FILE NO.-P-14887/2023/(258 A)/R/C Ward/BORIVALI-R/C/337/1/New

F.S.I.-1.31 | SHEET NO.1.6

SUMMERY OF BUILT-UP AREA STATEMENT				Total Area
FLOOR	WING-A (Resi.)	WING-B (Resi.)	COMM.	In Sqmt.
Ground Floor	-----	-----	308.55	308.55
1ST Comm./Podium Floor	86.87	-----	195.90	282.77
2ND Podium Floor	-----	-----	-----	-----
3RD Podium Floor	-----	-----	-----	-----
Amenity Floor	-----	-----	-----	-----
1ST Floor	227.24	235.07	-----	462.31
2ND Floor	227.24	235.07	-----	462.31
3RD Floor	171.30	182.51	-----	353.81
4TH Floor	227.24	235.07	-----	462.31
5TH Floor	236.83	235.07	-----	471.90
6TH Floor	236.83	235.07	-----	471.90
7TH Floor	236.83	235.07	-----	471.90
Excess Refuge area counted in F.S.I(A-16.43+B-16.20=32.63)				32.63
Excess Fitness Centre area counted in F.S.I.				90.88
GROSS BUILT-UP AREA	1650.38	1592.93	504.45	3871.27
Gross Commercial BUA				504.45
Net commercial BUA				376.55
FCA Commercial				127.90
Gross residential BUA				3366.82
Net residential BUA				2543.37
FCA Residential				823.45
Total Net Area (Com. + Resi.) (376.55 + 2543.37)				2919.92
Total Fungible Area (Com. + Resi.) (127.90 + 823.45)				951.35

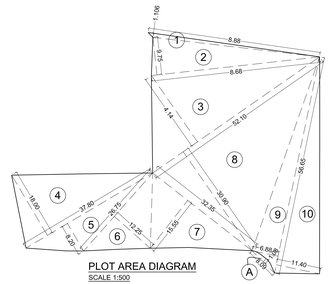
STAIRCASE & LIFT LOBBY AREA STATEMENT			Total Area
FLOOR	WING-A	WING-B	-----
Ground Floor	-----	-----	-----
1ST Comm./Podium Floor	101.12	-----	101.12
2ND Podium Floor	-----	-----	-----
3RD Podium Floor	-----	-----	-----
Amenity Floor	-----	-----	-----
1ST Floor	60.31	60.28	120.59
2ND Floor	60.31	60.28	120.59
3RD Floor	60.31	60.28	120.59
4TH Floor	60.31	60.28	120.59
5TH Floor	59.97	60.28	120.25
6TH Floor	59.97	60.28	120.25
7TH Floor	59.97	60.28	120.25
TOTAL	522.27	421.96	944.23

STAIRCASE AREA FOR EXISTING BUILDING AS PER CE/6227/BP (WS)/AR DATED, 05/10/1989

Existing Bldg. Staircase Area			
FLOORS	WING	SIZE	Area in Sq.ft.
GR. FLOOR	A	7 X 13'	91.00
1ST FLOOR		7 X 13'	91.00
2ND FLOOR		7 X 13'	91.00
3RD FLOOR		7 X 13'	91.00
4TH FLOOR		7 X 13'	91.00
GR. FLOOR	B	7 X 13'	91.00
1ST FLOOR		7 X 13'	91.00
2ND FLOOR		7 X 13'	91.00
3RD FLOOR		7 X 13'	91.00
4TH FLOOR		7 X 13'	91.00
GR. FLOOR	C	7 X 13'	91.00
1ST FLOOR		7 X 13'	91.00
2ND FLOOR		7 X 13'	91.00
3RD FLOOR		7 X 13'	91.00
GR. FLOOR	D	7 X 13'	91.00
1ST FLOOR		7 X 13'	91.00
2ND FLOOR		7 X 13'	91.00
3RD FLOOR		7 X 13'	91.00
Total Staircase Area (in sq.ft.)			1638.00
Total Staircase Area (in sq.mt.)			152.17

CARPET AREA STATEMENT (FLAT WISE)								
FLOOR	Flat No. (Area in Sqmt.)							
	WING-'A'				WING-'B'			
	1	2	3	4	1	2	3	4
Gr. Flr.	-----	-----	-----	-----	-----	-----	-----	-----
1st Flr. (Dispensary)	82.13							
1st Flr.	64.92	60.25	52.12	31.48	34.85	48.71	60.21	71.94
2nd flr.	64.92	60.25	52.12	31.48	34.85	48.71	60.21	71.94
3rd flr.	64.92	60.25	REFUGE	31.48	34.85	REFUGE	60.21	71.94
4th flr.	64.92	60.25	52.12	31.48	34.85	48.71	60.21	71.94
5th flr.	64.92	60.25	52.12	41.07	34.85	48.71	60.21	71.94
6th flr.	64.92	60.25	52.12	41.07	34.85	48.71	60.21	71.94
7th flr.	64.92	60.25	52.12	41.07	34.85	48.71	60.21	71.94
TOTAL FLATS	7	8	6	7	7	6	7	7

RERA CARPET AREA FOR PARKING DCPR-2034					
FLOOR	UPTO 45	45 TO 60	60 TO 90	ABOVE 90	TOTAL
1st Flr. (Dispensary)	-----	-----	1	-----	1
1st Flr.	2	2	4	-----	8
2nd flr.	2	2	4	-----	8
3rd Flr.	2	-----	4	-----	6
4th flr.	2	2	4	-----	8
5th flr.	2	2	4	-----	8
6th flr.	2	2	4	-----	8
7th flr.	2	2	4	-----	8
TOTAL	14	12	29	-----	55



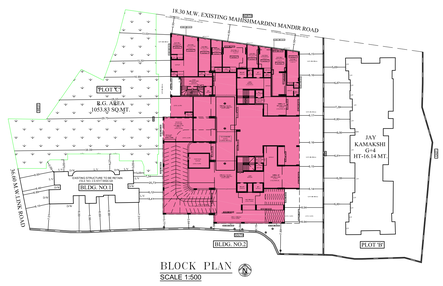
PLOT AREA DIAGRAM

SCALE 1:500

PLOT AREA CALCULATION							Sqmt.
ADDITIONS							
1	44.38	X	1.106	X	0.50	=	24.54
2	43.38	X	9.75	X	0.50	=	211.48
3	52.10	X	20.70	X	0.50	=	539.24
4	37.80	X	18.00	X	0.50	=	340.20
5	37.80	X	8.20	X	0.50	=	154.98
6	26.75	X	12.25	X	0.50	=	163.84
7	32.35	X	15.55	X	0.50	=	251.52
8	52.102	X	30.90	X	0.50	=	804.98
9	56.65	X	6.88	X	0.50	=	194.80
10	56.65	X	11.40	X	0.50	=	322.91
TOTAL ADDITION (A)							3008.56
DEDUCTION							
A	8.09	X	1.06	X	0.67	=	5.85
TOTAL DEDUCTION (B)							5.85
TOTAL PLOT AREA (A-B)							3002.70

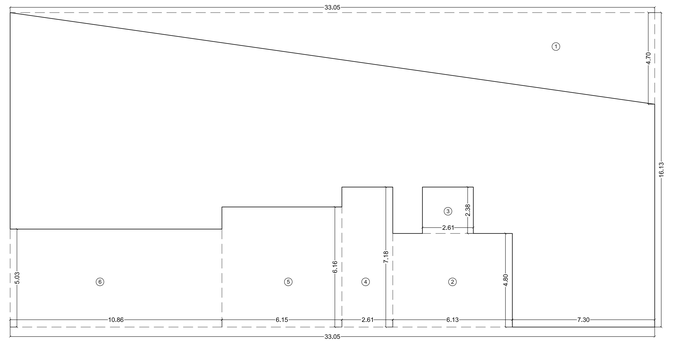
CAR PARKING STATEMENT			
AREA OF TENAMENT	TOTAL NO..	PARKING REQD. EACH UNIT	TOTAL
UP TO 45 Sqmt.	14	1/4	3.50
45 TO 60 Sqmt.	12	1/2	6.00
60 TO 90 Sqmt.	29	1/1	29.00
Above 90 Sqmt.	00	2/1	0.00
TOTAL PARKING REQIRED			38.50
10% VISITORS PARKING (MINIMUM = 1Nos.)			3.85
TOTAL PARKING (RESIDENTIAL)			42.35
PARKING FOR COM. (Shopping) Area Sqmt. (308.55/40.00)			07.71
PARKING FOR Office (1ST Floor) Area Sqmt. (195.90/37.50)			05.22
TOTAL PARKING REQIRED COMM.			12.93
10% VISITORS PARKING (COM.) MINIMUM=2.00			2.00
TOTAL PARKING (COMM.)			14.93
TOTAL PARKING REQUIRED		57.28 SAY-	57.00
TOTAL PARKING PROPOSED			143.00
TOTAL NO OF BIG PARKING PROPOSED			80.00
TOTAL NO OF SMALL PARKING PROPOSED			63.00

Park. Provided	Small Park	Big Park	Total
Ground floor	13 nos	31 Nos	44 Nos
Podium Fl-1	13 Nos	11 Nos	24 Nos
Podium Fl-02	18 Nos	19 Nos	37 Nos
Podium Fl-03	19 Nos	19 Nos	38 Nos
Total Provided	63 Nos	80 Nos	143 Nos
	44.06%	55.94 %	100 %



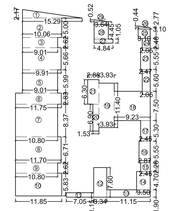
BLOCK PLAN

SCALE 1:500



LINE AREA DIAGRAM (GR. FLOOR COMM.)

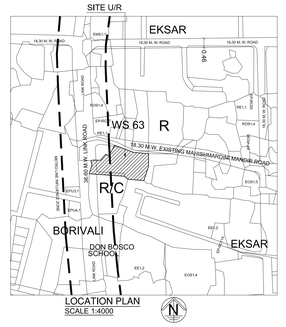
BUILT UP AREA CALCULATION							
GROUND FLOOR							Sqmt.
ADDITIONS:							
A	33.05	X	16.13	X	1	=	533.16
						=	533.16
DEDUCTIONS:							
1	10.86	X	4.70	X	0.50	=	17.07
2	6.13	X	4.80	X	1	=	29.42
3	2.61	X	2.38	X	1	=	6.21
4	2.61	X	7.18	X	1	=	18.74
5	6.15	X	6.16	X	1	=	37.88
6	10.86	X	5.03	X	1	=	54.63
						=	224.93
						=	308.55



ADDITIONAL L.O.S. AREA DIAGRAM

SCALE 1:500

ADDTOINAL L.O.S. AREA CALCULATION							Sqmt.
ADDITIONS							
1	15.29	X	2.17	X	0.50	=	16.59
2	10.06	X	5.00	X	1.00	=	50.30
3	9.01	X	2.62	X	1.00	=	23.61
4	9.91	X	5.66	X	1.00	=	56.09
5	9.01	X	5.99	X	1.00	=	53.97
6	11.75	X	2.83	X	1.00	=	33.25
7	10.80	X	8.37	X	1.00	=	90.40
8	11.70	X	6.71	X	1.00	=	78.51
9	10.80	X	2.62	X	1.00	=	28.30
10	11.85	X	5.83	X	1.00	=	69.09
11	7.05	X	1.15	X	1.00	=	8.11
12	3.34	X	7.60	X	1.00	=	25.38
13	11.15	X	1.90	X	1.00	=	21.19
14	3.50	X	4.70	X	1.00	=	16.45
15	2.45	X	2.20	X	1.00	=	5.39
16	2.87	X	5.55	X	1.00	=	15.93
17	2.45	X	5.30	X	1.00	=	12.99
18	9.23	X	7.50	X	1.00	=	69.23
19	3.93	X	11.40	X	1.00	=	44.80
20	1.53	X	6.90	X	1.00	=	10.56
21	2.88	X	6.30	X	1.00	=	18.14
22	2.05	X	5.60	X	1.00	=	11.48
23	2.47	X	5.55	X	1.00	=	13.71
24	2.05	X	2.40	X	1.00	=	4.92
25	3.10	X	2.77	X	1.00	=	8.59
26	3.10	X	0.44	X	0.50	=	0.68
27	4.84	X	1.05	X	1.00	=	5.08
28	3.64	X	4.45	X	1.00	=	16.20
29	3.64	X	0.52	X	0.50	=	0.95
TOTAL ADDITIONAL L.O.S. AREA							809.86



SCALE 1:4000

PROFORMA-A			Sq.Mts.
A	AREA STATEMENT	(C.T.S. NO.256A + C.T.S. NO.256C) - (C.T.S. NO.256C) AS PER REGISTERED DEED OF CONVEYANCE	3002.70
1	AREA OF PLOT		2235.72
	a)	Area of Reservation in plot	-
	b)	Area of Road Set Back	-
	c)	Area of D P Road	-
2		DEDUCTIONS FOR	-
	(A)	For Reservation/Road Area to be handed over to MCGM (100%)	-
	a)	Road Set Back/widening area (Regulation No 16)	-
	b)	Proposed D P road area (Regulation No 16)	-
	c)	(I) Reservation Area (plot) to be handed over to (Regulation No 17)	-
		(II) Reservation Area to be handed over as per AR (Regulation No 17) (Not to be deducted for computation of FSI i.e, sr, no, 5 below)	-
		Total area under road / reservation	
	(B)	For Amenity area to be handed over to MCGM (5.00% = 113.30 Sqmt.)	-
	a)	Area of amenity plot as per DCR 14(A)	-
	b)	Area of amenity plot as per DCR 14(B)	-
	c)	Area of amenity plot as per DCR 35	-
		Total Amenity area	-
	(C)	Deduction of existing BUA to be retained if any / land component of existing BUA/Existing BUA as per regulation under which the developmpment was allowed Existing Building Area = 536.09/3066.01 x 3002.70 = 525.02 Building No.1 = 2520.92) = 3066.01 Building No.2 = 536.09)	-
3		Total deductions: [2(A) + 2(B) + 2(C)]	2235.72
4		Balance area of plot (for calculating required LOS) [1 - 3]	2235.72
5		Plot area under development [Sr. no, 4 + 2(A) (c)(ii)]	2235.72
6		Zonal (basic) FSI	1.00 (ONE)
7	a)	permissible built up area as per zonal (basic) FSI (5 X 6)	2235.72
	b)	permissible built up area as per regulation 30(C) (Protected development)	2529.92
		permissible built up area (7a or 7b above, whichever is more)	2529.92
8		Additional built up area as per regulation 30(A)(3)(a)	-
	a)	Additional BUA for 2(A)(c)(i) & 2(B) above within the cap of "admissible TDR" as per Table no.12 on balance plot,	-
	b)	additional BUA for 2(A)(a) & 2(A)(b) above to be utilized over and above the permissible FSI as per column no. 7 of table 12 of regulation 30(A) and to be mentioned in table 12 A of regulation 32 (200% or 250%)	-
	c)	additional BUA in case of 2(A)(c)(ii) as per regulation 17(1) note 20(vii) & (viii) as per AR policy on remaining plot, [7% as per table no. 5 of regulation 17(1)]	-
		Total Additional BUA	-
9		Additional (Incentive BUA within the cap of "admissible TDR" as per Table 12 on balance plot	-
	a)	In lieu of cost of construction of amenity buildings as per regulation 30(A)(3)(b)	-
	b)	50% of rehab component as per reg. 33(7)(A)	-
	c)	10 sqmts per hehab tenement as per reg. 33(7)(B) 39 X 10 = 390.00 sq.mt,	390.00
		Total Additional BUA / Incentive area	390.00
10		BUA due to "Additional" FSI on payment of premium" as per Table No 12 of Regulation No 30(A) [sr, no. 9 X 50%]	-
11		BUA due to admissible "TDR" as per table no. 12 of regulation no., 30(A) & 32 (by restricting area utilised beyond zonal FSI in sr, no. 7(b), 8(a) & 9 above)	-
	a)	General TDR	-
	b)	Slum TDR	-
		Total TDR	-
12		Permissible built up area [7(b)+9(c)+10+11]	2919.92
13		Proposed built up area (376.55 + 2543.37)	2919.92
14		TDR generated if any as per regulation 30 (A) and 32 for unutilized BUA on plot	-
15		Fungible compensatory area as per regulation no. 31(3)	
	a1)	(I) perm. fungible compensatory area for rehab comp, without charging premium (RESI.)	493.78
		(II) prop. fungible compensatory area for rehab comp, without charging premium (RESI.)	493.78
	a1)	(I) perm. fungible compensatory area for rehab comp, without charging premium (COM.)	80.29
		(II) prop. fungible compensatory area for rehab comp, without charging premium (COM.)	76.51
		(III) Area Kept In Abeyance	3.78
	b)	(I) perm. fungible compensatory area for sale comp, by charging premium (RESI.)	396.51
		(II) prop.fungible compensatory area for sale comp, by charging premium (RESI.)	329.67
	b1)	(I) perm. fungible compensatory area for sale comp, by charging premium (COMM.)	51.39
		(II) prop.fungible compensatory area for sale comp, by charging premium (COMM.)	51.39
16		Total built up area proposed Including FCA [13+15(a)(i)+15(a)(ii)+15(b)(i)+15(b)(ii)]	3871.27
17		FSI consumed on net plot [13/5] (2919.92/2235.72)	1.31
	(B)	TENAMENT STATEMENT	
		i PROPOSED AREA (16)	3871.27
		ii LESS DEDUCTION OF NONRESIDENTIAL AREA [SHOP,ETC.]	504.45
		iii AREA AVAILABLE FOR TENAMENTS [(i) minus (ii)]	3366.82
		iv TENAMENTS PERMISSIBLE AS PER [200 / HECTARE]	-
		v TENAMENTS PERMISSIBLE AS PER [450 / HECTARE]	152
		vi TENAMENTS PROPOSED	55
		vii TENAMENTS EXISTING	NIL
		viii TOTAL TENAMENTS PROPOSED (6 + 7)	55
	(C)	PARKING STATEMENT	-
		i PARKING REQUIRED BY REGULATION FOR	57
		ii OUTSIDERS (VISITORS) 10%	
		iii TOTAL PARKING REQUIRED	57
		iv TOTAL PARKING PROVIDED	143
		v TOTAL PARKING TO BE CONSIDERED	
	(D)	TRANSPORT VEHICLES PARKING	-
		i SPACE FOR TRANSPORT VEHICLES PARKING REQD.	NIL
		ii TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	NIL

FORM B (PERFORMA B)

CONTENTS OF SHEETS

GROUND FLOOR,LOCATION & BLOCK PLAN,PLOT AREA DIAGRAM & CALC. CARPET AREA CALC. PARKING STATEMENT,GR. FLR. BUILT UP AREA DIAGRAM.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING SOCIETY BUILDING KNOWN AS "OM SHRADDHA CHS. LTD." ON C.T.S. NO.258 A OF VILLAGE BORIVALI, JAYRAJ NAGAR, OFF NEW LINK ROAD, BORIVALI (W) MUMBAI.

NAME & ADDRESS OF THE DEVELOPER	SIGNATURE
Shri Mahek D. Modi Director Of Modi's Navniman Ltd. C.A. to Owners SHOP No.1 RADHIKE HEIGHTS, M.G. ROAD, KANDIVALI (W) MUMBAI-400067.	MAHEK DINESH MODI

SIGNATURE, NAME AND ADDRESS OF LICENSED SURVEYOR	SIGNATURE
M/S.SANJAY B SHAH, LICENSED SURVEYORS & ENGINEERS 2A/3, PANCHVATI,S.V.ROAD, KANDIVLI(W). MUMBAI-400 067.PH.-28652208/28652209 email-sanb.shah@gmail.com / sanjaybshah@gmail.com	SANJAY BHAILAL SHAH

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 23.04.2022 AND THAT THE AREA OF PLOT AS PER 7/12 EXTRACT IS 3002.70 Sqmt.(AS PER DEED OF CONVEYANCE THE SITE HAS AN AREA AS MORKED) OUT IS 3002.70 Sqmt.(THREE THOUSAND TWO POINT SEVEN ZERO Sqmt.) & F.S.I. CLAIMED ON 3002.70 Sqmt. AND TALLIES WITH THE DOCUMENT OF OWNERSHIPTOWN PLANNING SCHEME RECORDS.

SANJAY BHAILAL SHAH

SANJAY B. SHAH.

JOB NO.	DRG NO.	SCALE	CHK. BY	DRN. BY	REV.	DESCRIPTION	DATE	SIGN.
3468	S.No.1/6	AS SHOWN		Kishor D.			25-03-2025	

1) THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER NO. P-14887/2023/(258 A)/R/C Ward/BORIVALI-R/C/337/1/New DATED :- 27/09/2023.

2) THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE LETTER ISSUED UNDER EVEN NO. ON EVEN DATE.

PLAN FOR APPROVAL

DHAVAL SHIRISH JADHAV

Swapnil Bhagawat Patil — Digitally signed by Swapnil Bhagawat Patil Date: 2025.03.26 15:18:07 +05'30'

SANTOSH UTTAMRAO RAUT — Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.03.28 19:13:21 +05'30'

S.E.B.P.-87. | A.E.B.P.-IN/E 2. | E.E.B.P.(WS) R1.



