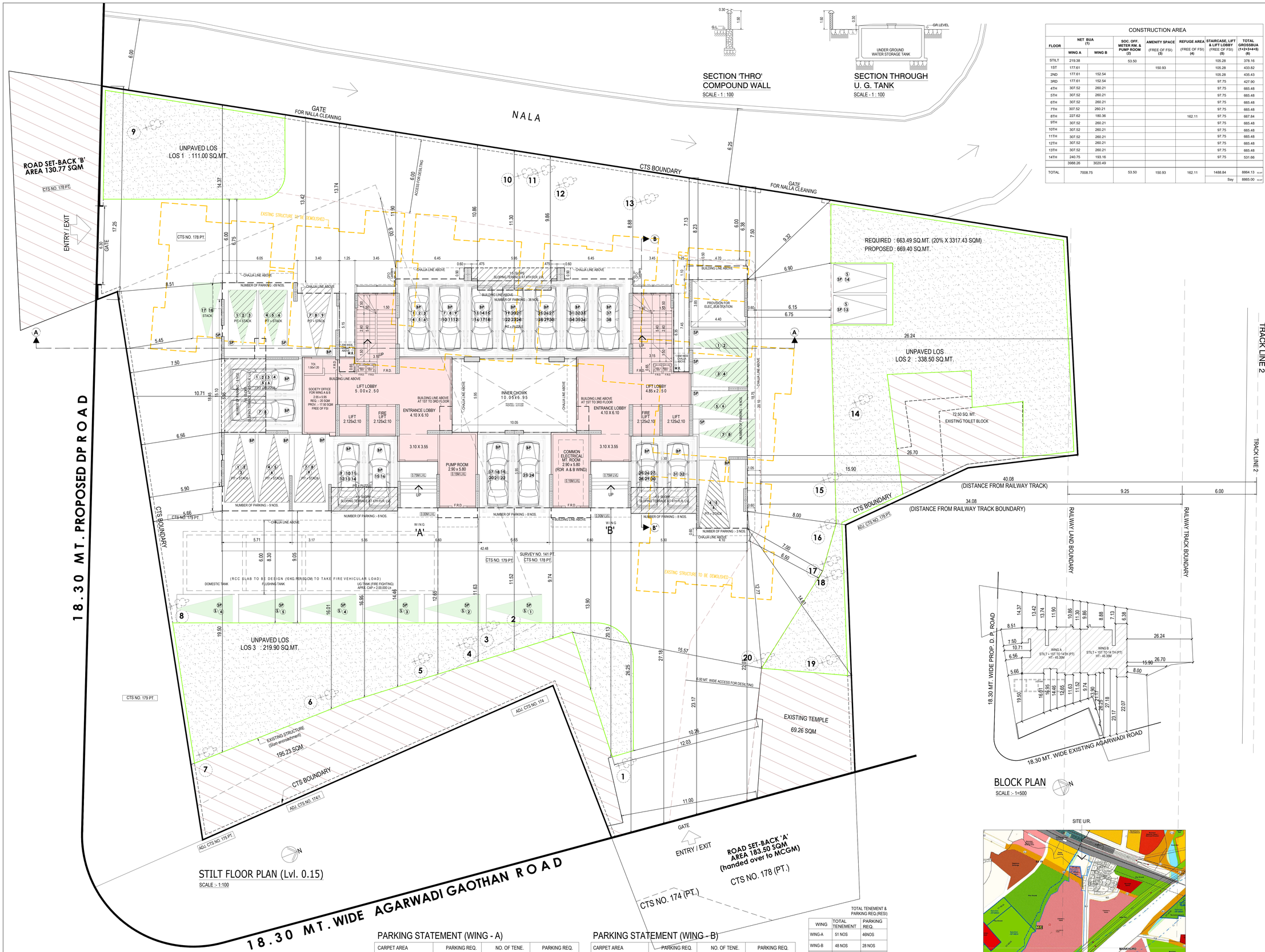


SECTION 'THRO' COMPOUND WALL
SCALE - 1 : 100

SECTION THROUGH U. G. TANK
SCALE - 1 : 100

STILT FLOOR PLAN (Lvl. 0.15)
SCALE :- 1:100

CONSTRUCTION AREA

FLOOR	NET BUA (1) WING A	NET BUA (1) WING B	SOC. OFF. METER RM. & PUMP ROOM (2)	AMENITY SPACE (FREE OF FSI) (3)	REFUGE AREA (FREE OF FSI) (4)	STAIRCASE, LIFT & LIFT LOBBY (FREE OF FSI) (5)	TOTAL GROSSBUA (1+2+3+4+5) (6)
STILT	219.38		53.50			105.28	378.16
1ST	177.61			150.93		105.28	433.82
2ND	177.61	152.54				105.28	435.43
3RD	177.61	152.54				97.75	427.90
4TH	307.52	260.21				97.75	665.48
5TH	307.52	260.21				97.75	665.48
6TH	307.52	260.21				97.75	665.48
7TH	307.52	260.21				97.75	665.48
8TH	227.62	180.36			162.11	97.75	667.84
9TH	307.52	260.21				97.75	665.48
10TH	307.52	260.21				97.75	665.48
11TH	307.52	260.21				97.75	665.48
12TH	307.52	260.21				97.75	665.48
13TH	307.52	260.21				97.75	665.48
14TH	240.75	193.16				97.75	531.66
	3988.26	3020.49					
TOTAL	7008.75		53.50	150.93	162.11	1488.84	8864.13 sq.mt
						Say	8865.00 sq.mt

PARKING STATEMENT (WING - A)

CARPET AREA	PARKING REQ.	NO. OF TENE.	PARKING REQ.
UPTO 45 SQ.MTS.	1 FOR / 4 TENE.	---	---
45 TO 60 SQ.MTS.	1 FOR / 2 TENE.	19 NOS.	9.50 NOS.
60 TO 90 SQ.MTS.	1 FOR / 1 TENE.	32 NOS.	32.00 NOS.
ABOVE 90 SQ.MTS.	2 FOR / 1 TENE.	---	---
TOTAL		51 NOS.	41.50 NOS.
10% VISITORS PARKING FOR RESI. (41.50X 10%)		=	4.15 NOS.
TOTAL PARKING REQUIRED		=	45.65 NOS.
SAY			46.00 NOS.

PARKING STATEMENT (WING - B)

CARPET AREA	PARKING REQ.	NO. OF TENE.	PARKING REQ.
UPTO 45 SQ.MTS.	1 FOR / 4 TENE.	15 NOS.	3.75 NOS.
45 TO 60 SQ.MTS.	1 FOR / 2 TENE.	23 NOS.	11.50 NOS.
60 TO 90 SQ.MTS.	1 FOR / 1 TENE.	10 NOS.	10.00 NOS.
ABOVE 90 SQ.MTS.	2 FOR / 1 TENE.	---	---
TOTAL PARK. REQD.		48 NOS.	25.25 NOS.
10% VISITORS PARKING FOR RESI. (38.00 X 10%)		=	2.52 NOS
TOTAL PARKING REQUIRED		=	27.77 NOS.
SAY		=	28.00 NOS

TOTAL TENEMENT & PARKING REQ.(RESI)

WING	TOTAL TENEMENT	PARKING REQ.
WING-A	51 NOS	46NOS
WING-B	48 NOS	28 NOS
TOTAL	99 NOS	74 NOS

TYPE OF PARKING	SMALL	BIG	TOTAL (WING A & B)
PUZZLE PARKING	00 NOS	70 NOS.	70 NOS.
STACK PARKING	10 NOS	00 NOS.	10 NOS.
STACK + PIT PARKING	06 NOS.	15 NOS.	21 NOS.
SURFACE PARKING	08 NOS.	00 NOS.	08 NOS.
TOTAL PARKING PROVIDED	24 NOS.	85 NOS.	109 NOS.

BLOCK PLAN
SCALE :- 1=500

LOCATION PLAN
SCALE :- 1:4000

PROFORMA - A

			TOTAL
A)	AREA STATEMENT (AS PER PROPERTY CARD) CTS NO.178(PT), 179,(PT).AND 174 (PT) (28.90 + 2549.50 =2593.50)		SQ.MTS.
1	AREA OF PLOT		3631.70
2	DEDUCTIONS OF:		
	A) For Reservation		
	a) Road Set-back area already handed over to mcgm (28.90+ 154.60)		183.50
	b) Proposed roadsetback of 18.30m wide road at south side		130.77
	B) For Amenity Area		
	A Area of amenity as per DCR 14 (A)		---
	B Encroachment area		337.13
	C Area of amenity as per DCR 15		---
	D Area of amenity as per DCR 35		---
	Total 2(A)+ 2(B)		651.40
3	BALANCE AREA OF PLOT FOR FSI CALCULATIONS (1-2)		2980.30
4	ADD ROAD SET BACK AREA (200%) REG.32 (4) 200%		---
5	TOTAL AREA (3+4)		---
6	F.S.I. PERMISSIBLE		1.00
7	F.S.I. ADDITIONS AS PER REG.30(A)		2980.30
	A) F.S.I. CREDIT AVAILABLE BY DEVELOPEMENT RIGHT MAX. 0.90		
	i Slum TDR min. 20% max. 50% claimed 20% for Proposed development (2980.30 x 0.90 x 20%)		-----
	B) add f.s.i as per reg. 33(7)(b) 07 Exist. Rehab 36 x 10 = 360.00 Sq. Mt. Total General TDR to be purchaed = 2145.82-360.00		360.00 -----
	C) Add. Road Set-back over & above permissible FSI as per Notification U/Ref. No. TPB-4319/CR-252/2019/UD11 130.77 x 2		261.54
	D) 0.50 Add. Govt. FSI Permissible 2980.30 x 0.50 = 1490.15 sq.mt		1490.15
8	TOTAL PERMISSIBLE FLOOR AREA 2980.30+536.45+360.00+1785.82+261.54+1490.15		5091.99
9	PROPOSED BUILT UP AREA		5029.16
	EXCESS REFUGE AREA COUN. IN FSI		5.89
9	PROPOSED BUILT UP AREA		5035.05
10	FSI CONSUMED ON NET HOLDING (8/3)		1.71
11	PERMISSIBLE FUNGIBLE AREA (5091.99x 35%)		1782.20
12	TOTAL PERMISSIBLE BUA (5091.99+1782.20)		6874.19
13	PROPOSED FUNGIBLE BUA (5029.16x 35% = 1760.21)		1760.21
14	FUNGIBLE BUA WITHOUT CHARGING PREMIUM 1552.05 X 35% = 543.22 (36 TENANTS) 1336.41 X 35% = 467.74 (31 TENANTS)		467.74
	FUNGIBLE BUA CHARGING PREMIUM 1760.21-467.74		1292.47
	TOTAL PROPOSED BUA INC. FUNGIBLE AREA . 5029.16+5.89+467.74+1292.47		6795.26
15	A) Tenement Statement		
	i Proposed Built up area (13 above)		6795.26
	ii Less deduction of Refuge Area		---
	iii Area available for tenements [(i) - (ii)]		6795.26
	vi Tenements permissible (Density of tenements / hectare)		305 NOS.
	vii Total number of Tenements proposed on the plot		99 NOS.
	B) Parking Statement		
	i Car Parking required by Regulation for		74 NOS.
	Scooter / Motor cycle		---
	Outsiders (visitors)		---
	ii Covered garage permissible		---
	iii Covered garage proposed		---
	Car		---
	Scooter / Motor cycle		---
	Outsiders (visitors)		---
	iv Total parking provided		109 NOS.
	C) Transport Vehicles Parking		
	i Space for transport vehicles parking required by Regulation		---
	ii Total No. of transport vehicles parking spaces provided		---

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 16.07.2017 and dimensions of sides etc. of plot stated on plan are as measured on site and the area worked out is 3631.70 SQ.MTS.(three thousand six hundred tirty one point seven zero squre meter) as per physical survey of plot boundaries & as per PRC / Govt. Records

SIGNATURE OF ARCHITECT

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

बृहन्मुंबई महानगरपालिका
Municipal Corporation of Greater Mumbai

Approved Subject to the conditions mentions in this Office No. P-7346/2021/(178(pt.) & other)/M/E Ward Mankhurd-E/337/1/New

E.E.(B.P.) E.S. I

S.E.(B.P.) N A.E.(B.P.) M

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF ANUVIDNYAN NAGAR CHS LTD. ON C.T.S. NO. 178 (pt.), 179 (pt.) 174 (pt.) AT VILLAGE MANKHURD, AGARWADI SITUATED M/E WARD, MUMBAI

NAME OF THE SOCIETY

M/s. ANUVIDNYAN NAGAR CHS LTD.

NAME OF THE DEVELOPERS

Mr.Dinesh Purohit.(Partner)
M/S. MAKWISE HOMES LLP (C.A. to Owner M/s. ANUVIDNYAN NAGAR CHS LTD.)
B/902, LOARDS CHS LTD., PLOT NO. 5/35A
SEC-15, CBD BELAPUR, NAVI MUMBAI-400614

NORTH	JOB. NO.	DRG. NO.	SCALE
N	2020/03	CON. APR-01	AS SHOWN
	CHECKED BY	DRAWN BY	DATE
	VBA	AMISHA MORE	14.04.2023

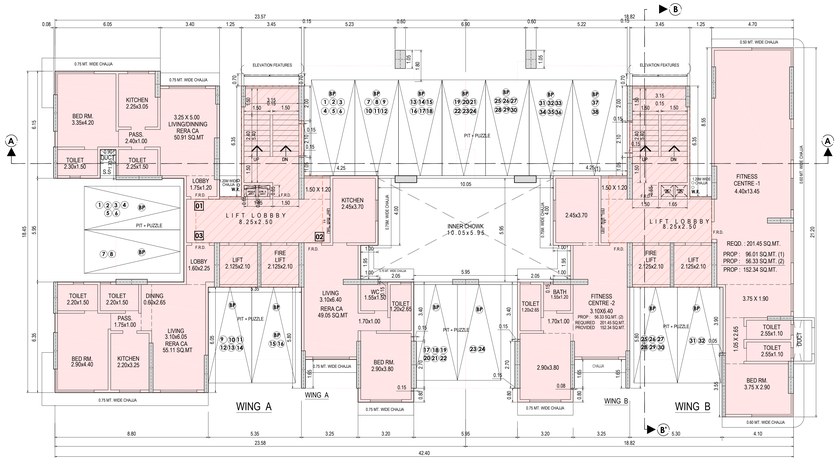
ARCHITECTS

SIGNATURE

vivek bhosale associates architects
1A, DR. DAKLE BADAN, PATEL CHOWK GHATKOPAR (E), MUMBAI - 400 077
EMAIL : vbarch@gmail.com, (M) 9870159673

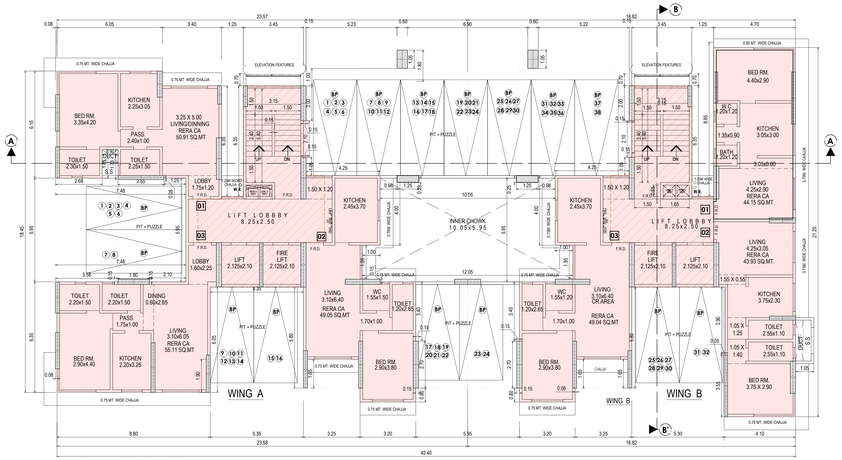
AR. ANUJA V. BHOSALE
COA REGD. NO. : CA/2007/39536

AR. VIVEK R. BHOSALE
COA REGD. NO. : CA/2007/39536
ASA MEM. NO. : 16080



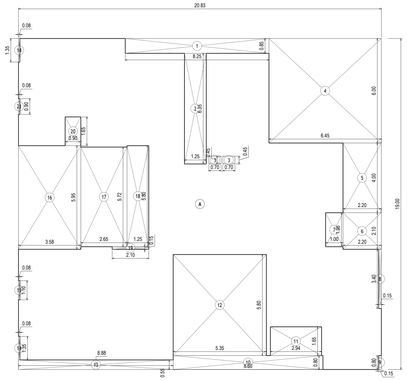
FIRST FLOOR PLAN

SCALE :- 1:100



2ND & 3RD FLOOR

SCALE :- 1:100



1ST TO 3RD FLOOR AREA DIAGRAM

SCALE:- 1:100
WING A

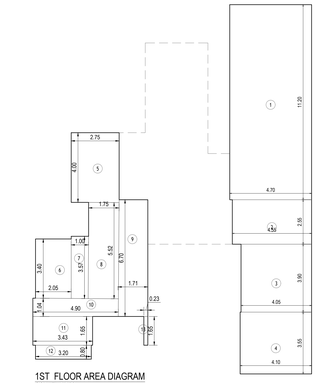
BUILT UP AREA CALCULATION WING A

1ST TO 3RD FLR.

A	20.83	X	19.00	X	1 NOS	=	395.77	SQ.MT.
					TOTAL ADDITION	=	395.77	SQ.MT. X

DEDUCTIONS

1	8.25	X	0.85	X	1 NO	=	7.01	SQ.MT.
2	1.25	X	6.35	X	1 NO	=	7.94	SQ.MT.
3	0.70	X	0.45	X	2 NOS	=	0.63	SQ.MT.
4	6.45	X	6.00	X	1 NO	=	38.70	SQ.MT.
5	2.20	X	4.00	X	1 NO	=	8.80	SQ.MT.
6	2.20	X	2.10	X	1 NO	=	4.62	SQ.MT.
7	1.00	X	1.95	X	1 NO	=	1.95	SQ.MT.
8	0.15	X	3.40	X	1 NO	=	0.51	SQ.MT.
9	0.15	X	0.80	X	1 NO	=	0.12	SQ.MT.
10	8.60	X	0.80	X	1 NO	=	6.88	SQ.MT.
11	2.94	X	1.65	X	1 NO	=	4.85	SQ.MT.
12	5.35	X	5.80	X	1 NO	=	31.03	SQ.MT.
13	8.88	X	0.55	X	1 NO	=	4.88	SQ.MT.
14	0.08	X	1.35	X	2 NOS	=	0.22	SQ.MT.
15	0.08	X	1.10	X	1 NO	=	0.09	SQ.MT.
16	3.58	X	5.95	X	1 NO	=	21.30	SQ.MT.
17	2.65	X	5.72	X	1 NO	=	15.16	SQ.MT.
18	1.25	X	5.80	X	1 NO	=	7.25	SQ.MT.
19	2.10	X	0.15	X	1 NO	=	0.32	SQ.MT.
20	0.90	X	1.63	X	1 NO	=	1.49	SQ.MT.
21	0.08	X	0.90	X	1 NO	=	0.07	SQ.MT.
					TOTAL DEDUCTION	=	163.82	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	231.95	SQ.MT. X1



1ST FLOOR AREA DIAGRAM

SCALE:- 1:100
WING B



1ST TO 3RD FLOOR (WING A)

STAIR, LIFT & LOBBY AREA DIA.

SCALE:- 1:100

ST.CASE , LIFT & LOBBY AREA CALC.

1ST TO 3RD FLOOR WING A

1	3.60	X	2.00	X	1 NO	=	7.20	SQ.MT.
2	3.45	X	2.10	X	1 NO	=	7.25	SQ.MT.
3	3.60	X	1.05	X	1 NO	=	3.78	SQ.MT.
4	4.66	X	3.85	X	1 NO	=	17.94	SQ.MT.
5	1.25	X	2.65	X	1 NO	=	3.31	SQ.MT.
6	1.36	X	2.50	X	1 NO	=	3.40	SQ.MT.
7	4.85	X	2.55	X	1 NO	=	12.37	SQ.MT.
					TOTAL ADDITION	=	55.25	SQ.MT. X

DEDUCTIONS

1	0.70	X	0.65	X	3 NOS.	=	0.91	SQ.MT.
					TOTAL DEDUCTION	=	0.91	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	54.34	SQ.MT. X1



1ST TO 3RD FLOOR (WING B)

STAIR, LIFT & LOBBY AREA DIA.

SCALE:- 1:100

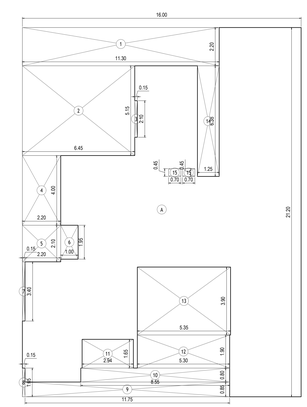
ST.CASE , LIFT & LOBBY AREA CALC.

1ST TO 3RD FLOOR WING B

1	3.60	X	2.00	X	1 NO	=	7.20	SQ.MT.
2	3.45	X	2.10	X	1 NO	=	7.25	SQ.MT.
3	3.60	X	4.90	X	1 NO	=	17.64	SQ.MT.
4	1.06	X	3.85	X	1 NO	=	4.08	SQ.MT.
5	1.25	X	2.65	X	1 NO	=	3.31	SQ.MT.
6	4.85	X	2.55	X	1 NO	=	12.37	SQ.MT.
					TOTAL ADDITION	=	51.85	SQ.MT. X

DEDUCTIONS

1	0.70	X	0.65	X	2 NOS.	=	0.91	SQ.MT.
					TOTAL DEDUCTION	=	0.91	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	50.94	SQ.MT. X1



2ND TO 3RD FLOOR AREA DIAGRAM

SCALE:- 1:100
WING B

BUILT UP AREA CALCULATION WING B

2ND & 3RD FLOOR

A	16.00	X	21.20	X	1 NO	=	339.20	SQ.MT.
					TOTAL ADDITION	=	339.20	SQ.MT. X

DEDUCTIONS

1	11.30	X	2.20	X	1 NO	=	24.86	SQ.MT.
2	6.45	X	5.15	X	1 NO	=	33.22	SQ.MT.
3	0.15	X	2.50	X	1 NO	=	0.32	SQ.MT.
4	2.20	X	4.00	X	1 NO	=	8.80	SQ.MT.
5	2.20	X	2.10	X	1 NO	=	4.62	SQ.MT.
6	1.00	X	1.95	X	1 NO	=	1.95	SQ.MT.
7	0.15	X	3.40	X	1 NO	=	0.51	SQ.MT.
8	0.15	X	1.65	X	1 NO	=	0.25	SQ.MT.
9	11.75	X	0.85	X	1 NO	=	9.99	SQ.MT.
10	8.55	X	0.80	X	1 NO	=	6.84	SQ.MT.
11	2.94	X	1.65	X	1 NO	=	4.85	SQ.MT.
12	5.30	X	1.90	X	1 NO	=	10.07	SQ.MT.
13	5.35	X	3.90	X	1 NO	=	20.87	SQ.MT.
14	1.25	X	6.35	X	1 NO	=	7.94	SQ.MT.
15	0.70	X	0.45	X	2 NOS	=	0.63	SQ.MT.
					TOTAL DEDUCTION	=	135.72	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	203.48	SQ.MT. X1

BUILT UP AREA CALCULATION

FITNESS CENTER NO. 2 AT 1ST FLOOR

ADDITION

5	2.75	X	4.00	X	1 NO	=	11.00	SQ.MT.
6	2.05	X	3.40	X	1 NO	=	6.97	SQ.MT.
7	1.00	X	3.57	X	1 NO	=	3.57	SQ.MT.
8	1.75	X	5.52	X	1 NO	=	9.66	SQ.MT.
9	1.71	X	6.70	X	1 NO	=	11.45	SQ.MT.
10	4.90	X	1.04	X	1 NO	=	5.09	SQ.MT.
11	3.43	X	1.65	X	1 NO	=	5.65	SQ.MT.
12	3.20	X	0.80	X	1 NO	=	2.56	SQ.MT.
13	0.23	X	1.65	X	1 NO	=	0.38	SQ.MT.
					TOTAL ADDITION	=	56.33	SQ.MT.

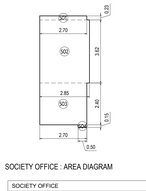
BUILT UP AREA CALCULATION

FITNESS CENTER NO.1 AT 1ST FLOOR

ADDITION

FC1	4.70	X	11.20	X	1 NO	=	52.64	SQ.MT.
FC2	4.55	X	2.55	X	1 NO	=	11.60	SQ.MT.
FC3	4.05	X	3.90	X	1 NO	=	15.80	SQ.MT.
FC4	4.10	X	3.55	X	1 NO	=	14.56	SQ.MT.
					TOTAL ADDITION	=	94.60	SQ.MT.
					REQUIRED FITNESS CENTER (10562.41 X 2%)	=	211.24	SQ.MT.
					PROVIDED FITNESS CENTER	=	94.60	SQ.MT.

FITNESS CENTER NO.1	=	94.60 SQ.MT.
FITNESS CENTER NO.2	=	56.33 SQ.MT.
TOTAL FITNESS CENTER	=	150.93 SQ.MT.
REQUIRED FITNESS CENTER (10062.29 X 2%)	=	201.45 SQ.MT.
PROVIDED FITNESS CENTER	=	150.93 SQ.MT.



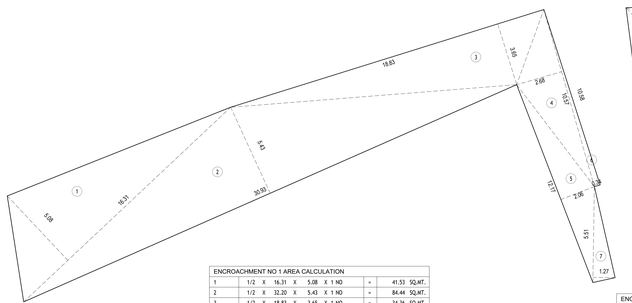
SOCIETY OFFICE : AREA DIAGRAM

SOCIETY OFFICE

501	2.70	X	0.23	X	1 NO	=	0.62	SQ.MT.
502	2.85	X	3.62	X	1 NO	=	10.32	SQ.MT.
503	2.70	X	2.40	X	1 NO	=	6.48	SQ.MT.
504	0.50	X	0.15	X	1 NO	=	0.08	SQ.MT.
					TOTAL ADDITION	=	17.50	SQ.MT. X

2ND & 3RD FLOOR

SCALE :- 1:100

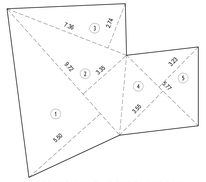


ENCROACHMENT NO 1 AREA DIAGRAM

SCALE:- 1:100

ENCROACHMENT NO 1 AREA CALCULATION

1	1/2	X	16.31	X	5.08	X 1 NO	=	41.53 SQ.MT.
2	1/2	X	32.20	X	5.43	X 1 NO	=	84.44 SQ.MT.
3	1/2	X	18.83	X	3.65	X 1 NO	=	34.36 SQ.MT.
4	1/2	X	10.57	X	2.65	X 1 NO	=	14.16 SQ.MT.
5	1/2	X	12.17	X	2.06	X 1 NO	=	12.54 SQ.MT.
6	1/2	X	5.51	X	1.27	X 1 NO	=	3.50 SQ.MT.
7	1/2	X	10.58	X	0.34	X 1 NO	=	1.80 SQ.MT.
						TOTAL ADDITION	=	195.23 SQ.MT. X

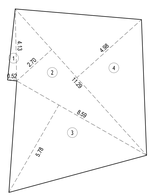


ENCROACHMENT NO 2 AREA DIAGRAM

SCALE:- 1:100

ENCROACHMENT NO 2 AREA CALCULATION

1	1/2	X	9.72	X	5.50	X 1 NO	=	26.73 SQ.MT.
2	1/2	X	9.72	X	3.35	X 1 NO	=	16.28 SQ.MT.
3	1/2	X	7.36	X	2.74	X 1 NO	=	10.08 SQ.MT.
4	1/2	X	5.77	X	3.55	X 1 NO	=	10.24 SQ.MT.
5	1/2	X	5.77	X	3.23	X 1 NO	=	9.32 SQ.MT.
						TOTAL ADDITION	=	72.65 SQ.MT. X



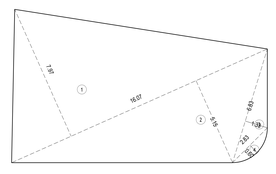
ENCROACHMENT TEMPLE AREA DIAGRAM

SCALE:- 1:100

ENCROACHMENT TEMPLE AREA CALCULATION

1	1/2	X	4.13	X	0.52	X 1 NO	=	1.07 SQ.MT.
2	1/2	X	11.29	X	2.70	X 1 NO	=	30.49 SQ.MT.
3	1/2	X	8.59	X	5.78	X 1 NO	=	18.85 SQ.MT.
4	1/2	X	11.29	X	4.98	X 1 NO	=	28.11 SQ.MT.
						TOTAL ADDITION	=	69.25 SQ.MT. X

ENCROACHMENT AREA NO 1	195.23 SQ.MT
ENCROACHMENT AREA NO 2	72.65 SQMT
ENCROACHMENT TEMPLE AREA NO 3	69.25 SQ.MT
TOTAL ENCROACHMENT AREA	337.13 SQ.MT



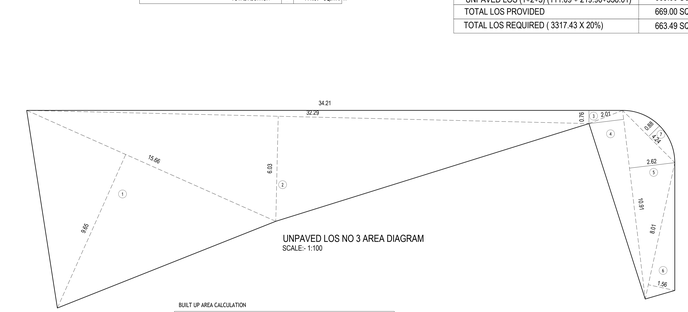
UNPAVED LOS NO 1 AREA DIAGRAM

SCALE:- 1:100

RG AREA CALCULATION

1	1/2	X	16.07	X	7.97	X 1 NO	=	64.04 SQ.MT.
2	1/2	X	16.07	X	5.15	X 1 NO	=	41.38 SQ.MT.
3	1/2	X	6.83	X	1.33	X 1 NO	=	4.54 SQ.MT.
4	2/3	X	2.83	X	0.60	X 1 NO	=	1.13 SQ.MT.
						TOTAL ADDITION	=	111.09 SQ.MT. X

UNPAVED LOS (1+2+3) (111.09 + 219.90+338.01)	669.00 SQ.MT	
TOTAL LOS PROVIDED	669.00 SQMT	
TOTAL LOS REQUIRED (3317.43 X 20%)	663.49 SQ.MT	



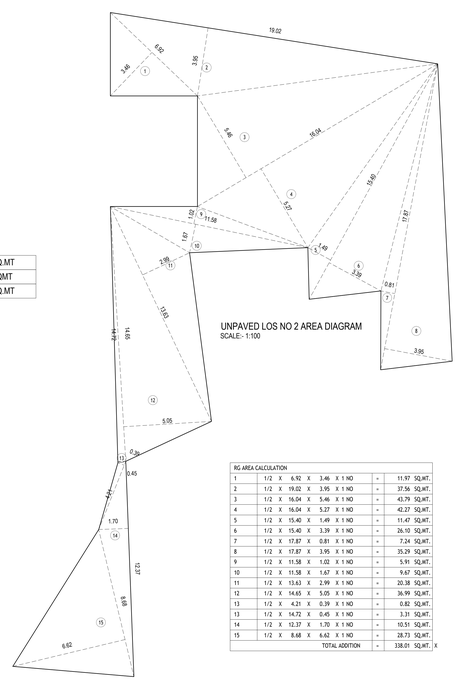
UNPAVED LOS NO 3 AREA DIAGRAM

SCALE:- 1:100

BUILT UP AREA CALCULATION

TYPICAL FLOOR

1	1/2	X	15.66	X	9.65	X 1 NO	=	75.56 SQ.MT.
2	1/2	X	32.29	X	6.03	X 1 NO	=	97.35 SQ.MT.
3	1/2	X	34.21	X	0.76	X 1 NO	=	13.00 SQ.MT.
4	1/2	X	10.91	X	2.01	X 1 NO	=	10.96 SQ.MT.
5	1/2	X	10.91	X	2.62	X 1 NO	=	14.29 SQ.MT.
6	1/2	X	8.01	X	1.56	X 1 NO	=	6.25 SQ.MT.
7	2/3	X	4.24	X	0.88	X 1 NO	=	2.49 SQ.MT.
						TOTAL ADDITION	=	219.90 SQ.MT. X



UNPAVED LOS NO 2 AREA DIAGRAM

SCALE:- 1:100

RG AREA CALCULATION

1	1/2	X	6.92	X	3.46	X 1 NO	=	11.97 SQ.MT.
2	1/2	X	19.02	X	3.95	X 1 NO	=	37.56 SQ.MT.
3	1/2	X	16.04	X	5.46	X 1 NO	=	43.79 SQ.MT.
4	1/2	X	16.04	X	5.27	X 1 NO	=	42.27 SQ.MT.
5	1/2	X	15.40	X	1.49	X 1 NO	=	11.47 SQ.MT.
6	1/2	X	15.40	X	3.39	X 1 NO	=	26.10 SQ.MT.
7	1/2	X	17.87	X	0.81	X 1 NO	=	7.24 SQ.MT.
8	1/2	X	17.87	X	3.95	X 1 NO	=	35.29 SQ.MT.
9	1/2	X	11.58	X	1.02	X 1 NO	=	5.91 SQ.MT.
10	1/2	X	11.58	X	1.67	X 1 NO	=	9.67 SQ.MT.
11	1/2	X	13.63	X	2.99	X 1 NO	=	20.38 SQ.MT.
12	1/2	X	14.65	X	5.05	X 1 NO	=	36.99 SQ.MT.
13	1/2	X	4.21	X	0.39	X 1 NO	=	0.82 SQ.MT.
13	1/2	X	14.72	X	0.45	X 1 NO	=	3.31 SQ.MT.
14	1/2	X	12.37	X	1.70	X 1 NO	=	10.51 SQ.MT.
15	1/2	X	8.68	X	6.62	X 1 NO	=	28.73 SQ.MT.
						TOTAL ADDITION	=	338.01 SQ.MT. X

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

बृहन्मुंबई महानगरपालिका
Municipal Corporation of Greater Mumbai

Approved Subject to the conditions mentions in this Office No. P-7346/2021/(178(pt.) & other)/M/E Ward Mankhurd-E/337/1/New

E.E.(B.P.) E.S. I

S.E.(B.P.) N A.E.(B.P.) M

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF ANUVIDNYAN NAGAR CHS LTD. ON C.T.S. NO. 178 (pt.), 179 (pt.) 174 (pt.) AT VILLAGE MANKHURD, AGARWADI SITUATED M/E WARD, MUMBAI

NAME OF THE SOCIETY

M/s. ANUVIDNYAN NAGAR CHS LTD.

NAME OF THE DEVELOPERS

Mr.Dinesh Purohit.(Partner)
M/S. MAKWISE HOMES LLP (C.A. to Owner M/s. ANUVIDNYAN NAGAR CHS LTD.)
B/802, LOARDS CHELTO., PLOT NO. 5/35A
SEC-15, CBD BELAPUR, NAVI MUMBAI-400614

NORTH	JOB. NO.	DRG. NO.	SCALE
	2020/03	CON. APPI-01	AS SHOWN
	CHECKED BY	DRAWN BY	DATE
	VBA	AMSHA MORE	14.04.2023

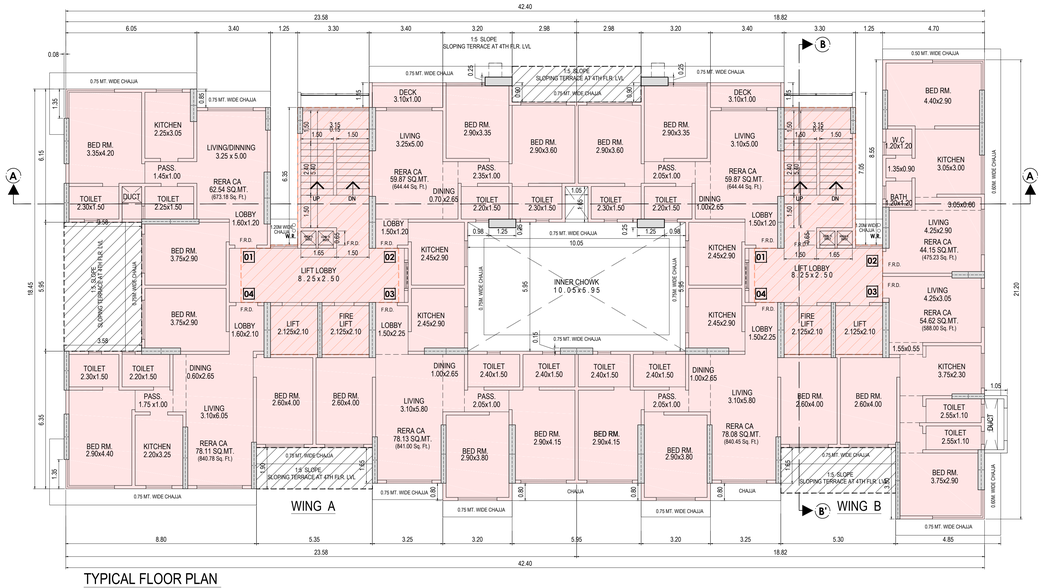
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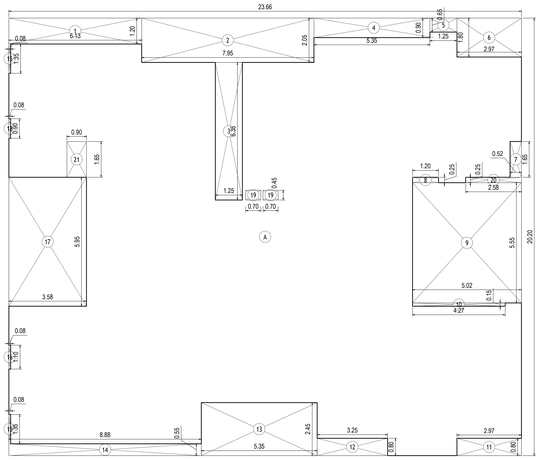
vivek bhosale associates architects
1A, DR. GHALA MAGHAL PATEL CHOWK GHATKOPAR (E), MUMBAI - 400 077
Mobile, vivek1@gmail.com, (M) 9870139673

AR. ANUJA V. BHOSALE
CCA 85032 NO : CA/2007/85032

AR. VIVEK R. BHOSALE
CCA 85033 NO : 19680



TYPICAL FLOOR PLAN
(4th to 7th, 9th to 13th floor)
SCALE :- 1:100



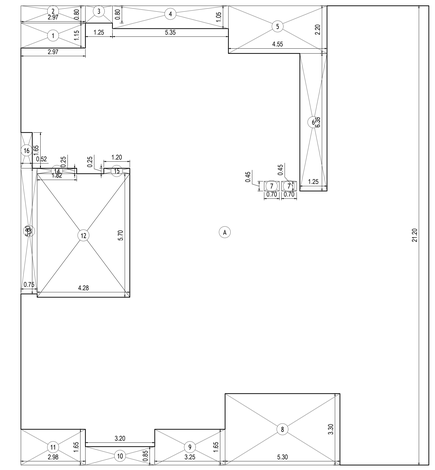
TYPICAL FLOOR AREA DIAGRAM (4TH TO 7TH , 9TH TO 13TH FLR.)
SCALE:- 1:100
WING A

BUILT UP AREA CALCULATION WING A

TYPICAL FLOOR (4TH TO 7TH , 9TH TO 13TH FLR.)								
A	23.66	X	20.20	X	1 NO	=	477.93	SQ.MT.
					TOTAL ADDITION	=	477.93	SQ.MT. X

DEDUCTIONS

1	6.13	X	1.20	X	1 NO	=	7.36	SQ.MT.
2	7.95	X	2.05	X	1 NO	=	16.30	SQ.MT.
3	1.25	X	6.35	X	1 NO	=	7.94	SQ.MT.
4	5.53	X	0.90	X	1 NO	=	4.98	SQ.MT.
5	1.25	X	0.65	X	1 NO	=	0.81	SQ.MT.
6	2.97	X	1.80	X	1 NO	=	5.34	SQ.MT.
7	0.53	X	1.65	X	1 NO	=	0.87	SQ.MT.
8	1.20	X	0.25	X	1 NO	=	0.30	SQ.MT.
9	5.02	X	5.55	X	1 NO	=	27.86	SQ.MT.
10	4.28	X	0.15	X	1 NO	=	0.64	SQ.MT.
11	2.98	X	0.80	X	1 NO	=	2.38	SQ.MT.
12	3.25	X	0.80	X	1 NO	=	2.60	SQ.MT.
13	5.35	X	2.45	X	1 NO	=	13.11	SQ.MT.
14	8.88	X	0.55	X	1 NO	=	4.88	SQ.MT.
15	0.08	X	1.35	X	2 NOS	=	0.22	SQ.MT.
16	0.08	X	1.10	X	1 NO	=	0.09	SQ.MT.
17	3.58	X	5.95	X	1 NO	=	21.30	SQ.MT.
18	0.08	X	0.90	X	1 NO	=	0.07	SQ.MT.
19	0.70	X	0.45	X	2 NOS	=	0.63	SQ.MT.
20	2.58	X	0.25	X	1 NO	=	0.64	SQ.MT.
21	0.90	X	1.65	X	1 NO	=	1.49	SQ.MT.
					TOTAL DEDUCTION	=	119.81	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	358.12	SQ.MT. X1



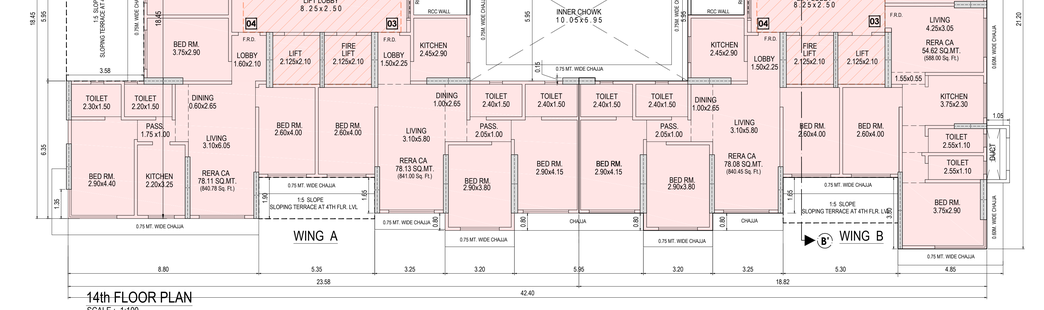
TYPICAL FLOOR AREA DIAGRAM (4TH TO 7TH , 9TH TO 13TH FLR.)
SCALE:- 1:100
WING B

BUILT UP AREA CALCULATION WING B

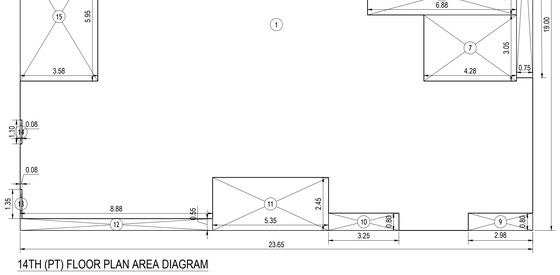
TYPICAL FLOOR (4TH TO 7TH , 9TH TO 13TH FLR.)								
A	18.83	X	21.20	X	1 NO	=	399.20	SQ.MT.
					TOTAL ADDITION	=	399.20	SQ.MT. X

DEDUCTIONS

1	2.97	X	1.15	X	1 NO	=	3.41	SQ.MT.
2	2.97	X	0.80	X	1 NO	=	2.38	SQ.MT.
3	1.25	X	0.80	X	1 NO	=	1.00	SQ.MT.
4	5.35	X	1.05	X	1 NO	=	5.62	SQ.MT.
5	4.55	X	2.20	X	1 NO	=	10.01	SQ.MT.
6	1.25	X	6.35	X	1 NO	=	7.94	SQ.MT.
7	0.70	X	0.45	X	2 NOS	=	0.63	SQ.MT.
8	5.30	X	3.30	X	1 NO	=	17.49	SQ.MT.
9	3.25	X	1.65	X	1 NO	=	5.36	SQ.MT.
10	3.20	X	0.85	X	1 NO	=	2.72	SQ.MT.
11	2.98	X	1.65	X	1 NO	=	4.92	SQ.MT.
12	4.28	X	5.70	X	1 NO	=	24.39	SQ.MT.
13	0.75	X	5.80	X	1 NO	=	4.35	SQ.MT.
14	1.82	X	0.25	X	1 NO	=	0.45	SQ.MT.
15	1.20	X	0.25	X	1 NO	=	0.30	SQ.MT.
16	0.53	X	1.65	X	1 NO	=	0.87	SQ.MT.
					TOTAL DEDUCTION	=	91.84	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	307.36	SQ.MT. X1



14th FLOOR PLAN
SCALE :- 1:100



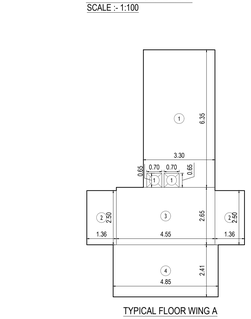
14TH (PT) FLOOR PLAN AREA DIAGRAM
SCALE:- 1:100
WING A

BUILT UP AREA CALCULATION

14TH(PT) AREA CALCULATION (WING A)								
1	23.66	X	19.00	X	1 NO	=	449.54	SQ.MT.
					TOTAL ADDITION	=	449.54	SQ.MT. X

DEDUCTIONS

1	1.25	X	6.35	X	1 NO	=	7.94	SQ.MT.
2	8.25	X	0.85	X	1 NO	=	7.01	SQ.MT.
3	8.53	X	2.85	X	1 NO	=	24.31	SQ.MT.
4	8.68	X	2.10	X	1 NO	=	18.23	SQ.MT.
5	8.53	X	2.25	X	1 NO	=	19.19	SQ.MT.
6	6.88	X	1.85	X	1 NO	=	12.73	SQ.MT.
7	4.28	X	3.05	X	1 NO	=	13.05	SQ.MT.
8	0.75	X	11.95	X	1 NO	=	8.96	SQ.MT.
9	2.98	X	0.80	X	1 NO	=	2.38	SQ.MT.
10	3.25	X	0.80	X	1 NO	=	2.60	SQ.MT.
11	5.35	X	2.45	X	1 NO	=	13.11	SQ.MT.
12	8.88	X	0.55	X	1 NO	=	4.88	SQ.MT.
13	0.08	X	1.35	X	2 NOS	=	0.22	SQ.MT.
14	0.08	X	1.10	X	1 NO	=	0.09	SQ.MT.
15	3.58	X	5.95	X	1 NO	=	21.30	SQ.MT.
16	0.90	X	1.65	X	1 NO	=	1.49	SQ.MT.
17	0.08	X	0.90	X	1 NO	=	0.07	SQ.MT.
18	0.70	X	0.45	X	2 NOS	=	0.63	SQ.MT.
					TOTAL DEDUCTION	=	158.19	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	291.35	SQ.MT. X1



TYPICAL FLOOR WING A

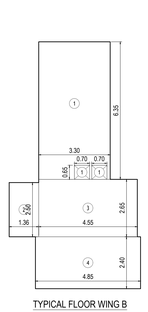
STAIR. LIFT & LOBBY AREA DIA.
SCALE:- 1:100

ST.CASE , LIFT & LOBBY AREA CALC.

TYPICAL FLOOR WING A								
1	3.30	X	6.35	X	1 NO	=	20.96	SQ.MT.
2	1.36	X	2.50	X	2 NOS	=	6.80	SQ.MT.
3	4.55	X	2.65	X	1 NO	=	12.06	SQ.MT.
4	4.85	X	2.41	X	1 NO	=	11.69	SQ.MT.
					TOTAL ADDITION	=	51.51	SQ.MT. X

DEDUCTIONS

1	0.70	X	0.65	X	2 NOS	=	0.91	SQ.MT.
					TOTAL DEDUCTION	=	0.91	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	50.60	SQ.MT. X1



TYPICAL FLOOR WING B

STAIR. LIFT & LOBBY AREA DIA.
SCALE:- 1:100

ST.CASE , LIFT & LOBBY AREA CALC. UP AREA CALCULATION

TYPICAL FLOOR								
1	3.30	X	6.35	X	1 NO	=	20.96	SQ.MT.
2	1.36	X	2.50	X	1 NO	=	3.40	SQ.MT.
3	4.55	X	2.65	X	1 NO	=	12.06	SQ.MT.
4	4.85	X	2.40	X	1 NO	=	11.64	SQ.MT.
					TOTAL ADDITION	=	48.06	SQ.MT. X

DEDUCTIONS

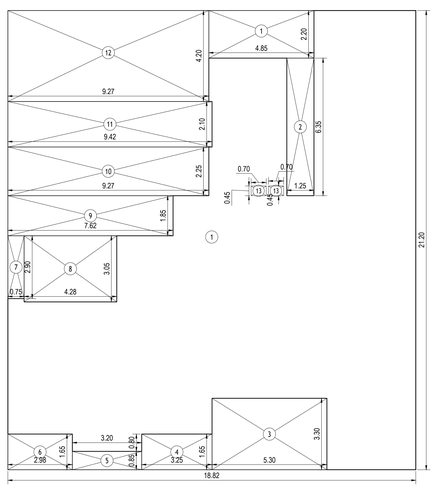
1	0.70	X	0.65	X	2 NOS	=	0.91	SQ.MT.
					TOTAL DEDUCTION	=	0.91	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	47.15	SQ.MT. X1

BUILT UP AREA CALCULATION

14TH(PT) AREA CALCULATION (WING B)								
1	18.83	X	21.20	X	1 NO	=	399.20	SQ.MT.
					TOTAL ADDITION	=	399.20	SQ.MT. X

DEDUCTIONS

1	4.85	X	2.20	X	1 NO	=	10.67	SQ.MT.
2	1.25	X	6.35	X	1 NO	=	7.94	SQ.MT.
3	5.30	X	3.31	X	1 NO	=	17.54	SQ.MT.
4	3.25	X	1.66	X	1 NO	=	5.40	SQ.MT.
5	3.20	X	0.86	X	1 NO	=	2.75	SQ.MT.
6	2.98	X	1.66	X	1 NO	=	4.95	SQ.MT.
7	0.75	X	2.90	X	1 NO	=	2.18	SQ.MT.
8	4.28	X	3.05	X	1 NO	=	13.05	SQ.MT.
9	7.63	X	1.85	X	1 NO	=	14.12	SQ.MT.
10	9.28	X	2.25	X	1 NO	=	20.88	SQ.MT.
11	9.43	X	2.10	X	1 NO	=	19.80	SQ.MT.
12	9.28	X	4.20	X	1 NO	=	38.98	SQ.MT.
13	0.70	X	0.45	X	2 NOS	=	0.63	SQ.MT.
					TOTAL DEDUCTION	=	158.89	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	240.31	SQ.MT. X1



14TH (PT) FLOOR PLAN AREA DIAGRAM
SCALE:- 1:100
WING B

BUILT-UP AREA SUMMARY OF WING 'A' RESIDENTIAL

FLOOR	FLOOR AREA	LESS,ST.CASE AREA	NET AREA
1ST FL.	231.95	54.34	177.61
2ND FL.	231.95	54.34	177.61
3RD FL.	231.95	54.34	177.61
4TH FL.	358.12	50.60	307.52
5TH FL.	358.12	50.60	307.52
6TH FL.	358.12	50.60	307.52
7TH FL.	358.12	50.60	307.52
8TH FL.	278.22	50.60	227.62
9TH FL.	358.12	50.60	307.52
10TH FL.	358.12	50.60	307.52
11TH FL.	358.12	50.60	307.52
12TH FL.	358.12	50.60	307.52
13TH FL.	358.12	50.60	307.52
14TH FL.	291.35	50.60	240.75
TOTAL	4488.50	719.62	3768.88
TOTAL BUILT UP AREA WING A			3768.88

BUA SUMMARY OF WING 'A' & 'B'

TOTAL BUILT UP AREA WING A	3768.88
TOTAL BUILT UP AREA WING B	3020.49
TOTAL BUILT UP AREA WING A + WING B	6789.37
EXCESS REFUGE AREA COUNTED IN FSI	5.89
TOTAL GROSS FSI PROPOSED	6795.26
TOTAL FSI AREA (6789.37/1.35)	5029.16
TOTAL FUNGIBLE AREA (5029.16x 35%)	1760.21

BUILT-UP AREA SUMMARY OF WING 'B' RESIDENTIAL

FLOOR	FLOOR AREA	LESS,ST.CASE AREA	NET AREA
2ND FL.	203.48	50.94	152.54
3RD FL.	203.48	50.94	152.54
4TH FL.	307.36	47.15	260.21
5TH FL.	307.36	47.15	260.21
6TH FL.	307.36	47.15	260.21
7TH FL.	307.36	47.15	260.21
8TH FL.	227.51	47.15	180.36
9TH FL.	307.36	47.15	260.21
10TH FL.	307.36	47.15	260.21
11TH FL.	307.36	47.15	260.21
12TH FL.	307.36	47.15	260.21
13TH FL.	307.36	47.15	260.21
14TH FL.	240.31	47.15	193.16
TOTAL	3641.02	620.53	3020.49
TOTAL BUILT UP AREA WING B			3020.49

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

बृहन्मुंबई महानगरपालिका
Municipal Corporation of Greater Mumbai

Approved Subject to the conditions mentions in this Office No. P-7346/2021/(178(pt.) & other)/M/E Ward Mankhurd-E/337/1/New

E.E.(B.P.) E.S. I

S.E.(B.P.) N A.E.(B.P.) M

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF ANUVIDNYAN NAGAR CHS LTD. ON C.T.S. NO. 178 (pt.), 179 (pt.) 174 (pt.) AT VILLAGE MANKHURD, AGARWADI SITUATED M/E WARD, MUMBAI

NAME OF THE SOCIETY

M/s. ANUVIDNYAN NAGAR CHS LTD.

NAME OF THE DEVELOPERS

Mr.Dinesh Purohit.(Partner)
M/S. MAKWISE HOMES LLP (C.A. to Owner M/s. ANUVIDNYAN NAGAR CHS LTD.)
B/902, LOARDS CHS LTD., PLOT NO. 5/35A
SEC-15, CBD BELAPUR, NAVI MUMBAI-400614

NORTH	JOB. NO.	DRG. NO.	SCALE
	2020/03	CON. APR-01	AS SHOWN
	CHECKED BY	DRAWN BY	DATE
	VBA	AMISHA MORE	14.04.2023

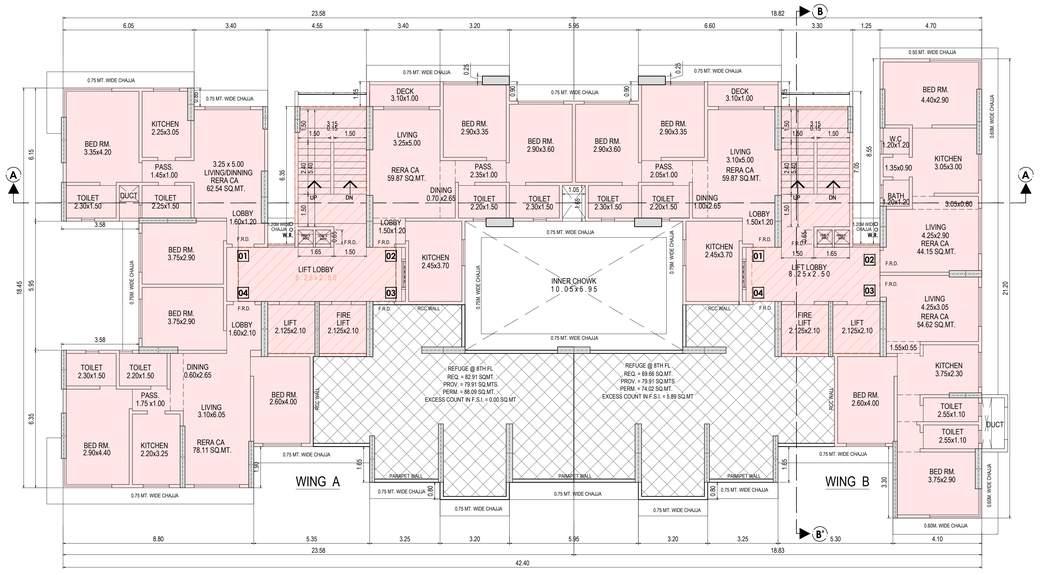
ARCHITECTS

SIGNATURE

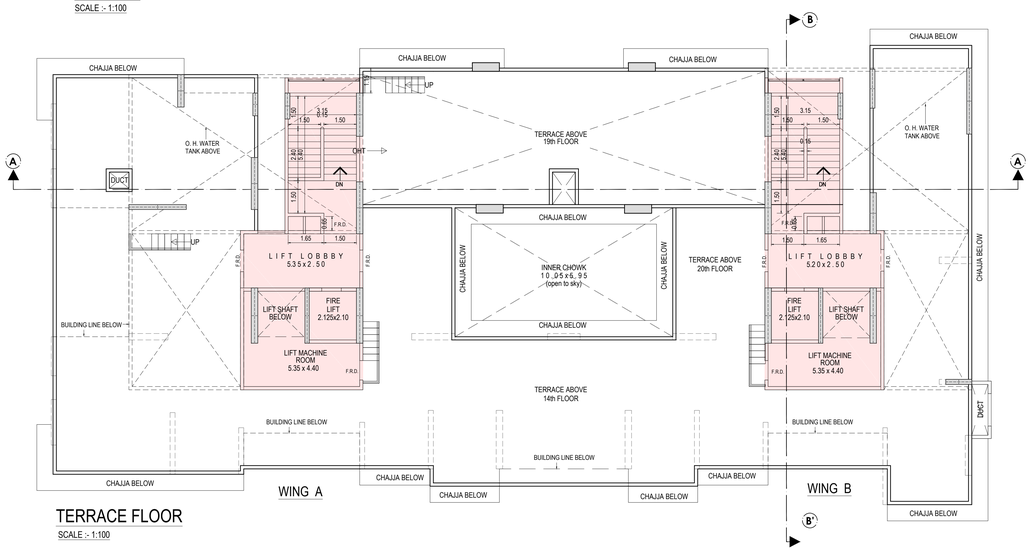
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EMAIL : vivek@gmail.com. (M) 9870190673

AR. ANUJA V. BHOSALE
COA REGD. NO. : CA/2003/37809

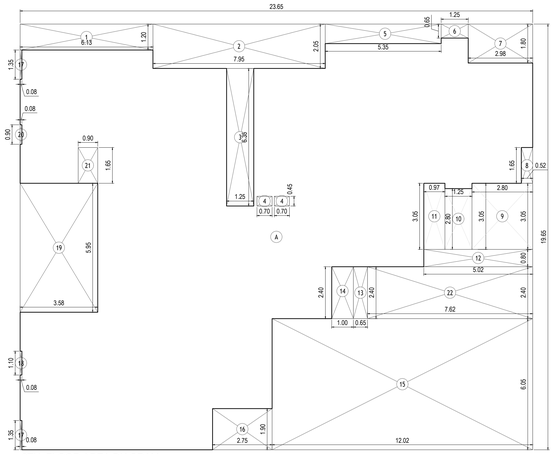
AR. VIVEK R. BHOSALE
COA REGD. NO. : CA/2007/39639
AVA MEM. NO. : 16080



REFUGE FLOOR PLAN
8TH FLOOR
SCALE :- 1:100



TERRACE FLOOR
SCALE :- 1:100



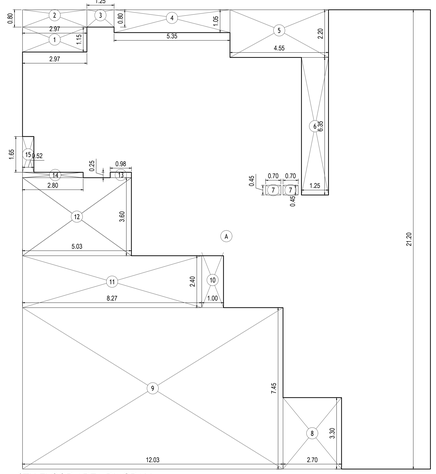
SCALE:- 1:100

BUILT UP AREA CALCULATION WING A

8TH & 15TH FLOOR								
A	23.66	X	19.65	X	1 NO	=	464.92	SQ.MT.
					TOTAL ADDITION	=	464.92	SQ.MT. X

DEDUCTIONS

1	6.13	X	1.20	X	1 NO	=	7.36	SQ.MT.
2	7.95	X	2.05	X	1 NO	=	16.30	SQ.MT.
3	1.25	X	6.35	X	1 NO	=	7.94	SQ.MT.
4	0.70	X	0.45	X	2 NOS	=	0.63	SQ.MT.
5	5.53	X	0.90	X	1 NO	=	4.98	SQ.MT.
6	1.25	X	0.65	X	1 NO	=	0.81	SQ.MT.
7	2.98	X	1.80	X	1 NO	=	5.36	SQ.MT.
8	0.53	X	1.65	X	1 NO	=	0.87	SQ.MT.
9	2.80	X	3.05	X	1 NO	=	8.54	SQ.MT.
10	1.25	X	2.80	X	1 NO	=	3.50	SQ.MT.
11	0.97	X	3.05	X	1 NO	=	2.96	SQ.MT.
12	5.02	X	0.80	X	1 NO	=	4.02	SQ.MT.
13	0.65	X	2.40	X	1 NO	=	1.56	SQ.MT.
14	1.00	X	2.40	X	1 NO	=	2.40	SQ.MT.
15	12.03	X	6.05	X	1 NO	=	72.78	SQ.MT.
16	2.75	X	1.90	X	1 NO	=	5.23	SQ.MT.
17	0.08	X	1.35	X	2 NOS	=	0.22	SQ.MT.
18	0.08	X	1.10	X	1 NO	=	0.09	SQ.MT.
19	3.58	X	5.95	X	1 NO	=	21.30	SQ.MT.
20	0.08	X	0.90	X	1 NO	=	0.07	SQ.MT.
21	0.90	X	1.65	X	1 NO	=	1.49	SQ.MT.
22	7.62	X	2.40	X	1 NO	=	18.29	SQ.MT.
					TOTAL DEDUCTION	=	186.70	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	278.22	SQ.MT. X1



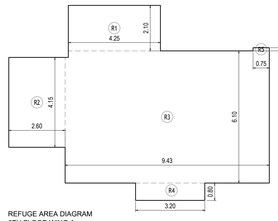
SCALE:- 1:100

BUILT UP AREA CALCULATION WING B

8TH FLOOR								
A	18.83	X	21.20	X	1 NO	=	399.20	SQ.MT.
					TOTAL ADDITION	=	399.20	SQ.MT. X

DEDUCTIONS

1	2.97	X	1.15	X	1 NO	=	3.41	SQ.MT.
2	2.97	X	0.80	X	1 NO	=	2.38	SQ.MT.
3	1.25	X	0.80	X	1 NO	=	1.00	SQ.MT.
4	5.35	X	1.05	X	1 NO	=	5.62	SQ.MT.
5	4.55	X	2.20	X	1 NO	=	10.01	SQ.MT.
6	1.25	X	6.35	X	1 NO	=	7.94	SQ.MT.
7	0.70	X	0.45	X	2 NOS	=	0.63	SQ.MT.
8	2.70	X	3.30	X	1 NO	=	8.91	SQ.MT.
9	12.03	X	7.45	X	1 NO	=	89.62	SQ.MT.
10	1.00	X	2.40	X	1 NO	=	2.40	SQ.MT.
11	8.27	X	2.40	X	1 NO	=	19.85	SQ.MT.
12	5.03	X	3.60	X	1 NO	=	18.11	SQ.MT.
13	0.98	X	0.25	X	1 NO	=	0.25	SQ.MT.
14	2.80	X	0.25	X	1 NO	=	0.70	SQ.MT.
15	0.52	X	1.65	X	1 NO	=	0.86	SQ.MT.
					TOTAL DEDUCTION	=	171.69	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	227.51	SQ.MT. X1



REFUGE AREA CALCULATION

8TH FLOOR WING A

R1	4.25	X	2.10	X	1 NO	=	8.93	SQ.MT.
R2	2.60	X	4.15	X	1 NO	=	10.79	SQ.MT.
R3	9.43	X	6.10	X	1 NO	=	57.52	SQ.MT.
R4	3.20	X	0.80	X	1 NO	=	2.56	SQ.MT.
R5	0.75	X	0.15	X	1 NO	=	0.11	SQ.MT.
					TOTAL ADDITION	=	79.91	SQ.MT. X

REFUGE AREA CALCULATION
8TH FL. WING - A

4% X (BUILT UP AREA OF 6.5 FLOORS)

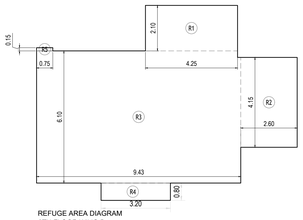
4% X (227.62 + 307.52X 6FL) = 82.91 SQMT.

REFUGE AREA REQUIRED = 79.91 SQMT.

REFUGE AREA PROVIDED = 82.29 SQ.MT

NOTE:
AS PER REG NO 49(8)(ii) MAX PERM REFUGE AREA
FREE OF FSI = 4.25% DUE TO PLANNING CONSTRAINTS
= 88.09 SQ.MT.

EXCESS REFUGE AREA COUNTED IN F.S.I. =0.00 SQ.MT



REFUGE AREA CALCULATION

8TH FLOOR WING B

R1	4.25	X	2.10	X	1 NO	=	8.93	SQ.MT.
R2	2.60	X	4.15	X	1 NO	=	10.79	SQ.MT.
R3	9.43	X	6.10	X	1 NO	=	57.52	SQ.MT.
R4	3.20	X	0.80	X	1 NO	=	2.56	SQ.MT.
R5	0.75	X	0.15	X	1 NO	=	0.11	SQ.MT.
					TOTAL ADDITION	=	79.91	SQ.MT. X

REFUGE AREA CALCULATION
8TH FL. WING - B

4% X (BUILT UP AREA OF 6.5 FLOORS)

4% X (180.36+ 260.21 X 6FL) = 69.66 SQ.MT.

REFUGE AREA REQUIRED = 69.66 SQ.MT.

REFUGE AREA PROVIDED = 79.91 SQ.MT

NOTE:
AS PER REG NO 49(8)(ii) MAX PERM REFUGE AREA
FREE OF FSI = 4.25% DUE TO PLANNING CONSTRAINTS
= 74.02 SQ.MT.

EXCESS REFUGE AREA COUNTED IN F.S.I. =5.89 SQ.MT

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

बृहन्मुंबई महानगरपालिका
Municipal Corporation of Greater Mumbai

Approved Subject to the conditions mentions in this Office No. P-7346/2021/(178(pt.) & other)/M/E Ward Mankhurd-E/337/1/New

E.E.(B.P.) E.S. I

S.E.(B.P.) N A.E.(B.P.) M

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF ANUVIDNYAN NAGAR CHS LTD. ON C.T.S. NO. 178 (pt.), 179 (pt.) 174 (pt.) AT VILLAGE MANKHURD, AGARWADI SITUATED M/E WARD, MUMBAI

NAME OF THE SOCIETY

M/s. ANUVIDNYAN NAGAR CHS LTD.

NAME OF THE DEVELOPERS

Mr.Dinesh Purohit.(Partner)
M/S. MAKWISE HOMES LLP (C.A. to Owner M/s. ANUVIDNYAN NAGAR CHS LTD.)
B/902, LOARDS CHS LTD., PLOT NO. 5/35A
SEC-15, CBD BELAPUR, NAVI MUMBAI-400614

NORTH	JOB. NO.	DRG. NO.	SCALE
	2020/03	CON. APR-01	AS SHOWN
	CHECKED BY	DRAWN BY	DATE
	VBA	AMISHA MORE	14.04.2023

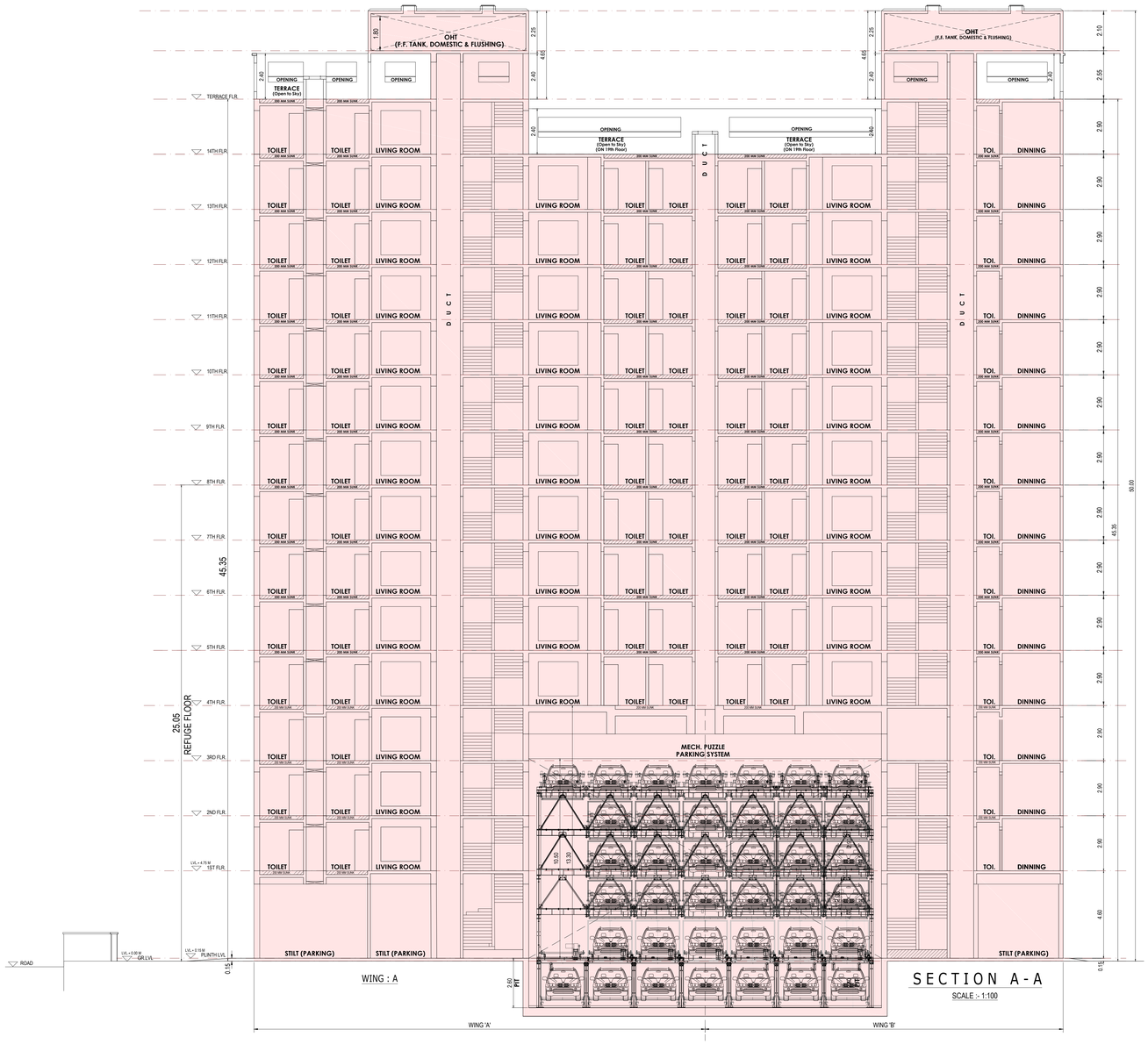
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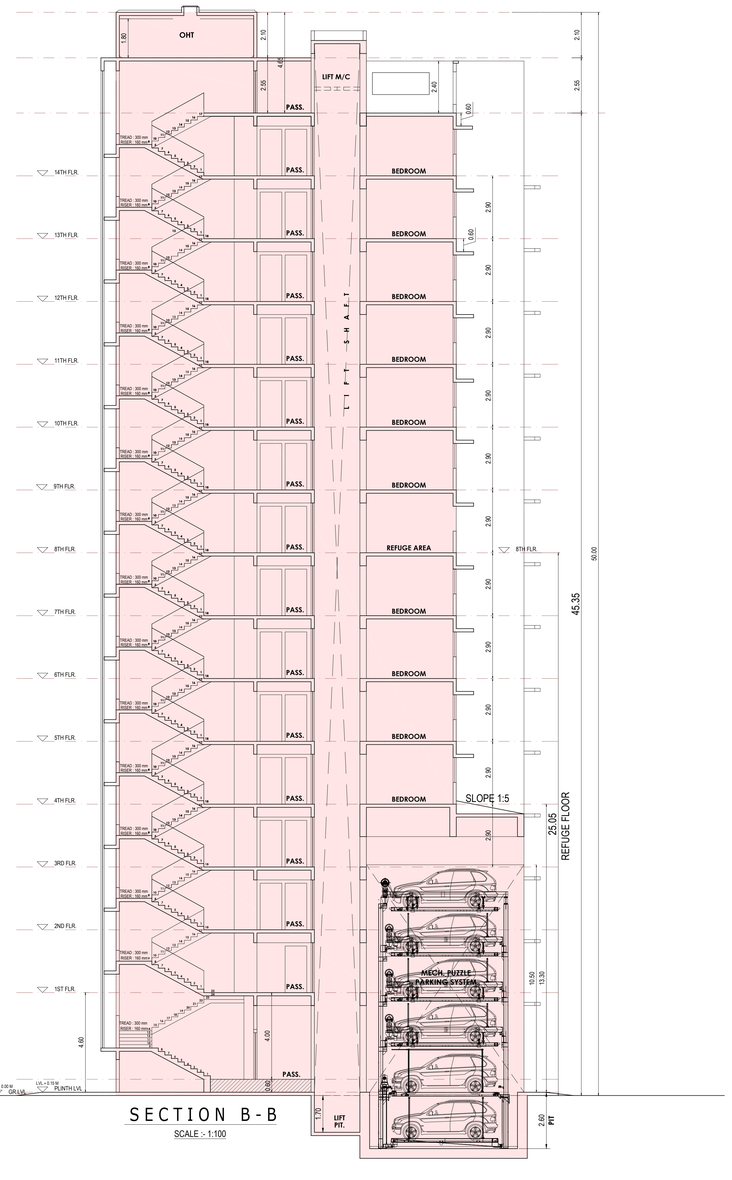
SIGNATURE

vivek bhosale associates architects
1A, DR. DAMLE BADAN, PATEL CHOWK
GHATKOPAR (E), MUMBAI - 400 077
EMAIL : vbarch@gmail.com, (M) 9870199673

AR. ANUJA V. BHOSALE
COA REGD. NO. - CA/2007/29536

AR. VIVEK R. BHOSALE
COA REGD. NO. - CA/2007/29536
AVA MEMB NO. - 16080





STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

बृहन्मुंबई महानगरपालिका
Municipal Corporation of Greater Mumbai

Approved Subject to the conditions mentions in this Office No. P-7346/2021/(178(pt.) & other)/M/E Ward Mankhurd-E/337/1/New

E.E.(B.P.) E.S. I

S.E.(B.P.) N

A.E.(B.P.) M

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF ANUVIDNYAN NAGAR CHS LTD. ON C.T.S. NO. 178 (pt.), 179 (pt.) 174 (pt.) AT VILLAGE MANKHURD, AGARWADI SITUATED M/E WARD, MUMBAI

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B/902, LOARDS CHS LTD., PLOT NO. 535A
SEC-15, CBD BELAPUR, NAVI MUMBAI-400614

NORTH	JOB. NO.	DRG. NO.	SCALE
N	2020/03	CON. APR-01	AS SHOWN
	CHECKED BY	DRAWN BY	DATE
	VBA	AMISHA MORE	14.04.2023

ARCHITECTS

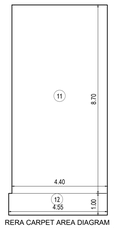
SIGNATURE

vivek bhosale associates architects
1A, DR. DAMJI SADAN, PATEL CHOWK, GHATKOPAR (E), MUMBAI - 400 077
EMAIL : vbarch@gmail.com, (M) 9870190673

AR. ANUJA V. BHOSALE
CoA REGD. NO. : CA/2007/38628

AR. VIVEK R. BHOSALE
CoA REGD. NO. : CA/2007/38628
AVA MEM. NO. : 16080

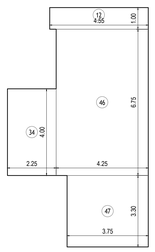
WING 'B'



RERA CARPET AREA DIAGRAM
FLAT NO 1 (2ND & 3RD FLOOR) WING B

RERA CARPET AREA CALCULATION

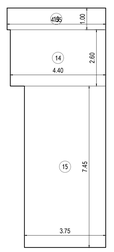
FLAT NO 1 (2ND & 3RD FLOOR) WING B							
11	4.40	X	8.70	X	1 NO	=	38.28 SQ.MT.
12	4.55	X	1.00	X	1 NO	=	4.55 SQ.MT.
					TOTAL ADDITION	=	42.83 SQ.MT. X



RERA CARPET AREA DIAGRAM
FLAT NO 3 TYPICAL FLOOR WING B

RERA CARPET AREA CALCULATION

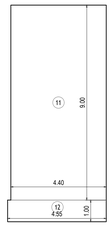
FLAT NO 3 TYPICAL FLOOR WING B							
12	4.55	X	1.00	X	1 NO	=	4.55 SQ.MT.
34	2.25	X	4.00	X	1 NO	=	9.00 SQ.MT.
46	4.25	X	6.75	X	1 NO	=	28.69 SQ.MT.
47	3.75	X	3.30	X	1 NO	=	12.38 SQ.MT.
					TOTAL ADDITION	=	54.62 SQ.MT. X



RERA CARPET AREA DIAGRAM
FLAT NO 2 (2ND & 3RD FLOOR) WING B

RERA CARPET AREA CALCULATION

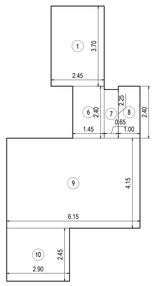
FLAT NO 3 (2ND & 3RD FLOOR) WING B							
13	4.55	X	1.00	X	1 NO	=	4.55 SQ.MT.
14	4.40	X	2.60	X	1 NO	=	11.44 SQ.MT.
15	3.75	X	7.45	X	1 NO	=	27.94 SQ.MT.
					TOTAL ADDITION	=	43.93 SQ.MT. X



RERA CARPET AREA DIAGRAM
FLAT NO 2 TYPICAL FLOOR WING B

RERA CARPET AREA CALCULATION

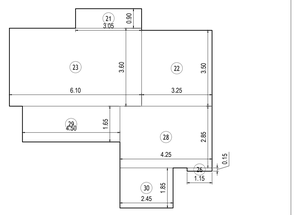
FLAT NO 2 TYPICAL FLOOR WING B							
11	4.40	X	9.00	X	1 NO	=	39.60 SQ.MT.
12	4.55	X	1.00	X	1 NO	=	4.55 SQ.MT.
					TOTAL ADDITION	=	44.15 SQ.MT. X



RERA CARPET AREA DIAGRAM
FLAT NO 3 (2ND & 3RD FLOOR) WING B

RERA CARPET AREA CALCULATION

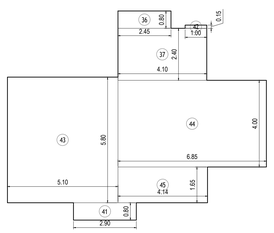
FLAT NO 4 (1ST TO 3RD FLOOR) WING B							
1	2.45	X	3.70	X	1 NO	=	9.07 SQ.MT.
6	1.45	X	2.40	X	1 NO	=	3.48 SQ.MT.
7	0.65	X	2.25	X	1 NO	=	1.46 SQ.MT.
8	1.00	X	2.40	X	1 NO	=	2.40 SQ.MT.
9	6.15	X	4.15	X	1 NO	=	25.52 SQ.MT.
10	2.90	X	2.45	X	1 NO	=	7.11 SQ.MT.
					TOTAL ADDITION	=	49.04 SQ.MT. X



RERA CARPET AREA DIAGRAM
FLAT NO 1 TYPICAL FLOOR WING B

RERA CARPET AREA CALCULATION

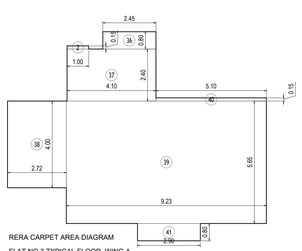
FLAT NO 1 TYPICAL FLOOR WING B							
21	3.05	X	0.90	X	1 NO	=	2.75 SQ.MT.
22	3.25	X	3.50	X	1 NO	=	11.38 SQ.MT.
23	6.10	X	3.60	X	1 NO	=	21.96 SQ.MT.
26	1.15	X	0.15	X	1 NO	=	0.17 SQ.MT.
28	4.25	X	2.85	X	1 NO	=	12.11 SQ.MT.
29	4.50	X	1.65	X	1 NO	=	7.43 SQ.MT.
30	2.45	X	1.85	X	1 NO	=	4.53 SQ.MT.
					TOTAL ADDITION	=	60.33 SQ.MT. X



RERA CARPET AREA DIAGRAM
FLAT NO 4 TYPICAL FLOOR WING B

RERA CARPET AREA CALCULATION

FLAT NO 4 TYPICAL FLOOR WING B							
36	2.45	X	0.80	X	1 NO	=	1.96 SQ.MT.
37	4.10	X	2.40	X	1 NO	=	9.84 SQ.MT.
41	2.90	X	0.80	X	1 NO	=	2.32 SQ.MT.
42	1.00	X	0.15	X	1 NO	=	0.15 SQ.MT.
43	5.10	X	5.80	X	1 NO	=	29.58 SQ.MT.
44	6.85	X	4.00	X	1 NO	=	27.40 SQ.MT.
45	4.14	X	1.65	X	1 NO	=	6.83 SQ.MT.
					TOTAL ADDITION	=	78.08 SQ.MT. X

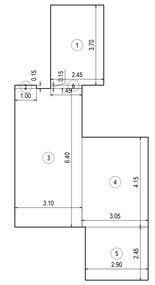


RERA CARPET AREA DIAGRAM
FLAT NO 3 TYPICAL FLOOR WING A

RERA CARPET AREA CALCULATION

FLAT NO 3 TYPICAL FLOOR WING A							
2	1.00	X	0.15	X	1 NO	=	0.15 SQ.MT.
36	2.45	X	0.80	X	1 NO	=	1.96 SQ.MT.
37	4.10	X	2.40	X	1 NO	=	9.84 SQ.MT.
38	2.72	X	4.00	X	1 NO	=	10.88 SQ.MT.
39	9.24	X	5.65	X	1 NO	=	52.21 SQ.MT.
40	5.10	X	0.15	X	1 NO	=	0.77 SQ.MT.
41	2.90	X	0.80	X	1 NO	=	2.32 SQ.MT.
					TOTAL ADDITION	=	78.13 SQ.MT. X

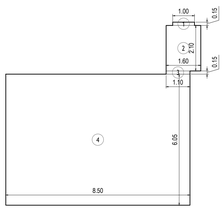
WING 'A'



RERA CARPET AREA DIAGRAM
FLAT NO 3 (1ST TO 3RD FLOOR) WING A

RERA CARPET AREA CALCULATION

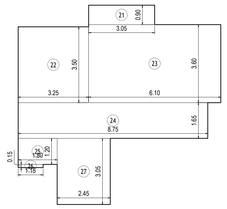
FLAT NO 3 (1ST TO 3RD FLOOR) WING A							
1	2.45	X	3.70	X	1 NO	=	9.07 SQ.MT.
2	1.00	X	0.15	X	1 NO	=	0.15 SQ.MT.
3	3.10	X	6.40	X	1 NO	=	19.84 SQ.MT.
4	3.05	X	4.15	X	1 NO	=	12.66 SQ.MT.
5	2.90	X	2.45	X	1 NO	=	7.11 SQ.MT.
5	1.45	X	0.15	X	1 NO	=	0.22 SQ.MT.
					TOTAL ADDITION	=	49.05 SQ.MT. X



RERA CARPET AREA DIAGRAM
FLAT NO 4 (1ST TO 3RD FLOOR) WING A

RERA CARPET AREA CALCULATION

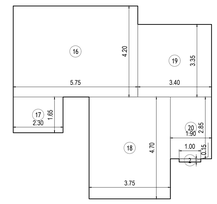
FLAT NO 4 (1ST TO 3RD FLOOR) WING A							
1	1.00	X	0.15	X	1 NO	=	0.15 SQ.MT.
2	1.60	X	2.10	X	1 NO	=	3.36 SQ.MT.
3	1.10	X	0.15	X	1 NO	=	0.17 SQ.MT.
4	8.50	X	6.05	X	1 NO	=	51.43 SQ.MT.
					TOTAL ADDITION	=	55.11 SQ.MT. X



RERA CARPET AREA DIAGRAM
FLAT NO 2 TYPICAL FLOOR WING A

RERA CARPET AREA CALCULATION

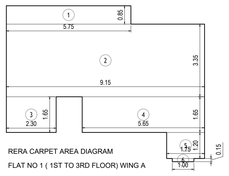
FLAT NO 2 TYPICAL FLOOR WING A							
21	3.05	X	0.90	X	1 NO	=	2.75 SQ.MT.
22	3.25	X	3.50	X	1 NO	=	11.38 SQ.MT.
23	6.10	X	3.60	X	1 NO	=	21.96 SQ.MT.
24	8.75	X	1.65	X	1 NO	=	14.44 SQ.MT.
25	1.80	X	1.20	X	1 NO	=	2.16 SQ.MT.
26	1.15	X	0.15	X	1 NO	=	0.17 SQ.MT.
27	2.45	X	3.05	X	1 NO	=	7.47 SQ.MT.
					TOTAL ADDITION	=	59.87 SQ.MT. X



RERA CARPET AREA DIAGRAM
FLAT NO 1 TYPICAL FLOOR WING A

RERA CARPET AREA CALCULATION

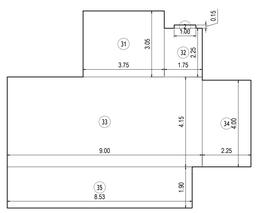
FLAT NO 1 TYPICAL FLOOR WING A							
2	1.00	X	0.15	X	1 NO	=	0.15 SQ.MT.
16	5.75	X	4.20	X	1 NO	=	24.15 SQ.MT.
17	2.30	X	1.65	X	1 NO	=	3.80 SQ.MT.
18	3.75	X	4.70	X	1 NO	=	17.63 SQ.MT.
19	3.40	X	3.35	X	1 NO	=	11.39 SQ.MT.
20	1.90	X	2.85	X	1 NO	=	5.42 SQ.MT.
					TOTAL ADDITION	=	62.54 SQ.MT. X



RERA CARPET AREA DIAGRAM
FLAT NO 1 (1ST TO 3RD FLOOR) WING A

RERA CARPET AREA CALCULATION

FLAT NO 1 (1ST TO 3RD FLOOR) WING A							
1	5.75	X	0.85	X	1 NO	=	4.89 SQ.MT.
2	9.15	X	3.35	X	1 NO	=	30.65 SQ.MT.
3	2.30	X	1.65	X	1 NO	=	3.80 SQ.MT.
4	5.65	X	1.65	X	1 NO	=	9.32 SQ.MT.
5	1.75	X	1.20	X	1 NO	=	2.10 SQ.MT.
6	1.00	X	0.15	X	1 NO	=	0.15 SQ.MT.
					TOTAL ADDITION	=	50.91 SQ.MT. X



RERA CARPET AREA DIAGRAM
FLAT NO 4 TYPICAL FLOOR WING A

RERA CARPET AREA CALCULATION

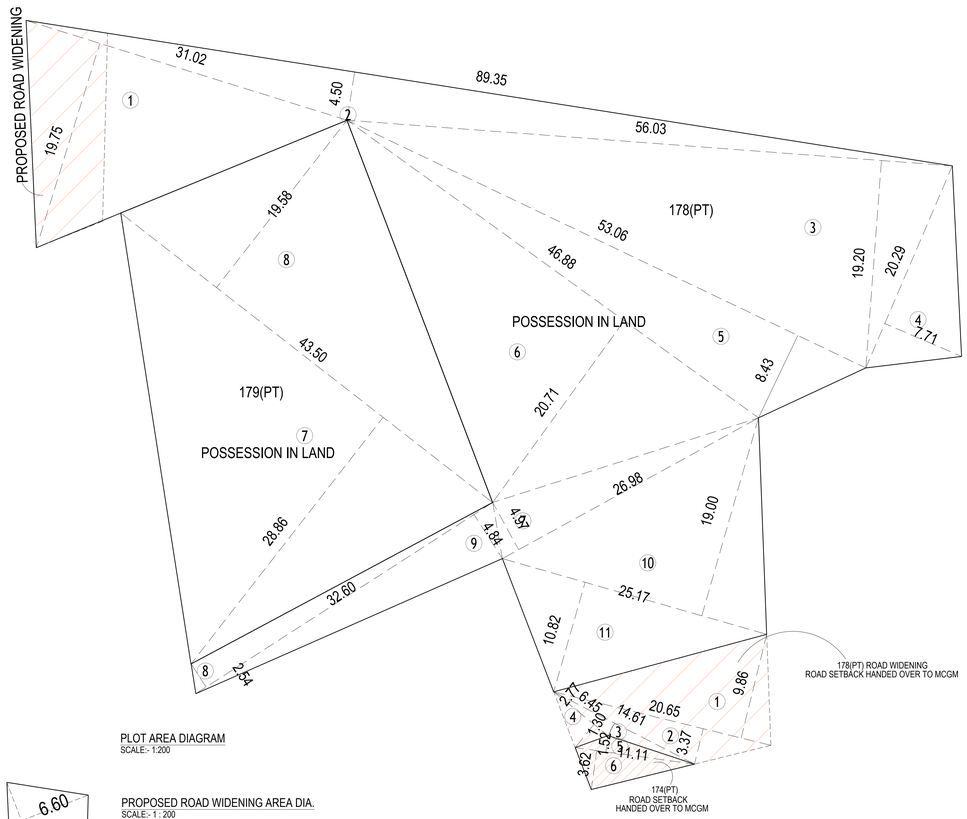
FLAT NO 4 TYPICAL FLOOR WING A							
2	1.00	X	0.15	X	1 NO	=	0.15 SQ.MT.
31	3.75	X	3.05	X	1 NO	=	11.44 SQ.MT.
32	1.75	X	2.25	X	1 NO	=	3.94 SQ.MT.
33	9.00	X	4.15	X	1 NO	=	37.35 SQ.MT.
34	2.25	X	4.00	X	1 NO	=	9.00 SQ.MT.
35	8.54	X	1.90	X	1 NO	=	16.23 SQ.MT.
					TOTAL ADDITION	=	78.11 SQ.MT. X

RERA CARPET AREA (WING-A)

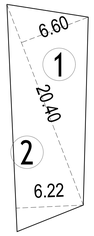
FLAT No	1	2	3	4	TOTAL
1ST FLOOR	50.91	49.05	55.11	----	3 NOS
2ND FLOOR	50.91	49.05	55.11	----	3 NOS
3RD FLOOR	50.91	49.05	55.11	----	3 NOS
4TH FLOOR	62.54	59.87	78.13	78.11	4 NOS
5TH FLOOR	62.54	59.87	78.13	78.11	4 NOS
6TH FLOOR	62.54	59.87	78.13	78.11	4 NOS
7TH FLOOR	62.54	59.87	78.13	78.11	4 NOS
8TH FLOOR	62.54	59.87	---	78.11	3 NOS
9TH FLOOR	62.54	59.87	78.13	78.11	4 NOS
10TH FLOOR	62.54	59.87	78.13	78.11	4 NOS
11TH FLOOR	62.54	59.87	78.13	78.11	4 NOS
12TH FLOOR	62.54	59.87	78.13	78.11	4 NOS
13TH FLOOR	62.54	59.87	78.13	78.11	4 NOS
14TH FLOOR	62.54	---	78.13	78.11	3 NOS
TOTAL FLAT					51 NOS

RERA CARPET AREA (WING-B)

FLAT No	1	2	3	4	TOTAL
1ST FLOOR	----	----	----	----	0 NO
2ND FLOOR	44.15	43.93	49.04	----	3 NOS
3RD FLOOR	44.15	43.93	49.04	----	3 NOS
4TH FLOOR	59.87	44.15	54.62	78.08	4 NOS
5TH FLOOR	59.87	44.15	54.62	78.08	4 NOS
6TH FLOOR	59.87	44.15	54.62	78.08	4 NOS
7TH FLOOR	59.87	44.15	54.62	78.08	4 NOS
8TH FLOOR	59.87	44.15	54.62	----	3 NOS
9TH FLOOR	59.87	44.15	54.62	78.08	4 NOS
10TH FLOOR	59.87	44.15	54.62	78.08	4 NOS
11TH FLOOR	59.87	44.15	54.62	78.08	4 NOS
12TH FLOOR	59.87	44.15	54.62	78.08	4 NOS
13TH FLOOR	59.87	44.15	54.62	78.08	4 NOS
14TH FLOOR	---	44.15	54.62	78.08	3 NOS
TOTAL FLAT					48 NOS



PLOT AREA DIAGRAM
SCALE:- 1:200



PROPOSED ROAD WIDENING AREA DIA.
SCALE:- 1 : 200

PROPOSED ROAD WIDENING AREA CALCULATION							
1	1/2	X	20.40	X	6.60 X 1 NO	=	67.32 SQ.MT.
2	1/2	X	20.40	X	6.22 X 1 NO	=	63.44 SQ.MT.
					TOTAL ADDITION	=	130.77 SQ.MT. X

PLOT AREA CALCUALTION

CTS NO 174(PT) ROAD WIDENING ALREADY HANDED OVER TO MCGM							
5	1/2	X	11.11	X	1.60 X 1 NO	=	8.88 SQ.MT.
6	1/2	X	11.11	X	3.62 X 1 NO	=	20.11 SQ.MT.
					TOTAL ADDITION	=	28.99 SQ.MT. X
					SAY	=	28.90 SQ.MT.

PLOT AREA CALCUALTION

CTS NO 178(PT)							
1	1/2	X	31.02	X	19.75 X 1 NO	=	306.32 SQ.MT.
2	1/2	X	89.35	X	4.50 X 1 NO	=	201.05 SQ.MT.
3	1/2	X	56.03	X	19.20 X 1 NO	=	537.89 SQ.MT.
4	1/2	X	20.29	X	7.71 X 1 NO	=	78.22 SQ.MT.
5	1/2	X	53.06	X	8.43 X 1 NO	=	223.65 SQ.MT.
6	1/2	X	46.88	X	20.71 X 1 NO	=	485.44 SQ.MT.
7	1/2	X	26.98	X	4.97 X 1 NO	=	67.05 SQ.MT.
8	1/2	X	32.60	X	2.54 X 1 NO	=	41.40 SQ.MT.
9	1/2	X	32.60	X	4.84 X 1 NO	=	78.89 SQ.MT.
10	1/2	X	25.17	X	19.00 X 1 NO	=	239.11 SQ.MT.
11	1/2	X	25.17	X	10.82 X 1 NO	=	136.17 SQ.MT.
					TOTAL ADDITION	=	2395.19 SQ.MT. X
					SAY	=	2394.90 SQ.MT.

PLOT AREA CALCUALTION

CTS NO 179(PT)							
7	1/2	X	43.50	X	28.86 X 1 NO	=	627.71 SQ.MT.
8	1/2	X	43.50	X	19.58 X 1 NO	=	425.87 SQ.MT.
					TOTAL ADDITION	=	1053.58 SQ.MT. X
					SAY	=	1053.30 SQ.MT.

PLOT AREA CALCUALTION

CTS NO 174(PT) ROAD WIDENING ALREADY HANDED OVER TO MCGM							
1	1/2	X	20.65	X	9.86 X 1 NO	=	101.80 SQ.MT.
2	1/2	X	20.65	X	3.37 X 1 NO	=	34.80 SQ.MT.
3	1/2	X	14.61	X	1.30 X 1 NO	=	9.50 SQ.MT.
4	1/2	X	6.45	X	2.77 X 1 NO	=	8.93 SQ.MT.
					TOTAL ADDITION	=	155.03 SQ.MT. X
					SAY	=	154.60 SQ.MT.

CTS NO 178(PT)	2394.90 SQ.MT
CTS NO 178(PT) ROAD WIDENING ALREADY HANDED OVER TO MCGM	154.60 SQMT
CTS NO 179(PT)	1053.30 SQMT
CTS NO 174(PT) ROAD WIDENING ALREADY HANDED OVER TO MCGM	28.90 SQ.MT
TOTAL GROSS PLOT AREA	3631.70 SQ.MT

PLOT IN POSSESSION

CTS NO 178(PT)	2394.90 SQ.MT
CTS NO 179(PT)	1053.30 SQMT
TOTAL GROSS PLOT AREA	3448.20 SQ.MT

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

बृहन्मुंबई महानगरपालिका
Municipal Corporation of Greater Mumbai

Approved Subject to the conditions mentions in this Office No. P-7346/2021/(178(pt.) & other)/M/E Ward Mankhurd-E/337/1/New

E.E.(B.P.) E.S. I

S.E.(B.P.) N A.E.(B.P.) M

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF ANUVIDNYAN NAGAR CHS LTD. ON C.T.S. NO. 178 (pt.), 179 (pt.) 174 (pt.) AT VILLAGE MANKHURD, AGARWADI SITUATED M/E WARD, MUMBAI

NAME OF THE SOCIETY

M/s. ANUVIDNYAN NAGAR CHS LTD.

NAME OF THE DEVELOPERS

Mr.Dinesh Purohit.(Partner)
M/S. MAKWISE HOMES LLP (C.A. to Owner M/s. ANUVIDNYAN NAGAR CHS LTD.)
B/902, LOARDS CHS LTD., PLOT NO. 5/36A
SEC-15, CBD BELAPUR, NAVI MUMBAI-400614

NORTH	JOB. NO.	DRG. NO.	SCALE
N	2020/03	CON. APR-01	AS SHOWN
	CHECKED BY	DRAWN BY	DATE
	VBA	AMISHA MORE	14.04.2023

ARCHITECTS

SIGNATURE

vivek bhosale associates architects
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COA REGD NO - CA/2001/36638
AVA MEM. NO. - 16080