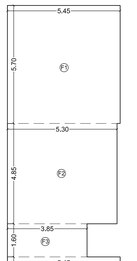
AMENITY FLOOR PLAN





FITNESS CENTRE AREA DIAGRAM



SOCIETY OFFICE AREA DIAGRAM

FITNESS CENTRE AREA CALCULATION

ON AMENITY FLOOR							
F1	5.45	X	5.70	X	1	=	31.07
F2	5.30	X	4.85	X	1	=	25.71
F3	3.85	X	1.60	X	1	=	6.16
F4	5.45	X	18.13	X	1	=	98.81
F5	1.20	X	3.20	X	1	=	3.84
F6	0.40	X	2.26	X	1	=	0.90
TOTAL PROPOSED FITNESS CENTRE AREA						=	166.49
PERMISSIBLE FITNESS CENTRE AREA						=	75.61
Excess Fitness Centre area counted in F.S.I.						=	90.88

SOCIETY OFFICE AREA CALCULATION

ON AMENITY FLOOR							
Soc.	5.45	X	3.65	X	1	=	19.89
TOTAL SOCIETY OFFICE AREA						=	19.89

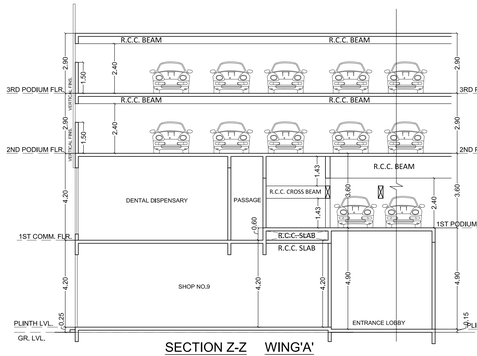
FITNESS AREA CALCULATION

TOTAL BUA = 3871.27 - 90.88 SQ.MT
= 3780.39 SQ. MT.
PERMISSIBLE FITNESS CENTRE AREA
= 3780.39 X 2%
= 75.61 SQ.MT.

Proposed Redevlopment Of Existing Society Building Known As Om Shraddha Co-Op. Housing Society Ltd.,C.T.S. No. 258 of Village Borivali Jayraj Nagar,Off New Link Road,Borivali (West)

BUILT UP AREA SUMMARY (As per Approved Plan)

SR.No.	NAME OF TENEMENTS.	EXISTING FLOOR	EXISTING SHOP/ FLAT No.	WING	EXISTING BUA (As per Approved Plan)	PERMISSIBLE FUNGIBLE AREA (MAX. 35%)	TOTAL PERMISSIBLE BUA.	PROPOSED FLOOR	PROPOSED WING	PROPOSED Flat/Shop No.	PROPOSED BUA ie (F.S.I + F.F.S.I) FROM LINE AREA DIAGRAM	REMARKS	
A	B	C	D	E	F	G	H	I	J	K	L	+ VE VALUE	- VE VALUE
1	Rehab Shop	GR. FLR (Shop)	1		21.06	7.37	28.43	Gr. Flr.	A	SHOP NO.3	30.90	2.47	
2	Rehab Shop	GR. FLR (Shop)	2		40.56	14.20	54.76	Gr. Flr.	A	SHOP NO.2	54.33		0.43
3	Rehab Shop	GR. FLR (Shop)	3		18.44	6.45	24.89	Gr. Flr.	A	SHOP NO.4	24.93	0.04	
4	Rehab Shop	GR. FLR (Shop)	4,6		33.54	11.74	45.28	Gr. Flr.	A	SHOP NO.5,6	45.88	0.60	
5	Rehab Shop	GR. FLR (Shop)	5		16.77	5.87	22.64	Gr. Flr.	A	SHOP NO.7	21.66		0.98
6	Rehab Shop	GR. FLR (Shop)	7		16.77	5.87	22.64	Gr. Flr.	A	SHOP NO.1	21.76		0.88
7	Rehab Shop	GR. FLR (Shop)	8		18.44	6.45	24.89	Gr. Flr.	A	SHOP NO.8	23.40		1.49
8	Rehab Shop	GR. FLR (Shop)	9		42.80	14.98	57.78	Gr. Flr.	A	SHOP NO.9	57.68	0.10	
9	Rehab Shop	GR. FLR (Shop)	10		21.01	7.35	28.36	Gr. Flr.	A	SHOP NO.10	28.75	0.39	
	TOTAL COMMERCIAL BUILT-UP AREA				**229.39**	**80.29**	**309.68**				**309.49**	**3.59**	**3.78**
	RESIDENTIAL BUILT-UP AREA												
1	Rehab Residential	GR. FLR	1	A	39.50	13.83	53.33	1st flr.	B	103	65.35	12.03	
2	Rehab Residential	GR. FLR	3	A	26.93	9.43	36.36	5th flr.	A	504	45.02	8.66	
3	Rehab Residential	1ST FLR	2	A	39.50	13.83	53.33	1st flr.	B	102	53.52	0.20	
4	Rehab Residential	1ST FLR	3	A	26.93	9.43	36.36	2nd flr.	B	201	38.08	1.72	
5	Rehab Residential	1ST FLR	4	A	26.93	9.43	36.36	4th flr.	A	402	65.49	29.13	
6	Rehab Residential	2ND FLR.	1	A	39.50	13.83	53.33	4th flr.	B	402	53.52	0.20	
7	Rehab Residential	2ND FLR.	2	A	39.50	13.83	53.33	5th flr.	A	503	56.55	3.22	
8	Rehab Residential	2ND FLR.	3	A	53.86	18.85	72.71	2nd flr.	B	204	77.69	4.98	
9	Rehab Residential	2ND FLR.	4	A									
10	Rehab Residential	3RD FLR.	3	A	26.93	9.43	36.36	7th flr.	B	701	38.08	1.72	
11	Rehab Residential	3RD FLR.	4	A	26.93	9.43	36.36	5th flr.	B	501	38.08	1.72	
12	Rehab Residential	4TH FLR.	2	A	39.50	13.83	53.33	5th flr.	B	502	53.52	0.20	
13	Rehab Residential	4TH FLR.	4	A	26.93	9.43	36.36	5th flr.	B	503	65.35	28.99	
14	Rehab Residential	GR. FLR	1	B	26.93	9.43	36.36	1st flr.	A	103	56.55	20.19	
15	Rehab Residential	1ST FLR	1	B	26.93	9.43	36.36	3rd flr.	B	301	38.08	1.72	
16	Rehab Residential	1ST FLR	2	B	26.93	9.43	36.36	4th flr.	B	401	38.08	1.72	
17	Rehab Residential	1ST FLR	3	B	39.50	13.83	53.33	6th / 7th flr.	A	604 , 704	90.04	36.72	
18	Rehab Residential	1ST FLR	4	B	39.50	13.83	53.33	3rd flr.	B	303	65.35	12.03	
19	Rehab Residential	2ND FLR.	1	B	26.93	9.43	36.36	6th flr.	B	601	38.44	2.08	
20	Rehab Residential	2ND FLR.	4	B	39.50	13.83	53.33	7th flr.	A	703	56.55	3.22	
21	Rehab Residential	3RD FLR.	3	B	39.50	13.83	53.33	6th flr.	A	602	65.49	12.17	
22	Rehab Residential	3RD FLR.	4	B	39.50	13.83	53.33	6th flr.	A	603	56.55	3.22	
23	Rehab Residential	4TH FLR.	2	B	26.93	9.43	89.69	3rd flr.	A	304	101.15	11.46	
24	Rehab Residential	4TH FLR.	3	B	39.50	13.83		3rd flr.	A	302			
25	Rehab Residential	GR. FLR	1	C	51.10	17.89	68.99	1st flr.	A	101	70.98	2.00	
26	Rehab Residential	1ST FLR	2	C	39.50	13.83	53.33	2nd flr.	A	202	65.49	12.17	
27	Rehab Residential	1ST FLR	3	C	39.50	13.83	53.33	2nd flr.	B	203	65.35	12.03	
28	Rehab Residential	2ND FLR.	1	C	51.10	17.89	68.99	3rd flr.	B	304	77.69	8.71	
29	Rehab Residential	2ND FLR.	2	C	39.50	13.83	53.33	5th flr.	A	502	65.49	12.17	
30	Rehab Residential	3RD FLR.	2	C	39.50	13.83	53.33	7th flr.	A	702	65.49	12.17	
31	Rehab Residential	GR. FLR	1	D	39.29	13.75	53.04	2nd flr.	A	203	56.55	3.51	
32	Rehab Residential	GR. FLR	2	D	39.42	13.80	53.22	4th flr.	A	403	56.55	3.33	
33	Rehab Residential	GR. FLR	3	D	51.17	17.91	69.08	1st flr.	B	104	77.69	8.61	
34	Rehab Residential	1ST FLR	1	D	39.29	13.75	53.04	2nd flr.	B	202	53.52	0.48	
35	Rehab Residential	1ST FLR	2	D	39.42	13.80	53.22	4th flr.	B	403	65.35	12.13	
36	Rehab Residential	2ND FLR.	1	D	39.29	13.75	53.04	6th flr.	B	602	53.52	0.48	
37	Rehab Residential	2ND FLR.	2	D	39.42	13.80	53.22	7th flr.	B	702	53.52	0.30	
38	Rehab Residential	3RD FLR.	1	D	39.29	13.75	107.20	4th flr.	A	404	112.94	5.74	
39	Rehab Residential	3RD FLR.	2	D	39.42	13.80		5th flr.	B	504			
	TOTAL RESIDENTIAL BUILT-UP AREA				**1410.80**	**493.78**	**1905.53**				**2196.66**	**291.13**	
	Total Resi.+Comm. Area In Sqm.				**1640.19**	**574.07**	**2215.21**				**2506.15**	**294.72**	**3.78**



SECTION Z-Z WING'A'

FORM III (PROFORMA B)
CONTENTS OF SHEETS
AMENITY FLOOR PLAN, FITNESS CENTRE & SOCIETY OFFICE AREA CALCULATION.
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 Nanniman Ltd. C.A. to Owners SHOP No.1 RASHMI 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-67 Ph.-28922525,28921515. email-sanb.shah@gmail.com / sanjaibshah@gmail.com	SANJAY BHAILAL SHAH

JOB NO.	DRG NO.	SCALE	CHK. BY	DRN. BY	REV.	DESCRIPTION	DATE	SIGN.
3468	S.No.3/6	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 15:19:08 +05'30'	SANTOSH UTTAMRAO RAUT Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.03.28 19:14:08 +05'30'
S.E.B.P.-R/7.	A.E.B.P.-R/E 2.	E.E.B.P.(WS) R1.