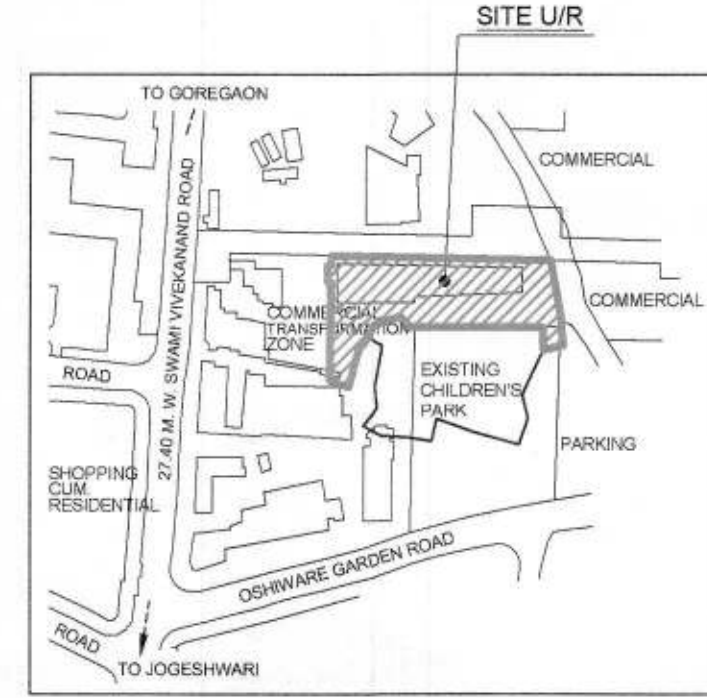
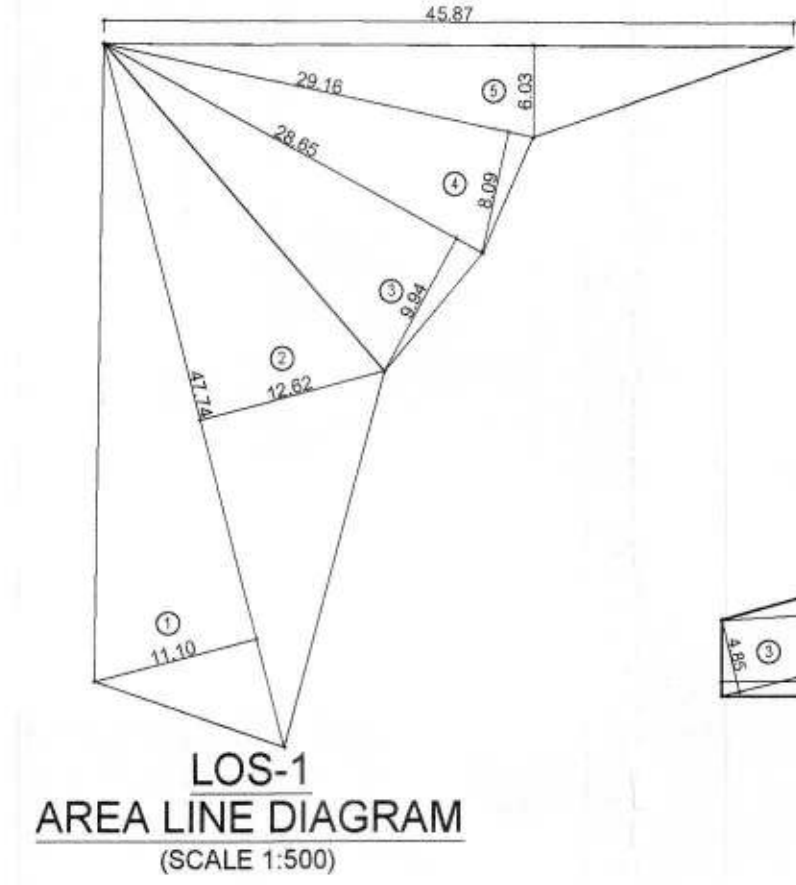


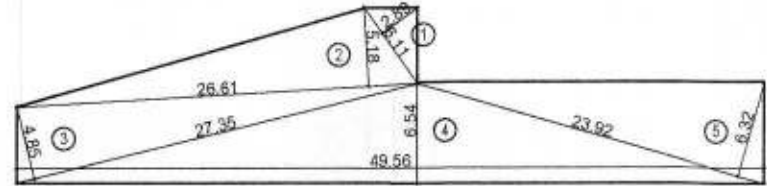
PLOT AREA STATEMENT		
C.T.S. NO.	AREA	TOTAL AREA
282 A	2631.40 SQ.MT.	3445.70 SQ.MT.
282/A/1	7.30 SQ.MT.	
282/A/2	228.20 SQ.MT.	
282/A/3	117.20 SQ.MT.	
282/A/4	461.60 SQ.MT.	2465.00 SQ.MT.
282 B		
471/A	1355.50 SQ.MT.	
471/A/1	46.00 SQ.MT.	
471/A/2	263.60 SQ.MT.	
471/A/3	263.60 SQ.MT.	
471/A/4	263.60 SQ.MT.	
471/A/5	251.30 SQ.MT.	
471/A/6	21.40 SQ.MT.	251.60 SQ.MT.
471/B		
485/C	671.70 SQ.MT.	
485/D	154.90 SQ.MT.	
485/E	9.60 SQ.MT.	
TOTAL PLOT AREA	7628.40 SQ.MT.	



LOCATION PLAN (SCALE 1:4000)



LOS-1 AREA LINE DIAGRAM (SCALE 1:500)



LOS-2 AREA LINE DIAGRAM (SCALE 1:500)

LOS AREA CALCULATION

LOS - 1		
1	1/2 X 47.74 X 11.10 X 1 NO	= 264.96 SQ.MT.
2	1/2 X 47.74 X 12.62 X 1 NO	= 301.24 SQ.MT.
3	1/2 X 28.85 X 9.94 X 1 NO	= 142.39 SQ.MT.
4	1/2 X 29.16 X 8.09 X 1 NO	= 117.95 SQ.MT.
5	1/2 X 45.87 X 6.03 X 1 NO	= 138.30 SQ.MT.
TOTAL ADDITION		= 964.84 SQ.MT.

LOS - 2		
1	0.5 X 6.11 X 2.89 X 1 NO	= 8.83 SQ.MT.
2	1/2 X 26.61 X 5.18 X 1 NO	= 68.92 SQ.MT.
3	1/2 X 27.35 X 4.85 X 1 NO	= 66.32 SQ.MT.
4	1/2 X 49.56 X 6.54 X 1 NO	= 162.06 SQ.MT.
5	1/2 X 23.92 X 6.32 X 1 NO	= 75.59 SQ.MT.
TOTAL ADDITION		= 381.72 SQ.MT.

TOTAL PROPOSED LOS AREA (LOS-1 + LOS-2)	= 1346.56 SQ.MT.
TOTAL REQ. 20% LOS AREA (6592.00 X 20%)	= 1318.40 SQ.MT.

PLOT AREA CALCULATION

C.T.S. NO. 471/A, 471/A/1 TO 471/A/6		
1	1/2 X 28.67 X 12.20 X 1 NO	= 174.89 SQ.MT.
2	1/2 X 64.45 X 19.14 X 1 NO	= 616.79 SQ.MT.
3	1/2 X 47.17 X 8.29 X 1 NO	= 195.52 SQ.MT.
4	1/2 X 43.81 X 7.07 X 1 NO	= 154.87 SQ.MT.
5	1/2 X 51.02 X 13.12 X 1 NO	= 334.69 SQ.MT.
6	1/2 X 51.02 X 27.96 X 1 NO	= 713.26 SQ.MT.
7	1/2 X 43.99 X 0.88 X 1 NO	= 19.36 SQ.MT.
8	1/2 X 43.99 X 10.86 X 1 NO	= 238.87 SQ.MT.
9	1/2 X 11.34 X 2.25 X 1 NO	= 12.76 SQ.MT.
10	1/2 X 11.34 X 2.10 X 1 NO	= 11.91 SQ.MT.
TOTAL ADDITION		= 2472.92 SQ.MT.
SAY		= 2465.00 SQ.MT.

C.T.S. NO. 471/B		
11	1/2 X 43.19 X 6.20 X 1 NO	= 133.89 SQ.MT.
12	1/2 X 43.19 X 2.92 X 1 NO	= 63.06 SQ.MT.
13	1/2 X 42.42 X 2.78 X 1 NO	= 58.96 SQ.MT.
TOTAL ADDITION		= 255.91 SQ.MT.
SAY		= 251.60 SQ.MT.

C.T.S. NO. 282/B		
14	0.5 X 111.63 X 2.96 X 1 NO	= 165.21 SQ.MT.
15	0.5 X 111.63 X 3.29 X 1 NO	= 183.83 SQ.MT.
16	0.5 X 110.96 X 5.07 X 1 NO	= 281.28 SQ.MT.
TOTAL ADDITION		= 630.12 SQ.MT.
SAY		= 629.90 SQ.MT.

C.T.S. NO. 282/A, 282/A/1 TO 282/A/4		
17	1/2 X 34.31 X 7.24 X 1 NO	= 124.20 SQ.MT.
18	1/2 X 49.47 X 22.67 X 1 NO	= 560.74 SQ.MT.
19	1/2 X 50.14 X 0.58 X 1 NO	= 14.54 SQ.MT.
20	1/2 X 103.95 X 33.08 X 1 NO	= 1719.33 SQ.MT.
21	1/2 X 74.07 X 14.96 X 1 NO	= 554.04 SQ.MT.
22	1/2 X 42.49 X 28.01 X 1 NO	= 595.07 SQ.MT.
TOTAL ADDITION		= 3567.92 SQ.MT.
SAY		= 3445.70 SQ.MT.

C.T.S. NO. 485/C		
23	1/2 X 36.79 X 5.43 X 1 NO	= 99.88 SQ.MT.
24	1/2 X 51.09 X 9.06 X 1 NO	= 231.44 SQ.MT.
25	1/2 X 37.44 X 8.45 X 1 NO	= 158.18 SQ.MT.
26	1/2 X 42.50 X 7.43 X 1 NO	= 157.89 SQ.MT.
27	1/2 X 28.13 X 1.73 X 1 NO	= 24.33 SQ.MT.
TOTAL ADDITION		= 671.72 SQ.MT.
SAY		= 671.70 SQ.MT.

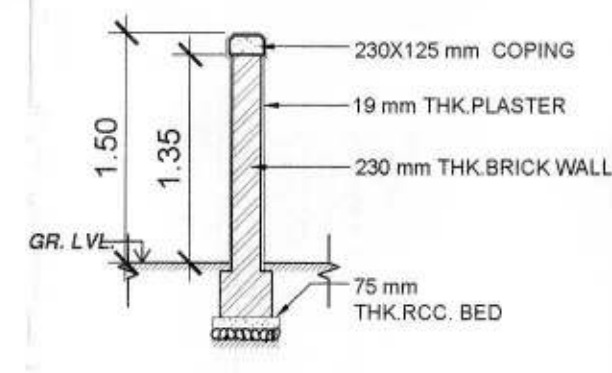
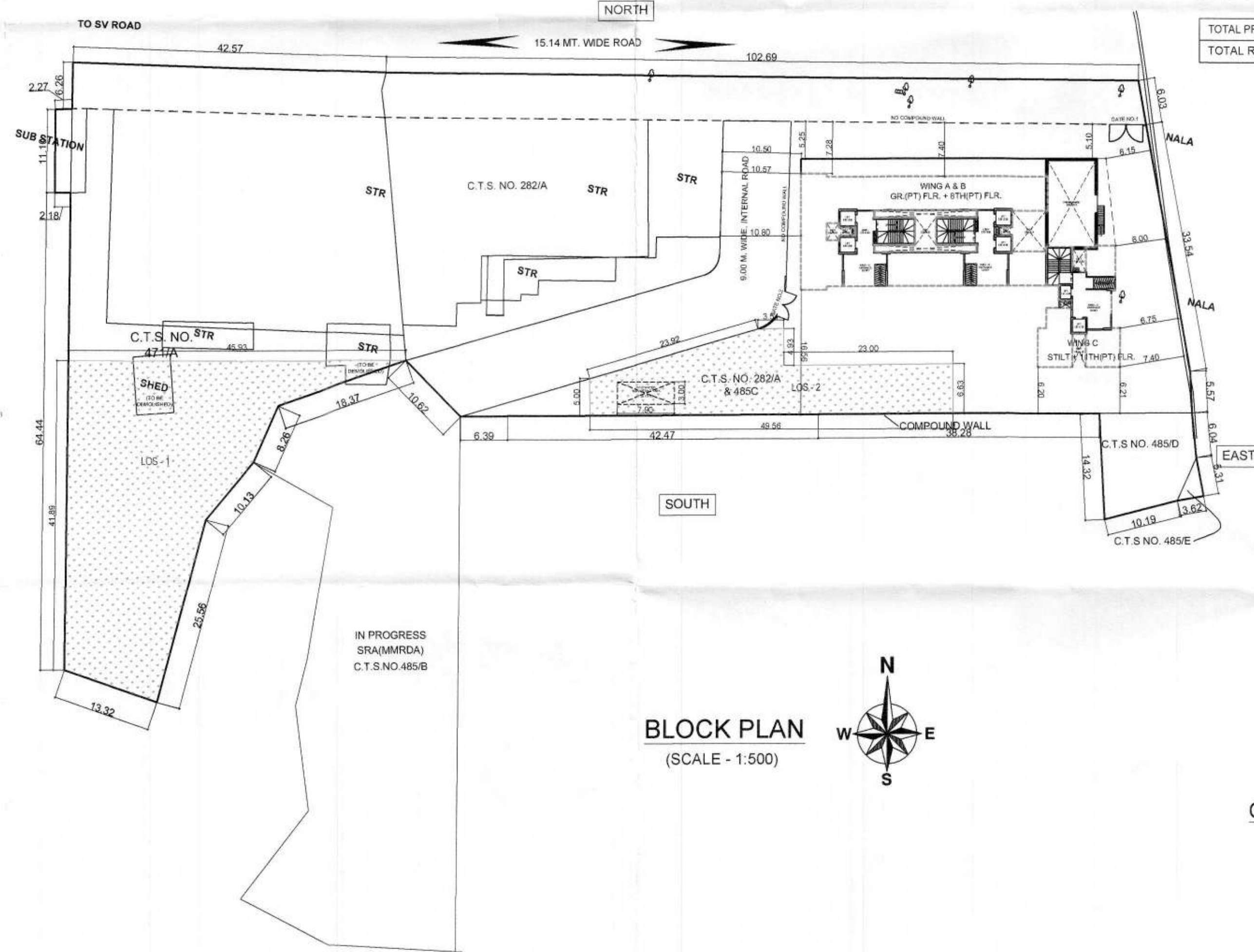
C.T.S. NO. 485/D		
28	1/2 X 15.87 X 8.89 X 1 NO	= 70.54 SQ.MT.
29	1/2 X 15.87 X 5.82 X 1 NO	= 46.18 SQ.MT.
30	1/2 X 14.56 X 5.25 X 1 NO	= 38.22 SQ.MT.
TOTAL ADDITION		= 154.94 SQ.MT.
TOTAL ADDITION		= 154.90 SQ.MT.

C.T.S. NO. 485/E		
31	1/2 X 7.03 X 2.80 X 1 NO	= 9.84 SQ.MT.
TOTAL ADDITION		= 9.84 SQ.MT.
SAY		= 9.60 SQ.MT.

TOTAL PLOT AREA	= 7680.83 SQ.MT.
SAY	= 7628.40 SQ.MT.

POS CALCULATION

- 1) PLOT AREA (EXCL. PEDESTRIAN PLAZA) = 6746.90 SQ.MT.
- 2) DEDUCTION FOR 5% AMENITY SPACE = 337.35 SQ.MT.
- 3) NET PLOT AREA = 6409.55 SQ.MT.
- 4) BASIC FSI = 1.50
- 5) PERMISSIBLE BUA = 9614.33 SQ.MT. (X)
- 6) BUA RETAINED = 5525.00 SQ.MT. (Y)
- 7) BALANCE BUA (X-Y) = 4089.33 SQ.MT.
- 8) PROPORTIONATE PLOT AREA OF BALANCE DEVELOPED = (4089.33 X 6746.90) / 9614.33 = 2869.71 SQ.MT.
- 9) AS PER REG. 14(A) (5% OF 2869.71 SQ.MT.) = 143.49 SQ.MT. --- (A)
- 10) OTHER RESERVATION = 154.90 SQ.MT. --- (B)
- 11) POS REQUIRED (A - B) = NIL



COMPOUND WALL SECTION (SCALE 1:50)

PROFORMA - A SHEET NO. 1/9

A	AREA STATEMENT	AREA IN SQ.MTS
1	AREA OF PLOT AS PER P.R.C (282 A, 282 A/1 TO 4, 282 B, 471 A, 471 A/1 TO 6, 471/B, 485 C TO 485/E)	7628.40
2	DEDUCTION FOR	
a)	AREA OF PARKING LOT (485/D)	154.90
b)	PEDESTRIAN PLAZA (471/B & 282/B)	881.50
TOTAL (a+b+c)		1036.40
3	NET AREA OF PLOT (1-2)	6592.00
4	DEDUCTION FOR 5% OF POS	NIL
5	BALANCE AREA OF PLOT	6592.00
6	ADDITION FOR	
a)	AREA OF PARKING LOT (485/D)	154.90
b)	PEDESTRIAN PLAZA (471/B & 282/B)	881.50
TOTAL (a+b+c)		1036.40
7	TOTAL AREA FOR FSI PURPOSE (5+6)	7628.40
8	F.S.I PERMISSIBLE	1.00
9	PERMISSIBLE FLOOR AREA	7628.40
10	EXISTING COMMERCIAL BLDG. BUA	5525.00
11	RESIDENTIAL BUA PROPOSED NOW	2508.40
12	COMMERCIAL BUA PROPOSED NOW	237.28
13	RESIDENTIAL BUA FOR FSI PURPOSE	1927.64
14	COMMERCIAL BUA FOR FSI PURPOSE	175.76
15	FUNGIBLE BUA PROPOSED FOR RESIDENTIAL	580.76
16	FUNGIBLE BUA PROPOSED FOR COMMERCIAL	61.52
17	TOTAL PERMISSIBLE BASIC BUA FOR COMMERCIAL (50% OF 9)	3814.20
18	MINIMUM BASIC BUA PROPOSED FOR COMMERCIAL (10+14)	5700.76
19	MAXIMUM BASIC BUA PERMISSIBLE FOR RESIDENTIAL (9-18)	1927.64
20	TOTAL BUA PROPOSED FOR RESIDENTIAL INCL. FUNGIBLE	2508.40
21	TOTAL BUA PROPOSED NOW FOR RESI. + COMM. INCL. FUNGIBLE (11+12)	2745.68
22	MINIMUM IH AREA TO BE PROPOSED (FREE OF FSI)	988.80
23	IH AREA PROPOSED (FREE OF FSI)	1019.89

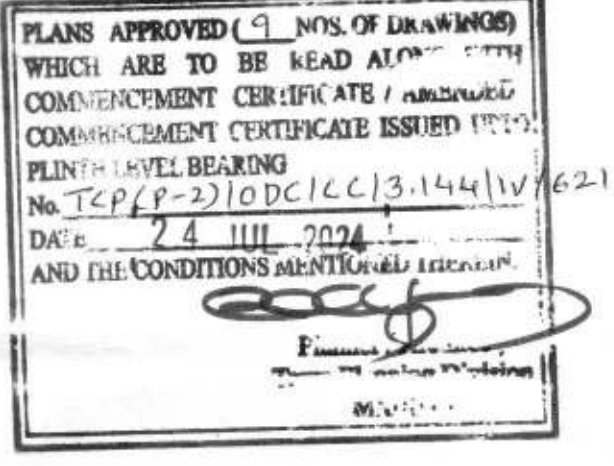
OTHER REQUIREMENTS	
A	RESERVATION / DESIGNATION
(a)	NAME OF THE RESERVATION
(b)	AREA OF THE RESERVATION AFFECTING THE PLOT
(c)	AREA OF RESERVATION LAND TO BE HANDED OVER AS PER REG. NO. 17
(d)	B. U. AREA OF AMENITY TO BE HANDED OVER AS PER REG. NO. 17
(e)	AREA / B. U. A. OF DESIGNATION
B	PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REG. NO.
(i)	(14 A)
(ii)	(14 B)
(iii)	(15)
C	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT / PLOT AS PER REG. NO. 27
D	TEENEMENT AREA STATEMENT
(i)	PROPOSED BUILT UP AREA
(ii)	LESS DEDUCTION FOR NON-RESIDENTIAL AREA
(iii)	AREA AVAILABLE FOR TEENEMENTS (I - II)
(iv)	TEENEMENTS PERMISSIBLE
(v)	TOTAL NO. OF TEENEMENTS PROPOSED ON THE PLOT
E	PARKING AREA STATEMENT
(i)	PARKING REQUIRED BY REG. FOR -
	CAR
	SCOOTER / MOTORCYCLE
	OUTSIDERS (VISITORS)
(ii)	COVERED GARAGE PERMISSIBLE
(iii)	COVERED GARAGE PROPOSED
	CAR
	SCOOTER / MOTORCYCLE
	OUTSIDERS (VISITORS)
(iv)	TOTAL PARKING PROPOSED
F	PARKING AREA STATEMENT
(i)	TOTAL TRANSPORT VEHICLE PARKING REQUIRED AS PER REG.
(ii)	TOTAL NO. OF TRANSPORT VEHICLE PARKING PROPOSED

PROFORMA - B

CONTENT OF SHEET

BLOCK PLAN, LOCATION PLAN & AREA 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	

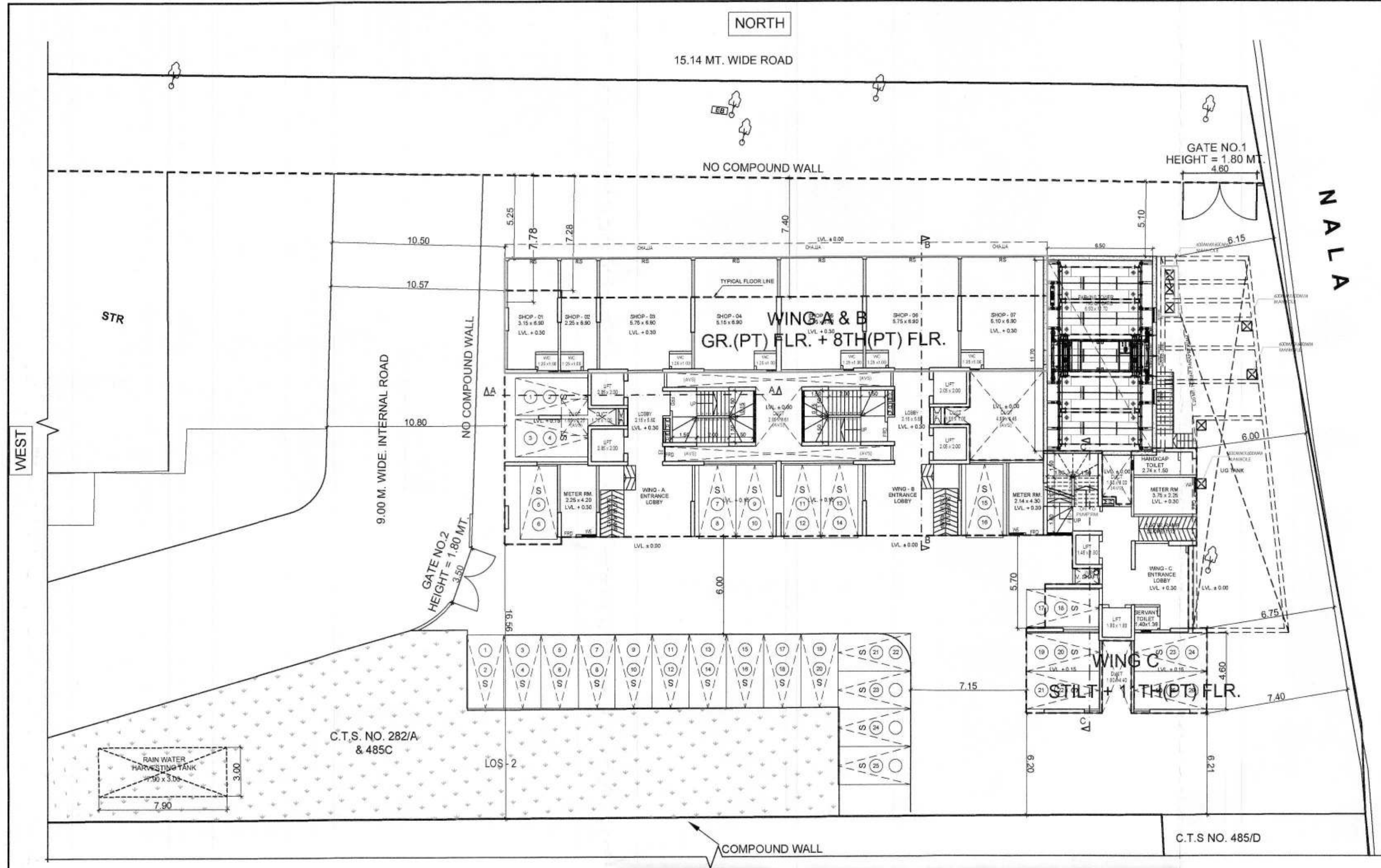
DRG. NO.	CHD. BY.	DESIGN BY.	DRN. BY.	DATE	REV.
NV/ODC/01	SNEHAL SHAH	SNEHAL SHAH	UDAY	05-07-2023	

NORTH NAME, ADDRESS & SIGNATURE OF ARCHITECT

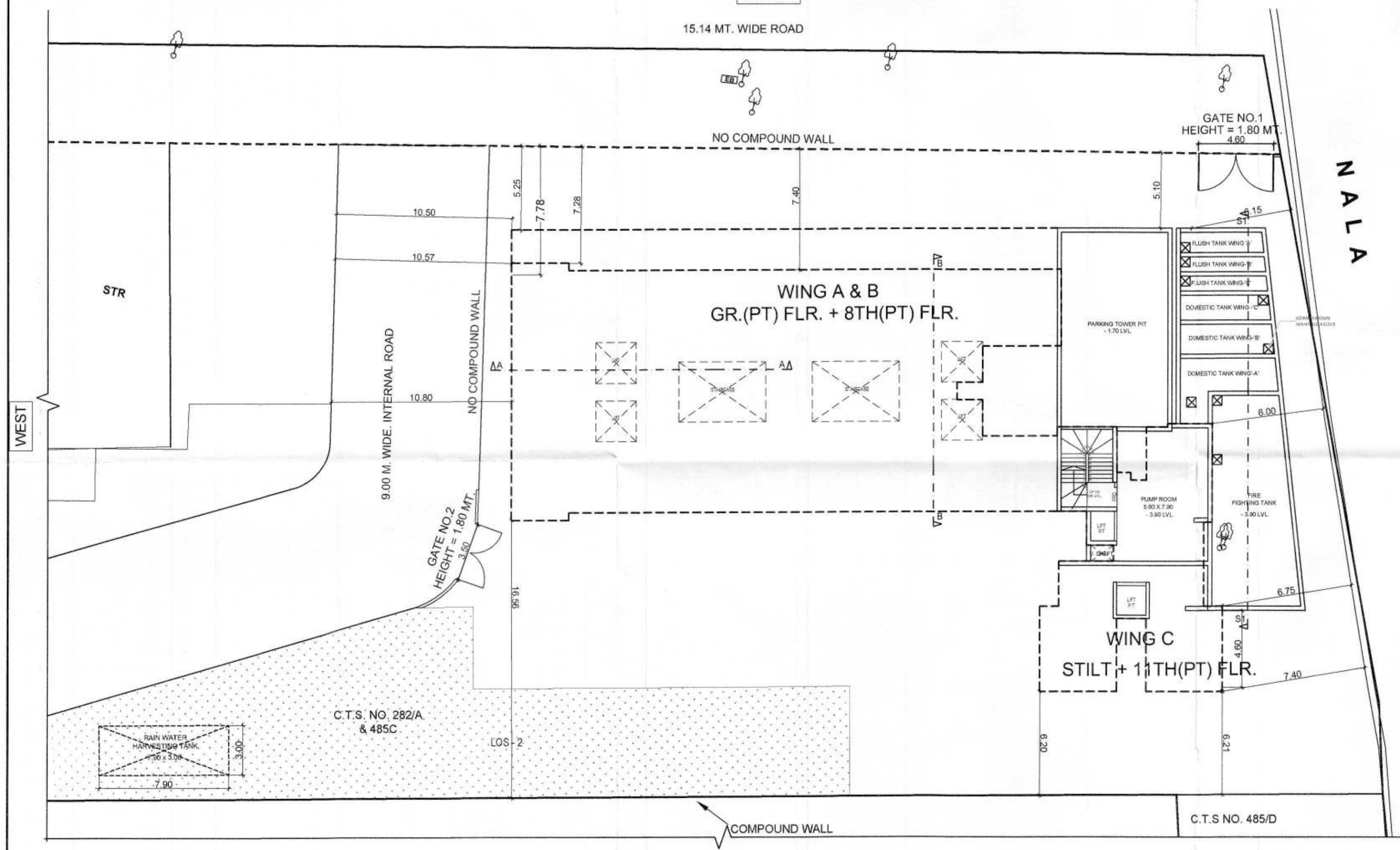
Architect: SNEHAL S. SHAH
 License No: 107-108, MATHARU ARCADE, PLOT NO. 32, PARANAJPE SCHEME, SUBHASH ROAD, VILE PARLE - (EAST), MUMBAI - 400057, TEL. 922 - 2824993.

Signature of S. Shah

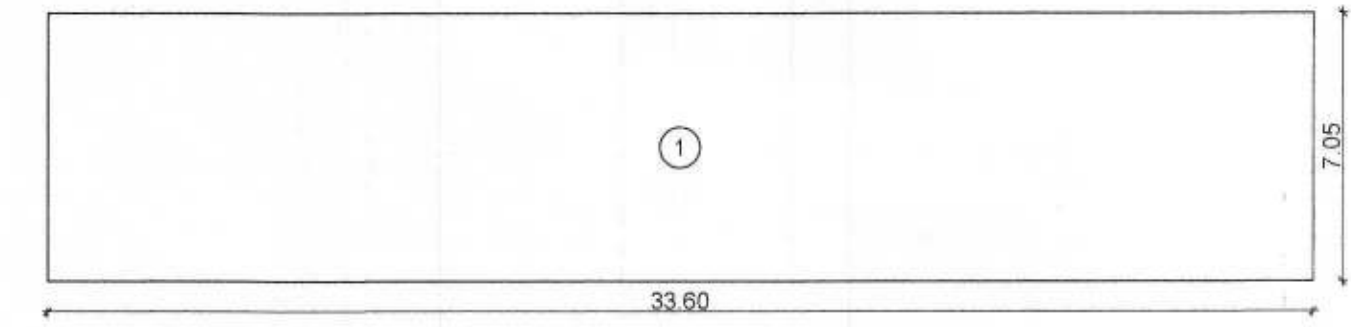
SIGNATURE OF L.S.



GROUND FLOOR PLAN (WING A, B & C) (SCALE - 1:200)

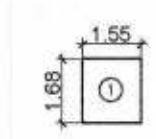


SERVICE LEVEL -6.50 M. PLAN (SCALE - 1:200)



LINE AREA DIAGRAM FOR GROUND FLOOR PLAN (WING A & B) (SCALE - 1:200)

BUILT UP AREA CALCULATION FOR GROUND FLOOR (SHOP)					
1	33.60	X	7.05	X 1 NO	= 236.88 SQ.MT.
				TOTAL ADDITION	= 236.88 SQ.MT.



LINE AREA DIAGRAM FOR TOILET (WING - C) (SCALE - 1:100)

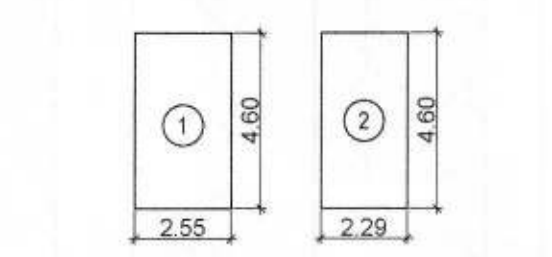
TOILET AREA CALCULATION (WING - C)					
1	1.55	X	1.68	X 1 NO	= 2.60 SQ.MT.
				TOTAL ADDITION	= 2.60 SQ.MT. X
				PERMISSIBLE TOILET AREA (FREE OF FSI)	= 2.20 SQ.MT. X1
				TOILET AREA (TAKEN INTO FSI) (X-X1)	= 0.40 SQ.MT. X2

WING	FLOOR'S	GROSS BUA		STAIRCASE, LIFT & PASSAGE AREA		FIRE LIFT PASS. AREA	REFUGE AREA	FITNESS CENTRE	SOCIETY OFFICE	B. U. A		
		RESI.	IH	RESIDENTIAL	IH					RESI.	COMM.	RESI.
WING - A & B	GR.(PT)+8TH(PT) FLR.	3796.96	----	609.52	----	85.44	----	53.33	19.88	237.28	2508.00	----
WING - C	ST.+11TH(PT) FLR.	137.21	1443.41	----	366.30	44.44	8.53	----	----	----	0.40	1019.89
TOTAL		3934.17	1443.41	609.52	366.30	129.88	8.53	53.33	19.88	237.28	2508.40	1019.89
TOTAL		5377.58								2745.68		

NUMBER PARKING				
SR	FLOOR	BIG CAR (2.50x5.50)	SMALL (2.30x4.50)	TOTAL
1	STILT FLOOR	---	26	26
2	OPEN	---	25	25
3	TOWER	66	---	66
4	TOTAL PARKING	66	51	117

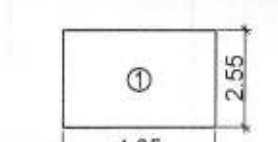
NUMBER OF STACK PARKING (SMALL) = 48 NOS
NUMBER OF SINGLE PARKING (SMALL) = 03 NOS

CARPET AREA IN SQ.MT	TOTAL NO. OF FLATS				PARKING PERMISSIBLE AS PER D.C. REGULATION	PARKING REQUIRED
	WING - A	WING - B	WING - C	TOTAL		
BELOW 45.00 (IH)	---	---	30	30	1PARK / 4 TENE	7.50
BELOW 45.00	13	26	---	39	1PARK / 4 TENE	9.75
45.00 TO 60.00	14	---	---	14	1PARK / 2 TENE	7.00
60.00 TO 90.00	01	01	---	02	1PARK / 1 TENE	2.00
90.00 TO ABOVE	---	---	---	---	2PARK / 1 TENE	----
TOTAL						26.25
10% ADDITIONAL PARKING FOR RESIDENTIAL VISITORS						2.63
TOTAL REQUIRED PARKING FOR RESIDENTIAL						28.88
GROUND FLOOR (SHOP AREA IN SQ.MT.) WING A & B						
1 PARK / 40 SQ.M. (236.88/40.00)						5.92
10% ADDITIONAL PARKING FOR VISITORS (10% OF B)						0.59
REQUIRED PARKING FOR COMMERCIAL (B+C)						6.51
TOTAL REQUIRED PARKING FOR RES. & COMM. (A+D)						35.39
SAY						36 NOS
TOTAL PARKING PROPOSED						117 NOS



LINE AREA DIAGRAM FOR METER ROOM (WING A & B) (SCALE - 1:200)

METER ROOM AREA CALCULATION (WING A & B)					
1	2.55	X	4.60	X 1 NO	= 11.73 SQ.MT.
2	2.29	X	4.60	X 1 NO	= 10.53 SQ.MT.
				TOTAL ADDITION	= 22.26 SQ.MT. X



LINE AREA DIAGRAM FOR METER ROOM (WING C) (SCALE - 1:200)

METER ROOM AREA CALCULATION (WING C)					
1	4.05	X	2.55	X 1 NO	= 10.33 SQ.MT.
				TOTAL ADDITION	= 10.33 SQ.MT. X

PROFORMA - B

CONTENT OF SHEET

SERVICE LEVEL & GROUND FLOOR PLAN, LINE AREA DIAGRAM & 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. TEP(7-2)10DC/CC/3-144/1/621/2021 DATE: 24.11.2021 AND THE CONDITIONS MENTIONED THEREIN.

Plannery Architects
Tower 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: NIKETAN VENTURES PVT. LTD.
OWNER SIGNATURE: [Signature]

DRG. NO.: NV/ODC/02
CHD. BY: SNEHAL SHAH
DESIGN BY: SNEHAL SHAH
DRN. BY: UDAY
DATE: 05-07-2023

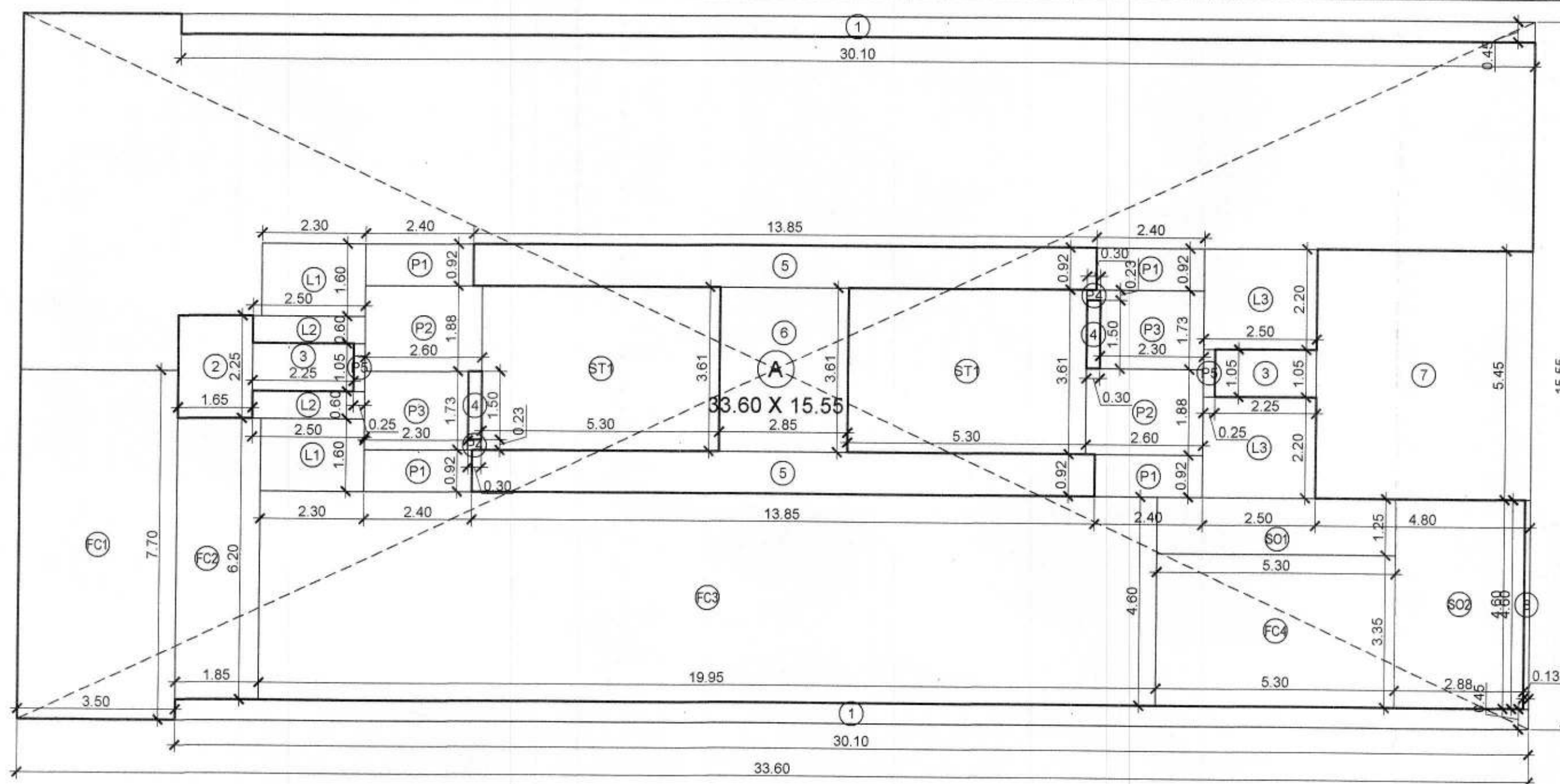
NORTH

NAME, ADDRESS & SIGNATURE OF ARCHITECT

SNEHAL S. SHAH
107-108, MATHARU ARCADE, PLOT NO. 32, PARANAJPE 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.in@gmail.com, c=IN

SIGNATURE OF L.S.



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

CARPET AREA CALCULATION (WING - A)

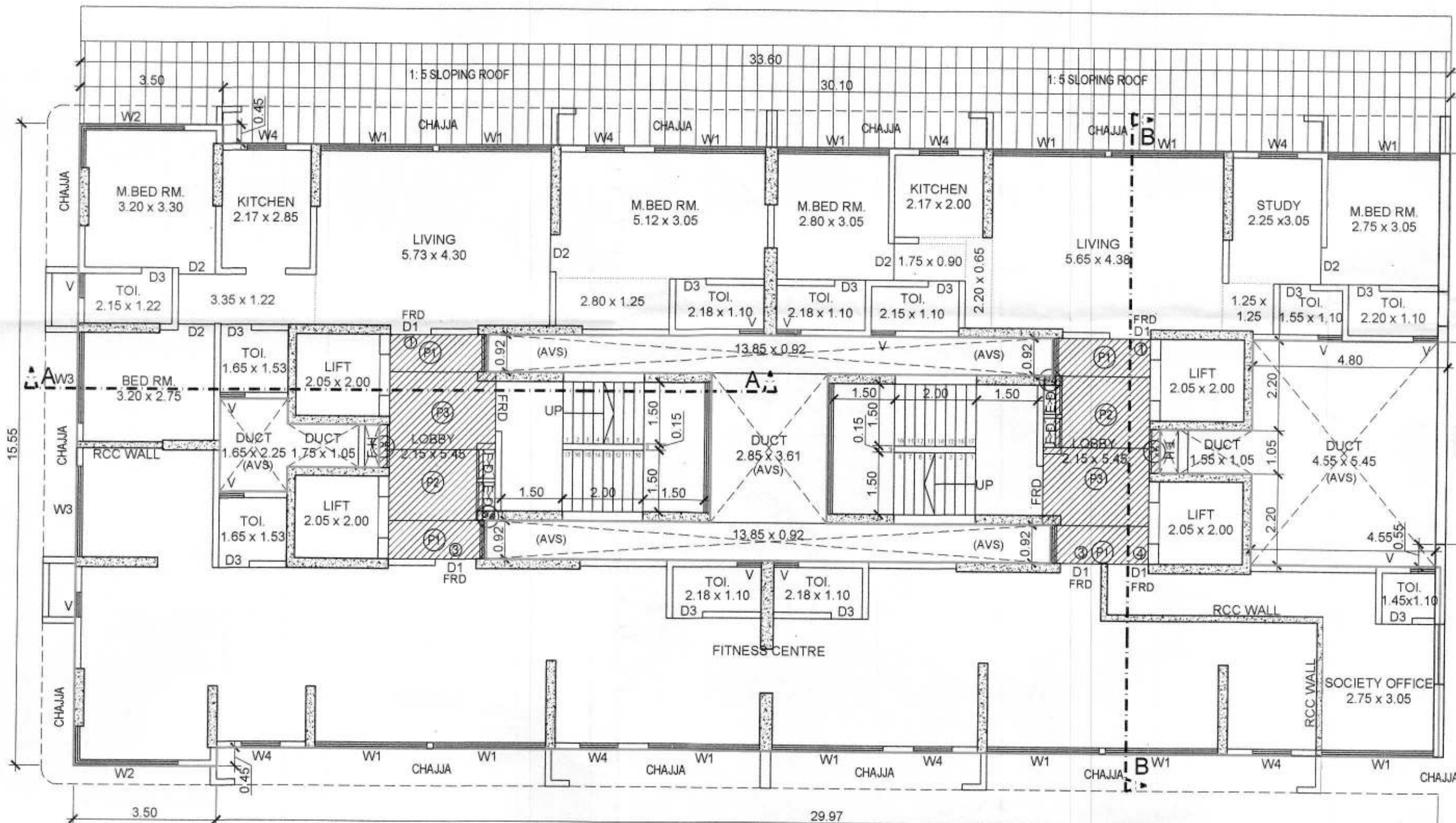
FLAT NO. 1									
1	9.20	X	1.25	X	1 NO	=	11.50	SQ.MT.	
2	9.25	X	3.05	X	1 NO	=	28.21	SQ.MT.	
3	2.50	X	4.22	X	1 NO	=	10.55	SQ.MT.	
4	1.80	X	5.90	X	1 NO	=	10.62	SQ.MT.	
5	3.20	X	7.55	X	1 NO	=	24.16	SQ.MT.	
6	1.00	X	0.15	X	1 NO	=	0.15	SQ.MT.	
TOTAL ADDITION							=	85.19	SQ.MT. X

CARPET AREA CALCULATION (WING - B)

FLAT NO. 1									
1	9.18	X	1.25	X	1 NO	=	11.48	SQ.MT.	
2	9.25	X	3.05	X	1 NO	=	28.21	SQ.MT.	
3	2.50	X	4.22	X	1 NO	=	10.55	SQ.MT.	
4	4.55	X	4.30	X	1 NO	=	19.57	SQ.MT.	
5	1.00	X	0.15	X	1 NO	=	0.15	SQ.MT.	
TOTAL ADDITION							=	69.96	SQ.MT. X

FITNESS CENTRE AREA PERMISSIBLE (FREE OF FSI)

TOTAL RESIDENTIAL BUA PROPOSED IN WING A, B & C (EXCL. FITNESS CENTER AREA)
(2429.04 + 1020.29 = 3449.33 SQ.MT.)
MAXIMUM AREA FOR FITNESS CENTER - 2% OF 3449.33 SQ.MT. = 68.99 SQ.MT.
FITNESS CENTER PROPOSED = 147.95 SQ.MT.
(147.95 - 68.99 = 78.96 SQ.MT.)
78.96 SQ.MT. AREA COUNTED IN FSI



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

BUILT UP AREA CALCULATION FOR 1ST 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 [X1 - (Y5+Y6+Y7+Y8)]							=	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

SOCIETY OFFICE AREA CALCULATION									
SO1	5.30	X	1.25	X	1 NO	=	6.63	SQ.MT.	
SO2	2.88	X	4.60	X	1 NO	=	13.25	SQ.MT.	
TOTAL SOCIETY OFFICE AREA							=	19.88	SQ.MT. Y7

FITNESS CENTRE AREA CALCULATION									
FC1	3.50	X	7.70	X	1 NO	=	26.95	SQ.MT.	
FC2	1.85	X	6.20	X	1 NO	=	11.47	SQ.MT.	
FC3	19.95	X	4.60	X	1 NO	=	91.77	SQ.MT.	
FC4	5.30	X	3.35	X	1 NO	=	17.76	SQ.MT.	
TOTAL FITNESS CENTRE AREA							=	147.95	SQ.MT. Y8
MAX. BUA PERMISSIBLE FOR FITNESS CENTRE AREA							=	68.99	SQ.MT. Y9
FITNESS CENTRE AREA COUNTED IN FSI							=	78.96	SQ.MT.

NET BUILT UP AREA [X1 - (Y5+Y6+Y7+Y8)]	=	168.82	SQ.MT.
NET BUILT UP AREA [X1 - (Y5+Y6+Y7+Y8+Y9)]	=	247.78	SQ.MT.

PROFORMA - B				
CONTENT OF SHEET				
1ST FLOOR PLAN, LINE AREA DIAGRAM & CALCULATION				
STAMP OF APPROVAL OF PLANS				
<p>PLANS APPROVED () NOS. OF DRAWINGS WHICH ARE TO BE READ ALONG WITH COMMENCEMENT CERTIFICATE / AMENDED COMMENCEMENT CERTIFICATE ISSUED UP TO PLINTH LEVEL BEARING No. TCP/P-2/100/CC/3-144/1V/22/2024 DATE 24/11/2024 AND THE CONDITIONS MENTIONED THEREIN.</p> <p>Planner / Architect Town Planning Division MMRDA</p> 				
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
NV/ODC/03	SNEHAL SHAH	SNEHAL SHAH	UDAY	05-07-2023
NORTH				
NAME, ADDRESS & SIGNATURE OF ARCHITECT				
 <p>T-AX 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 - 28824993</p>		<p>Snehal S. Shah Digitally signed by Snehal S. Shah DN: cn=Snehal S. Shah, ou=Techno Arch, email=technoarchsn@gmail.com, c=IN</p> <p>SIGNATURE OF L.S.</p>		