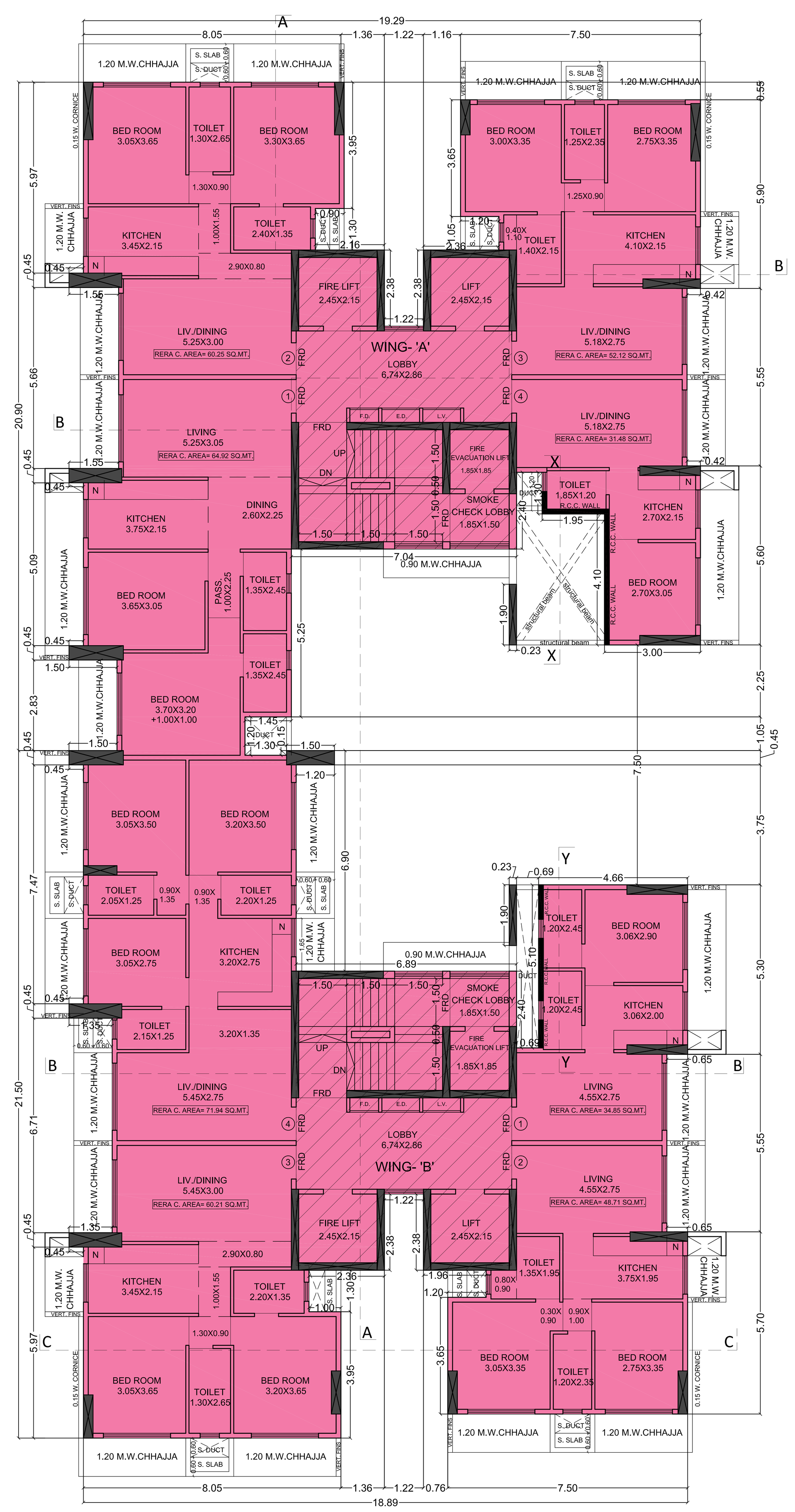
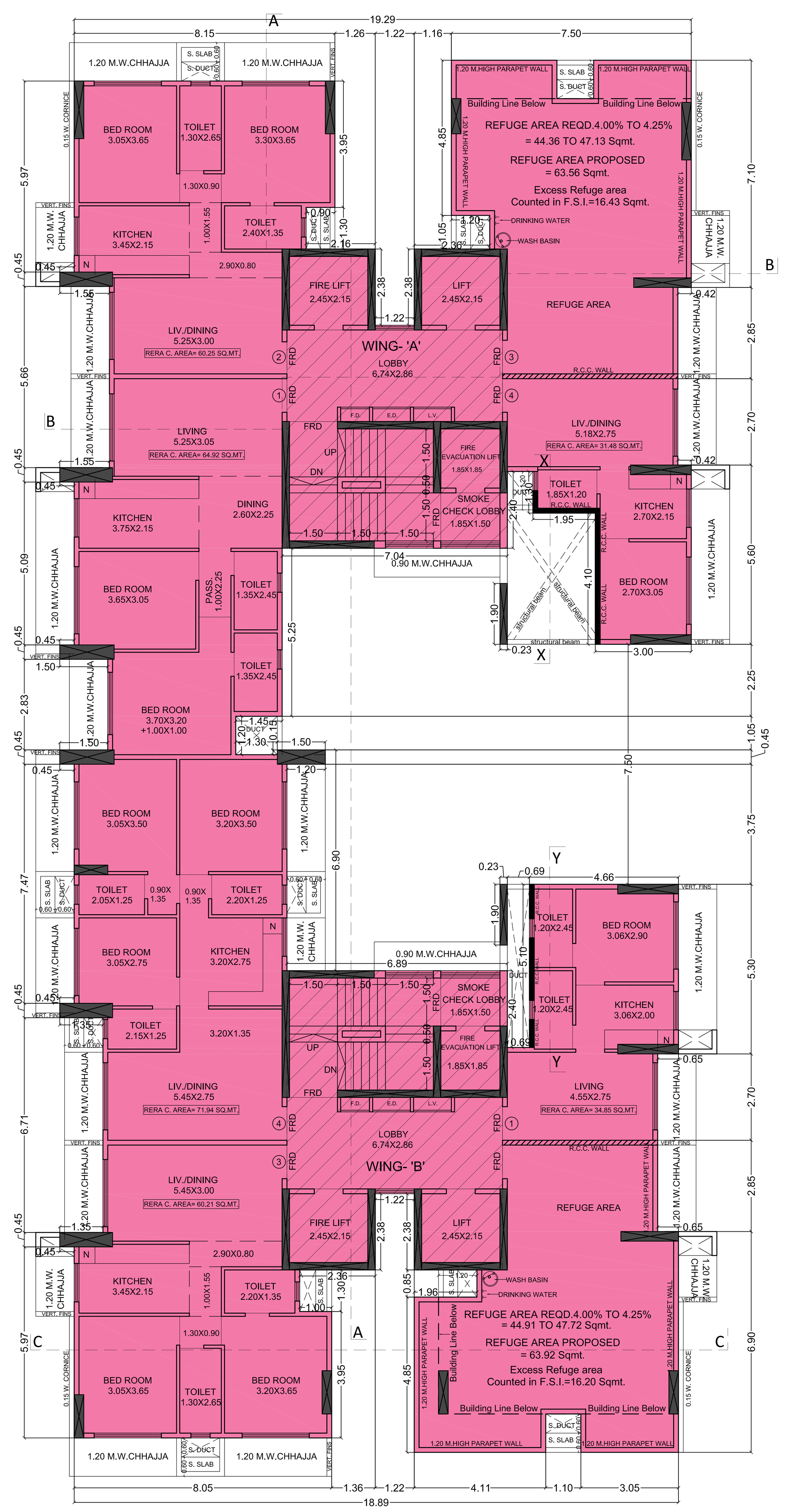
FILE NO.-P-14887/2023/(258 A)/R/C Ward/BORIVALI-R/C/337/1/New

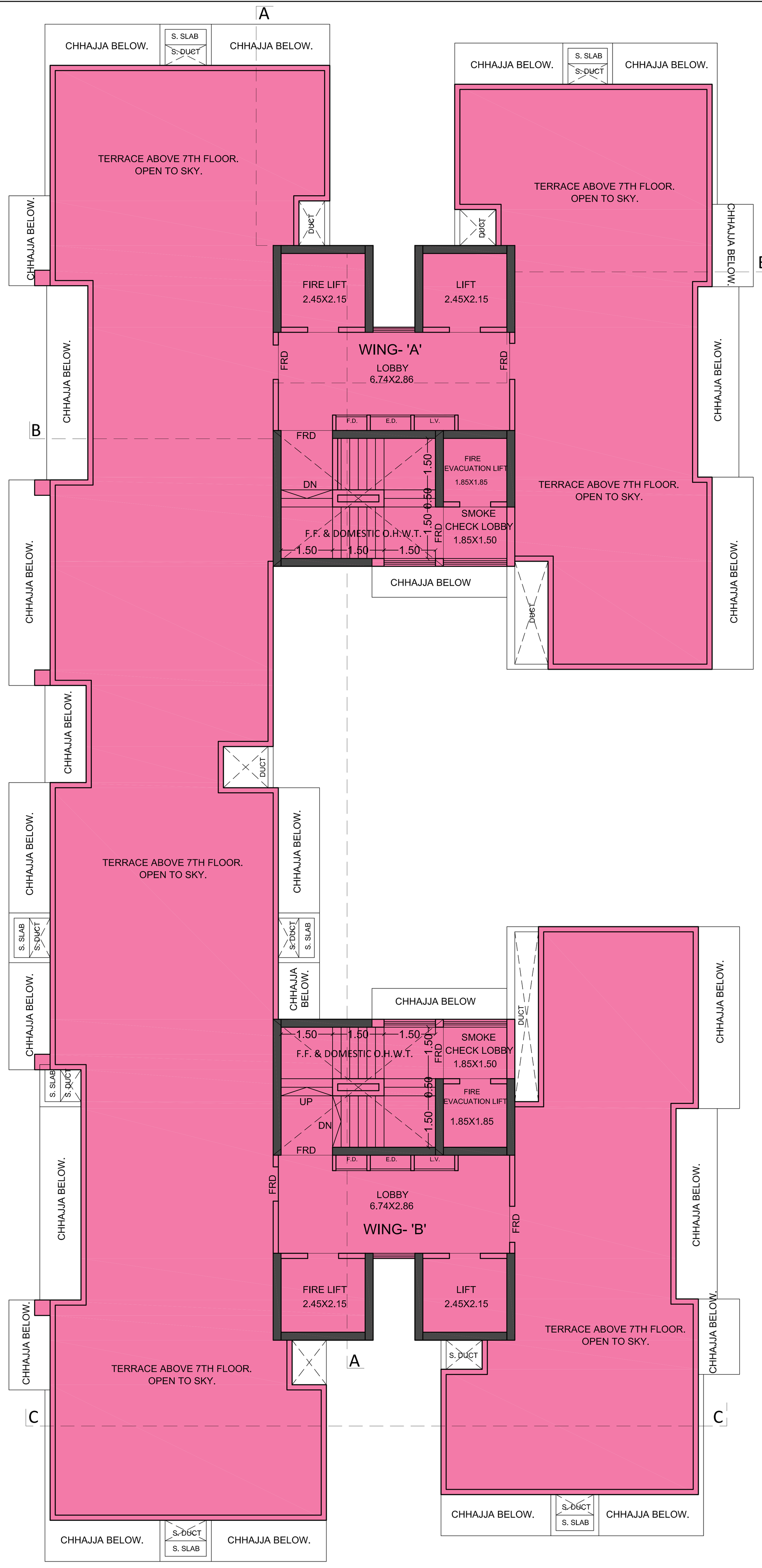
F.S.I.-1.31 | SHEET NO.4/6



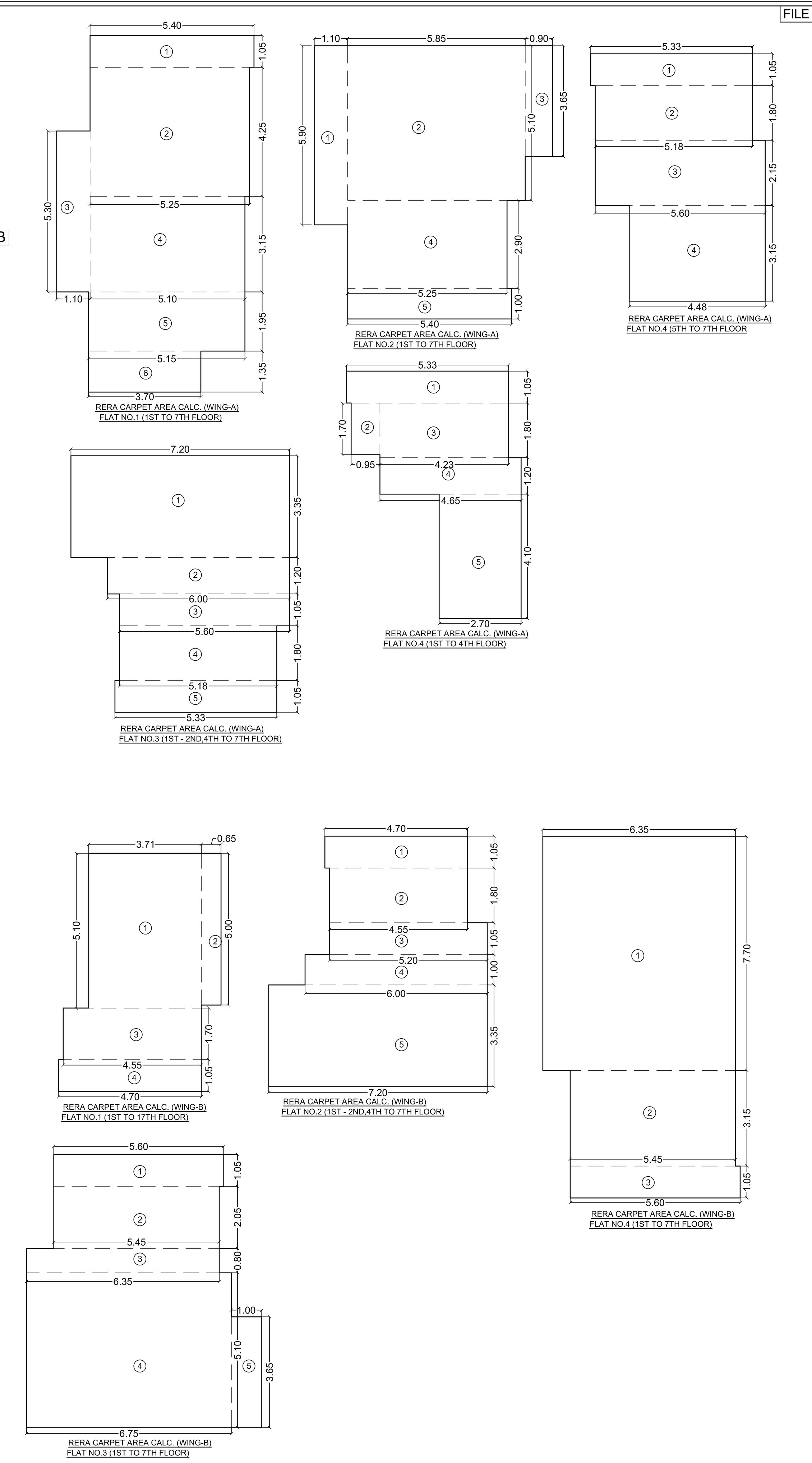
1ST, 2ND & 4TH FLOOR PLAN



3RD FLOOR PLAN



TERRACE FLOOR PLAN



RERA CARPET AREA CALCULATION						
FLAT NO.1 (1st to 7th FLOOR.) (WING-A)						Sqmt.
1	5.40	X	1.05	=		5.67
2	5.25	X	4.25	=		22.31
3	1.10	X	5.30	=		5.83
4	5.10	X	3.15	=		16.07
5	5.15	X	1.95	=		10.04
6	3.70	X	1.35	=		5.00
TOTAL RERA CARPET AREA				=		64.92

RERA CARPET AREA CALCULATION					
FLAT NO.2 (1st to 7th FLR.) (WING-A)					Sqmt.
1	1.10	X	5.90	=	6.49
2	5.85	X	5.10	=	29.84
3	0.90	X	3.65	=	3.29
4	5.25	X	2.90	=	15.23
5	5.40	X	1.00	=	5.40
TOTAL RERA CARPET AREA				=	60.25

RERA CARPET AREA CALCULATION					
FLAT NO.3 (1ST-2ND,4TH TO 7TH FLR.) (WING-A)					Sqmt.
1	7.20	X	3.35	=	24.12
2	6.00	X	1.20	=	7.20
3	5.60	X	1.05	=	5.88
4	5.18	X	1.80	=	9.32
5	5.33	X	1.05	=	5.60
TOTAL RERA CARPET AREA				=	52.12

RERA CARPET AREA CALCULATION					
FLAT NO.4 (1ST TO 4TH FLR.) (WING-A)					Sqmt.
1	5.33	X	1.05	=	5.60
2	0.95	X	1.70	=	1.62
3	4.23	X	1.80	=	7.61
4	4.65	X	1.20	=	5.58
5	2.70	X	4.10	=	11.07
TOTAL RERA CARPET AREA				=	31.48

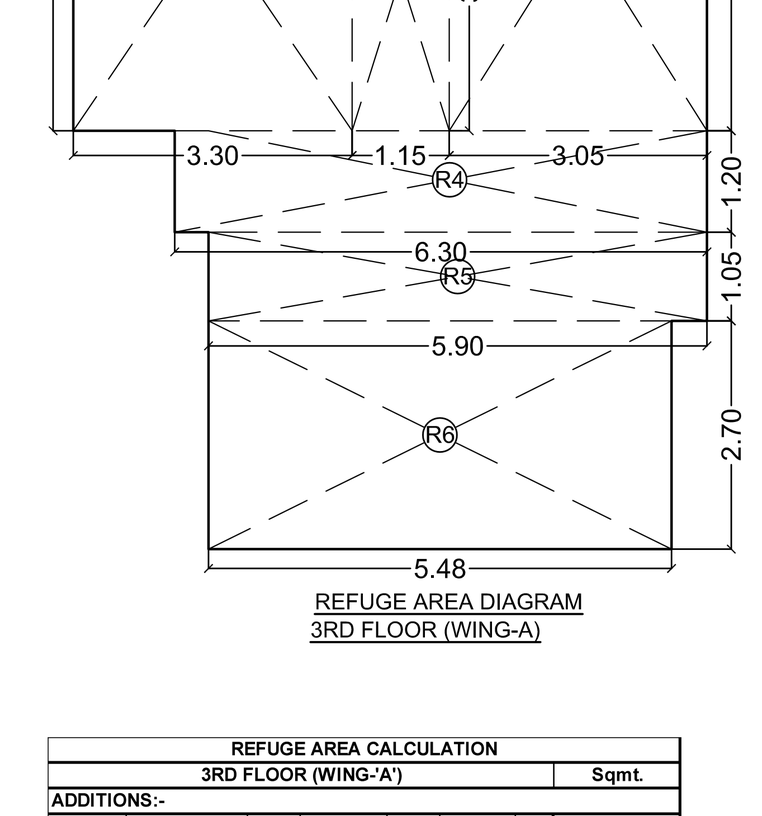
RERA CARPET AREA CALCULATION					
FLAT NO.4 (5TH TO 7TH FLR.) (WING-A)					Sqmt.
1	5.33	X	1.05	=	5.60
2	5.18	X	1.80	=	9.32
3	5.60	X	2.15	=	12.04
4	4.48	X	3.15	=	14.11
TOTAL RERA CARPET AREA				=	41.07

RERA CARPET AREA CALCULATION					
FLAT NO.1 (1ST TO 7TH FLR.) (WING-B)					Sqmt.
1	3.71	X	5.10	=	18.92
2	0.65	X	5.00	=	3.25
3	4.55	X	1.70	=	7.74
4	4.70	X	1.05	=	4.94
TOTAL RERA CARPET AREA				=	34.85

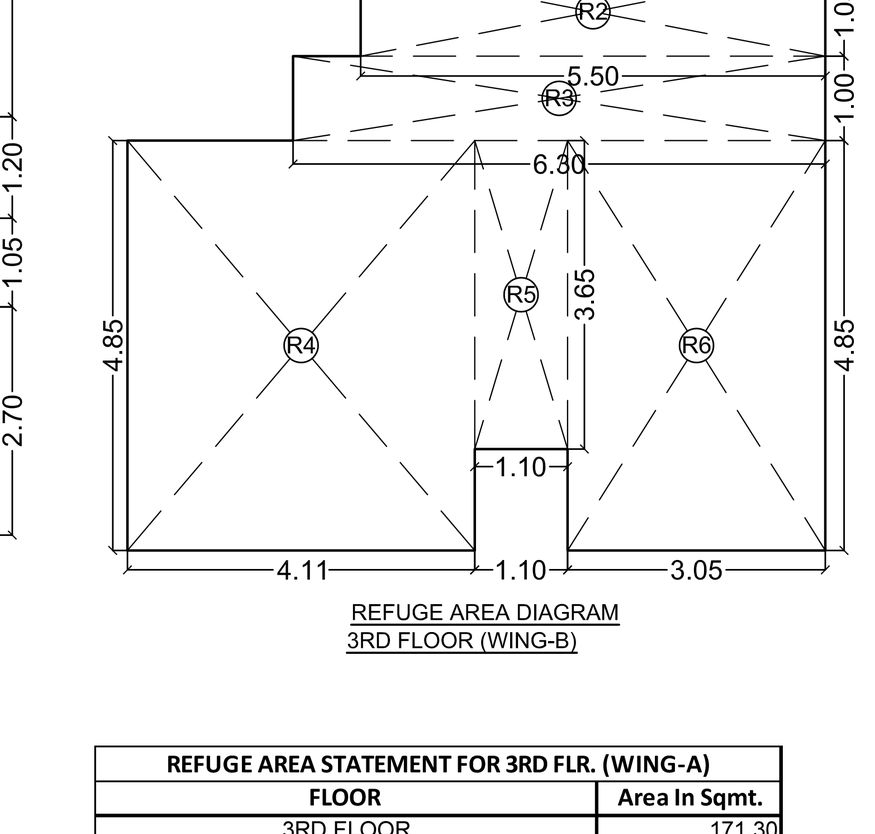
RERA CARPET AREA CALCULATION					
FLAT NO.2 (1ST-2ND,4TH TO 7TH FLR.) (WING-B)					Sqmt.
1	4.70	X	1.05	=	4.94
2	4.55	X	1.80	=	8.19
3	5.20	X	1.05	=	5.46
4	6.00	X	1.00	=	6.00
5	7.20	X	3.35	=	24.12
TOTAL RERA CARPET AREA				=	48.71

RERA CARPET AREA CALCULATION					
FLAT NO.3 (1ST TO 7TH FLR.) (WING-B)					Sqmt.
1	5.60	X	1.05	=	5.88
2	5.45	X	2.05	=	11.17
3	6.35	X	0.80	=	5.08
4	6.75	X	5.10	=	34.43
5	1.00	X	3.65	=	3.65
TOTAL RERA CARPET AREA				=	60.21

RERA CARPET AREA CALCULATION					
FLAT NO.4 (1ST TO 7TH FLOOR.) (WING-B)					Sqmt.
1	6.35	X	7.70	=	48.90
2	5.45	X	3.15	=	17.17
3	5.60	X	1.05	=	5.88
TOTAL RERA CARPET AREA				=	71.94



REFUGE AREA DIAGRAM
3RD FLOOR (WING-A)



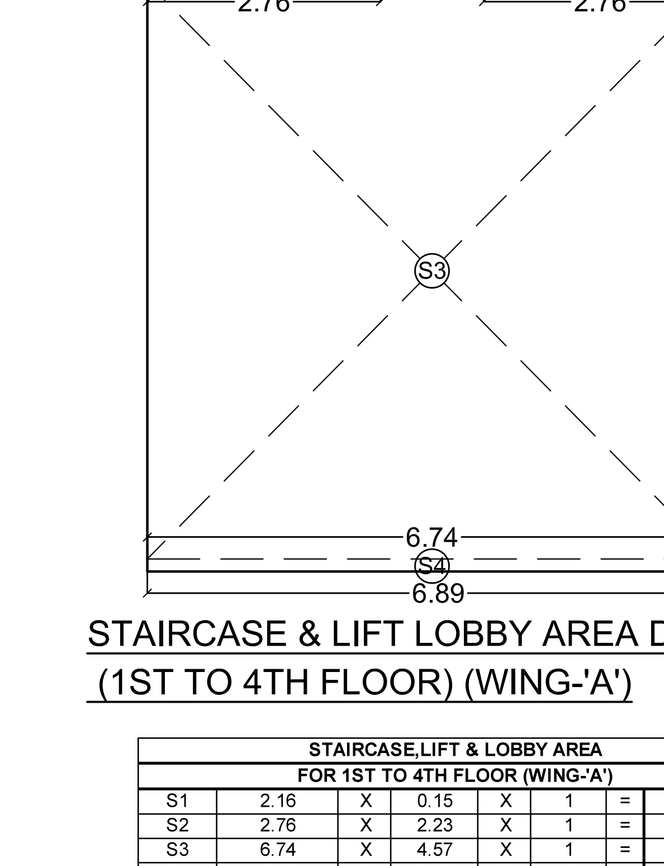
REFUGE AREA DIAGRAM
3RD FLOOR (WING-B)

REFUGE AREA CALCULATION							
3RD FLOOR (WING-'A')							Sqmt.
ADDITIONS:-							
R1	3.30	X	4.85	X	1	=	16.01
R2	1.15	X	3.65	X	1	=	4.20
R3	3.05	X	4.85	X	1	=	14.79
R4	6.30	X	1.20	X	1	=	7.56
R5	5.90	X	1.05	X	1	=	6.20
R6	5.48	X	2.70	X	1	=	14.80
TOTAL AREA FOR REFUGE						=	63.56

REFUGE AREA CALCULATION							
3RD FLOOR (WING-'B')							Sqmt.
ADDITIONS:-							
R1	4.85	X	2.70	X	1	=	13.10
R2	5.50	X	1.05	X	1	=	5.78
R3	6.30	X	1.00	X	1	=	6.30
R4	4.11	X	4.85	X	1	=	19.93
R5	1.10	X	3.65	X	1	=	4.02
R6	3.05	X	4.85	X	1	=	14.79
TOTAL AREA FOR REFUGE						=	63.92

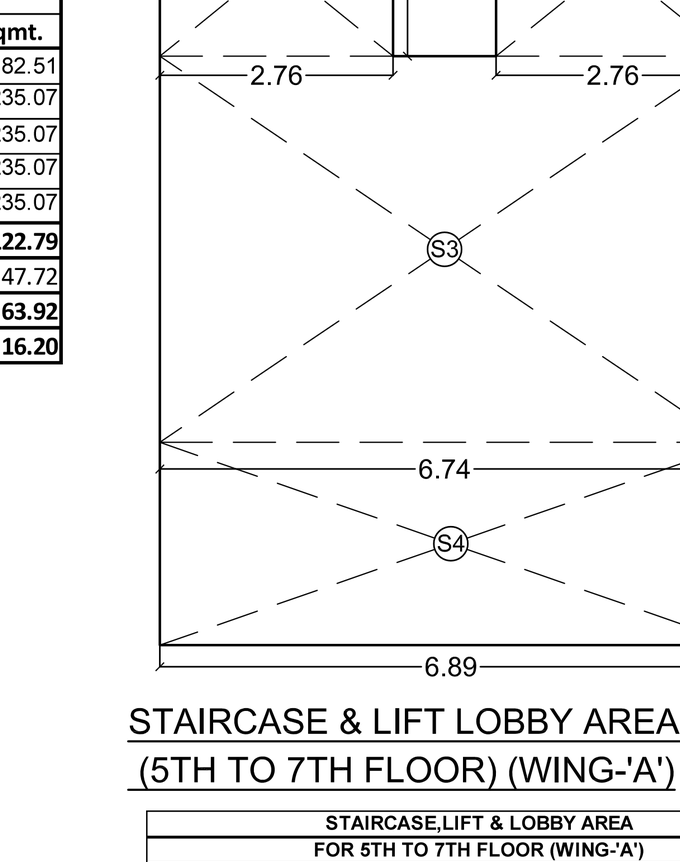
REFUGE AREA STATEMENT FOR 3RD FLR. (WING-A)	
FLOOR	Area In Sqmt.
3RD FLOOR	171.30
4TH FLOOR	227.24
5TH FLOOR	236.83
6TH FLOOR	236.83
7TH FLOOR	236.83
TOTAL FLOOR AREA	1109.03
Refuge area permissible 4.00% to 4.25% of BUA.	44.36 to 47.13
Refuge area Proposed On 3rd Floor	63.56
Excess Refuge area counted in F.S.I.	16.43

REFUGE AREA STATEMENT FOR 3RD FLR. (WING-B)	
FLOOR	Area In Sqmt.
3RD FLOOR	182.51
4TH FLOOR	235.07
5TH FLOOR	235.07
6TH FLOOR	235.07
7TH FLOOR	235.07
TOTAL FLOOR AREA	1122.79
Refuge area permissible 4.00% to 4.25% of BUA.	44.91 to 47.72
Refuge area Proposed On 3rd Floor	63.92
Excess Refuge area counted in F.S.I.	16.20



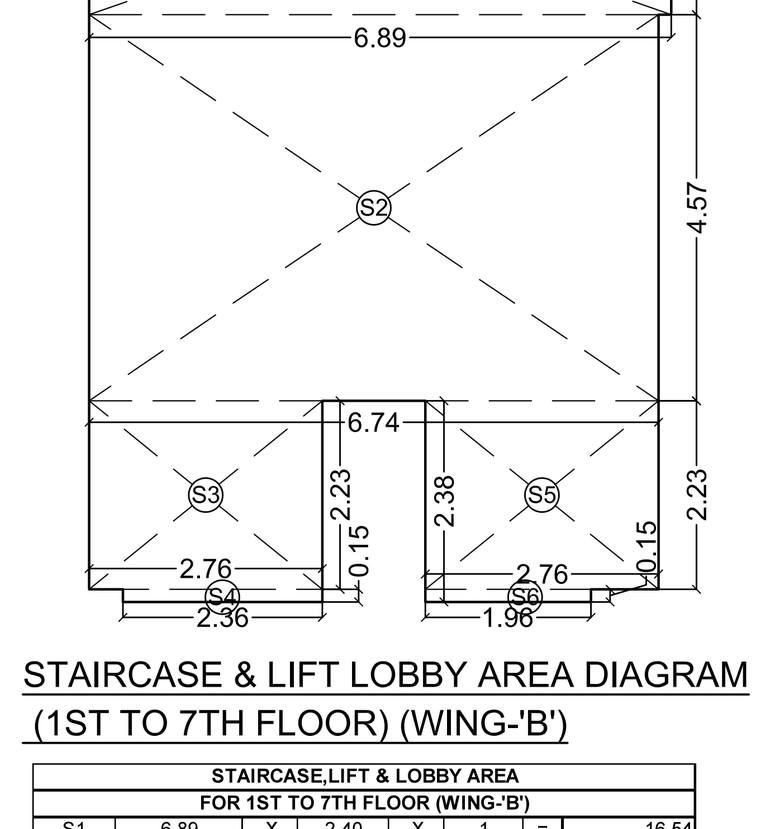
STAIRCASE & LIFT LOBBY AREA DIAGRAM
(1ST TO 4TH FLOOR) (WING-'A')

STAIRCASE,LIFT & LOBBY AREA							
FOR 1ST TO 4TH FLOOR (WING-'A')							
S1	2.16	X	0.15	X	1	=	0.32
S2	2.76	X	2.23	X	1	=	6.15
S3	6.74	X	4.57	X	1	=	30.80
S4	6.89	X	2.40	X	1	=	16.54
S5	2.76	X	2.23	X	1	=	6.15
S6	2.36	X	0.15	X	1	=	0.35
TOTAL STAIRCASE & LIFT,LOBBY AREA						=	60.31



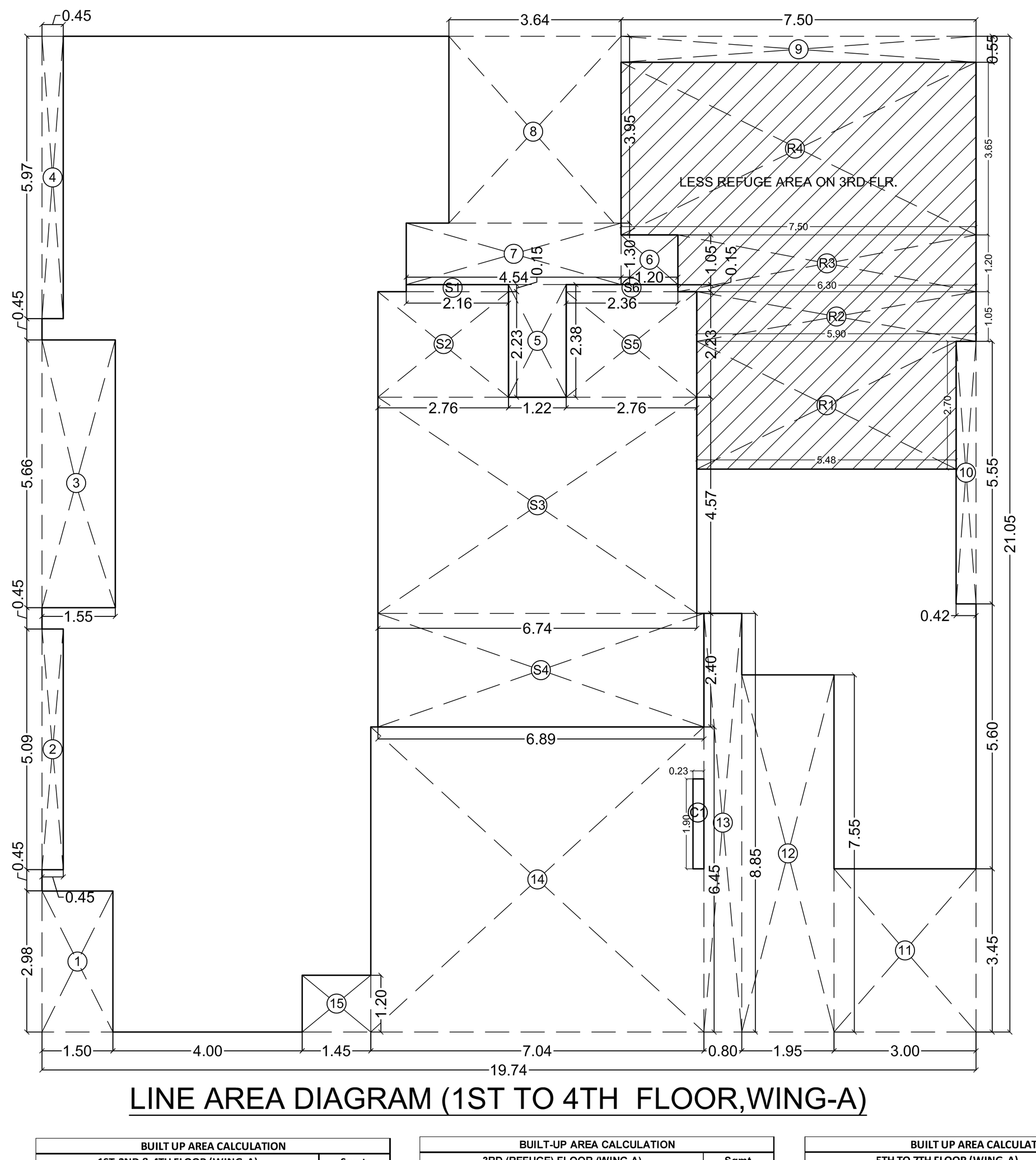
STAIRCASE & LIFT LOBBY AREA DIAGRAM
(5TH TO 7TH FLOOR) (WING-'A')

STAIRCASE,LIFT & LOBBY AREA							
FOR 5TH TO 7TH FLOOR (WING-'A')							
S1	2.16	X	0.15	X	1	=	0.32
S2	2.76	X	2.23	X	1	=	6.15
S3	6.74	X	6.82	X	1	=	45.97
S4	6.89	X	0.15	X	1	=	1.03
S5	2.76	X	2.23	X	1	=	6.15
S6	2.36	X	0.15	X	1	=	0.35
TOTAL STAIRCASE & LIFT,LOBBY AREA						=	59.97



STAIRCASE & LIFT LOBBY AREA DIAGRAM
(1ST TO 7TH FLOOR) (WING-'B')

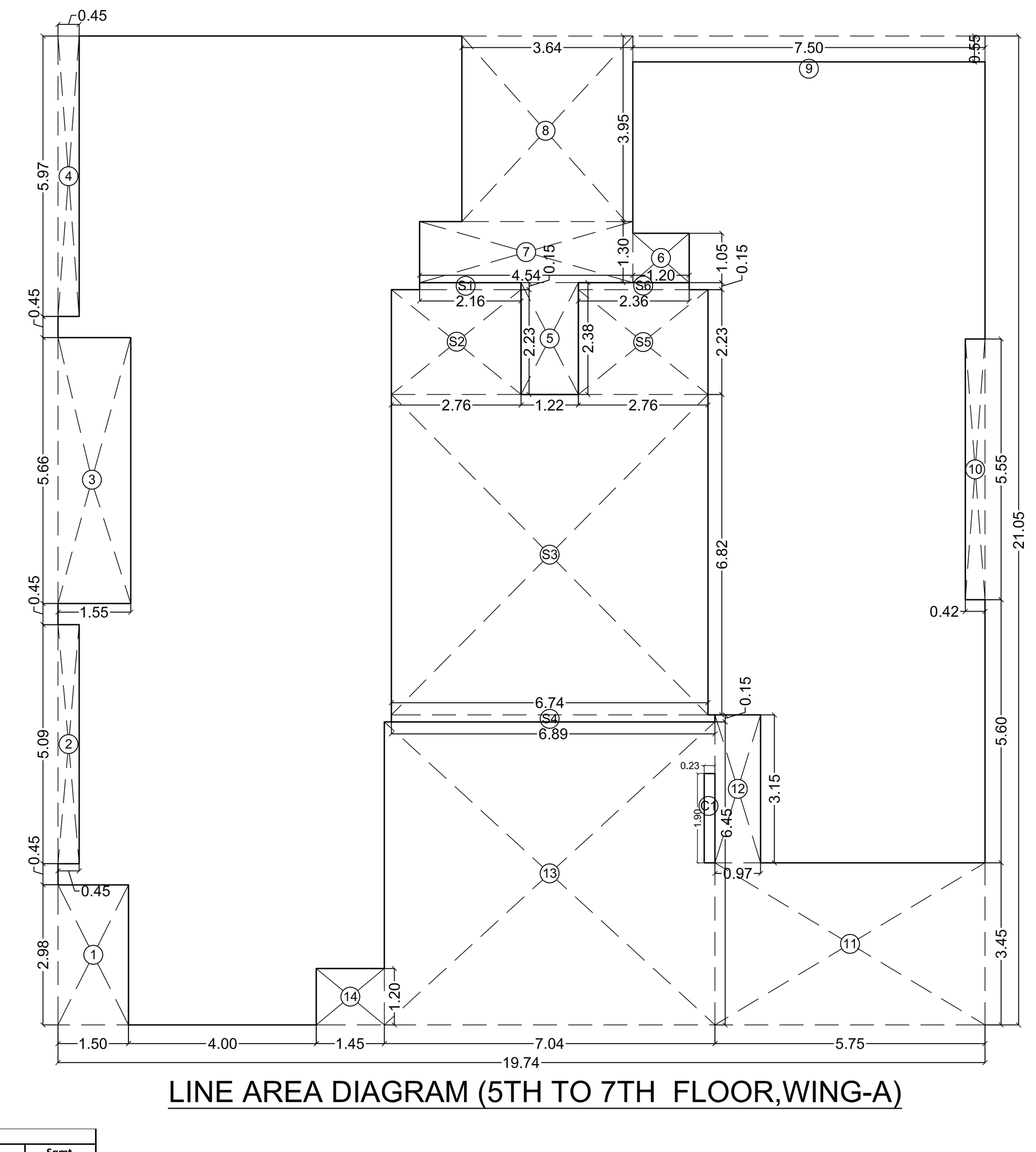
STAIRCASE,LIFT & LOBBY AREA							
FOR 1ST TO 7TH FLOOR (WING-'B')							
S1	6.89	X	2.40	X	1	=	16.54
S2	6.74	X	4.57	X	1	=	30.80
S3	2.76	X	2.23	X	1	=	6.15
S4	2.36	X	0.15	X	1	=	0.35
S5	2.76	X	2.23	X	1	=	6.15
S6	1.96	X	0.15	X	1	=	0.29
TOTAL STAIRCASE & LIFT,LOBBY AREA						=	60.28



LINE AREA DIAGRAM (1ST TO 4TH FLOOR,WING-A)

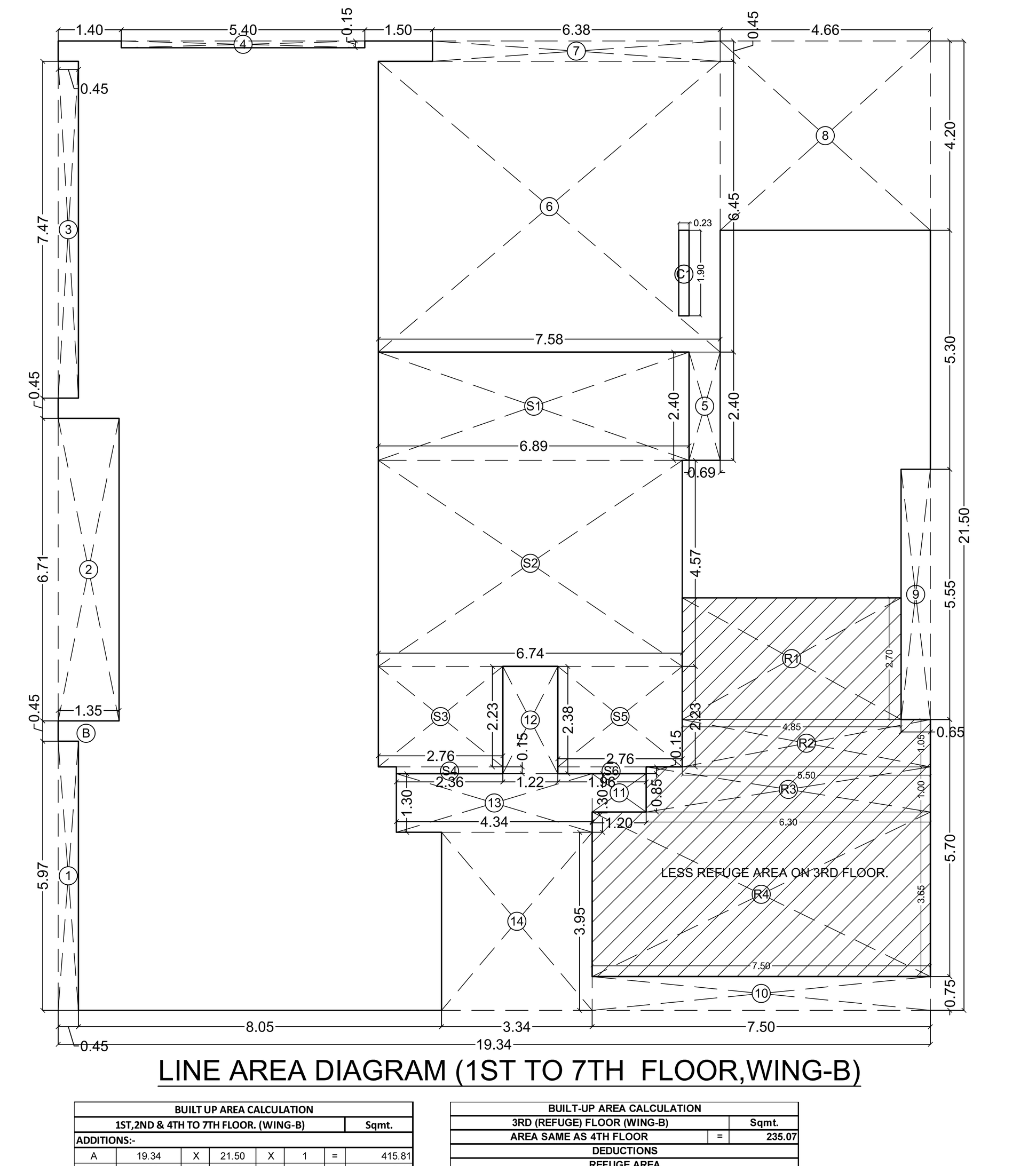
BUILT UP AREA CALCULATION							
1ST-2ND & 4TH FLOOR (WING-A)							Sqmt.
ADDITIONS:-							
A	19.74	X	21.05	X	1	=	415.53
C1	0.23	X	1.90	X	1	=	0.44
TOTAL ADDITIONS (X)						=	415.97
DEDUCTIONS:-							
1	1.50	X	2.98	X	1	=	4.47
2	0.45	X	5.09	X	1	=	2.29
3	1.55	X	5.66	X	1	=	8.77
4	0.45	X	5.97	X	1	=	2.69
5	1.22	X	2.38	X	1	=	2.90
6	1.20	X	1.05	X	1	=	1.26
7	4.54	X	1.30	X	1	=	5.90
8	3.64	X	3.95	X	1	=	14.38
9	7.50	X	0.55	X	1	=	4.13
10	0.42	X	5.55	X	1	=	2.33
11	3.00	X	3.45	X	1	=	10.35
12	1.95	X	7.55	X	1	=	14.72
13	0.80	X	8.85	X	1	=	7.08
14	7.04	X	6.45	X	1	=	45.41
15	1.45	X	1.20	X	1	=	1.74
TOTAL DEDUCTIONS:- (Y1)						=	128.42
STAIRCASE, LIFT, LOBBY DEDUCTIONS:-							
S1	2.16	X	0.15	X	1	=	0.32
S2	2.76	X	2.23	X	1	=	6.15
S3	6.74	X	4.57	X	1	=	30.80
S4	6.89	X	2.40	X	1	=	16.54
S5	2.76	X	2.23	X	1	=	6.15
S6	2.36	X	0.15	X	1	=	0.35
TOTAL ST. & LIFT LOBBY AREA (Y2)						=	60.31
TOTAL DEDUCTION = (Y1+Y2) (Y)						=	188.73
NET AREA = (X-Y)						=	227.24

BUILT-UP AREA CALCULATION							
3RD (REFUGE) FLOOR (WING-A)							Sqmt.
AREA SAME AS 2ND FLOOR						=	227.24
DEDUCTIONS							
REFUGE AREA							
R1	5.48	X	2.70	X	1	=	14.80
R2	5.90	X	1.05	X	1	=	6.20
R3	6.30	X	1.20	X	1	=	7.56
R4	7.50	X	3.65	X	1	=	27.38
TOTAL DEDUCTION						=	55.94
TOTAL BUILT UP AREA						=	171.30



LINE AREA DIAGRAM (5TH TO 7TH FLOOR,WING-A)

BUILT UP AREA CALCULATION							
5TH TO 7TH FLOOR (WING-A)							Sqmt.
ADDITIONS:-							
A	19.74	X	21.05	X	1	=	415.53
C1	0.23	X	1.90	X	1	=	0.44
TOTAL ADDITIONS (X)						=	415.97
DEDUCTIONS:-							
1	1.50	X	2.98	X	1	=	4.47
2	0.45	X	5.09	X	1	=	2.29
3	1.55	X	5.66	X	1	=	8.77
4	0.45	X	5.97	X	1	=	2.69
5	1.22	X	2.38	X	1	=	2.90
6	1.20	X	1.05	X	1	=	1.26
7	4.54	X	1.30	X	1	=	5.90
8	3.64	X	3.95	X	1	=	14.38
9	7.50	X	0.55	X	1	=	4.13
10	0.42	X	5.55	X	1	=	2.33
11	5.75	X	3.45	X	1	=	19.84
12	0.97	X	3.15	X	1	=	3.06
13	7.04	X	6.45	X	1	=	45.41
14	1.45	X	1.20	X	1	=	1.74
TOTAL DEDUCTIONS:- (Y1)						=	119.17
STAIRCASE, LIFT, LOBBY DEDUCTIONS:-							
S1	2.16	X	0.15	X	1	=	0.32
S2	2.76	X	2.23	X	1	=	6.15
S3	6.74	X	6.82	X	1	=	45.97
S4	6.89	X	0.15	X	1	=	1.03
S5	2.76	X	2.23	X	1	=	6.15
S6	2.36	X	0.15	X	1	=	0.35
TOTAL ST. & LIFT LOBBY AREA (Y2)						=	59.97
TOTAL DEDUCTION = (Y1+Y2) (Y)						=	179.14
NET AREA = (X-Y)						=	236.83



LINE AREA DIAGRAM (1ST TO 7TH FLOOR,WING-B)

BUILT UP AREA CALCULATION							
1ST,2ND & 4TH TO 7TH FLOOR. (WING-B)							Sqmt.
ADDITIONS:-							
A	19.34	X	21.50	X	1	=	415.81
C1	0.23	X	1.90	X	1	=	0.44
TOTAL ADDITIONS (X)						=	416.25
DEDUCTIONS:-							
1	0.45	X	5.97	X	1	=	2.69
2	1.35	X	6.71	X	1	=	9.06
3	0.45	X	7.47	X	1	=	3.36
4	5.40	X	0.15	X	1	=	0.81
5	0.69	X	2.40	X	1	=	1.66
6	7.58	X	6.45	X	1	=	48.89
7	6.38	X	0.45	X	1	=	2.87
8	4.66	X	4.20	X	1	=	19.57
9	0.65	X	5.55	X	1	=	3.61
10	7.50	X	0.75	X	1	=	5.63
11	1.20	X	0.85	X	1	=	1.02
12	1.22	X	2.38	X	1	=	2.90
13	4.34	X	1.30	X	1	=	5.64
15	3.34	X	3.95	X	1	=	13.19
TOTAL DEDUCTIONS:- (Y1)						=	120.90
STAIRCASE, LIFT, LOBBY DEDUCTIONS:-							
S1	6.89	X	2.40	X	1	=	16.54
S2	6.74	X	4.57	X	1	=	30.80
S3	2.76	X	2.23	X	1	=	6.15
S4	2.36	X	0.15	X	1	=	0.35
S5	2.76	X	2.23	X	1	=	6.15
S6	1.96	X	0.15	X	1	=	0.29
TOTAL ST. & LIFT LOBBY AREA (Y2)						=	60.28
TOTAL DEDUCTION = (Y1+Y2) (Y)						=	181.18
NET AREA = (X-Y)						=	235.07

BUILT-UP AREA CALCULATION							
3RD (REFUGE) FLOOR (WING-B)							Sqmt.
AREA SAME AS 4TH FLOOR						=	235.07
DEDUCTIONS							
REFUGE AREA							
R1	4.85	X	2.70	X	1	=	13.10
R2	5.50	X	1.05	X	1	=	5.78
R3	6.30	X	1.00	X	1	=	6.30
R4	7.50	X	3.65	X	1	=	27.38
TOTAL DEDUCTION						=	52.56
TOTAL BUILT UP AREA						=	182.51

REFUGE AREA CALCULATIONS:-

WING 'A'
BUA 3rd TO 7th FLOOR
171.30 + 227.24 + 236.83 x 3 = 1109.03 SQ. MT
PERMISSIBLE REFUGE AREA
1109.03 x 4% = 44.36 SQ.MT
1109.03 x 4.25% = 47.13SQ.MT.

WING 'B'
BUA 3rd TO 7th FLOOR
182.51 + 235.07 x 4 = 1122.79 SQ.MT.
PERMISSIBLE REFUGE AREA
1122.79 x 4% = 44.91 SQ.MT.
1122.79 x 4.25% = 47.72 SQ.MT.

FORM II (PROFORMA B)

CONTENTS OF SHEETS

1ST TO 4TH FLOOR,TERRACE FLOOR PLAN.
1ST TO 7TH FLOOR BUILT UP,RERA AREA DIAGRAM & 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 Navnirman Ltd. C.A. to Owners SHOP No.1 RASHMI HEIGHTS, M.G. ROAD, KANDIVALI (W) MUMBAI.400067.	MAHEK DINESH MODI Digitally signed by MAHEK DINESH MODI Date: 2025.03.25 13:56:21 +05'30'
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.-28022525,28021515. email-sanb.shah@gmail.com / sanjaibshah@gmail.com	SANJAY BHAILAL SHAH Digitally signed by SANJAY BHAILAL SHAH Date: 2025.03.25 13:54:17 +05'30'

JOB NO.	DRG NO.	SCALE	CHK. BY	DRN. BY	REV	DESCRIPTION	DATE	SIGN.
3468	S.No.4/6	AS SHOWN		Kishor D.			25-03-2025	

N

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 Digitally signed by DHAVAL SHIRISH JADHAV Date: 2025.03.25 14:36:34 +05'30'	Swapnil Bhagawat Patil Digitally signed by Swapnil Bhagawat Patil Date: 2025.03.26 15:19:51 +05'30'	SANTOSH UTTAMRAO RAUT Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.03.28 19:14:23 +05'30'
S.E.B.P.-R7.	A.E.B.P.-R/E 2.	E.E.B.P.(WS) R1.