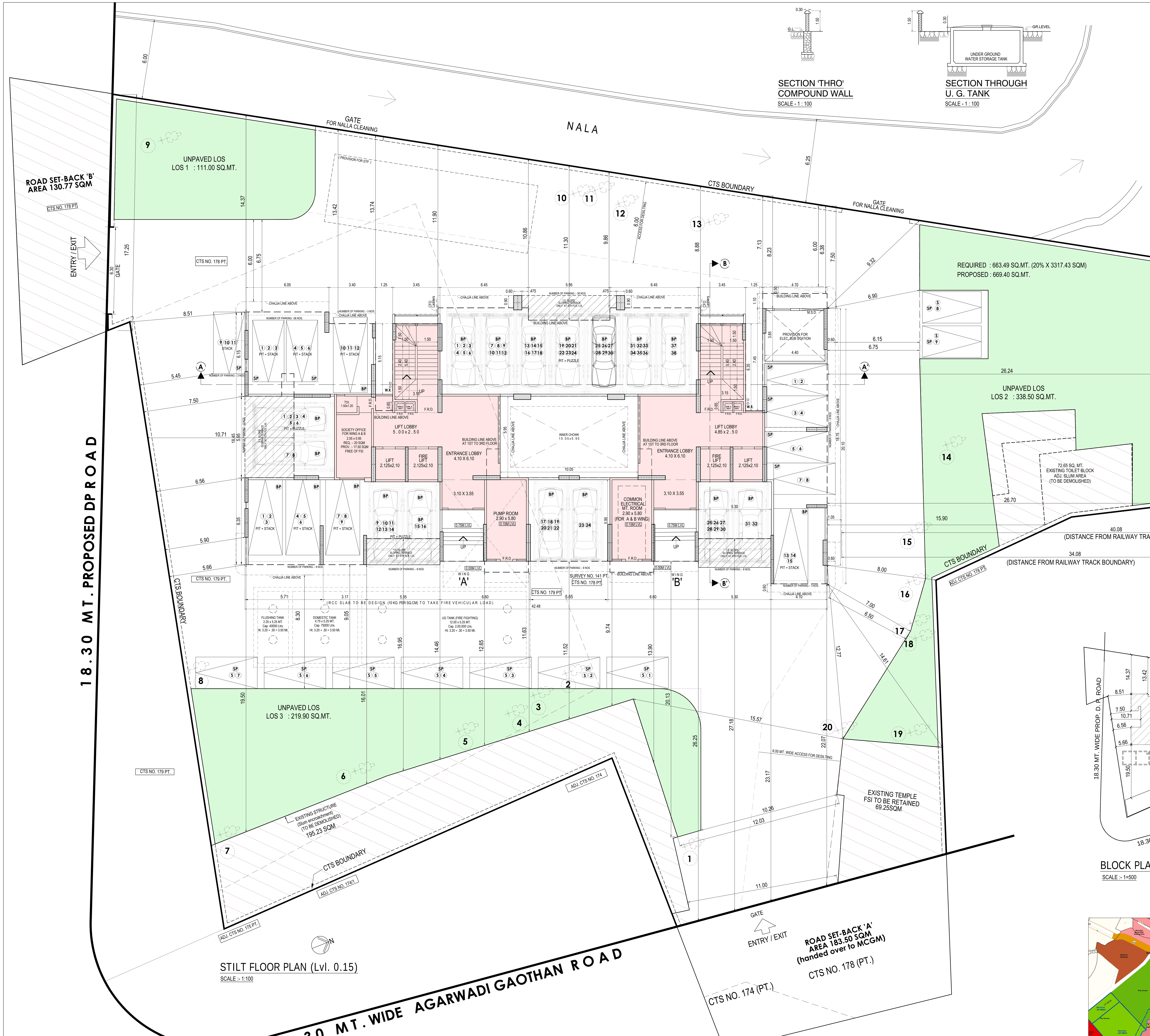


STILT FLOOR PLAN (Lvl. 0.15)

SCALE :- 1:100

CONSTRUCTION AREA

FLOOR	NET BUA (1) WING A	NET BUA (1) WING B	SOC. OFF. METER 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	182.72			162.11	97.75	670.20
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	307.52	260.21				97.75	665.48
15TH	227.62	191.98			132.29	97.75	649.64
16TH	307.52	260.21				97.75	665.48
17TH	307.52	260.21				97.75	665.48
18TH	307.52	260.21				97.75	665.48
19TH	307.52	260.21				97.75	665.48
20TH	240.75	146.87				97.75	485.37
	5753.48	4469.59					
TOTAL	10223.07		53.50	150.93	294.40	2075.34	12797.24 SQ.MT
						Say	12800.00 SQ.MT

01#06

PROFORMA - A

			TOTAL
A)		AREA STATEMENT	SQ.MTS.
1		AREA OF PLOT (AS PER PROPERTY CARD) CTS NO 174(PT), 178 (PT) AND 179 (PT) (28.90 + 2549.50+1053.30)	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)	BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 32 ON REMAINING PLOT	
	i	2980.30 X 0.90 = 2682.27-360 = 2322.27 SLUM TDR (2682.27 X 20%) :- 536.45 SQM GENERAL TDR (2682.27 X 80% -360) :- 1785.82SQM	2322.27
	B)	add f.s.i as per reg. 33(7)(b) 07 Exist. Rehab 36 x 10 = 360.00 Sq. Mt.	360.00
	C)	Add. Road Set-back over & above permissible FSI as per Notification U/Ref. No. TPB-4319/CR-25/2019/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 X 2.4 = 6526.27 + SETBACK AREA OVER AND ABOVE = 261.54 = 7414.26	7414.26
9		PROPOSED BUILT UP AREA	7410.14
		EXCESS REFUGE AREA COUN. IN FSI	3.50
9		PROPOSED BUILT UP AREA	7413.64
10		FSI CONSUMED ON NET HOLDING (9/3)	2.48
11		PERMISSIBLE FUNGIBLE AREA (7414.26x 35%)	2594.99
12		TOTAL PERMISSIBLE BUA (7414.26+2594.99)	10009.25
13		PROPOSED FUNGIBLE BUA (7410.14x 35%)	2593.55
14		FUNGIBLE BUA WITHOUT CHARGING PREMIUM 1552.05 X 35%	543.22
		FUNGIBLE BUA BY CHARGING PREMIUM 2593.55-543.22	2050.33
		TOTAL PROPOSED BUA INC. FUNGIBLE AREA . 7413.64+2593.55	10007.19
15	A)	Tenement Statement	
	i	Proposed Built up area (13 above)	10007.19
	ii	Less deduction of Refuge Area	0.00
	iii	Area available for tenements [(i) - (ii)]	10007.19
	vi	Tenements permissible (Density of tenements / hectare)	450 NOS.
	vii	Total number of Tenements proposed on the plot	144 NOS.
	B)	Parking Statement	
	i	Car Parking required by Regulation for	110 NOS.
		Scooter / Motor cycle	---
		Outsiders (visitors)	---
	ii	Covered garage permissible	---
	iii	Covered garage proposed	---
		Car	---
		Scooter / Motor cycle	---
		Outsiders (visitors)	---
	iv	Total parking provided	110 NOS.
	C)	Transport Vehicles Parking	
	i	Space for transport vehicles parking required by Regulation	---
	ii	Total No. of transport vehicles parking spaces provided	---

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

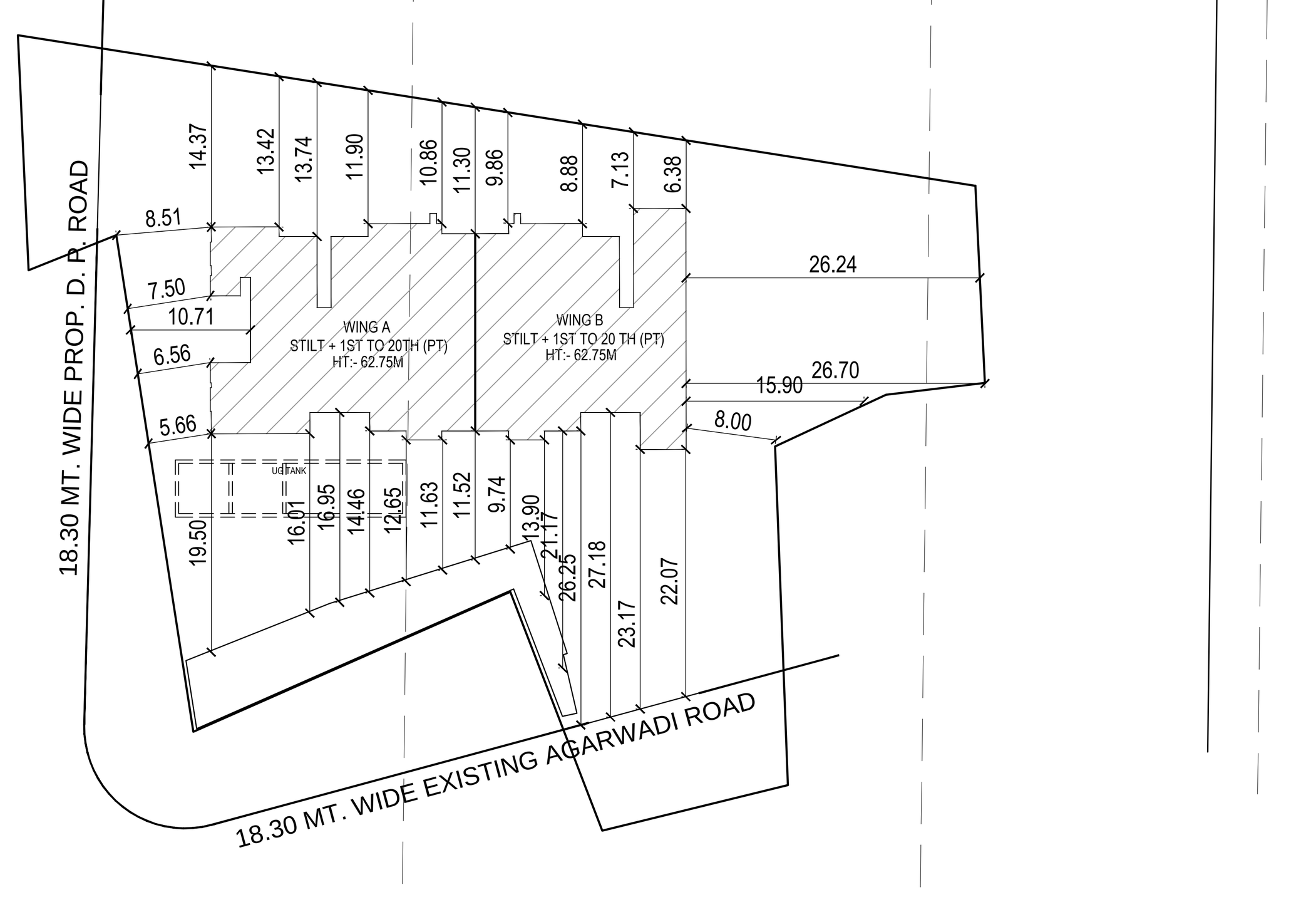
STAMP OF APPROVAL OF PLANS

THIS CANCELS THE APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO.P-7346/2021/(178 (PT.) AND OTHER)/M/E WARD/ MANKHURD-E/337/1/ NEW Dated- 15 September 2023
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER U/NO. P-7346/2021/(178 (PT.) And Other)/M/E Ward/ MANKHURD-E/337/1/Amend

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

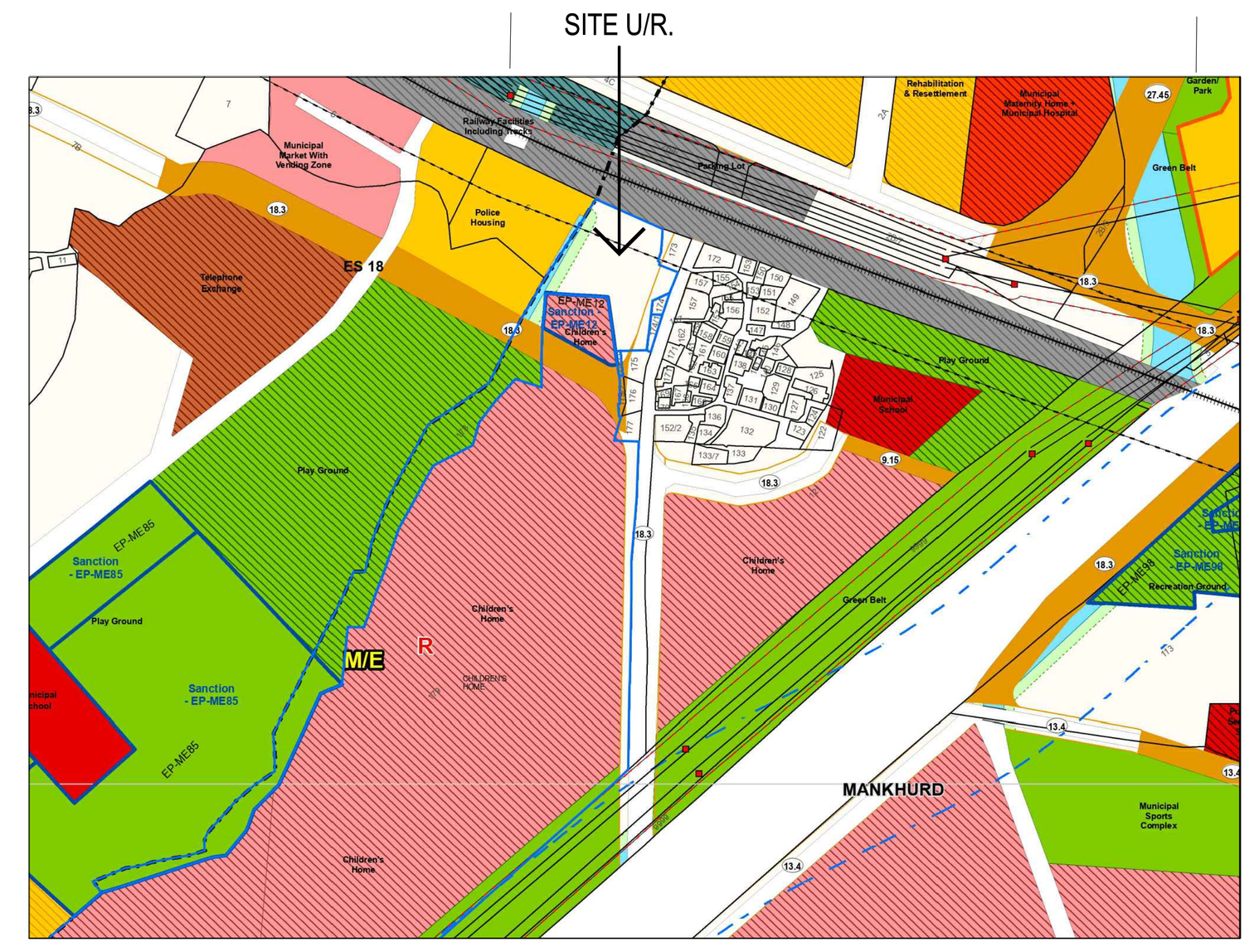
S.E.(B.P.) N

A.E.(B.P.) M



BLOCK PLAN

SCALE :- 1=500



LOCATION PLAN

SCALE :- 1:4000

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.	25 NOS.	12.50 NOS.
60 TO 90 SQ.MTS.	1 FOR / 1 TENE.	49 NOS.	49.00 NOS.
ABOVE 90 SQ.MTS.	2 FOR / 1 TENE.	---	---
TOTAL		74 NOS.	61.50 NOS.

10% VISITORS PARKING FOR RESI. (61.50X 10%) = 6.15 NO
TOTAL PARKING REQUIRED = 67.65 NOS.
SAY 68.00 NOS.

PARKING STATEMENT (WING - B)

CARPET AREA	PARKING REQ.	NO. OF TENE.	PARKING REQ.
UPTO 45 SQ.MTS.	1 FOR / 4 TENE.	20 NOS.	5.00 NOS.
45 TO 60 SQ.MTS.	1 FOR / 2 TENE.	33 NOS.	16.50 NOS.
60 TO 90 SQ.MTS.	1 FOR / 1 TENE.	17 NOS.	17.00 NOS.
ABOVE 90 SQ.MTS.	2 FOR / 1 TENE.	---	---
TOTAL PARK. REQD.		70 NOS.	38.50 NOS.

10% VISITORS PARKING FOR RESI. (38.50 X 10%) = 3.85 NOS
TOTAL PARKING REQUIRED = 42.35 NOS.
SAY = 43.00 NOS

SR.NO	DRC NO.	FOLIO NO	RESERVATION FROM	AREA DEDUCTION	AREA UTILIZATION
1	000849/RD	ADDL/TDR/ES/WARD L-7	ROAD	541.40 SQM	1785.82 SQM
2	SRA/0057/REHAB SPILLOVER/2025	TDR/SRP/CITY/SRA/F/NORTH/1427/PHASE-II/REHAB SPILLOVER	SLUM	245.39 SQM	536.46 SQM

TOTAL TENEMENT & PARKING REQ.(RESI)

WING	TOTAL TENEMENT	PARKING REQ.
WING-A	74 NOS	68 NOS
WING-B	70 NOS	43 NOS
TOTAL	144 NOS	111 NOS

TYPE OF PARKING	SMALL	BIG	TOTAL (WING A & B)
PUZZLE PARKING	00 NOS	70 NOS.	70 NOS.
STACK PARKING	11 NOS	00 NOS.	11 NOS.
STACK + PIT PARKING	06 NOS.	15 NOS.	21 NOS.
SURFACE PARKING	09 NOS.	00 NOS.	09 NOS.
TOTAL PARKING PROVIDED	25 NOS.	85 NOS.	111 NOS.

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	AJAY HAMBIR	07.04.2026

ARCHITECTS

SIGNATURE

AR. ANUJA V. BHOSALE
COA REGD. NO. : CA/2020/121766

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

AR. VIVEK R. BHOSALE
COA REGD. NO. : CA/2007/39636
AIIA MEM. NO. : 16080