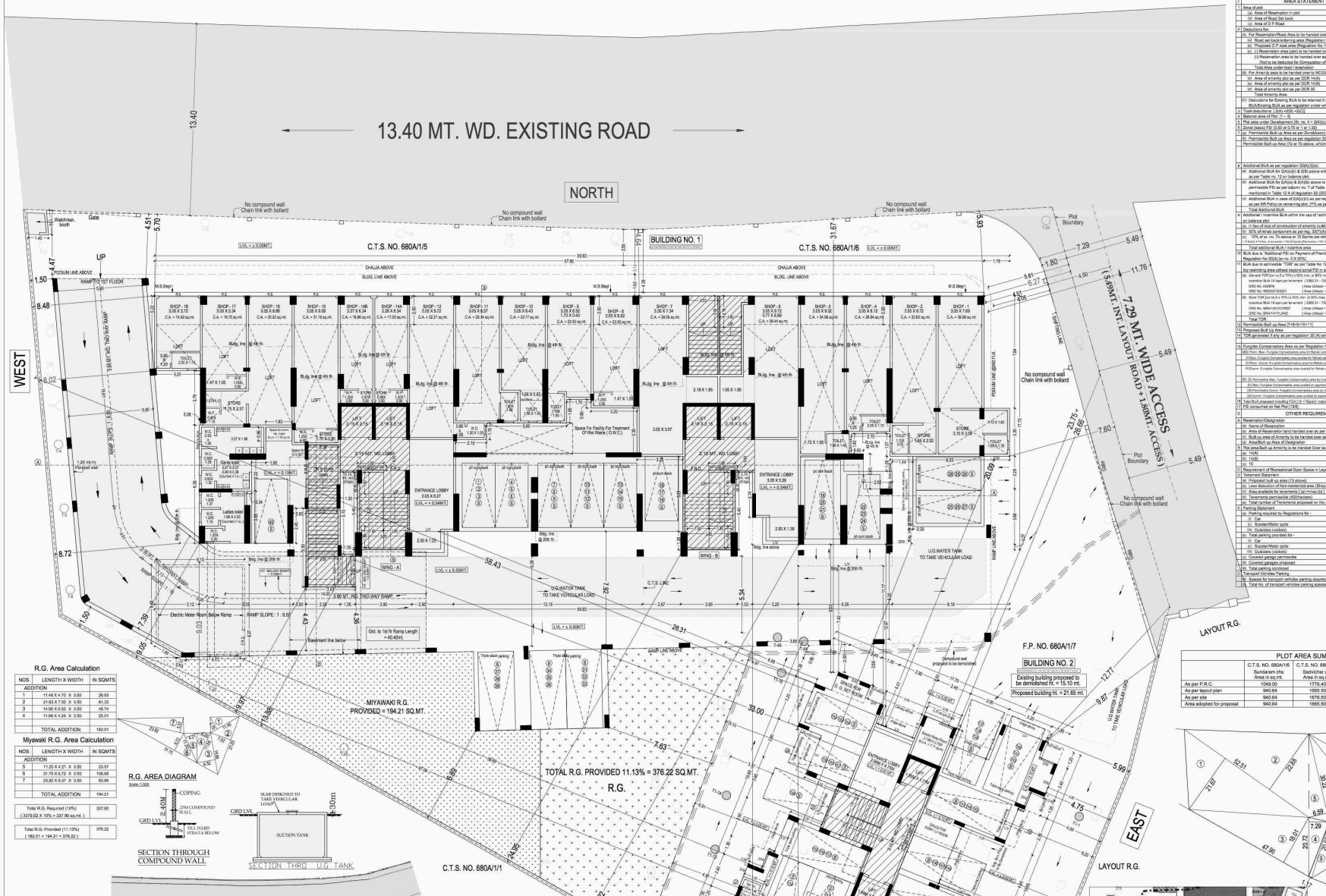


R.G. Area Calculation

NOS.	LENGTH X WIDTH	IN SQMTS
ADDITION		
1	11.46 X 4.70 X 0.50	26.93
2	21.63 X 7.52 X 0.50	81.33
3	14.95 X 6.62 X 0.50	49.74
4	11.66 X 4.29 X 0.50	25.01
TOTAL ADDITION		182.01

Miyawaki R.G. Area Calculation

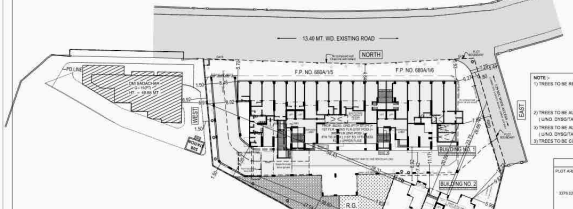
NOS.	LENGTH X WIDTH	IN SQMTS
ADDITION		
5	11.20 X 4.21 X 0.50	23.57
6	31.75 X 6.72 X 0.50	106.98
7	23.82 X 6.37 X 0.50	63.96
TOTAL ADDITION		194.21

Total R.G. Required (10%) (3379.02 X 10% = 337.90 sq.mt.)	337.90
Total R.G. Provided (11.13%) (182.01 + 194.21 = 376.22)	376.22

R.G. AREA DIAGRAM
Scale 1:100

SECTION THROUGH COMPOUND WALL

SECTION THRD U.G. TANK



BLOCK PLAN

SCALE 1:500

NOTE :-
1) TREES TO BE RETAINED = T-1, T-2, T-3, T-4, T-5, T-6, T-7, T-8, T-9, T-10, T-11, T-12, T-13, T-14, T-15, T-16, T-17, T-18, T-21, T-23, T-23, T-24, T-25, T-26, T-27, T-28, T-30, T-31, T-32, T-33, T-35, T-36, T-37, T-38, T-40, T-41, T-42, T-43, T-45, T-46, T-50, T-51, T-52, T-54, T-11, T-14, T-14, T-15, T-16
2) TREES TO BE ALREADY CUT AS PER N.O.C. = T-7, T-12, T-19, T-20, T-39, T-39, T-47
(UNDI DYSGITAZ-VI/1112/FA ST. 07.01.21)
3) TREES TO BE ALREADY TRANSPLANTED AS PER S.O.C. = T-4, T-5, T-6, T-34, T-48, T-49
(UNDI DYSGITAZ-VI/1112/FA ST. 07.01.21)
4) TREES TO BE CUT/TRANSPLANTED = T-44, T-45, T1-1, T1-4, T1-5, T1-10, T1-11, T1-12, T1-13, T1-14, T1-15

TABLE - A

F.S.I. / T.D.R. Perm. as per DCPR 2034

PLOT AREA	BUILDING	FILE NO.	Pkt		F.S.I. (Perm. area - 2999.31 sqm.)		T.D.R. (Perm. area - 2999.31 sqm.)				TOTAL
			potential area		ADDITI ONAL F.S.I. (Perm. area - 2999.31 sqm.)		Incentive area as per reg. 33(13)(B)		General TDR		Slum TDR		
					Already claimed	Not claimed	Already claimed	Not claimed	Already claimed	Not claimed	Already claimed	Not claimed	
3379.02	BUILDING NO. 1	CHE / 1608 / 18/12 / R / C / 337 (NEW)	3629.54		1668.61	-	738.48	-	318.77 (Total 2736.86)	232.98 (Total 551.75)	375.00 (Total 926.75)	150.10 (Total 1076.85)	6882.36
	BUILDING NO. 2	BUILDING NO. 2 (P.R.C. NO. 680A/1/7) CHE / 0208 / 19/12 / R / C / 337 (NEW) ST. 26.12.2021	765.68		-	-	-	-	-	-	-	-	765.68
			3379.02		1668.61		738.48		318.77	232.98	375.00	150.10	7648.04
					2407.09		738.48		551.75 (Total 2736.86)		525.10 (Total 1076.85)		

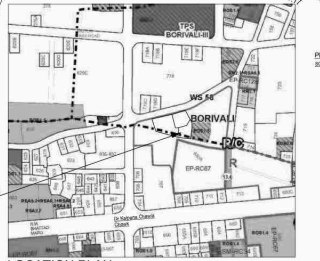
TABLE - B

BUILDING	FILE NO.	PUNGABLE (Perm. area - 2999.31 sqm.)								TOTAL
		Already claimed on charging premium	Proposed consumed on charging premium	Already claimed on charging premium	Proposed consumed on charging premium	Already claimed on charging premium	Proposed consumed on charging premium	Already claimed on charging premium	Proposed consumed on charging premium	
BUILDING NO. 1	CHE / 1608 / 18/12 / R / C / 337 (NEW)	778.88	1380.29	66.08	270.00	-	136.62	-	-	2534.72
BUILDING NO. 2	BUILDING NO. 2 (P.R.C. NO. 680A/1/7) CHE / 0208 / 19/12 / R / C / 337 (NEW) ST. 26.12.2021	242.95	31.72	-	-	-	-	-	-	263.72
		2112.78		350.08		136.62				2798.44

NOTE :- LAYOUT IS APPROVED U.N.D. CHE/SRI/0448/SR/CC/0274/RS/SG/02.01.28.12.2021

GROUND FLOOR PLAN

SCALE 1:100



PLOT AREA DIAGRAM
SCALE : 1:500

PLOT AREA CALCULATION

(A) PLOT AREA CALC.
1) 0.50 X 52.51M X 21.67M = 568.64 SQ.MTS
2) 0.50 X 52.51M X 22.68M = 595.71 SQ.MTS
3) 0.50 X 47.90M X 10.11M = 484.13 SQ.MTS
4) 0.50 X 20.72M X 7.29M = 75.49 SQ.MTS
TOTAL = 1723.97 SQ.MTS (...)

TOTAL AREA C.T.S NO. 680A/1/6 (1) = 1876.00 SQ.MTS

(B) PLOT AREA CALC.
5) 0.50 X 30.22M X 1.59M = 24.00 SQ.MTS
6) 0.50 X 37.60M X 13.61M = 255.63 SQ.MTS
7) 0.50 X 30.74M X 14.60M = 224.26 SQ.MTS
8) 0.50 X 28.22M X 7.59M = 107.00 SQ.MTS
TOTAL = 610.89 SQ.MTS (...)

TOTAL AREA C.T.S NO. 680A/1/1 (B) = 610.89 SQ.MTS

(C) PLOT AREA CALC.
9) 0.50 X 1.77M X 16.59M = 14.66 SQ.MTS
10) 0.50 X 36.20M X 3.60M = 65.16 SQ.MTS
11) 0.50 X 34.32M X 14.80M = 253.98 SQ.MTS
12) 0.50 X 25.98M X 9.11M = 118.37 SQ.MTS
13) 0.50 X 11.91M X 11.16M = 66.45 SQ.MTS
14) 0.50 X 5.86M X 5.49M = 16.06 SQ.MTS
TOTAL = 538.68 SQ.MTS (...)

TOTAL AREA C.T.S NO. 680A/1/7 (C) = 772.88 SQ.MTS

TOTAL PLOT AREA C.T.S NO. 680A/1/5 ; 680A/1/6 & 680A/1/7 (1876.00 + 610.89 + 772.88) = 3259.02 SQ.MTS

LOCATION PLAN

SCALE : 1:6000

AMD. GRD.(PT) + ST.(PT) + 1ST TO 20TH UPPER FLRS.

PROFORMA - B | 1/9

PROFORMA - A

	AREA STATEMENT		Sq.Mts.
1	Area of plot		3379.02
	(a) Area of Reservation in plot		NIL
	(b) Area of Road Set back		NIL
	(c) Area of D.P.Road		NIL
2	Deductions for		
	(a) For Reservation/Road Area to be handed over to MCGM (100%)		
	(b) Road set-back/widening area (Regulation No. 10)		NIL
	(c) Proposed D.P.road area (Regulation No.18)		NIL
	(d) (i) Reservation area (plot) to be handed over (Regulation No.17)		NIL
	(ii) Reservation area to be handed over as per AR (17%) (Regulation No.17) (Not to be deducted for Computation of FSI i.e. no. 5 below)		NIL
	Total Area under road / reservation		NIL
	(e) For Amenity area to be handed over to MCGM		
	(f) Area of amenity plot as per DCR 14(A)		NIL
	(g) Area of amenity plot as per DCR 14(B)		NIL
	(h) Area of amenity plot as per DCR 35		NIL
	Total Amenity Area		NIL
	(i) (i) Deductions for Existing BUA to be retained if any (Land component of existing BUA/Existing BUA as per regulation under which the development was allowed		NIL
3	Total deductions (2(a)+2(b)+2(c))		
4	Balance area of Plot (1 – 3)		3379.02
5	Plot area under Development (Sr. no. 4 - 2(A)(b)(i))		3379.02
6	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)		1.00
7	(a) Permissible Built up Area as per Zonal(basic) FSI (5 X 6)		3379.02
	(b) Permissible Built up Area as per regulation 33(C) (Projected Development)		NIL
	Permissible Built up Area (7a or 7b above, whichever is more)		3379.02
		Permissible Building area	%
		REFER TABLE - A	
8	Additional BUA as per regulation 30(A)(3)(iv)		
	(a) Additional BUA for 2(A)(b)(i) & 2(B) above within the cap of "admissible TDR" as per Table no. 12 on balance plot.	NIL	NIL NIL
	(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 the mentioned in Table 12 A of regulation 30 (250% or 250%)	NIL	NIL NIL
	(c) Additional BUA in case of 2(A)(c)(ii) as per regulation 17(1) Note 20(vi) & (vii) as per AR Policy on remaining plot, 2*% as per table no. 5 of regulation 17(1)	NIL	NIL NIL
	Total Additional BUA	NIL	NIL NIL
9	Additional / Incentive BUA within the cap of "admissible TDR" as per Table 12 on balance plot		
	(a) 1/3 bu of cost of construction of amenity buildings as per regulation 30(A)(2)(b)	NIL	NIL NIL
	(b) 50% of rehab component as per reg. 33(7)(A)	NIL	NIL NIL
	(c) 15% of sc. no. 7b above or 10 Sqmts per rehab tenement as per reg. 33(7)(B) (5 Rehab X 15 No. of tenements = 75 SQ.Mts. Or 10 Sq.mts.x 5 Rehab = 50 Sq.mts.)	738.48	– 738.48
	Total additional BUA / incentive area	738.48	– 738.48
10	BUA due to additional FSI on "Payment of Premium" as per Table No 12 of Regulation No 30(A) ber no. 5 X 30%)	1689.51	– 1689.51
11	BUA due to admissible "TDR" as per Table No 12 of Regulation No 30(A) & 32 (by restricting area utilized beyond zonal FSI in sr. no. 7(b), 8(a) & 9 above)		
	(a) General TDR (for no.5 x 70%) (i.e 50% min. or 80% max.) Incentive BUA 10 sqm per tenement (2365.31 - 738.48 = 1626.83 SQ.MT.) GRC No. 0508/99 (Area Utilised - 918.77 sq.mt. (56.84%)) DRC No. WE/0207/18/2021 (Area Utilised - 233.98 sq.mt. (14.69%))	1162.72	– 1162.72
	(b) Slum TDR (for no.5 x 70%) (i.e 50% min. or 80% max.) Incentive BUA 10 sqm per tenement (2365.31 - 738.48 = 1626.83 SQ.MT.) GRC No. 0684/14/01/CE/NT (Area Utilised - 375.00 sq.mt. (16.44%)) GRC No. SRA/1411/LAND (Area Utilised - 150.10 sq.mt. (4.36%))	473.10	– 473.10
	Total TDR	1635.82	– 1635.82
12	Permissible Built up Area [7+8+9+10+11]		7633.84
13	Proposed Built Up Area	8681.96	753.84 7633.84
14	TDR generated if any as per regulation 30 (A) and 32 for unutilized BUA on plot		NIL
		REFER TABLE - B	
15	Tungible Compensatory Area as per Regulation No 31(3)		
	(A) Rem. Res. Tungible Compensatory area for Rental cores, area charging premium	275.22	242.00 1518.85
	(B) Res. Tungible Compensatory area for Rental cores, area charging premium	275.22	242.00 1518.85
	(C) Rem. Comm. Tungible Compensatory area for Rehab cores, area charging premium	20.13	0.00 29.75
	(D) Comm. Tungible Compensatory area for Rehab cores, area charging premium		
	(E) (i) Permissible Rem. Tungible Compensatory area by charging premium.	95.05	0.00 95.05
	(ii) Res. Tungible Compensatory area availed on payment of premium	1355.64	21.72 1224.59
	(iii) Permissible Comm. Tungible Compensatory area by charging premium	271.09	0.00 271.09
	(iv) Comm. Tungible Compensatory area availed on payment of premium	271.09	0.00 271.09
16	Total BUA proposed including TCA (13 + 15(A)(1) +15(B)(1) + 15(D)(1))	9131.87	1017.56 10263.26
17	FSI consumed on Net Plot (13/6)	2.85	0.22 3.15
8	OTHER REQUIREMENTS	Sq.Mts.	
A	Reservation/Designation		
	(a) Name of Reservation	NIL	NIL NIL
	(b) Area of Reservation land handed over as per Regulation No.17	NIL	NIL NIL
	(c) Built up area of Amenity to be handed over as per Regulation No.17	NIL	NIL NIL
	(d) AmenBuilt up Area of Designation	NIL	NIL NIL
B	Rem.area/Built up Amenity to be Handed Over as per Regulation No		
	(a) 14(A)	NIL	NIL NIL
	(b) 14(B)	NIL	NIL NIL
	(c) 16	NIL	NIL NIL
C	Requirment of Recreational Open Space in Layout/Plot as per Regulation No.27		
D	Tenement Statement		
	(a) Proposed built up area (13 above)	8681.96	753.84 7633.84
	(b) Less deduction of Non-residential area (Shop etc.)	5681.96	0.00 5028.70
	(c) Area available for tenements [(a) minus (b)]	3000.01	753.84 2605.09
	(d) Tenements permissible (450/houses)	7 No.	04 NOS. 04 Nos.
	(e) Total number of Tenements proposed on the plot	12 Nos.	06 NOS. 18 Nos.
E	Parking Statement		
	(a) Parking required by Regulations for -		
	(i) Car	25 Nos.	12 Nos. 126 Nos.
	(ii) Scooter/Motor cycle	NIL	NIL NIL
	(iii) Outsiders (visitors)	13 Nos.	1 Nos. 14 Nos.
	(b) Total parking provided for -		
	(i) Car	145 Nos.	12 Nos. 157 Nos.
	(ii) Scooter/Motor cycle	21 Nos.	1 Nos. 22 Nos.
	(iii) Outsiders (visitors)	13 Nos.	1 Nos. 14 Nos.
	(c) Covered garage permissible		
	(d) Covered garages proposed		
	(e) Total parking conditioned	–	– –
F	Transport Vehicles Parking		
	(a) Spaces for transport vehicles parking required by Regulations	N/A	N/A N/A
	(b) Total No. of transport vehicles parking spaces provided	N/A	N/A N/A

PLOT AREA SUMMARY

	C.T.S. NO. 680A/1/6 Sundaram chs Area in sq.mt.	C.T.S. NO. 680A/1/5 Sadvichar chs Area in sq.mt.	C.T.S. NO. 680A/1/7 Sahakar chs Area in sq.mt.	Total area in sq.mt.
As per P.R.C.	1049.00	1776.40	772.88	3598.28
As per layout plan	940.64	1665.50	772.88	3379.02
As per site	940.64	1676.50	772.88	3390.02
Area adopted for proposal	940.64	1665.50	772.88	3379.02

CONTENT OF SHEET.

GROUND FLOOR PLAN , PLOT AREA DIAGRAM & CALCULATION , BLOCK & LOCATION PLAN , R.G.AREA DIAGRAM & CALCULATION , COMPOUND WALL & SUNCTION TANK SECTION.

CERTIFICATE OF AREA

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 01/03/2021 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED AND THE AREA SO WORKED OUT IS 3390.02 SQ.MT. (THREE THOUSAND THREE HUNDRED NINETY POINT ZERO TWO SQUARE METERS ONLY) AND IS LESSER THAN AREA STATED IN DOCUMENT OF C.S. RECORD.

Vinita Nandkumar Chogle
MISS VINITA NANDKUMAR CHOGLE
ARCHITECT

DESCRIPTION OF PROPERTY

PROPOSED BUILDING NO. 1 ON PLOT BEARING F.P.NO. 680A/1/5 , 680A/1/6 & 680A/1/7 OF T.P.S. BORIVLI III, AT RAYANI GRAM , SHIMPOLI , BORIVLI (WEST), MUMBAI. KNOWN AS "MODISPACES VOLGA"

NAME & ADDRESS OF OWNER OF THE PROPERTY

OM SUNDARAM CO. OP. HSG. SOC. LTD. ,
OM SADVICHAR CO. OP. HSG. SOC. LTD. &
OM SAHAKAR CO. OP. HSG. SOC. LTD.

F.P.No. 680A/1/5 , 680A/1/6 & 680A/1/7 out of F.P.No. 680A/1/1 of T.P.S. Borivli III, at Shimpoli, Borivli (West), Mumbai.

NAME & ADDRESS OF DEVELOPER	DIGITAL SIGNATURE
MR. ANAND MODI. (DIRECTOR) MODI SPACES REAL ESTATE PVT. LTD. C.A. TO OM SUNDARVIDHAR CHS. 57, PREM SAGAR, CROSS ROAD NO.3, JVPD , VILE PARLE (W), MUMBAI-400056.	Anand Premkumar Modi Digitally signed by Anand Premkumar Modi DN: c=IN, o=Personal, cn=Anand Premkumar Modi, 2.5.4.20=8b0f0f0f