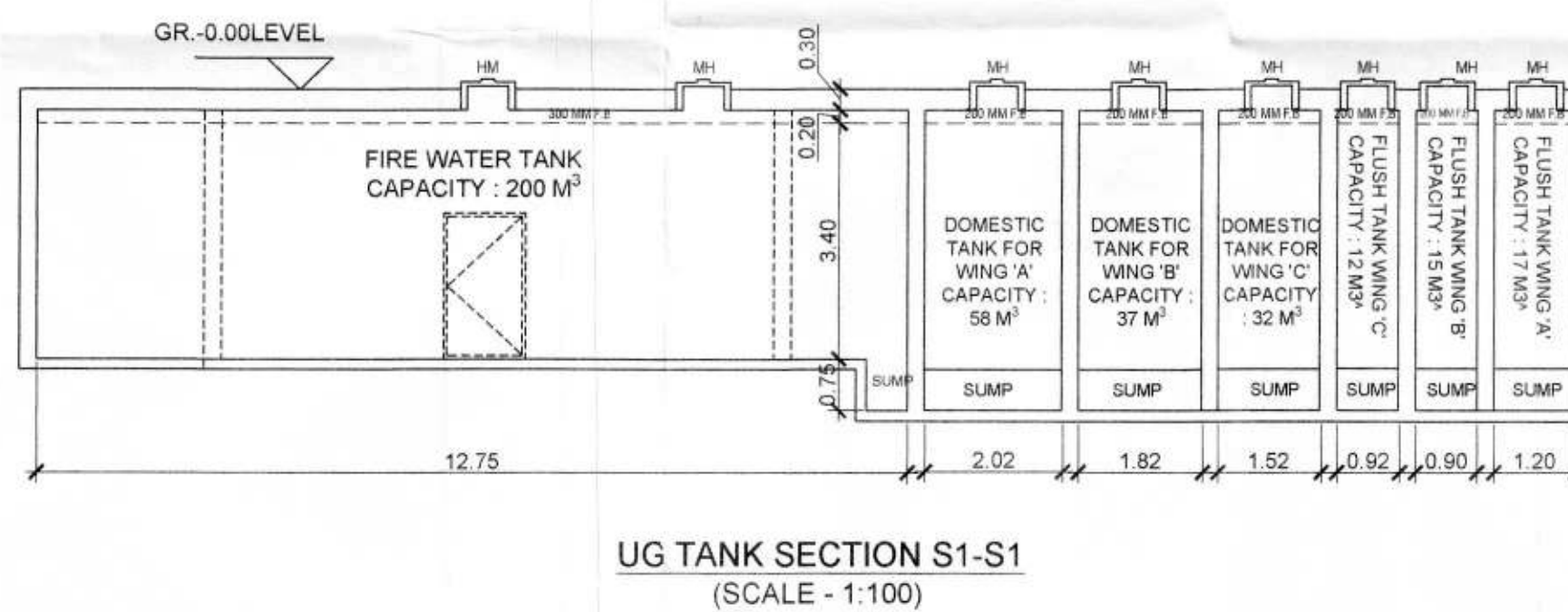
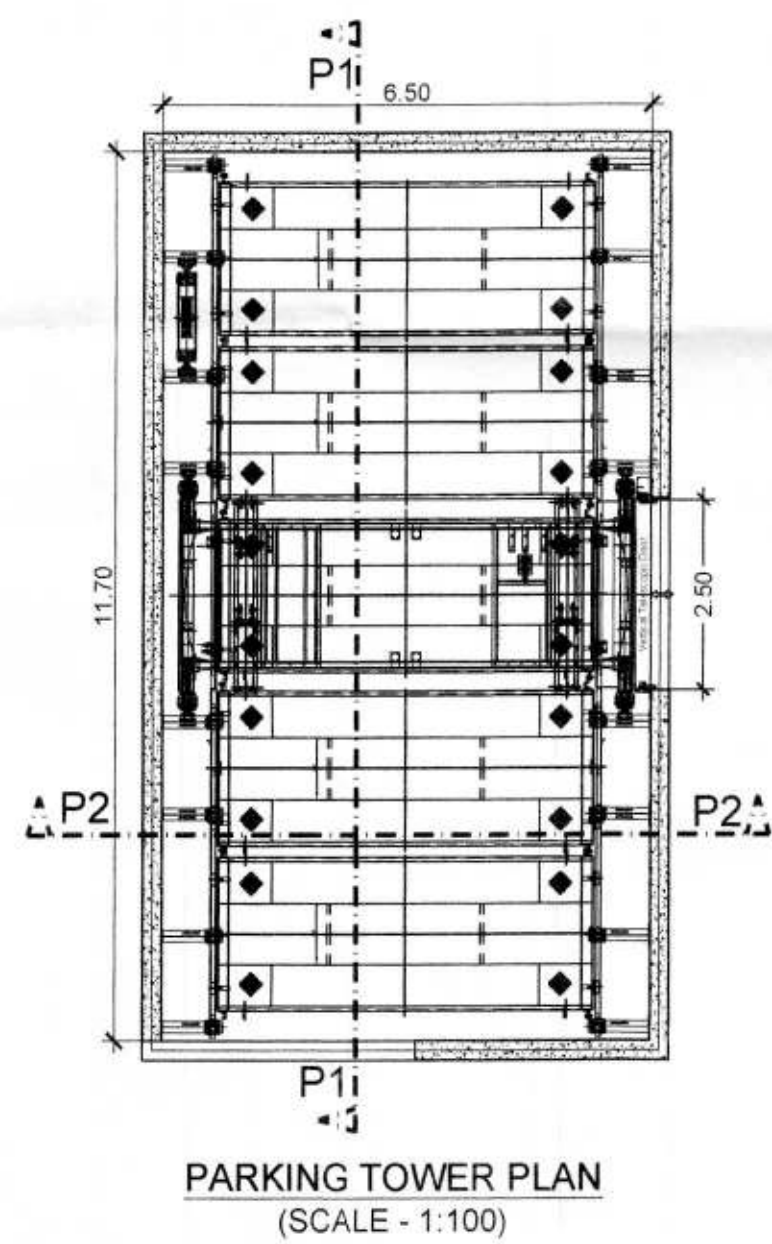
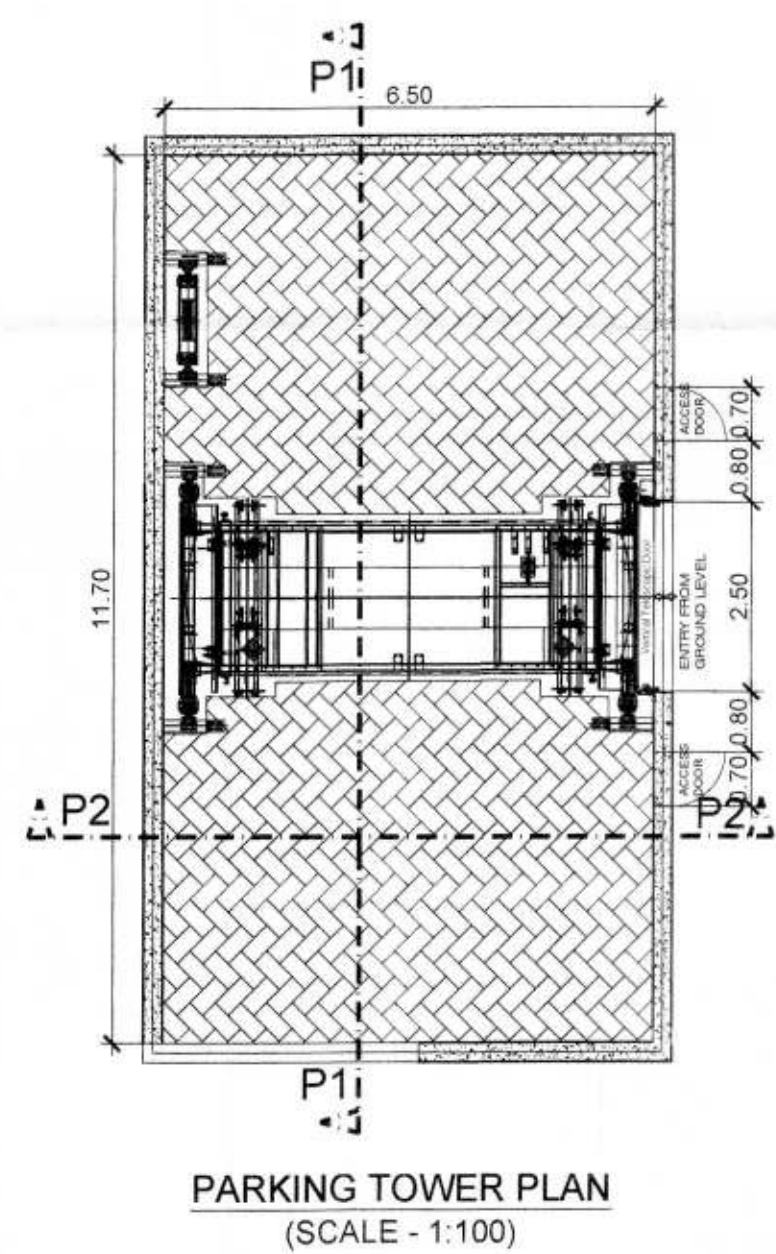
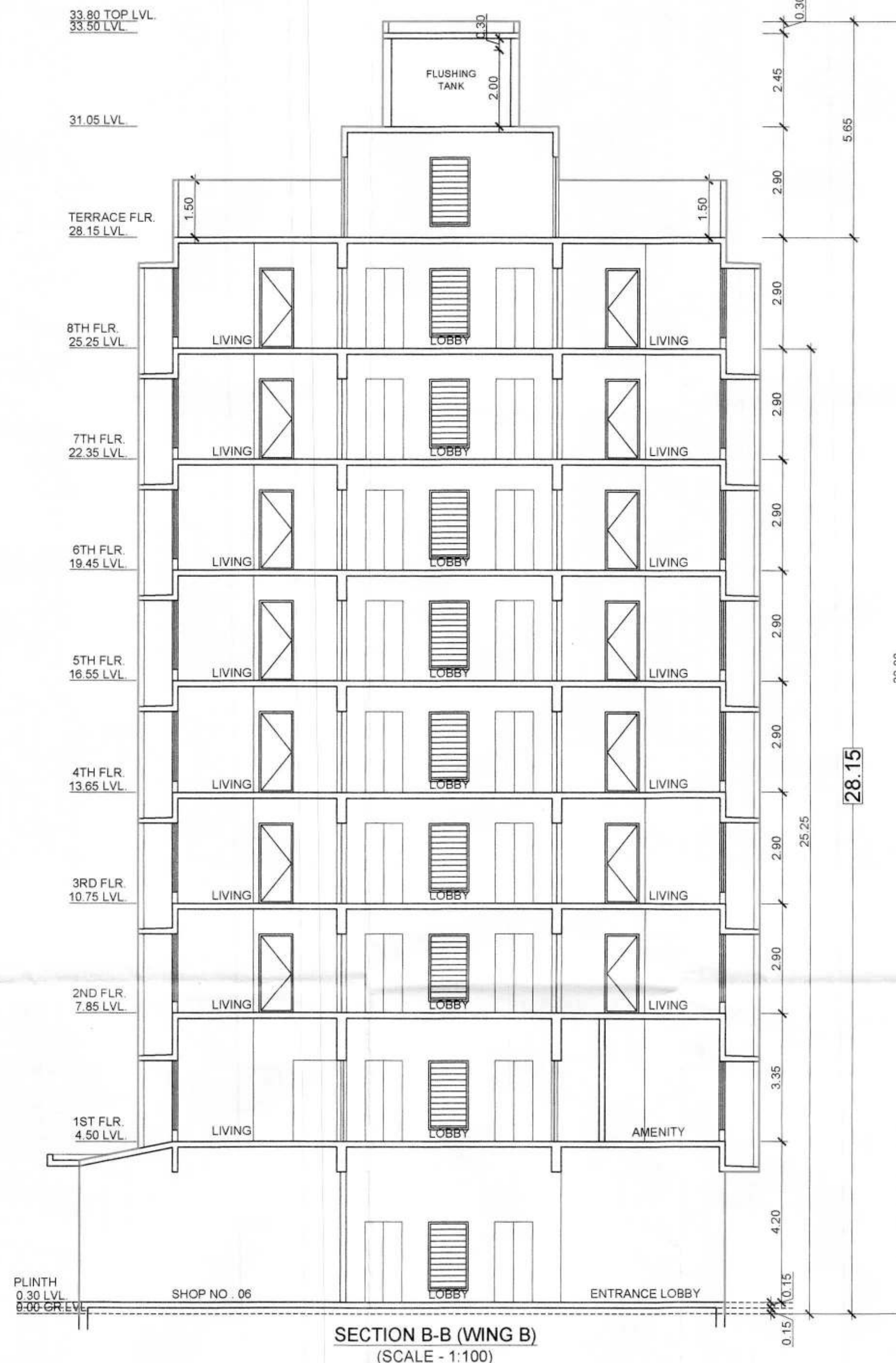
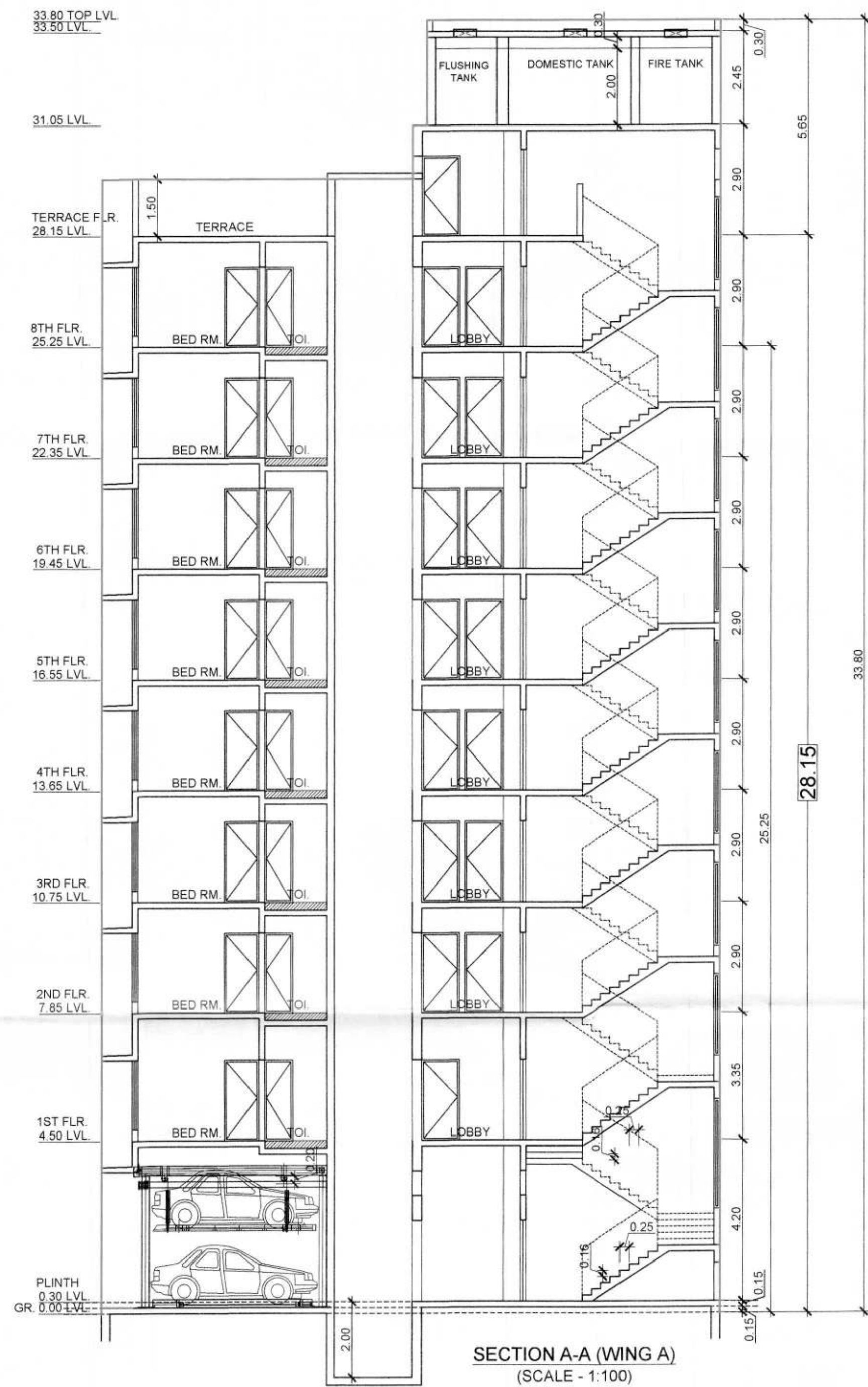
DRG. NO.	CHD. BY.	DESIGN BY.	DRN. BY.	DATE	REV.
NV/ODC/07	SNEHAL SHAH	SNEHAL SHAH	UDAY	05-07-2023	

NORTH NAME, ADDRESS & SIGNATURE OF ARCHITECT

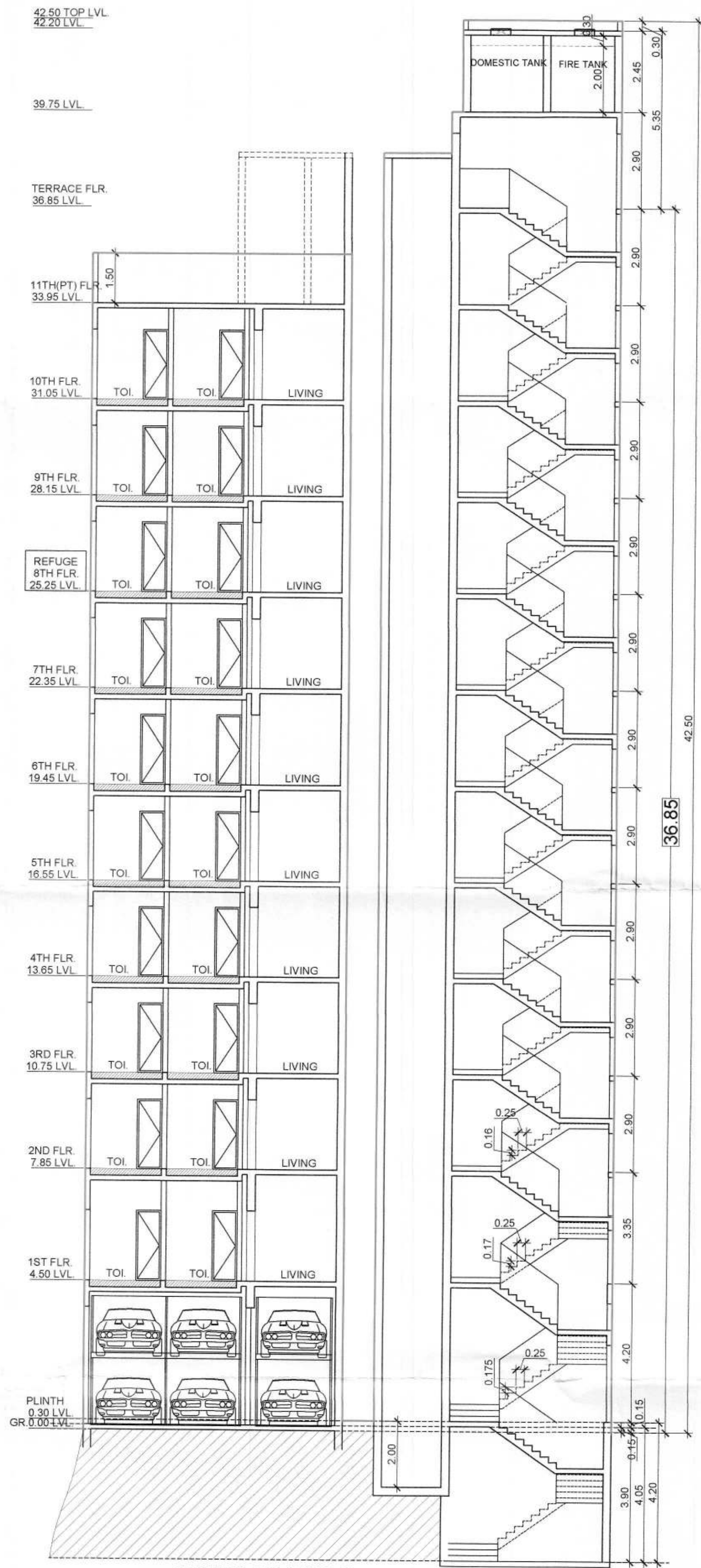


T-TH Arch
Licensed Surveyors & Engineers
SNEHAL S. SHAH
107-108, MATHARU ARCADE, PLOT NO.-32,
PARAJAPE SCHEME, SUBHASH ROAD,
VILE PARLE - (EAST), MUMBAI - 400057
TEL. 022 - 26824993

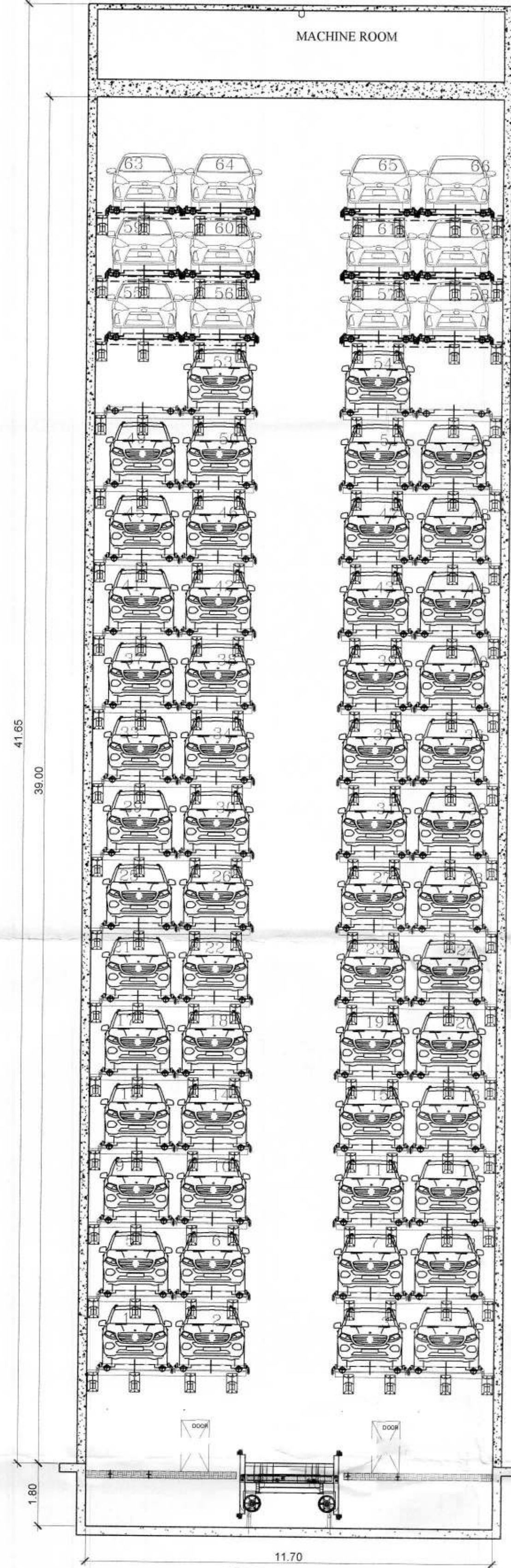
Snehal S. Shah
Digitally signed by Snehal S. Shah
DN: cn=Snehal S. Shah, o=Techno Arch, email=technoarch.snehal@gmail.com, c=IN
SIGNATURE OF L.S.



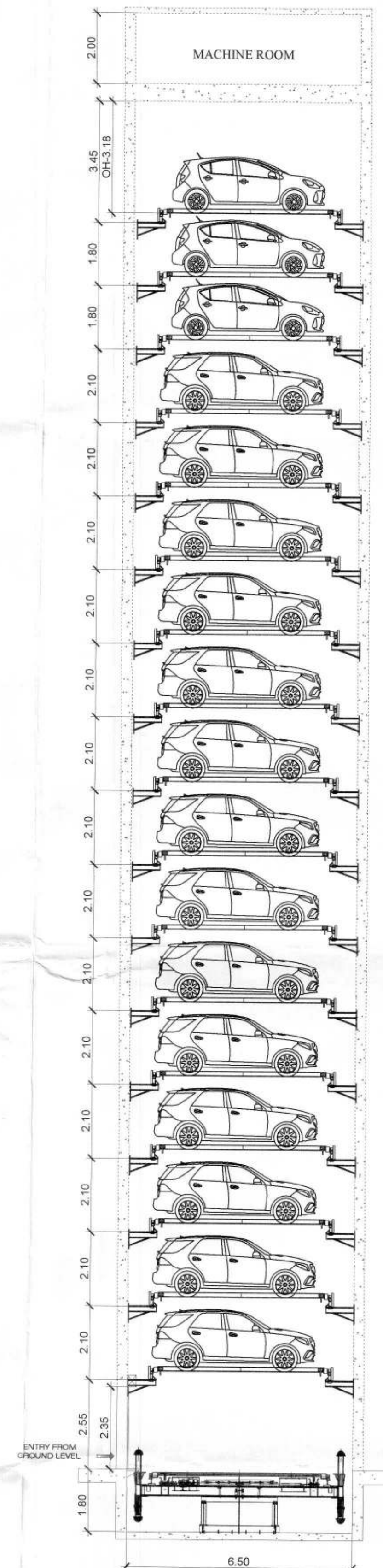
PROFORMA - B					
CONTENT OF SHEET					
SECTION A-A (WING A) & SECTION C-C (WING C)					
STAMP OF APPROVAL OF PLANS					
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p>PLANS APPROVED (9 NOS. OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH COMMENCEMENT CERTIFICATE / AMENDED COMMENCEMENT CERTIFICATE ISSUED UPTO PLINTH LEVEL BEARING No. TC/P-2/ODC/CC/3.144/1V/521/2024 DATE 24.11.2024 AND THE CONDITIONS MENTIONED THEREIN.</p> <p style="text-align: right;">Planner / Architect T-SK Arch Town Planning Division MMRDA</p> </div>					
DESCRIPTION OF PROPOSAL AND PROPERTY					
PROPOSED BLDG. ON PLOT BEARING C.T.S. NOS.- 282 A, 282 A/1 TO 4 & 282 B OF VILLAGE BANDIVALI AND C.T.S. NOS.- 471/A, 471 A/1 TO 6, 471/B & 485/C TO E OF VILLAGE OSHIWARA OFF S.V. ROAD AT JOGESHWARI WEST.					
NAME OF OWNER			OWNER SIGNATURE		
NIKETAN VENTURES PVT. LTD. CINE STAR THEATRE COMPOUND, 1ST FLOOR, TRIKAMDAS ROAD, KANDIVALI (W), MUMBAI - 400067					
DRG. NO.	CHD. BY.	DESIGN BY.	DRN. BY.	DATE	REV.
NV/ODC/08	SNEHAL SHAH	SNEHAL SHAH	UDAY	05-07-2023	
NORTH			NAME, ADDRESS & SIGNATURE OF ARCHITECT		
			<p>T-SK Arch Licensed Surveyors & Engineers SNEHAL S. SHAH 107-108, MATHARU ARCADE, PLOT NO.-32, PARANJAPE SCHEME, SUBHASH ROAD, VILE PARLE - (EAST), MUMBAI - 400057 TEL: 022 - 26624993</p>		
			<p>Snehal S. Shah Digitally signed by Snehal S. Shah DN: cn=Snehal S. Shah, o=Techno Arch, email=technoarch.sn.eshal@gmail.com, c=IN</p>		
			SIGNATURE OF L.S.		



SECTION C-C (WING C)
(SCALE - 1:100)



SECTION P1-P1
(SCALE - 1:100)



SECTION P2-P2
(SCALE - 1:100)

FLOOR'S	1	2	3	4	5	6	7	8
	GROSS BUA	STAIRCASE, LIFT & PASS. AREA (SALE)	FIRE LIFT AREA	REFUGE AREA	FITNESS CENTRE	SOCIETY	RESI. B.U.A. (EXCL. FITNESS CENTER)	SHOP B.U.A. (INCL. FITNESS CENTER)
ST. FLOOR	505.13	---	---	---	---	---	---	237.28
1ST FLOOR	423.52	76.19	10.68	---	68.99	19.88	168.82	247.78
2ND FLOOR	423.52	76.19	10.68	---	---	---	336.65	336.65
3TH FLOOR	423.52	76.19	10.68	---	---	---	336.65	336.65
4TH FLOOR	423.52	76.19	10.68	---	---	---	336.65	336.65
5TH FLOOR	423.52	76.19	10.68	---	---	---	336.65	336.65
6TH FLOOR	423.52	76.19	10.68	---	---	---	336.65	336.65
7TH FLOOR	423.52	76.19	10.68	---	---	---	336.65	336.65
8TH(PT) FLR.	327.19	76.19	10.68	---	---	---	240.32	240.32
TOTAL	3796.96	609.52	85.44	---	68.99	19.88	2429.04	237.28

FLOOR'S	GROSS BUA		STAIRCASE, LIFT & PASS. AREA (SALE)		FIRE LIFT AREA	REFUGE AREA	SALE B.U.A.	IH B.U.A.
	SALE	IH	SALE	IH				
ST. FLOOR	137.21	---	---	---	---	---	0.40	---
1ST FLOOR	---	137.16	---	33.30	3.96	---	---	99.90
2ND FLOOR	---	137.16	---	33.30	3.96	---	---	99.90
3TH FLOOR	---	137.16	---	33.30	3.96	---	---	99.90
4TH FLOOR	---	137.16	---	33.30	3.96	---	---	99.90
5TH FLOOR	---	137.16	---	33.30	3.96	---	---	99.90
6TH FLOOR	---	137.16	---	33.30	3.96	---	---	99.90
7TH FLOOR	---	137.16	---	33.30	3.96	---	---	99.90
8TH FLOOR	---	137.16	---	33.30	3.96	12.78	---	87.12
9TH FLOOR	---	137.16	---	33.30	3.96	---	---	99.90
10TH FLOOR	---	137.16	---	33.30	3.96	---	---	99.90
11TH(PT) FLR.	---	71.81	---	33.30	4.84	---	---	33.67
TOTAL	137.21	1443.41	---	366.30	44.44	12.78	0.40	1019.89

FLOOR'S	AREA
ST. FLOOR	137.16
1ST FLOOR	137.16
2ND FLOOR	137.16
3TH FLOOR	137.16
4TH FLOOR	137.16
5TH FLOOR	137.16
6TH FLOOR	137.16
7TH FLOOR	137.16
8TH FLOOR	137.16
9TH FLOOR	137.16
10TH FLOOR	137.16
11TH(PT) FLR.	137.16
OHT	22.95
LIFT DOME	9.11
TOTAL	1677.98

FLOOR'S	AREA
ST. FLOOR	587.58
1ST FLOOR	423.52
2ND FLOOR	423.52
3TH FLOOR	423.52
4TH FLOOR	423.52
5TH FLOOR	423.52
6TH FLOOR	423.52
7TH FLOOR	423.52
8TH(PT) FLR.	327.19
UG TANK	135.66
RWH TANK	23.70
OHT	56.17
LIFT DOME	24.50
TOTAL	4119.44

FLOOR'S	WING A			WING B			WING C	
	C.A. BELOW 45.00	C.A. 45.00 TO 60.00	C.A. 60.00 TO 90.00	C.A. BELOW 45.00	C.A. 45.00 TO 60.00	C.A. 60.00 TO 90.00	C.A. BELOW 45.00	C.A. BELOW 45.00
ST. FLOOR	---	---	---	---	---	---	---	---
1ST FLOOR	---	---	01	---	01	---	---	---
2ND FLOOR	02	02	---	04	---	---	---	---
3TH FLOOR	02	02	---	04	---	---	---	---
4TH FLOOR	02	02	---	04	---	---	---	---
5TH FLOOR	02	02	---	04	---	---	---	---
6TH FLOOR	02	02	---	04	---	---	---	---
7TH FLOOR	02	02	---	04	---	---	---	---
8TH FLOOR	01	02	---	02	---	---	---	---
9TH FLOOR	---	---	---	---	---	---	---	---
10TH FLOOR	---	---	---	---	---	---	---	---
11TH(PT) FLR.	---	---	---	---	---	---	---	---
TOTAL	13	14	01	26	01	---	---	30

NET PLOT AREA	= 6592.00 SQ.MT.
6592.00 X 1.50 X 20%	= 1977.60 SQ.MT.
50% B.U.A. TO BE HANDED OVER FOR IH	
1977.60 X 50%	= 988.80 SQ.MT.
REQUIRED IH BUA	= 988.80 SQ.MT.
PROPOSED IH BUA (WING - C)	= 1019.89 SQ.MT.
PROPOSED IH TENEMENTS IN WING - C	
WING - C FLAT NO - 1, 2 & 3 (1ST FL. TO 7TH FL.)	21 NOS
WING - C FLAT NO - 2 & 3 (8TH FL.)	02 NOS
WING - C FLAT NO - 1, 2 & 3 (9 & 10TH FL.)	06 NOS
WING - C FLAT NO - 1 (11TH FL.)	01 NOS
TOTAL 30 NOS OF IH TENEMENTS TO BE HANDED OVER	

PROFORMA - B
CONTENT OF SHEET
SECTION A-A (WING A) & SECTION C-C (WING C)
STAMP OF APPROVAL OF PLANS

PLANS APPROVED (9 NOS. OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH COMMENCEMENT CERTIFICATE / AMENDED COMMENCEMENT CERTIFICATE ISSUED UP TO PLINTH LEVEL BEARING No. TCP/P-3/10DC/CC/13/144/11/621/2024
DATE 24/11/2024
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Planner/In-charge
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MMRDA



PROPOSED BLDG. ON PLOT BEARING C.T.S. NOS. - 282 A, 282 A/1 TO 4 & 282 B OF VILLAGE BANDIVALI AND C.T.S. NOS. - 471/A, 471 A/1 TO 6, 471/B & 485/C TO E OF VILLAGE OSHIWARA OFF S.V. ROAD AT JOGESHWARI WEST.				
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DRG. NO.	CHD. BY.	DESIGN BY.	DRN. BY.	DATE
NV/ODC/09	SNEHAL SHAH	SNEHAL SHAH	UDAY	05-07-2023
NORTH		NAME, ADDRESS & SIGNATURE OF ARCHITECT		
		T-OK Arch Licensed Surveyors & Engineers SNEHAL S. SHAH 107-108, MATHARU ARCADE, PLOT NO. 32, PARANJPE SCHEME, SUBHASH ROAD, VILE PARLE - (EAST), MUMBAI - 400057 TEL. 022 - 26824993		
Snehal S. Shah		Snehal S. Shah Digitally signed by Snehal S. Shah, cn=Snehal S. Shah, o=Techno Arch, email=technoarch.snehal@gmail.com, c=IN		
SIGNATURE OF L.S.				