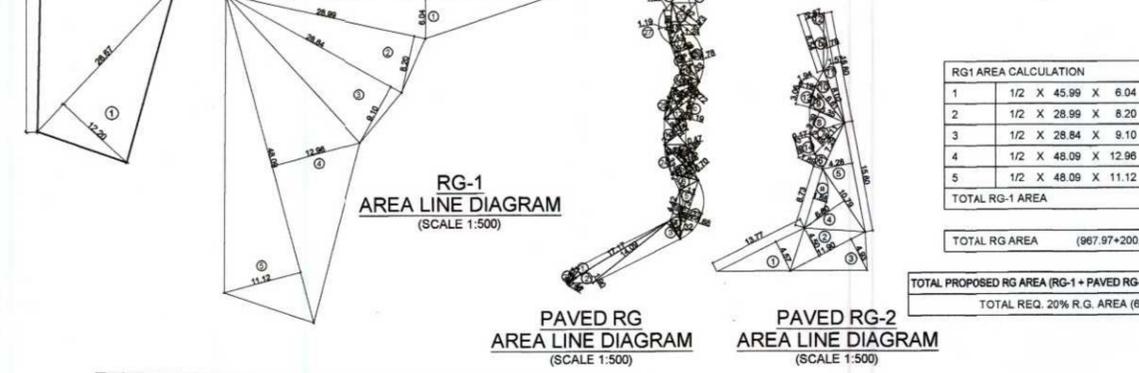
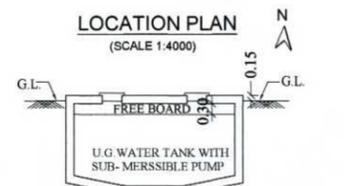
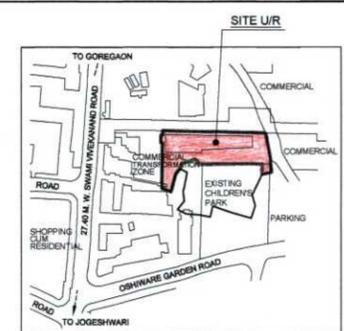


PLOT AREA STATEMENT		
C.T.S. NO.	AREA	TOTAL AREA
282 A	2831.40 SQ.MT.	3445.70 SQ.MT.
282/A/1	7.30 SQ.MT.	
282/A/2	228.20 SQ.MT.	
282/A/3	117.20 SQ.MT.	
282/A/4	461.60 SQ.MT.	629.90 SQ.MT.
282 B		
471/A	1355.50 SQ.MT.	2465.00 SQ.MT.
471/A/1	46.00 SQ.MT.	
471/A/2	263.60 SQ.MT.	
471/A/3	263.60 SQ.MT.	
471/A/4	263.60 SQ.MT.	
471/A/5	251.30 SQ.MT.	251.60 SQ.MT.
471/A/6	21.40 SQ.MT.	
471/B		251.60 SQ.MT.
485/C		671.70 SQ.MT.
485/D		154.90 SQ.MT.
485/E		9.60 SQ.MT.
485/A (CHILDREN PARK)		5716.30 SQ.MT.
485/B SRA(MMRDA)		1710.10 SQ.MT.
TOTAL PLOT AREA		15054.80 SQ.MT.



RG-1 AREA CALCULATION		
1	1/2 X 45.99 X 6.04 X 1 NO	= 138.89 SQ.MT.
2	1/2 X 28.99 X 8.20 X 1 NO	= 118.86 SQ.MT.
3	1/2 X 28.84 X 9.10 X 1 NO	= 131.22 SQ.MT.
4	1/2 X 48.09 X 12.96 X 1 NO	= 311.62 SQ.MT.
5	1/2 X 48.09 X 11.12 X 1 NO	= 267.38 SQ.MT.
TOTAL RG-1 AREA		= 967.97 SQ.MT.
TOTAL RG AREA (967.97+200.83+159.81)		= 1328.61 SQ.MT.
TOTAL PROPOSED RG AREA (RG-1+PAVED RG-2+PAVED RG)		= 1328.61 SQ.MT.
TOTAL REQ. 20% R.G. AREA (6592.00 X 20%)		= 1318.40 SQ.MT.

PAVED RG-2 AREA CALCULATION		
1	1/2 X 13.77 X 4.57 X 1 NO	= 31.46 SQ.MT.
2	1/2 X 11.90 X 4.50 X 1 NO	= 26.78 SQ.MT.
3	1/2 X 11.90 X 4.93 X 1 NO	= 29.33 SQ.MT.
4	1/2 X 10.79 X 6.80 X 1 NO	= 36.69 SQ.MT.
5	1/2 X 15.80 X 4.28 X 1 NO	= 33.81 SQ.MT.
6	1/2 X 7.29 X 1.89 X 1 NO	= 6.89 SQ.MT.
7	1/2 X 6.11 X 2.49 X 1 NO	= 7.61 SQ.MT.
8	1/2 X 5.35 X 3.39 X 1 NO	= 9.07 SQ.MT.
9	1/2 X 6.61 X 2.44 X 1 NO	= 8.06 SQ.MT.
10	1/2 X 8.02 X 1.94 X 1 NO	= 7.78 SQ.MT.
11	1/2 X 15.80 X 1.57 X 1 NO	= 12.40 SQ.MT.
12	1/2 X 8.54 X 2.67 X 1 NO	= 11.40 SQ.MT.
13	2/3 X 3.06 X 0.19 X 1 NO	= 0.39 SQ.MT.
14	2/3 X 2.98 X 0.17 X 1 NO	= 0.34 SQ.MT.
TOTAL ADDITION		= 222.01 SQ.MT.

PLOT AREA CALCULATION		
C.T.S. NO. 471/A, 471/A/1 TO 471/A/6		
1	1/2 X 28.87 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.

DEDUCTION		
a	2/3 X 6.73 X 1.88 X 1 NO	= 11.00 SQ.MT.
b	2/3 X 8.54 X 1.78 X 1 NO	= 10.18 SQ.MT.
TOTAL DEDUCTION		= 21.18 SQ.MT.

TOTAL PAVED RG-2 AREA [X-Y]	= 200.83 SQ.MT.
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PAVED RG AREA CALCULATION		
1	1/2 X 17.17 X 1.18 X 1 NO	= 10.13 SQ.MT.
2	1/2 X 17.17 X 1.90 X 1 NO	= 10.31 SQ.MT.
3	1/2 X 14.09 X 2.93 X 1 NO	= 20.64 SQ.MT.
4	1/2 X 6.92 X 1.32 X 1 NO	= 4.57 SQ.MT.
5	1/2 X 8.73 X 2.11 X 1 NO	= 9.21 SQ.MT.
6	1/2 X 3.85 X 1.95 X 1 NO	= 3.75 SQ.MT.
7	1/2 X 6.93 X 2.17 X 1 NO	= 7.52 SQ.MT.
8	1/2 X 6.93 X 0.80 X 1 NO	= 2.77 SQ.MT.
9	1/2 X 4.68 X 1.86 X 1 NO	= 4.35 SQ.MT.
10	1/2 X 4.78 X 2.34 X 1 NO	= 5.59 SQ.MT.
11	1/2 X 4.78 X 2.33 X 1 NO	= 5.57 SQ.MT.
12	1/2 X 4.78 X 1.87 X 1 NO	= 4.45 SQ.MT.
13	1/2 X 7.20 X 0.72 X 1 NO	= 2.59 SQ.MT.
14	1/2 X 7.20 X 2.17 X 1 NO	= 7.81 SQ.MT.
15	1/2 X 3.96 X 1.96 X 1 NO	= 3.88 SQ.MT.
16	1/2 X 6.74 X 1.33 X 1 NO	= 4.48 SQ.MT.
17	1/2 X 8.54 X 2.11 X 1 NO	= 9.01 SQ.MT.
18	1/2 X 5.78 X 1.24 X 1 NO	= 3.58 SQ.MT.
19	1/2 X 5.78 X 1.07 X 1 NO	= 3.09 SQ.MT.
20	1/2 X 5.02 X 1.73 X 1 NO	= 4.34 SQ.MT.
21	1/2 X 5.02 X 2.08 X 1 NO	= 5.22 SQ.MT.
22	2/3 X 2.57 X 0.37 X 1 NO	= 0.64 SQ.MT.
23	2/3 X 8.73 X 1.88 X 1 NO	= 11.00 SQ.MT.
24	2/3 X 4.33 X 0.24 X 1 NO	= 0.70 SQ.MT.
25	2/3 X 4.44 X 0.26 X 1 NO	= 0.77 SQ.MT.
26	2/3 X 8.54 X 1.78 X 1 NO	= 10.18 SQ.MT.
27	2/3 X 4.78 X 1.19 X 1 NO	= 3.81 SQ.MT.
TOTAL ADDITION		= 165.96 SQ.MT.

DEDUCTION		
a	2/3 X 4.42 X 0.97 X 1 NO	= 2.87 SQ.MT.
b	2/3 X 2.98 X 0.17 X 1 NO	= 0.34 SQ.MT.
c	2/3 X 3.06 X 0.19 X 1 NO	= 0.39 SQ.MT.
d	2/3 X 4.27 X 0.89 X 1 NO	= 2.55 SQ.MT.
TOTAL DEDUCTION		= 6.15 SQ.MT.

NET PAVED RG AREA [X-Y]	= 159.81 SQ.MT.
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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.

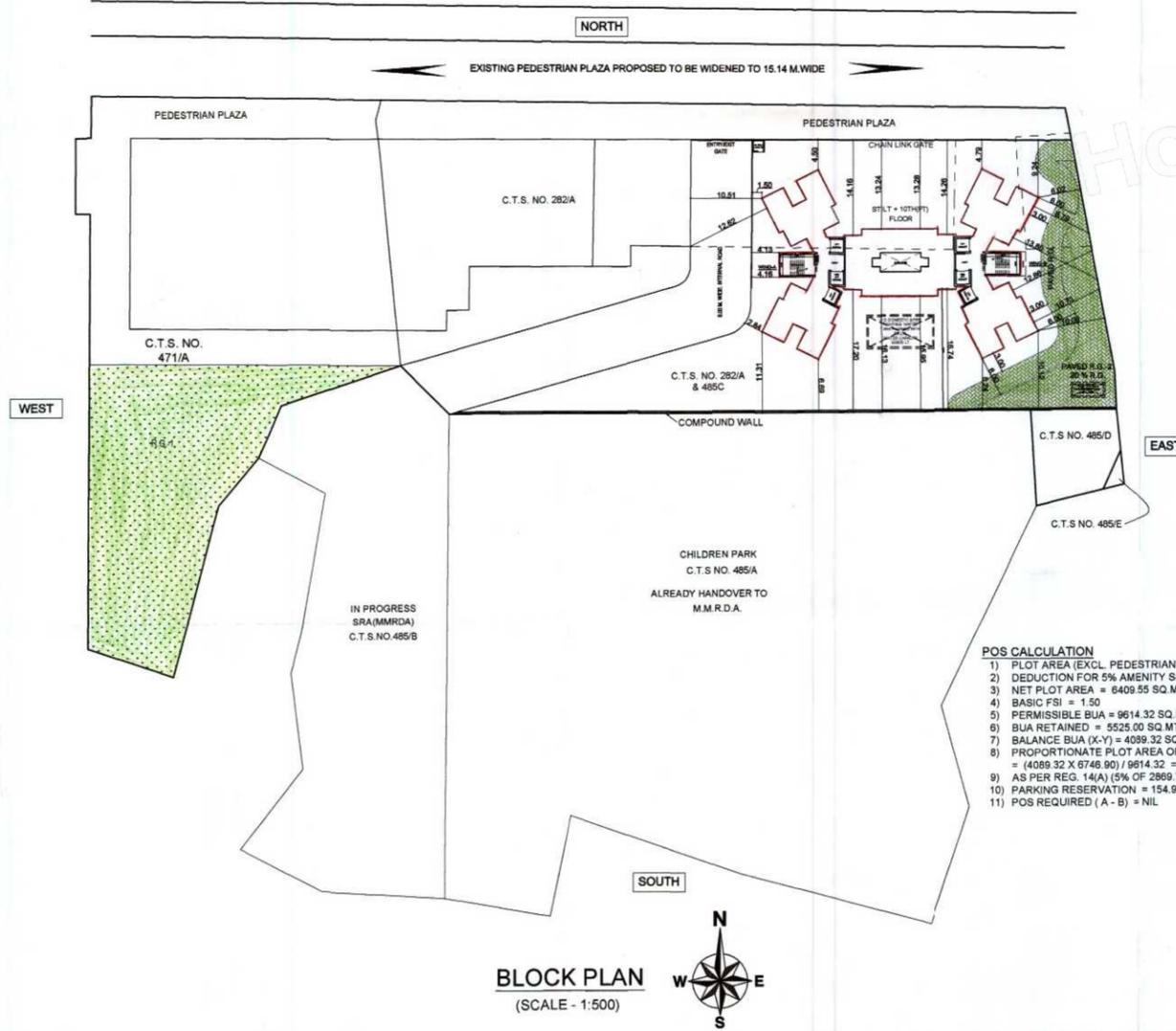
C.T.S. NO. 282/A, 282/A/1 TO 282/A/4		
17	1/2 X 34.31 X 7.24 X 1 NO	= 124.20 SQ.MT.
18	1/2 X 49.47 X 22.67 X 1 NO	= 560.74 SQ.MT.
19	1/2 X 50.14 X 0.58 X 1 NO	= 14.54 SQ.MT.
20	1/2 X 103.95 X 33.08 X 1 NO	= 1719.33 SQ.MT.
21	1/2 X 74.07 X 14.96 X 1 NO	= 554.04 SQ.MT.
22	1/2 X 42.49 X 28.01 X 1 NO	= 595.07 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		
30	1/2 X 7.03 X 2.80 X 1 NO	= 9.84 SQ.MT.
TOTAL ADDITION		= 9.84 SQ.MT.
SAY		= 9.80 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	= 337.34 SQ.MT.
3)	NET PLOT AREA	= 6409.55 SQ.MT.
4)	BASIC FSI = 1.50	
5)	PERMISSIBLE BUA = 9614.32 SQ.MT. (X)	
6)	BUA RETAINED = 5525.00 SQ.MT. (Y)	
7)	BALANCE BUA (X-Y) = 4089.32 SQ.MT.	
8)	PROPORTIONATE PLOT AREA OF BALANCE DEVELOPED = (4089.32 X 6746.90) / 9614.32 = 2869.70 SQ.MT.	
9)	AS PER REG. 14(A) (5% OF 2869.70) = 143.49 SQ.MT. --- (A)	
10)	PARKING RESERVATION = 154.90 SQ.MT. --- (B)	
11)	POS REQUIRED (A - B) = NIL	

PROFORMA - A		SHEET NO. 1/8
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 C.T.S NO.485/D PARKING LOT	154.90
b)	PEDESTRIAN PLAZA (471/B & 282/B)	881.50
TOTAL (a+b)		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 C.T.S NO.485/D PARKING LOT	154.90
b)	PEDESTRIAN PLAZA (471/B & 282/B)	881.50
TOTAL (a+b)		1036.40
7	TOTAL AREA FOR FSI PURPOSE (5+6)	7628.40
8	F.S.I PERMISSIBLE (PRESENTLY PROPOSED)	1.00
9	PERMISSIBLE FLOOR AREA	7628.40
10	EXISTING COMMERCIAL BLDG. BUA	5525.00
11	MAXIMUM PERMISSIBLE RESIDENTIAL BUA (9-10)	2103.40
12	RESIDENTIAL BUA PROPOSED	2090.13
13	TOTAL BUA PROPOSED EXCL. FUNGIBLE (10+12)	7615.13
14	MAXIMUM PERMISSIBLE RESIDENTIAL FUNGIBLE AREA(35% OF 12)	731.54
15	TOTAL RESIDENTIAL BUA PROPOSED INCL. FUNGIBLE(12+14)	2821.67
16	FSI CONSUMED (13/7)	0.998
17	INCLUSIVE HOUSING REQUIRED	988.80
18	INCLUSIVE HOUSING PROPOSED	991.63
B	BALCONY AREA STATEMENT	
a	PERMISSIBLE BALCONY AREA PER FLOOR	
b	PROPOSED BALCONY AREA PER FLOOR	
c	EXCESS BALCONY AREA FOR PER FLOOR	NIL
d	TOTAL EXCESS BALCONY AREA FOR ALL FLOORS	
C	TENEMENT AREA STATEMENT	
a)	PROPOSED CARPET AREA OF TENEMENT	
b)	LESS DEDUCTION FOR NON-RESIDENTIAL AREA	
c)	AREA OF TENEMENTS (a-b)	
d)	TENEMENTS PERMISSIBLE MINIMUM	GIVEN SEPRATELY
e)	SOCIETY OFFICE	
f)	TENEMENTS PROPOSED EQUIVALENT TO 20.9 SMT	
g)	TOTAL TENEMENTS	
D	PARKING AREA STATEMENT	
a)	TOTAL PARKING REQUIRED	GIVEN SEPRATELY
b)	TOTAL PROPOSED	
c)	GARAGE PROPOSED	NIL
E	TRANSPORT VEHICLE PARKING STATEMENT	
a)	TOTAL PARKING REQUIRED	NA
b)	TOTAL PROPOSED	NA

**PROFORMA - B**

CONTENT OF SHEET

BLOCK PLAN, LOCATION PLAN & AREA CALCULATION

STAMP OF APPROVAL OF PLANS

PLANS APPROVED (02 NOS OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH COMMENCEMENT CERTIFICATE / AMENDED COMMENCEMENT CERTIFICATE ISSUED UPTO PLINTH LEVEL BEARING NO. (T.C.P.C-2) 095/CCL/3/194/III/553/2021

DATE: **25 MAR 2021**

AND THE CONDITIONS MENTIONED THEREIN.

P. J. / Architect,  
Town & Country 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, TRIKAMIDAS ROAD, KANDIVALI (W), MUMBAI - 400067	

DRG. NO.	CHD. BY.	DESIGN BY.	DRN. BY.	DATE	REV.
NV/ODC/01	SNEHAL SHAH	SNEHAL SHAH	UDAY	01-12-2020	

NORTH NAME, ADDRESS & SIGNATURE OF ARCHITECT

**T-CK Arch**  
Licensed Surveyors & Engineers  
**SNEHAL S. SHAH**  
107-108, MATHURJI ARCADE, PLOT NO. 32,  
PARANAJPE SCHEME, SUBHASH ROAD,  
VILE PARLE - (EAST), MUMBAI - 400057  
TEL. 022 - 26524963.

SIGNATURE OF L.S.

