

TABLE SHOWING TOTAL BUILT UP AREA STATEMENT OF SALE BUILDING

FLOOR	CONSTRUCTED AREA	STAIRCASE, LIFT & LIFT LOBBY AREA	REFUGE AREA	PODIUM/STILT/ AMENITIES AREA	P.T.C AREA	EXISTING T/N AREA RES/AREA	EXISTING T/N AREA FUNGIBLE AREA	BUILT UP AREA OF SALE AS PER CALCULATION	AREA COUNTED IN SALE BUILDING
PART BASMENT FLOOR	1331.03	82.35	-----	17.89	-----	-----	-----	-----	-----
GROUND FLOOR	1160.93	82.35	-----	-----	-----	-----	-----	-----	-----
1ST FLOOR	339.09 + 1020.71	82.56	-----	-----	-----	185.68	70.85	-----	-----
2ND FLOOR	348.82 + 1020.65	82.56	-----	-----	-----	192.01	74.25	-----	-----
3RD FLOOR	351.66 + 876.25	82.56	-----	139.29	-----	193.86	75.24	25.69	-----
4TH FLOOR	499.70	82.35	-----	-----	-----	290.22	127.13	-----	-----
5TH FLOOR	505.01	83.93	-----	-----	-----	94.15 + 3.09	221.50	-----	-----
6TH FLOOR	504.96	83.93	-----	-----	-----	94.15 + 3.07	222.77	-----	-----
7TH FLOOR (REFUGE)	504.86	85.72	138.69	23.88	-----	94.15 + 6.05 + 14.73	114.45	32.49	9.43 + 14.87
8TH FLOOR	529.26	85.46	-----	-----	-----	148.05 + 11.15	142.41	47.55	74.71 + 5.63 + 14.30
9TH FLOOR	529.26	85.46	-----	-----	-----	156.57 + 8.40	142.41	47.55	74.67 + 4.01 + 10.19
10TH FLOOR	529.26	85.46	-----	-----	-----	156.57 + 8.40	142.41	47.55	74.67 + 4.01 + 10.19
11TH FLOOR	529.26	85.46	-----	-----	-----	156.57 + 8.40	142.41	47.55	74.67 + 4.01 + 10.19
12TH FLOOR	530.53	94.91	-----	-----	-----	317.83 + 28.36	72.30	9.80	-----
13TH FLOOR	530.53	94.91	-----	-----	-----	317.83 + 28.36	72.30	9.80	-----
14TH FLOOR (REFUGE)	530.53	85.39	127.71	-----	-----	158.68 + 12.07 + 2.60	-----	-----	136.31 + 10.37 + 14.70
15TH FLOOR	530.53	94.91	-----	-----	-----	254.97 + 22.75	113.16	31.80	12.94
16TH FLOOR	530.53	82.35	-----	-----	-----	71.21	9.18	367.79	-----
17TH FLOOR	530.53	82.35	-----	-----	-----	-----	-----	126.38	321.80
18TH FLOOR	530.53	82.35	-----	-----	-----	-----	-----	-----	448.18
19TH FLOOR	525.74	82.35	-----	-----	-----	-----	-----	-----	447.78
20TH FLOOR	345.26	82.35	-----	-----	-----	-----	-----	-----	262.91
TOTAL	15163.42	1872.02	266.40	181.06	2106.95	2319.10	811.68	1100.17	1480.67
						4230.95			1480.67
							5711.62		

PERMISSIBLE BUILT UP AREA OF SALE = 4230.95 SQ.MT.
 PERMISSIBLE FUNGIBLE BUILT UP AREA OF SALE = 1480.83 SQ.MT.
 (4230.95 X 35% = 1480.83 SQ.MT.)
 PROPOSED FUNGIBLE BUILT UP AREA OF SALE = 1480.67 SQ.MT.
 PERMISSIBLE SALE AREA WITH FUNGIBLE BUILT UP AREA = 5711.78 SQ.MT.
 PROPOSED SALE AREA WITH FUNGIBLE BUILT UP AREA = 5711.62 SQ.MT.
 BALANCE SALE FUNGIBLE AREA = 0.16 SQ.MT.

FITNESS CENTER AREA STATEMENT OF 10TH FLOOR	
TOTAL FITNESS CENTER AREA	139.29 SQ.MT.
PERMISSIBLE 2% OF BUA	113.66 SQ.MT.
EXCESS FITNESS CENTER AREA	25.63 SQ.MT.
EXCESS FITNESS CENTER AREA COUNTED IN SALE	25.69 SQ.MT.

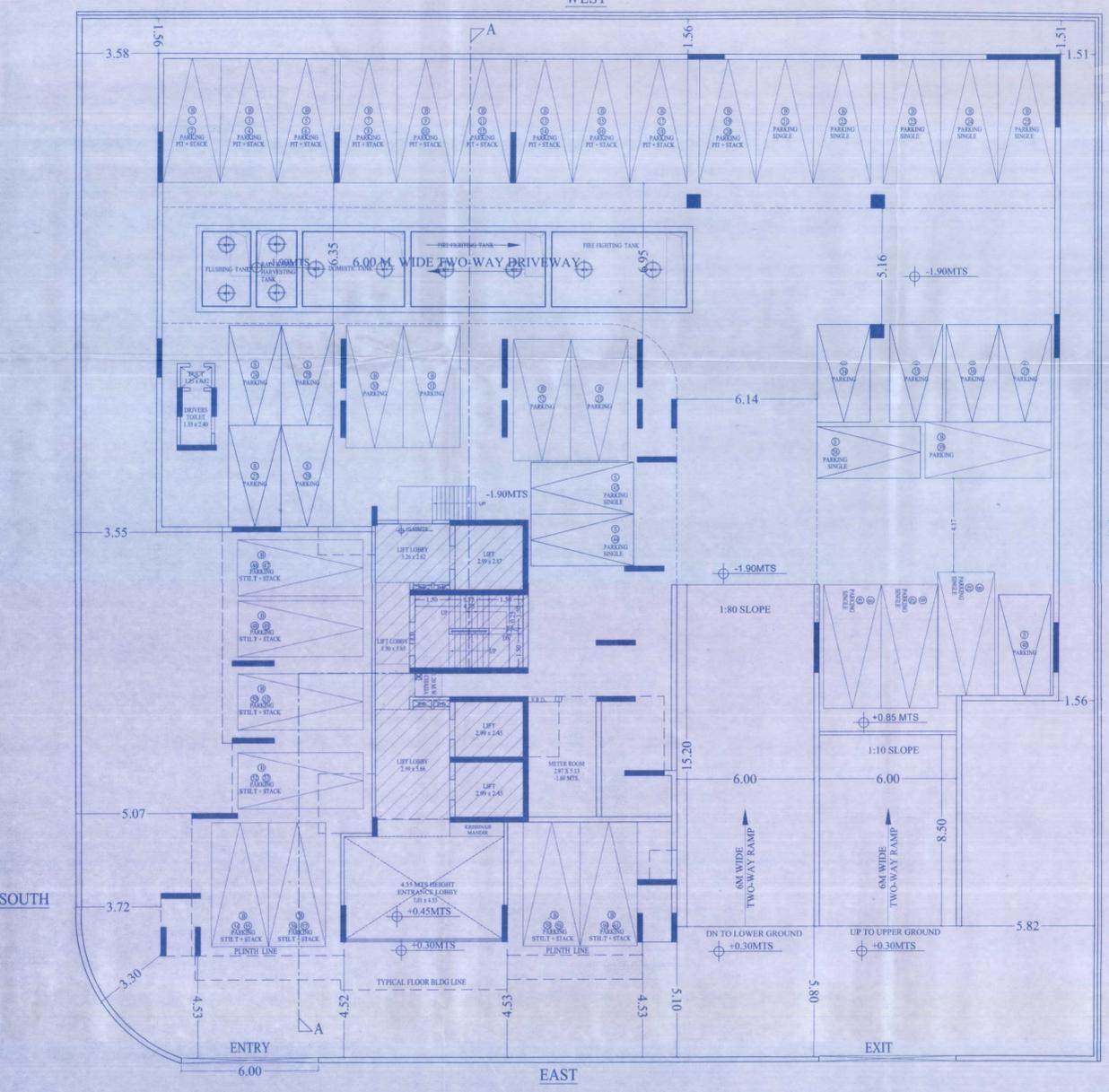
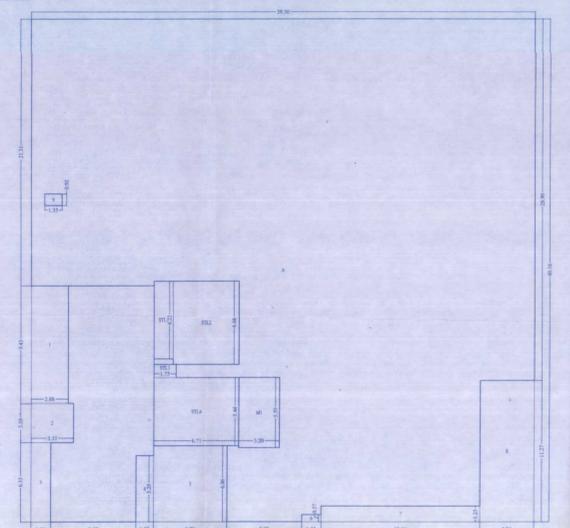
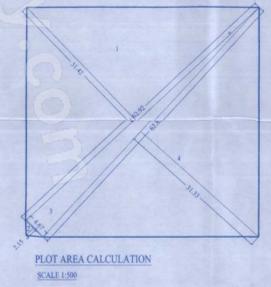
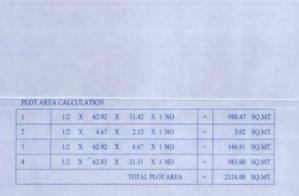
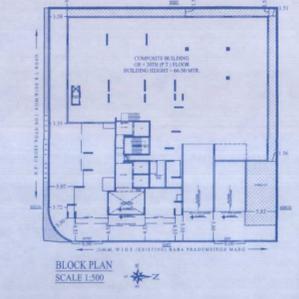
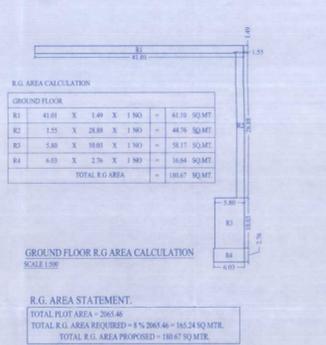
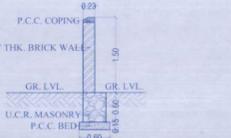
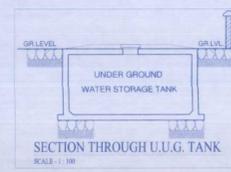
PARKING AREA TABLE BIG & SMALL PARKING ON PODIUM FLOOR				
SR. NO.	PODIUM FLOOR	BIG	SMALL	TOTAL
1	PART BASMENT	49	12	61
2	GROUND	18	47	65
3	ST	11	95	106
4	2ND	11	43	54
	TOTAL	81	27	108

TABLE SHOWING TENANT STATEMENT OF SALE BUILDING

FLOOR NOS	SALE UNITS	EXISTING UNITS	P.T.C UNITS	AMENITIES
GROUND FLOOR	-----	-----	-----	-----
1ST RESIDENTIAL FLOOR	-----	3.00	-----	-----
2ND RESIDENTIAL FLOOR	-----	3.00	-----	-----
3RD RESIDENTIAL FLOOR	-----	3.00	-----	-----
4TH RESIDENTIAL FLOOR	-----	3.00	-----	-----
5TH RESIDENTIAL FLOOR	-----	3.00	-----	-----
6TH RESIDENTIAL FLOOR	-----	3.00	-----	-----
7TH (REFUGE) RESIDENTIAL FLOOR	-----	3.00	-----	-----
8TH RESIDENTIAL FLOOR	1.00	2.00	-----	5.00
9TH RESIDENTIAL FLOOR	1.00	2.00	-----	5.00
10TH RESIDENTIAL FLOOR	1.00	2.00	-----	5.00
11TH RESIDENTIAL FLOOR	1.00	2.00	-----	5.00
12TH RESIDENTIAL FLOOR	-----	1.00	10.00	-----
13TH RESIDENTIAL FLOOR	-----	1.00	10.00	-----
14TH (REFUGE) RESIDENTIAL FLOOR	1.00	-----	-----	5.00
15TH RESIDENTIAL FLOOR	-----	1.00	10.00	-----
16TH RESIDENTIAL FLOOR	4.00	1.00	-----	-----
17TH RESIDENTIAL FLOOR	5.00	-----	-----	-----
18TH RESIDENTIAL FLOOR	5.00	-----	-----	-----
19TH RESIDENTIAL FLOOR	5.00	-----	-----	-----
20TH RESIDENTIAL FLOOR	3.00	-----	-----	-----
TOTAL SALE BUILT UP AREA	27.00	36.00	59.00	65.00
	63.00 NOS		64.00 NOS	
		127.00 NOS		

FLOOR	C.A. BELOW 40 SQ.MT	C.A. BETWEEN 40 TO 90 SQ.MT	C.A. BETWEEN 90 TO 120 SQ.MT	C.A. ABOVE 120 SQ.MT
REQUIRED	1 Parking = 1.5 PLAT	1 Parking = 2 PLAT	1 Parking = 2 PLAT	1 Parking = 1 PLAT
GROUND	---	---	---	---
ST TO 20TH FLOOR	98.00	---	---	---
TOTAL	98.00	---	---	---
PARKING RATIO	98.00 = 1.57	---	---	---

FLOOR	C.A. BELOW 40 SQ.MT	C.A. BETWEEN 40 TO 90 SQ.MT	C.A. BETWEEN 90 TO 120 SQ.MT	C.A. ABOVE 120 SQ.MT
REQUIRED	1 Parking = 1.5 PLAT	1 Parking = 2 PLAT	1 Parking = 2 PLAT	1 Parking = 1 PLAT
GROUND	---	---	---	---
ST TO 20TH FLOOR	---	4.00	38.00	21.00
TOTAL	---	4.00	38.00	21.00
PARKING RATIO	---	4.2 = 2.00	38.3 = 38.00	21.21 = 42.00



PART BASMENT FLOOR PLAN
SCALE 1:100

FORM - I			
NO.	DESCRIPTION	NO. OF UNITS	AREA (SQ.MT.)
1	AREA STATEMENT		
2	AREA OF PLOT		58.34
3	AREA OF RESERVATION IN PLOT		---
4	AREA OF ROAD SET BACK		---
5	DEDUCTIONS FOR		---
6	FOR RESERVATION ROAD AREA		---
7	FOR RESERVATION ROAD AREA		---
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FORM - II	
CONTENT OF SHEET	
* GROUND FLOOR LAYOUT PLAN * SALE BUILT UP AREA STATEMENT, * SALE TENANT STATEMENT, * PARKING AREA STATEMENT, * BLOCK & LOCATION PLAN, AREA CALCULATION ETC.	
CERTIFICATE OF AREA	
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THAT THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON THE PLAN ARE AS SHOWN ON SITE AND THE AREA SO WORKED OUT BY SQUARE METERS AND FALTS WITHIN THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.	
SIGNATURE OF LICENSED SURVEYOR/ARCHITECT/ENGINEER/STRUCTURAL ENGINEER	
ARCHITECT DESCRIPTION OF PROPOSAL & PROPERTY	
PROPOSED IMPLEMENTATION OF SCHEME UNDER REGULATION 13(1) (S) (SUB) NO. 106, PLOT NO. 1027 (PT.) AND 1028 CORRESPONDING C.T.S. NO. 918, OF VILLAGE MULUND WEST, MUMBAI - 400080 (KNOWN AS "WEST NANDANVAN CO-OPERATIVE HOUSING SOCIETY."	
NAME & SIGN OF OWNER	
M/s. OSCAR INFRASTRUCTURE PVT. LTD.	
STAMP OF DATE OF RECEIPT OF PLANS	
STAMP OF DATE OF APPROVAL OF PLANS	
Approved Subject to the condition mentioned in this office permission Letter No. SBA/ENCS/17/10/2023/110/PT/C Dt. 11.01.2023	
Executive Engineer, Sun. Rehabilitation Authority	
NAME ADDRESS AND SIGNATURE OF ARCHITECT	
M/S. SPECO ARCHITECT	
DRAWN BY	
CHECKED BY	
SCALE AS SHOWN	
NORTH	
AR WITH REGISTRATION NO. 276, AMBekar Road, At Badar T.T., Padar (E), Mumbai - 400 014. TEL: +91-9820 997576. FAX: +91-9820 997578. AR WITH REGISTRATION NO. 276, AMBekar Road, At Badar T.T., Padar (E), Mumbai - 400 014. TEL: +91-9820 997576. FAX: +91-9820 997578. AR WITH REGISTRATION NO. 276, AMBekar Road, At Badar T.T., Padar (E), Mumbai - 400 014. TEL: +91-9820 997576. FAX: +91-9820 997578.	
AR. NITIN SUNJAL	
Council of Arch. CA/2008/42482	