

LINE AREA DIAGRAM FOR TYPICAL FLOOR PLAN (WING A & B)
(2ND TO 7TH FLOOR)
(SCALE - 1:100)

BUILT UP AREA CALCULATION FOR TYPICAL FLOOR (WING A & B)					
A	33.60	X	15.55 X 1 NO	=	522.48 SQ.MT.
TOTAL ADDITION					= 522.48 SQ.MT. X

DEDUCTIONS					
1	30.10	X	0.45 X 2 NOS	=	27.09 SQ.MT.
2	1.65	X	2.25 X 1 NO	=	3.71 SQ.MT.
3	2.25	X	1.05 X 2 NOS	=	4.73 SQ.MT.
4	0.30	X	1.50 X 2 NOS	=	0.90 SQ.MT.
5	13.85	X	0.92 X 2 NOS	=	25.48 SQ.MT.
6	2.85	X	3.61 X 1 NO	=	10.29 SQ.MT.
7	4.80	X	5.45 X 1 NO	=	26.16 SQ.MT.
8	0.13	X	4.60 X 1 NO	=	0.60 SQ.MT.
TOTAL DEDUCTION					= 98.96 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]					= 423.52 SQ.MT. X1

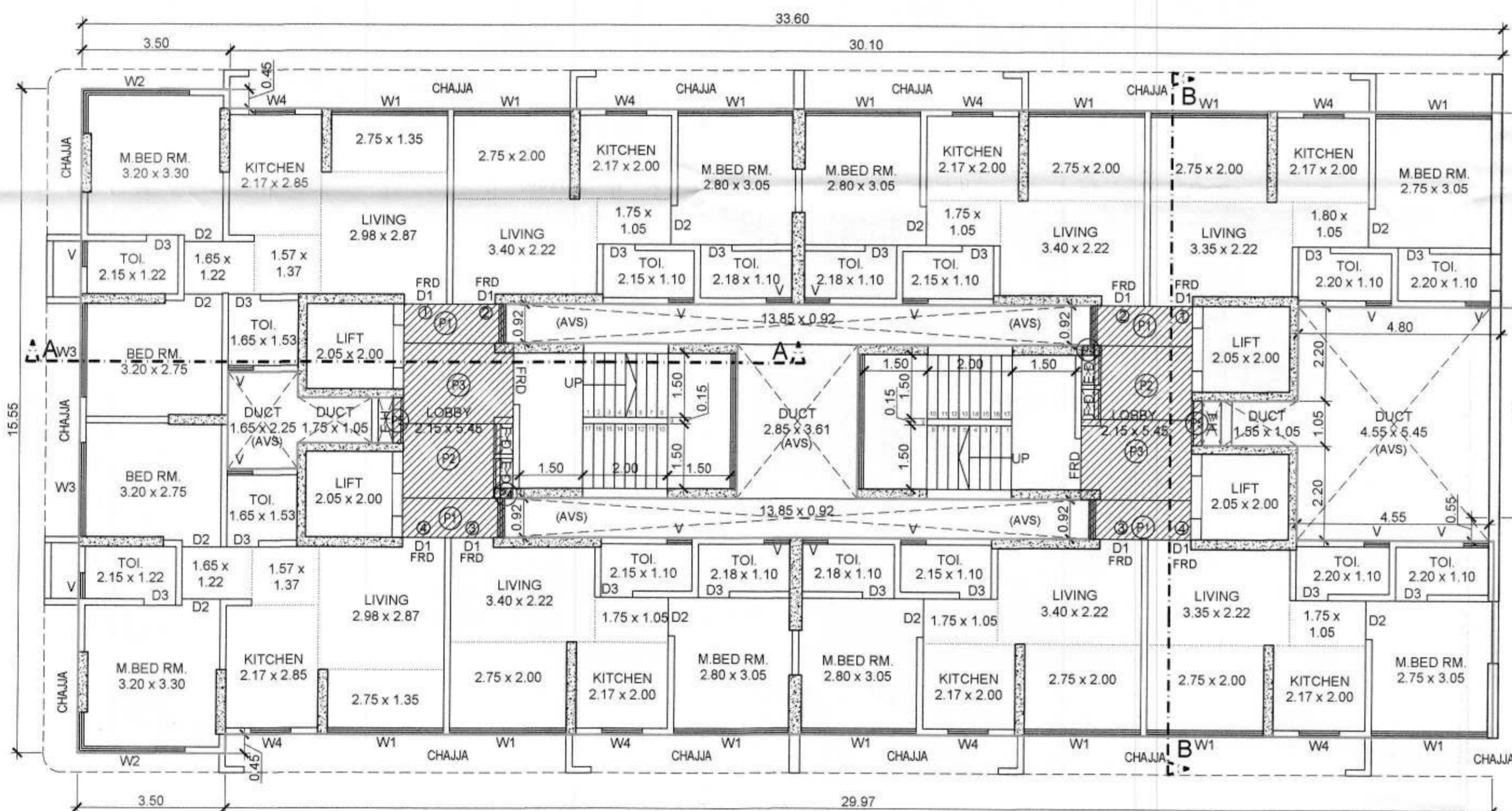
LIFT AREA CALCULATION					
L1	2.30	X	1.60 X 1 NO	=	3.68 SQ.MT.
L2	2.50	X	0.60 X 1 NO	=	1.50 SQ.MT.
L3	2.50	X	2.20 X 1 NO	=	5.50 SQ.MT.
TOTAL LIFT AREA					= 10.68 SQ.MT. Y2

STAIRCASE AREA CALCULATION					
ST1	5.30	X	3.61 X 2 NOS	=	38.27 SQ.MT.
TOTAL STAIRCASE AREA					= 38.27 SQ.MT. Y3

LOBBY AREA CALCULATION					
P1	2.40	X	0.92 X 4 NOS	=	8.83 SQ.MT.
P2	2.60	X	1.88 X 2 NOS	=	9.78 SQ.MT.
P3	2.30	X	1.73 X 2 NOS	=	7.96 SQ.MT.
P4	0.30	X	0.23 X 2 NOS	=	0.14 SQ.MT.
P5	0.25	X	1.05 X 2 NOS	=	0.53 SQ.MT.
TOTAL LOBBY AREA					= 27.24 SQ.MT. Y4
TOTAL LIFT, STAIR & LOBBY AREA (Y2+Y3+Y4)					= 76.19 SQ.MT. Y5

FIRE LIFT AREA CALCULATION					
L1	2.30	X	1.60 X 1 NO	=	3.68 SQ.MT.
L2	2.50	X	0.60 X 1 NO	=	1.50 SQ.MT.
L3	2.50	X	2.20 X 1 NO	=	5.50 SQ.MT.
TOTAL FIRE LIFT AREA					= 10.68 SQ.MT. Y6

NET BUILT UP AREA		=	336.65 SQ.MT.
[X1 - (Y5+Y6)]			



TYPICAL FLOOR PLAN (WING A & B)
(2ND TO 6TH FLOOR)
(SCALE - 1:100)

CARPET AREA CALCULATION (WING - A)

FLAT NO. 1 & 4					
1	3.50	X	4.22 X 1 NO	=	14.77 SQ.MT.
2	1.80	X	5.90 X 1 NO	=	10.62 SQ.MT.
3	3.20	X	7.55 X 1 NO	=	24.16 SQ.MT.
4	1.00	X	0.23 X 1 NO	=	0.23 SQ.MT.
TOTAL ADDITION					= 49.78 SQ.MT. X

FLAT NO. 2 & 3					
1	4.55	X	4.30 X 1 NO	=	19.57 SQ.MT.
2	3.55	X	4.22 X 1 NO	=	14.98 SQ.MT.
3	1.00	X	0.23 X 1 NO	=	0.23 SQ.MT.
TOTAL ADDITION					= 34.78 SQ.MT. X

CARPET AREA CALCULATION (WING - B)

FLAT NO. 1					
1	8.05	X	4.30 X 1 NO	=	34.62 SQ.MT.
2	1.00	X	0.15 X 1 NO	=	0.15 SQ.MT.
TOTAL ADDITION					= 34.77 SQ.MT. X

FLAT NO. 2 & 3					
1	8.10	X	4.30 X 1 NO	=	34.83 SQ.MT.
2	1.00	X	0.15 X 1 NO	=	0.15 SQ.MT.
TOTAL ADDITION					= 34.98 SQ.MT. X

FLAT NO. 4					
1	8.05	X	4.30 X 1 NO	=	34.62 SQ.MT.
2	1.00	X	0.15 X 1 NO	=	0.15 SQ.MT.
3	0.10	X	3.05 X 1 NO	=	0.31 SQ.MT.
TOTAL ADDITION					= 35.08 SQ.MT. X

SCHEDULE OF DOORS (WING A & B)

TYPE	SIZE
FRD	1.20 x 2.10
D1	1.00 x 2.10
D2	0.90 x 2.10
D3	0.75 x 2.10

SCHEDULE OF WINDOWS & VENTILATOR (WING A & B)

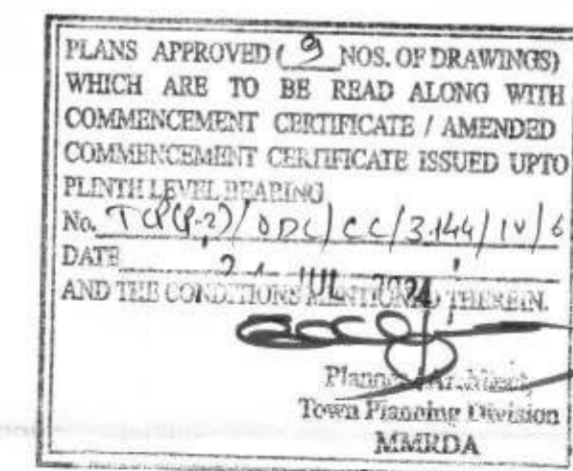
TYPE	SIZE	SILL
W1	2.75 x 1.85	0.30
W2	2.40 x 1.85	0.30
W3	2.20 x 1.85	0.30
W4	0.95 x 1.20	0.90
W5	0.90 x 1.20	0.90
V	0.60 x 0.90	1.20

PROFORMA - B

CONTENT OF SHEET

TYPICAL FLOOR PLAN, LINE AREA DIAGRAM & CALCULATION

STAMP OF APPROVAL OF PLANS



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/04	SNEHAL SHAH	SNEHAL SHAH	UDAY	05-07-2023	

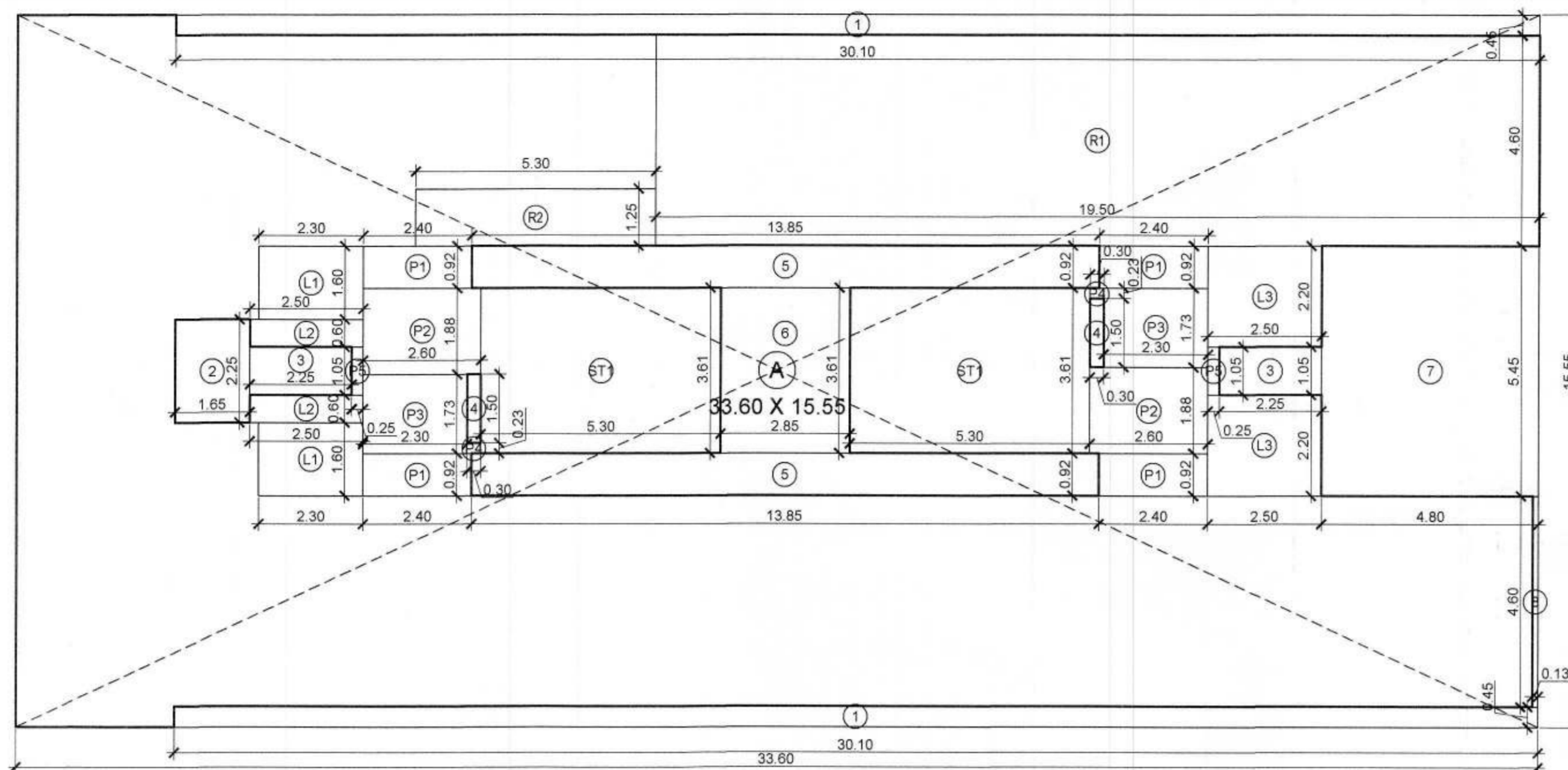
NORTH

NAME, ADDRESS & SIGNATURE OF ARCHITECT

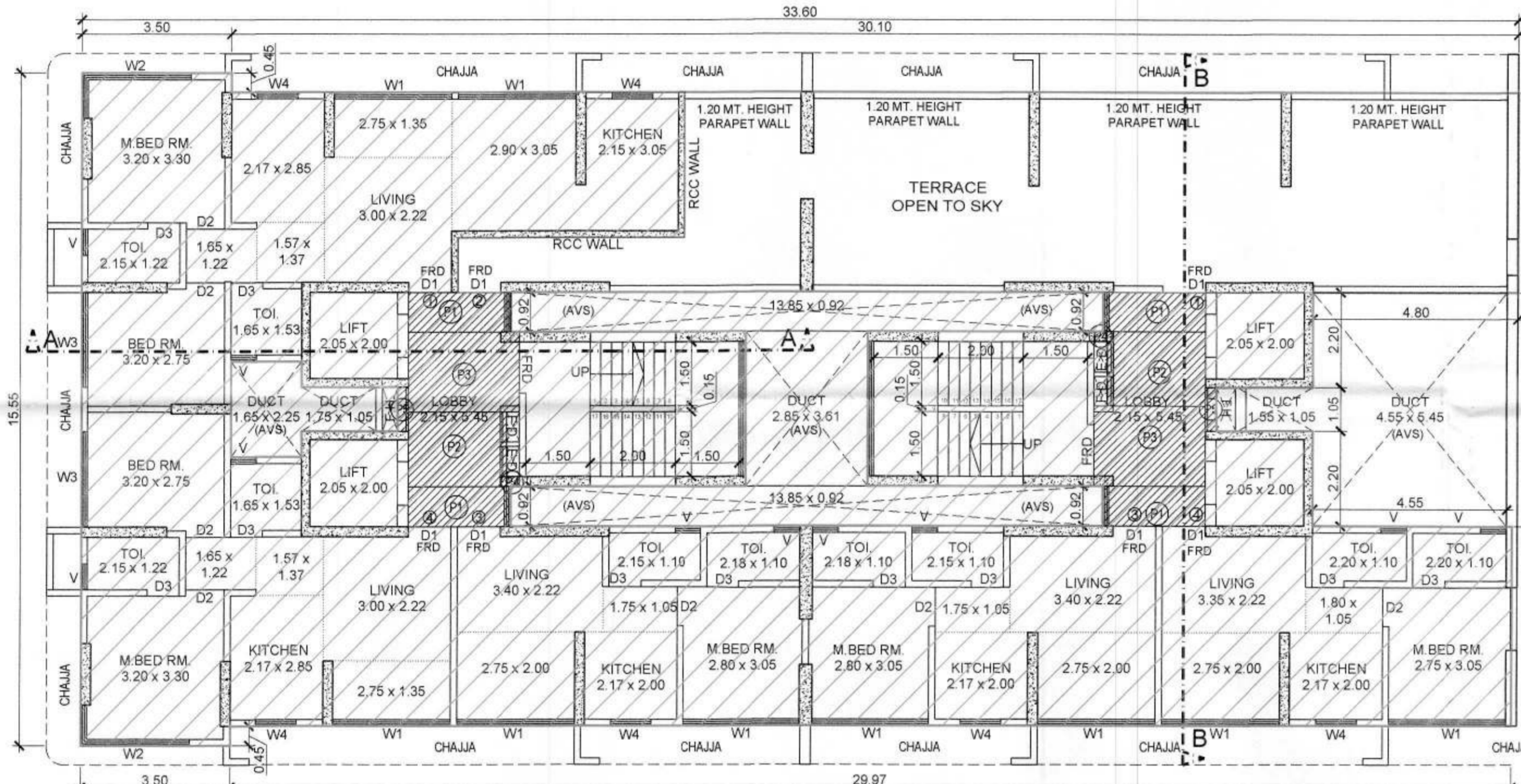


T-S Arch
Licensed Surveyors & Engineers
SNEHAL S. SHAH
107-108, MATHARU ARCADE, PLOT NO.-32, PARANAJPE SCHEME, SUBHASH ROAD, VILE PARLE - (EAST), MUMBAI - 400097, TEL: 022 - 26624993.

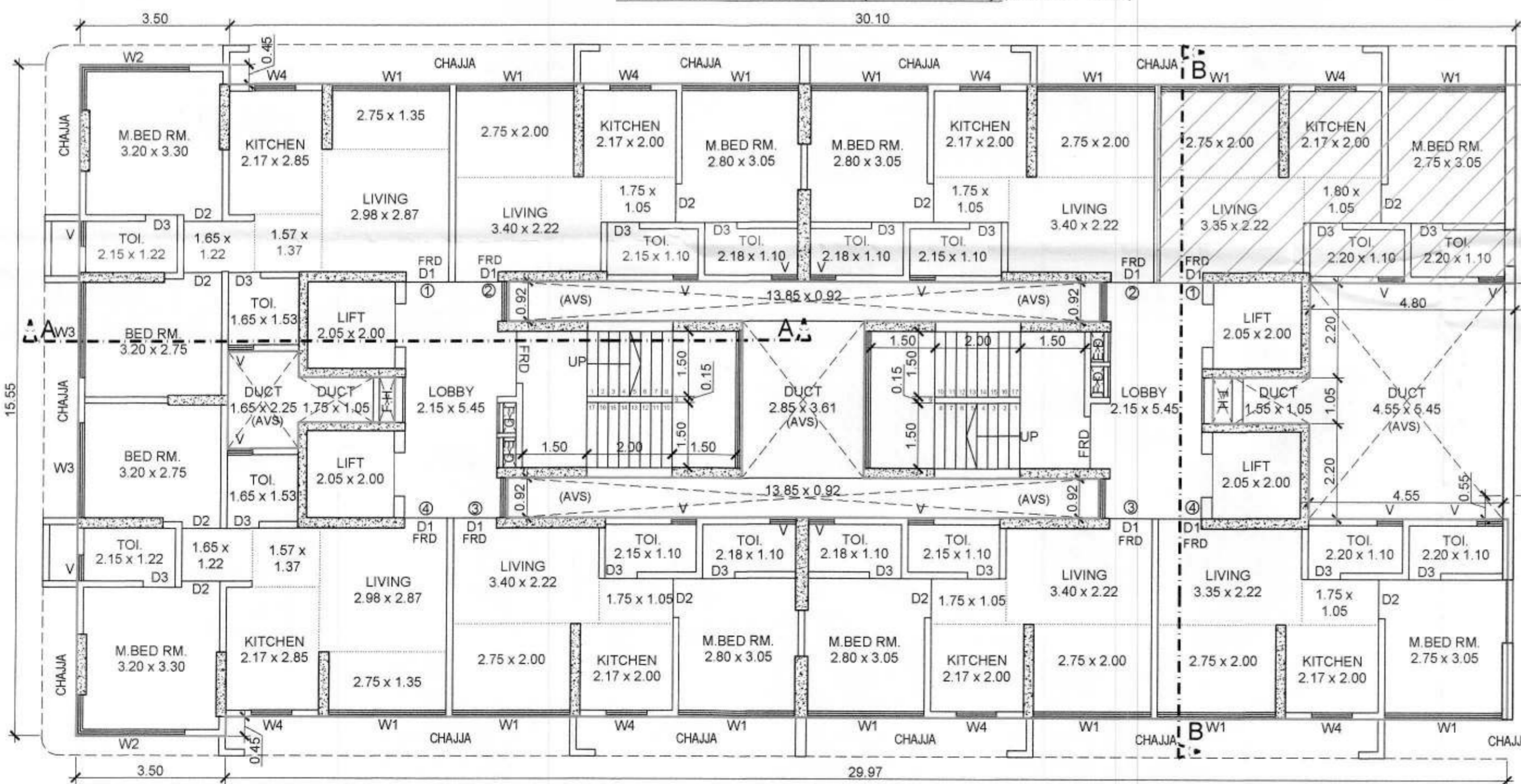
Snehal S. Shah
Digitally signed by Snehal S. Shah, DN: cn=Snehal S. Shah, o=Techno Arch, email=technoarch.snehal@gmail.com, c=IN
SIGNATURE OF L.S.



LINE AREA DIAGRAM FOR 8TH PART FLOOR PLAN (WING A & B) (SCALE - 1:100)



8TH PART FLOOR PLAN (WING A & B) (SCALE - 1:100)



7TH FLOOR PLAN (WING A & B) (SCALE - 1:100)

BUILT UP AREA CALCULATION FOR 8TH REFUGE FLOOR (WING A & B)				
A	33.60	X	15.55	X 1 NO = 522.48 SQ.MT.
TOTAL ADDITION				= 522.48 SQ.MT. X

DEDUCTIONS				
1	30.10	X	0.45	X 2 NOS = 27.09 SQ.MT.
2	1.65	X	2.25	X 1 NO = 3.71 SQ.MT.
3	2.25	X	1.05	X 2 NOS = 4.73 SQ.MT.
4	0.30	X	1.50	X 2 NOS = 0.90 SQ.MT.
5	13.85	X	0.92	X 2 NOS = 25.48 SQ.MT.
6	2.85	X	3.61	X 1 NO = 10.29 SQ.MT.
7	4.80	X	5.45	X 1 NO = 26.16 SQ.MT.
8	0.13	X	4.60	X 1 NO = 0.60 SQ.MT.
R1	19.50	X	4.60	X 1 NO = 89.70 SQ.MT.
R2	5.30	X	1.25	X 1 NO = 6.63 SQ.MT.
TOTAL DEDUCTION				= 195.29 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]				= 327.19 SQ.MT. X1

LIFT AREA CALCULATION				
L1	2.30	X	1.60	X 1 NO = 3.68 SQ.MT.
L2	2.50	X	0.60	X 1 NO = 1.50 SQ.MT.
L3	2.50	X	2.20	X 1 NO = 5.50 SQ.MT.
TOTAL LIFT AREA				= 10.68 SQ.MT. Y2

STAIRCASE AREA CALCULATION				
ST1	5.30	X	3.61	X 2 NOS = 38.27 SQ.MT.
TOTAL STAIRCASE AREA				= 38.27 SQ.MT. Y3

LOBBY AREA CALCULATION				
P1	2.40	X	0.92	X 4 NOS = 8.83 SQ.MT.
P2	2.60	X	1.88	X 2 NOS = 9.78 SQ.MT.
P3	2.30	X	1.73	X 2 NOS = 7.96 SQ.MT.
P4	0.30	X	0.23	X 2 NOS = 0.14 SQ.MT.
P5	0.25	X	1.05	X 2 NOS = 0.53 SQ.MT.
TOTAL LOBBY AREA				= 27.24 SQ.MT. Y4
TOTAL LIFT, STAIR & LOBBY AREA (Y2+Y3+Y4)				= 76.19 SQ.MT. Y5

FIRE LIFT AREA CALCULATION				
L1	2.30	X	1.60	X 1 NO = 3.68 SQ.MT.
L2	2.50	X	0.60	X 1 NO = 1.50 SQ.MT.
L3	2.50	X	2.20	X 1 NO = 5.50 SQ.MT.
TOTAL FIRE LIFT AREA				= 10.68 SQ.MT. Y6

NET BUILT UP AREA [X1 - (Y5+Y6)]	= 240.32 SQ.MT.
----------------------------------	-----------------

NOTE : The CC for the part 7th and entire 8th floor (Hatched portion) is restricted in lieu of installment facility as per MMRDA's Circular dtd.10/09/2020

PROFORMA - B

CONTENT OF SHEET

8TH PART FLOOR PLAN, LINE AREA DIAGRAM, CALCULATION & 7TH FLOOR PLAN

STAMP OF APPROVAL OF PLANS

PLANS APPROVED (2 NOS. OF DRAWINGS) WHICH ARE TO BE BRAD ALONG WITH COMMENCEMENT CERTIFICATE / AMENDED COMMENCEMENT CERTIFICATE ISSUED UPON PLINTS SUBMITTING
 No. TPC/22/OPC/CC/3.14/1/2024
 DATE: 21/11/2024
 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/05	SNEHAL SHAH	SNEHAL SHAH	UDAY	05-07-2023	

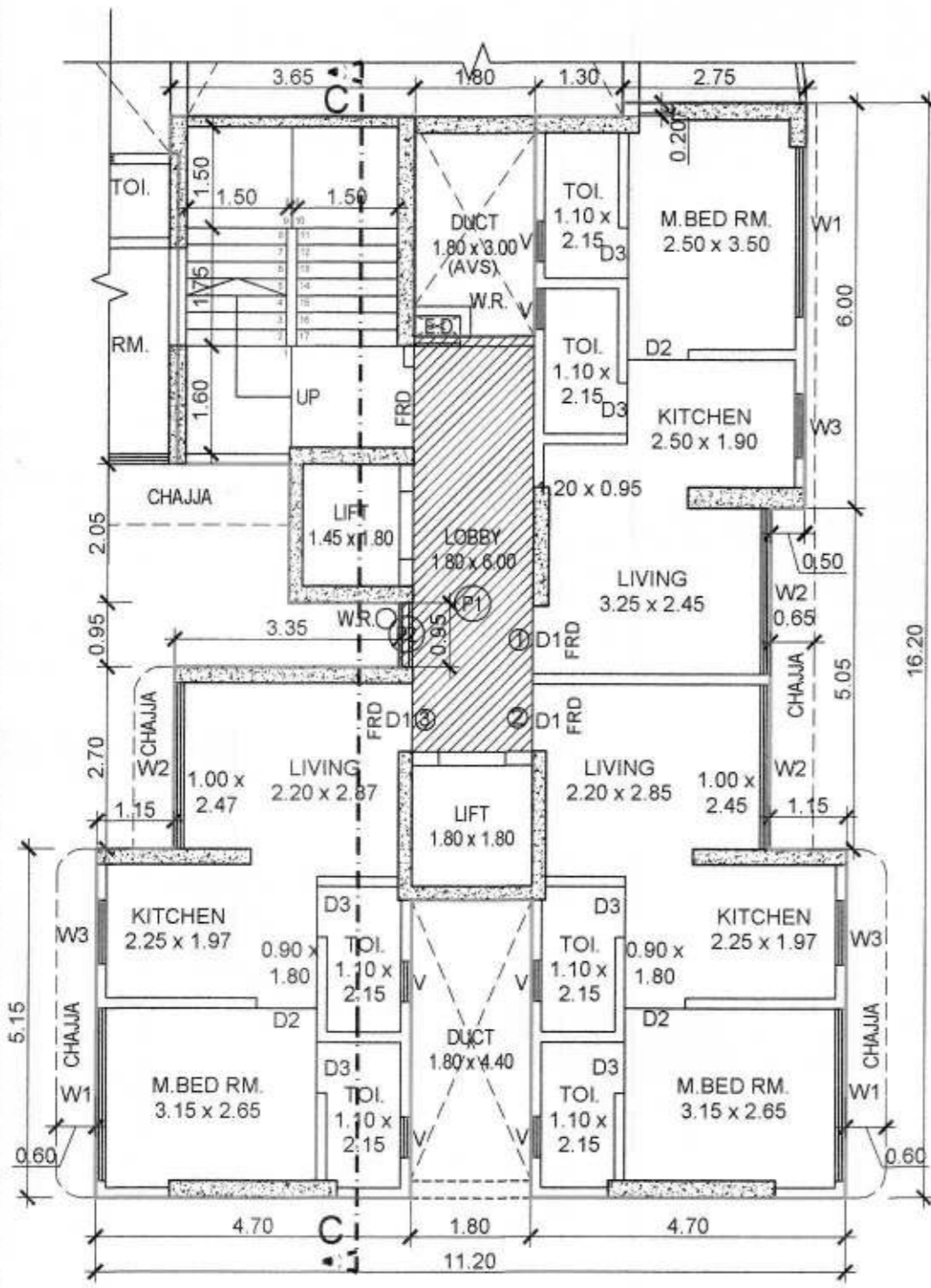
NORTH NAME, ADDRESS & SIGNATURE OF ARCHITECT



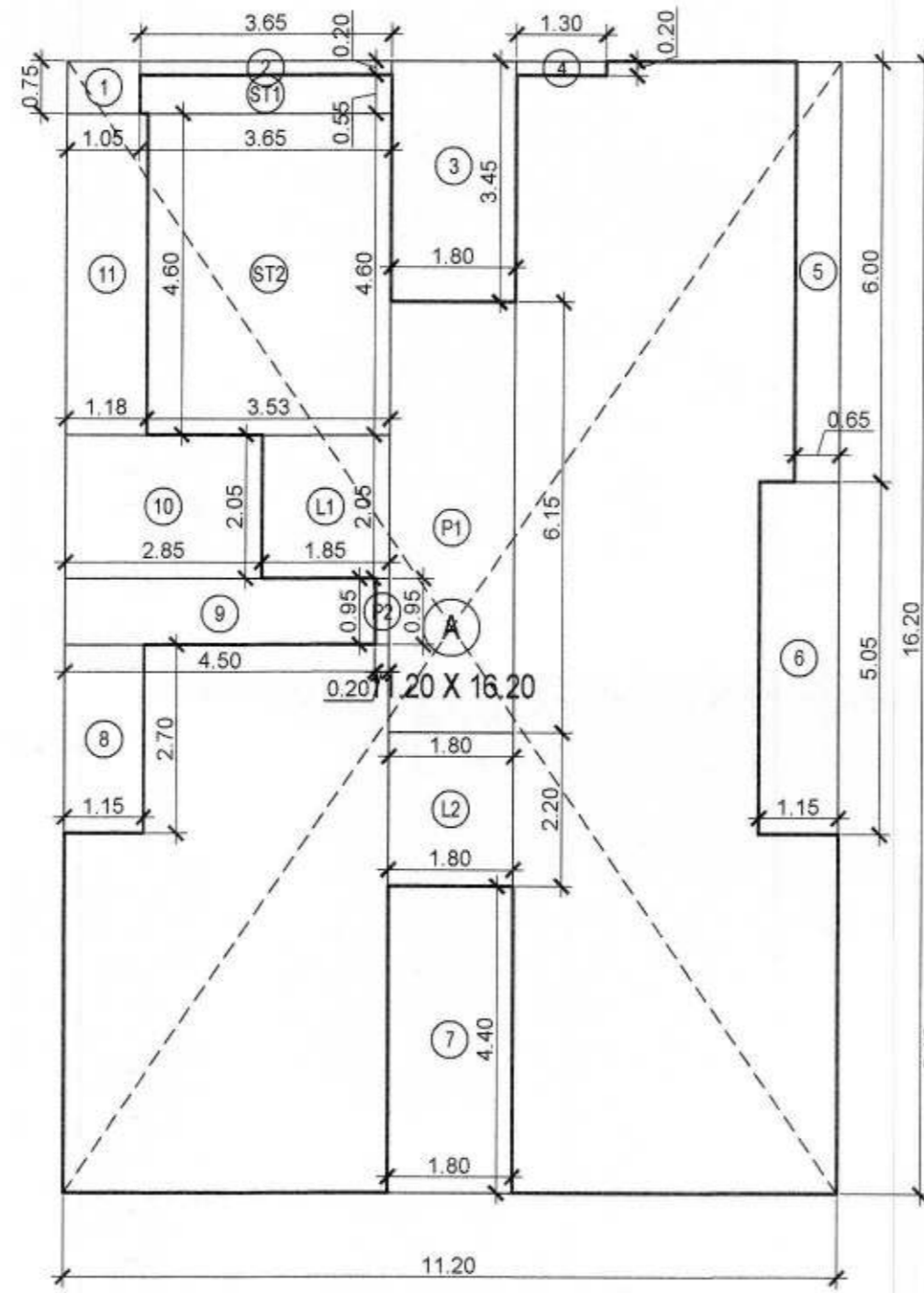
T-3K Arch
 Licensed Surveyors & Engineers
SNEHAL S. SHAH
 107-108, MATHARU ARCADE, PLOT NO.-32, PARANAJPE SCHEME, SUBHASH ROAD, VILE PARLE - (EAST), MUMBAI - 400057
 TEL: 022 - 26824993

Digitally signed by Snehal S. Shah
 DN: cn=Snehal S. Shah, o=Techno Arch, email=technoarch.sn.ahal@gmail.com, c=IN
Snehal S. Shah

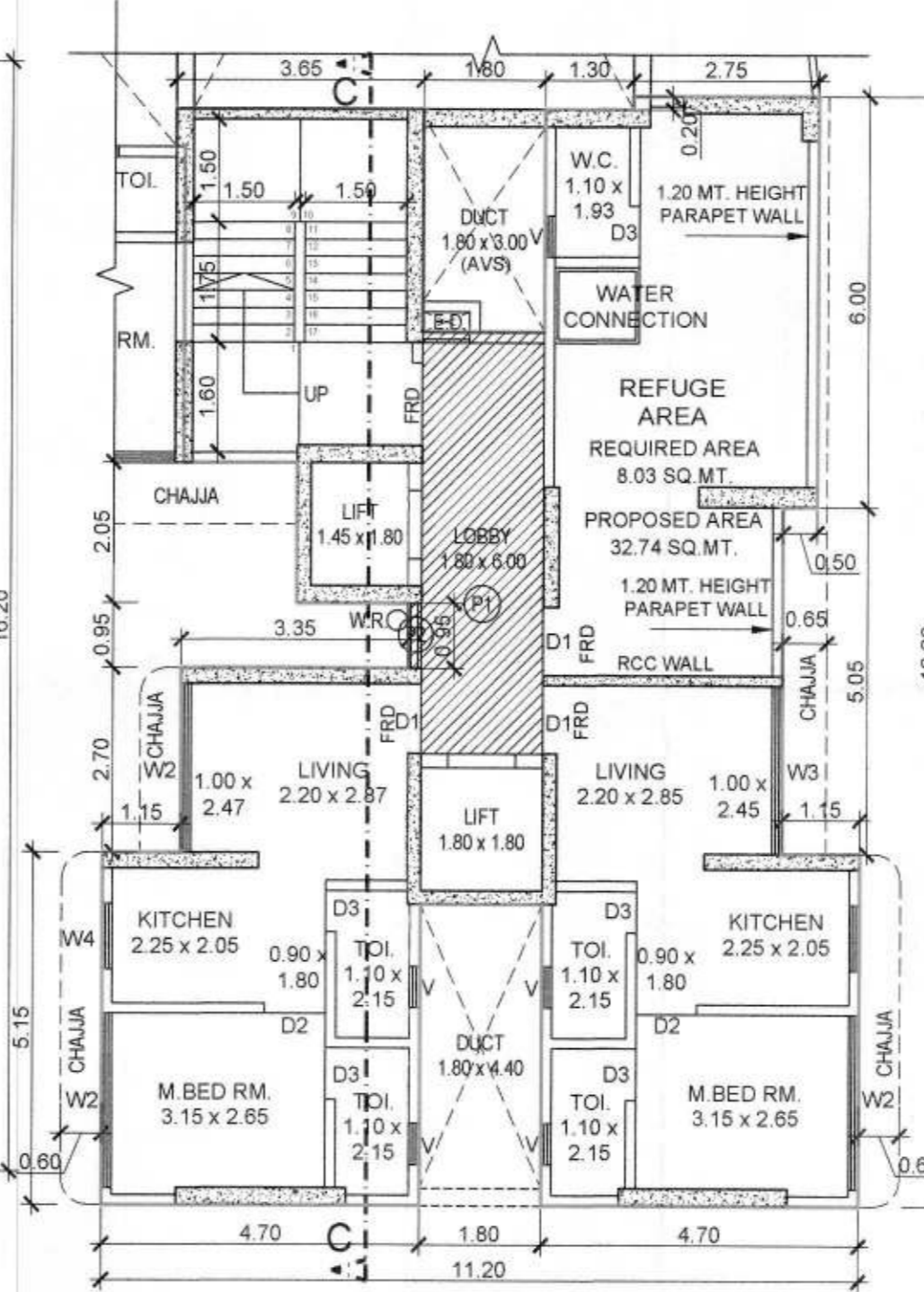
SIGNATURE OF L.S.



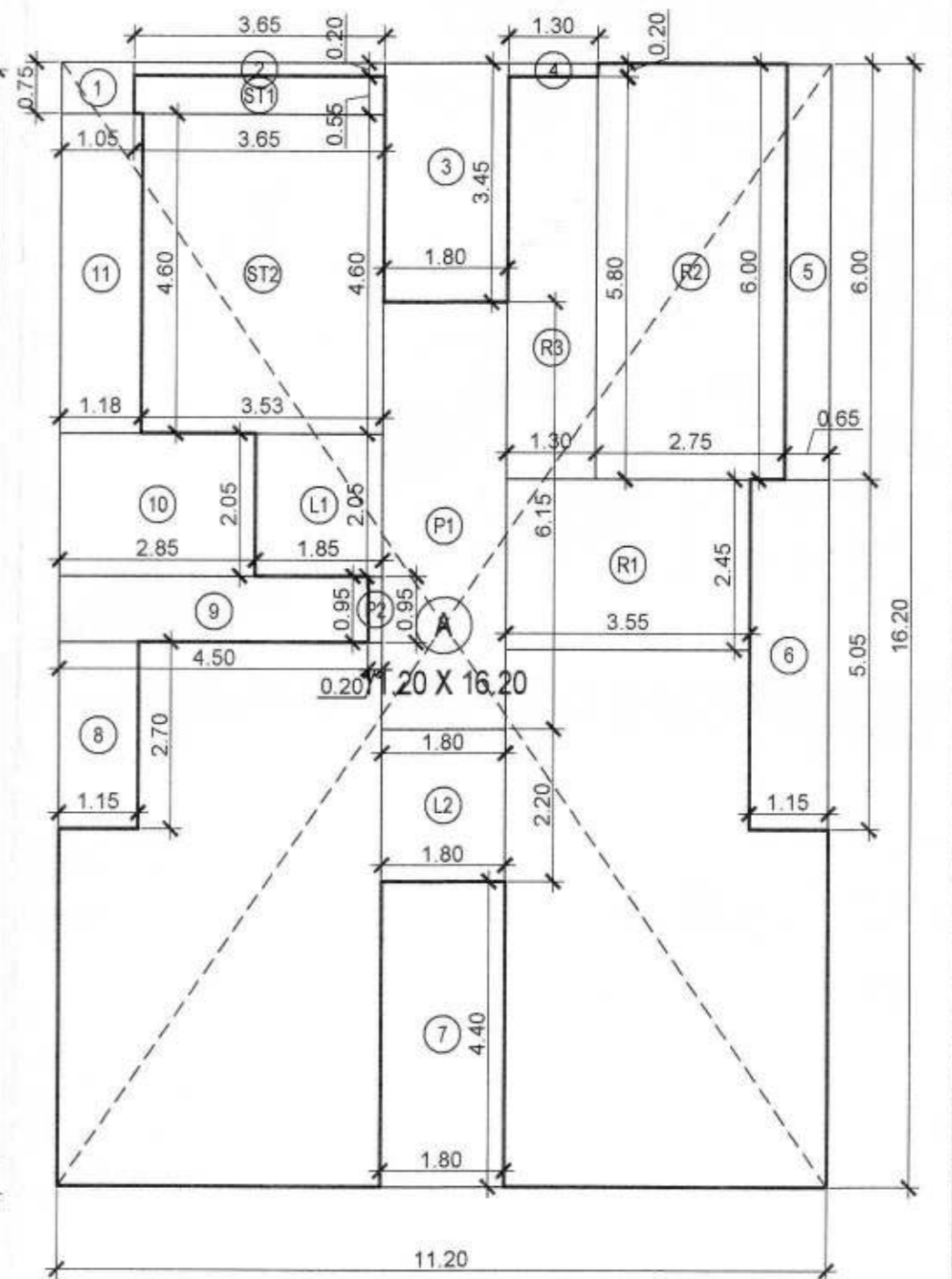
TYPICAL FLOOR PLAN (WING C)
(1ST TO 7TH IH FLR. & 9TH, 10TH IH FLR.)
(SCALE - 1:100)



LINE AREA DIAGRAM FOR TYPICAL FLOOR PLAN (WING C)
(1ST TO 7TH IH FLR. & 9TH, 10TH IH FLR.)
(SCALE - 1:100)



8TH REFUGE FLOOR PLAN (WING C)
(SCALE - 1:100)



LINE AREA DIAGRAM FOR
8TH REFUGE FLOOR PLAN (WING C)
(SCALE - 1:100)

A	11.20	X	16.20	X	1 NO	=	181.44	SQ.MT.	
TOTAL ADDITION							=	181.44	SQ.MT. X

1	1.05	X	0.75	X	1 NO	=	0.79	SQ.MT.	
2	3.65	X	0.20	X	1 NO	=	0.73	SQ.MT.	
3	1.80	X	3.45	X	1 NO	=	6.21	SQ.MT.	
4	1.30	X	0.20	X	1 NO	=	0.26	SQ.MT.	
5	0.65	X	6.00	X	1 NO	=	3.90	SQ.MT.	
6	1.15	X	5.05	X	1 NO	=	5.81	SQ.MT.	
7	1.80	X	4.40	X	1 NO	=	7.92	SQ.MT.	
8	1.15	X	2.70	X	1 NO	=	3.11	SQ.MT.	
9	4.50	X	0.95	X	1 NO	=	4.28	SQ.MT.	
10	2.85	X	2.05	X	1 NO	=	5.84	SQ.MT.	
11	1.18	X	4.60	X	1 NO	=	5.43	SQ.MT.	
TOTAL DEDUCTION							=	44.28	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]							=	137.16	SQ.MT. X1

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

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

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

L2	1.80	X	2.20	X	1 NO	=	3.96	SQ.MT.	
TOTAL FIRE LIFT AREA							=	3.96	SQ.MT. Y7

NET BUILT UP AREA [X1 - (Y5+Y7)]							=	99.90	SQ.MT.
----------------------------------	--	--	--	--	--	--	---	-------	--------

FLAT NO. 1									
1	3.25	X	2.60	X	1 NO	=	8.45	SQ.MT.	
2	3.75	X	5.40	X	1 NO	=	20.25	SQ.MT.	
3	2.35	X	0.30	X	1 NO	=	0.71	SQ.MT.	
4	0.15	X	1.00	X	1 NO	=	0.15	SQ.MT.	
TOTAL ADDITION							=	29.56	SQ.MT. X

A	11.20	X	16.20	X	1 NO	=	181.44	SQ.MT.	
TOTAL ADDITION							=	181.44	SQ.MT. X

1	1.05	X	0.75	X	1 NO	=	0.79	SQ.MT.	
2	3.65	X	0.20	X	1 NO	=	0.73	SQ.MT.	
3	1.80	X	3.45	X	1 NO	=	6.21	SQ.MT.	
4	1.30	X	0.20	X	1 NO	=	0.26	SQ.MT.	
5	0.65	X	6.00	X	1 NO	=	3.90	SQ.MT.	
6	1.15	X	5.05	X	1 NO	=	5.81	SQ.MT.	
7	1.80	X	4.40	X	1 NO	=	7.92	SQ.MT.	
8	1.15	X	2.70	X	1 NO	=	3.11	SQ.MT.	
9	4.50	X	0.95	X	1 NO	=	4.28	SQ.MT.	
10	2.85	X	2.05	X	1 NO	=	5.84	SQ.MT.	
11	1.18	X	4.60	X	1 NO	=	5.43	SQ.MT.	
TOTAL DEDUCTION							=	44.28	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]							=	137.16	SQ.MT. X1

R1	3.55	X	2.45	X	1 NO	=	8.70	SQ.MT.	
R2	2.75	X	6.00	X	1 NO	=	16.50	SQ.MT.	
R3	1.30	X	5.80	X	1 NO	=	7.54	SQ.MT.	
TOTAL REFUGE AREA							=	32.74	SQ.MT. X2
MINIMUM REQUIRED REFUGE AREA (4%)							=	12.02	SQ.MT. X3
4.25% MAXIMUM LIMIT OF REFUGE AREA (FREE OF FSI)							=	12.78	SQ.MT. X4

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

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

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

L2	1.80	X	2.20	X	1 NO	=	3.96	SQ.MT.	
TOTAL FIRE LIFT AREA							=	3.96	SQ.MT. Y7

NET BUILT UP AREA [X1 - (X2+Y5+Y7)]							=	67.16	SQ.MT.
NET BUILT UP AREA [X1 - (X4+Y5+Y7)]							=	87.12	SQ.MT.

REFUGE FLOOR	4% OF (B.U.A. OF UPPER FLOORS UPTO NEXT REFUGE/TERRACE)	REQUIRED AREA PER FLOOR	MAXIMUM LIMIT	PROPOSED AREA	DIFFERENCE AREA COUNTED IN FSI
8TH FL.	4% OF (B.U.A. 8TH, 9TH TO 11TH (PT) FLR.) 67.16 + (99.90 x 2) + 33.67 (67.16 + 199.80 + 33.67) 4% OF 300.63 SQ.MT. 4.25% OF 300.63 SQ.MT.	12.02	12.78	32.74	19.96

1	4.40	X	4.25	X	1 NO	=	18.70	SQ.MT.	
2	4.35	X	0.52	X	1 NO	=	2.26	SQ.MT.	
5	3.20	X	2.68	X	1 NO	=	8.58	SQ.MT.	
6	0.20	X	1.00	X	1 NO	=	0.20	SQ.MT.	
TOTAL ADDITION							=	29.74	SQ.MT. X

1	4.40	X	4.25	X	1 NO	=	18.70	SQ.MT.	
2	4.35	X	0.52	X	1 NO	=	2.26	SQ.MT.	
3	3.20	X	2.70	X	1 NO	=	8.64	SQ.MT.	
4	0.20	X	1.02	X	1 NO	=	0.20	SQ.MT.	
TOTAL ADDITION							=	29.80	SQ.MT. X

TYPE	SIZE
FRD	1.20 x 2.10
D1	1.00 x 2.10
D2	0.90 x 2.10
D3	0.75 x 2.10

TYPE	SIZE	SILL
W1	2.55 x 1.85	0.30
W2	2.45 x 1.85	0.30
W3	0.95 x 1.20	0.90
W4	0.90 x 1.20	0.90
V	0.60 x 0.90	1.20

PROFORMA - B

CONTENT OF SHEET

TYPICAL FLOOR PLAN & 8TH REFUGE FLOOR,
LINE AREA DIAGRAM & CALCULATION (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 UPTO PLINTH LEVEL BEARING No. TEP(P-2)10DC/CL/3-144/11/621/2021 DATE 24.11.2021 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

DRG. NO.	CHD. BY.	DESIGN BY.	DRN. BY.	DATE	REV.
NV/ODC/06	SNEHAL SHAH	SNEHAL SHAH	UDAY	05-07-2023	

NORTH NAME, ADDRESS & SIGNATURE OF ARCHITECT

TechnoArch
Licensed Surveyors & Engineers
SNEHAL S. SHAH

Snehal S. Shah

Digitally signed by Snehal S. Shah
DN: cn=Snehal S. Shah, o=TechnoArch, email=technoarch.snehal@gmail.com, c=IN

SIGNATURE OF L.S.