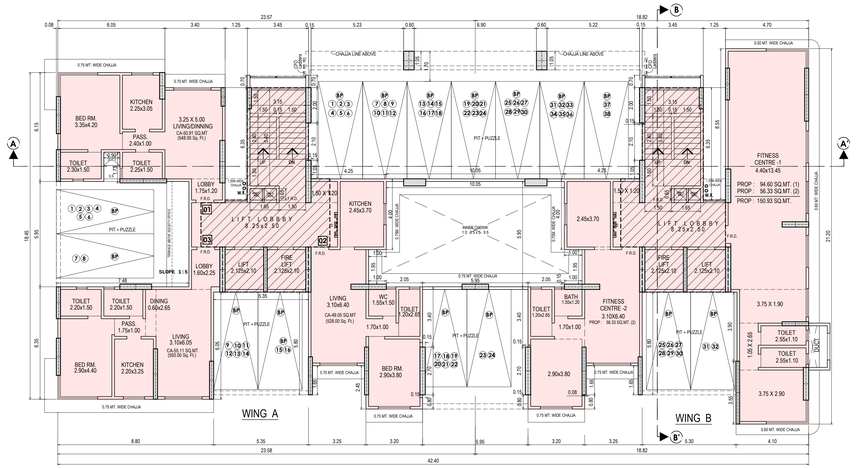
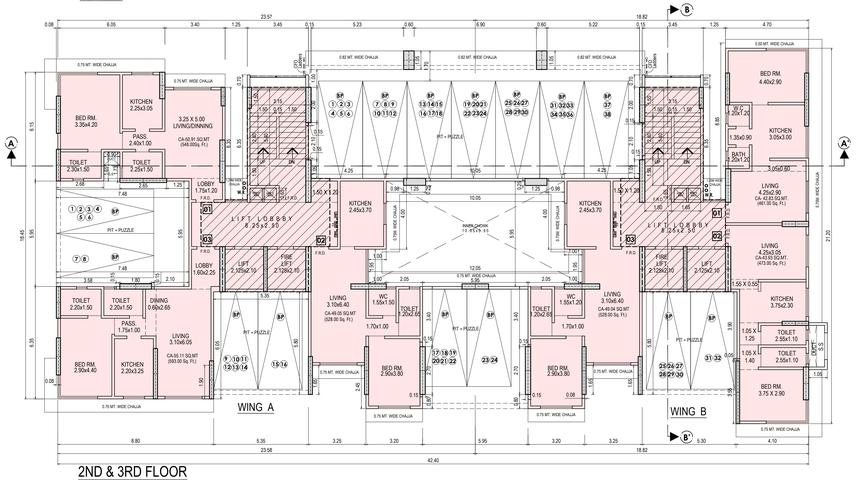


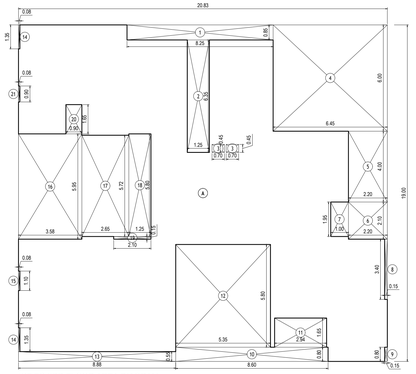
FIRST FLOOR PLAN

SCALE - 1:100



2ND & 3RD FLOOR

SCALE - 1:100



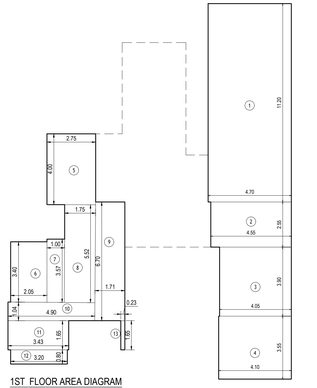
1ST TO 3RD FLOOR AREA DIAGRAM
SCALE - 1:100
WING A

BUILT UP AREA CALCULATION WING A

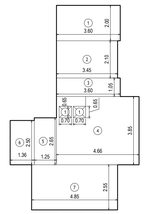
1ST TO 3RD FLR.							
A	20.83	X	19.00	X	1 NOS	=	395.77 SQ.MT.
					TOTAL ADDITION	=	395.77 SQ.MT. K

DEDUCTIONS

1	8.25	X	0.85	X	1 NO	=	7.01 SQ.MT.
2	1.25	X	6.25	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	1.65	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. (1)
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)

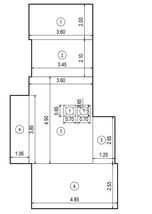
STAIR, LIFT & LOBBY AREA DIA.
SCALE:- 1:100

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. K

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]						=	54.34 SQ.MT. X1



2ND TO 3RD FLOOR (WING B)

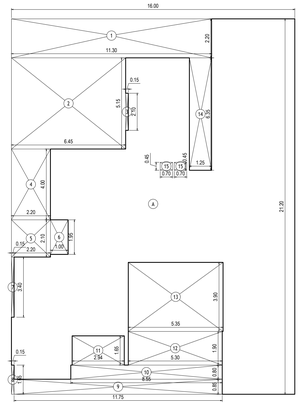
STAIR, LIFT & LOBBY AREA DIA.
SCALE:- 1:100

ST.CASE , LIFT & LOBBY AREA CALC.

2ND 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	2.10	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	1.60	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.

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 (10003.69 X 2%)	=	200.07 SQ.MT.
PROVIDED FITNESS CENTER	=	150.93 SQ.MT.



SOCIETY OFFICE : AREA DIAGRAM

SOCIETY OFFICE							
S01	2.70	X	0.23	X	1 NO	=	0.62 SQ.MT.
S02	2.85	X	3.62	X	1 NO	=	10.32 SQ.MT.
S03	2.70	X	2.40	X	1 NO	=	6.48 SQ.MT.
S04	0.50	X	0.15	X	1 NO	=	0.08 SQ.MT.
					TOTAL ADDITION	=	17.50 SQ.MT. K

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 2022
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

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, LORDS CHS LTD., PLOT NO. 935A,
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

vivek bhosale associates architects
1A, DR. DAMU BADAN, PATEL CHAWL, GHATKOPAR (E), MUMBAI – 400 077
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AR. ANUJA V. BHOSALE
COA REGD. NO. - CA/2007/21786

AR. VIVEK R. BHOSALE
COA REGD. NO. - CA/2007/86036
RAA MEM. NO. - 10260

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	2.68 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	=	195.33 SQ.MT. X

ENCROACHMENT NO 2 AREA DIAGRAM
SCALE:- 1:100

ENCROACHMENT NO 2 AREA CALCULATION

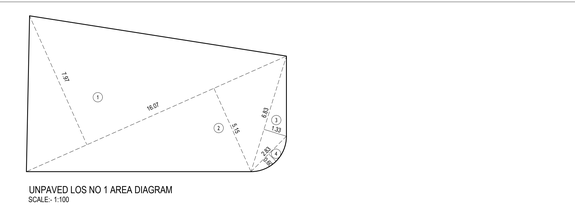
1	1/2	X	9.72	X	5.50 X 1 NO	=	26.73 SQ.MT.
2	1/2	X	9.72	X	3.35 X 1 NO	=	16.28 SQ.MT.
3	1/2	X	7.36	X	2.74 X 1 NO	=	10.08 SQ.MT.
4	1/2	X	5.77	X	3.55 X 1 NO	=	10.24 SQ.MT.
5	1/2	X	5.77	X	3.23 X 1 NO	=	9.32 SQ.MT.
					TOTAL ADDITION	=	72.65 SQ.MT. X

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

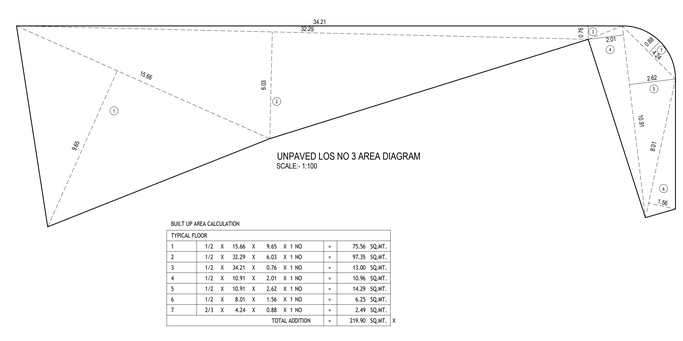


UNPAVED LOS NO 1 AREA DIAGRAM
SCALE:- 1:100

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

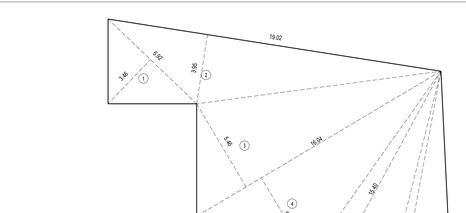
UNPAVED LOS (1+2+3) (111.09 + 219.90+338.01)	669.00 SQ.MT
LOS 1+ LOS 2 + LOS 3 = 111.09+338.01+219.90 = 669.00	669.00 SQMT
TOTAL LOS REQUIRED (3317.43 X 20%)	663.49 SQ.MT



UNPAVED LOS NO 3 AREA DIAGRAM
SCALE:- 1:100

BUILT UP AREA CALCULATION

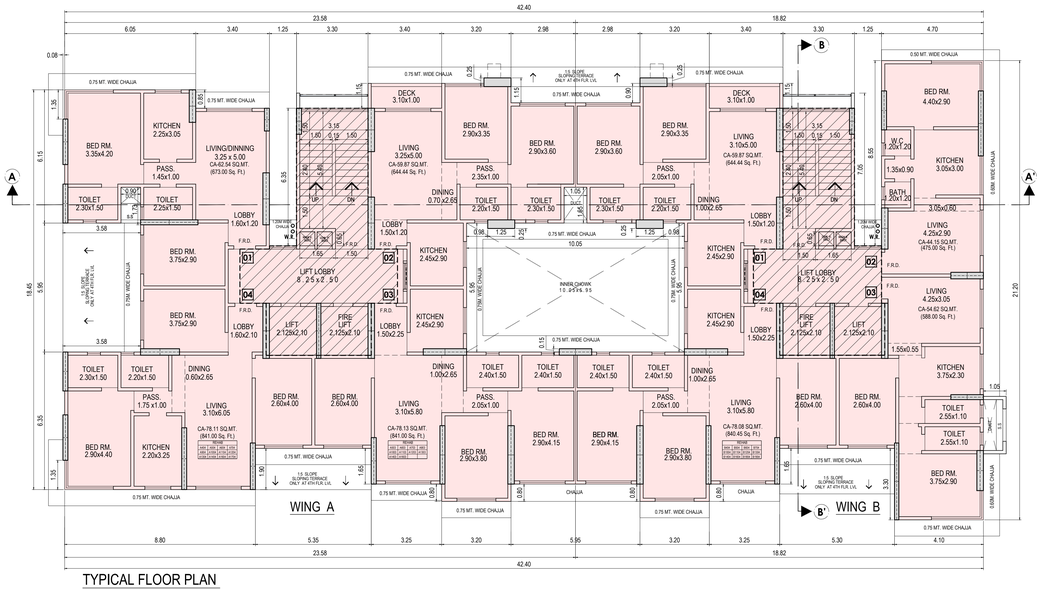
TYPICAL FLOOR							
1	1/2	X	15.66	X	9.65 X 1 NO	=	75.56 SQ.MT.
2	1/2	X	32.29	X	6.03 X 1 NO	=	97.35 SQ.MT.
3	1/2	X	34.21	X	0.76 X 1 NO	=	13.00 SQ.MT.
4	1/2	X	10.91	X	2.01 X 1 NO	=	10.96 SQ.MT.
5	1/2	X	10.91	X	2.62 X 1 NO	=	14.29 SQ.MT.
6	1/2	X	8.01	X	1.56 X 1 NO	=	6.25 SQ.MT.
7	2/3	X	4.24	X	0.88 X 1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



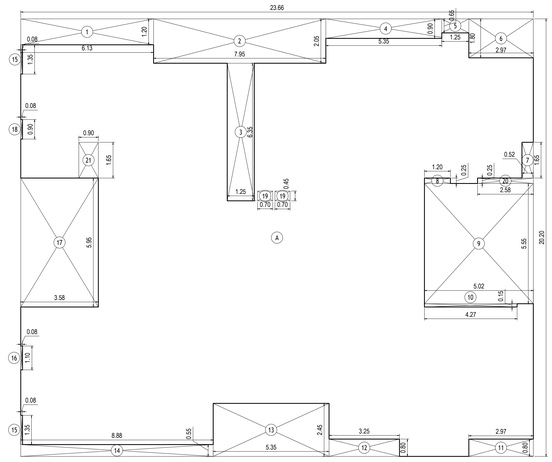
UNPAVED LOS NO 2 AREA DIAGRAM
SCALE:- 1:100

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



TYPICAL FLOOR PLAN
(4th to 7th, 9th to 14th,16th to 19th floor)
SCALE :- 1:100



TYPICAL FLOOR AREA DIAGRAM (4TH TO 7TH , 9TH TO 14TH ,16TH TO 19 TH FLR.)
SCALE:- 1:100
WING A

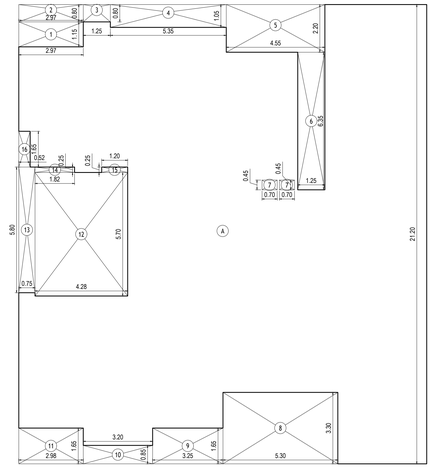
BUILT UP AREA CALCULATION WING A

TYPICAL FLOOR (4TH TO 7TH , 9TH TO 14TH, 16TH TO 19TH 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 14TH,16TH TO 19 TH FLR.)
SCALE:- 1:100
WING B

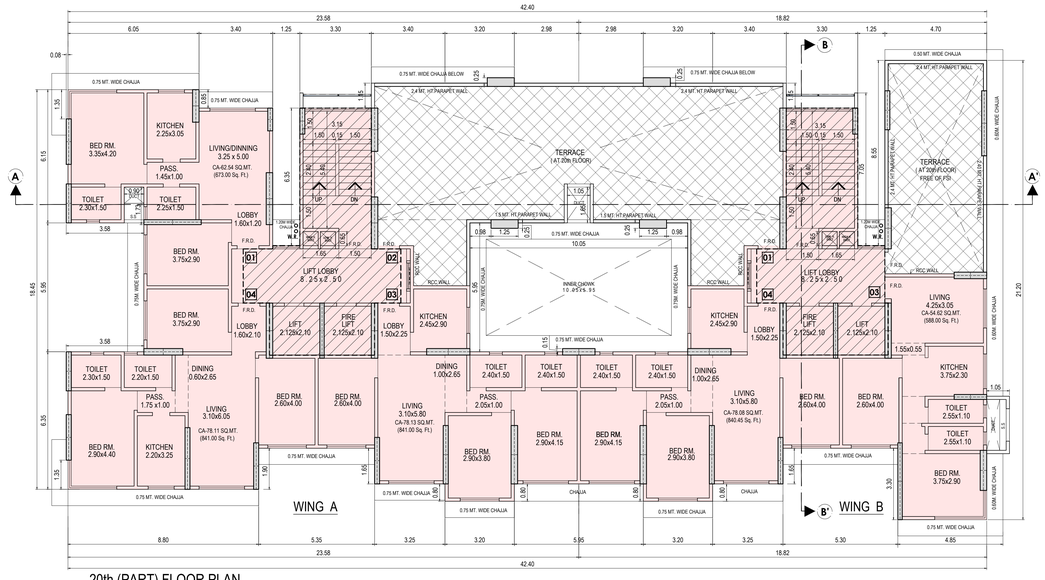
BUILT UP AREA CALCULATION WING B

TYPICAL FLOOR (4TH TO 7TH , 9TH TO 14TH,16TH TO 19TH 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



20th (PART) FLOOR PLAN
SCALE :- 1:100

20TH (PT) FLOOR PLAN AREA DIAGRAM
SCALE:- 1:100
WING A

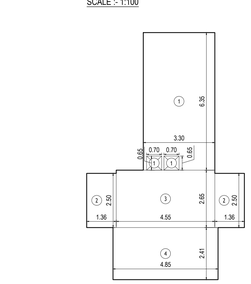
BUILT UP AREA CALCULATION

20TH(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

ST.CASE , LIFT & LOBBY AREA CALC.

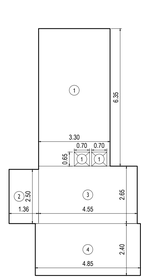
TYPICAL FLOOR WING A

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

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



TYPICAL FLOOR WING B

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

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

BUILT UP AREA CALCULATION

20TH(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.
14	4.70	X	9.85	X	1 NOS	=	46.29 SQ.MT.
					TOTAL DEDUCTION	=	205.18 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	194.02 SQ.MT. X1

20TH (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.	358.12	50.60	307.52
15TH FL.	278.22	50.60	227.62
16TH FL.	358.12	50.60	307.52
17TH FL.	358.12	50.60	307.52
18TH FL.	358.12	50.60	307.52
19TH FL.	358.12	50.60	307.52
20TH FL.	291.35	50.60	240.75
TOTAL	6557.32	1023.22	5534.10
TOTAL BUILT UP AREA WING A			5534.10

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.	229.87	47.15	182.72
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.	307.36	47.15	260.21
15TH FL.	239.13	47.15	191.98
16TH FL.	307.36	47.15	260.21
17TH FL.	307.36	47.15	260.21
18TH FL.	307.36	47.15	260.21
19TH FL.	307.36	47.15	260.21
20TH FL.	194.02	47.15	146.87
TOTAL	5373.02	903.43	4469.59
TOTAL BUILT UP AREA WING B			4469.59

BUA SUMMARY OF WING 'A' & 'B'

TOTAL BUILT UP AREA WING A	5534.10
TOTAL BUILT UP AREA WING B	4469.59
TOTAL BUILT UP AREA WING A + WING B	10003.69
EXCESS REFUGE AREA COUNTED IN FSI	3.50
TOTAL GROSS BUA	10007.19
TOTAL FSI AREA (10003.69/1.35)	7410.14
TOTAL FUNGIBLE AREA (7410.14x 35%)	2593.54

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

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. S/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	AJAY HAMBIR	07.04.2026

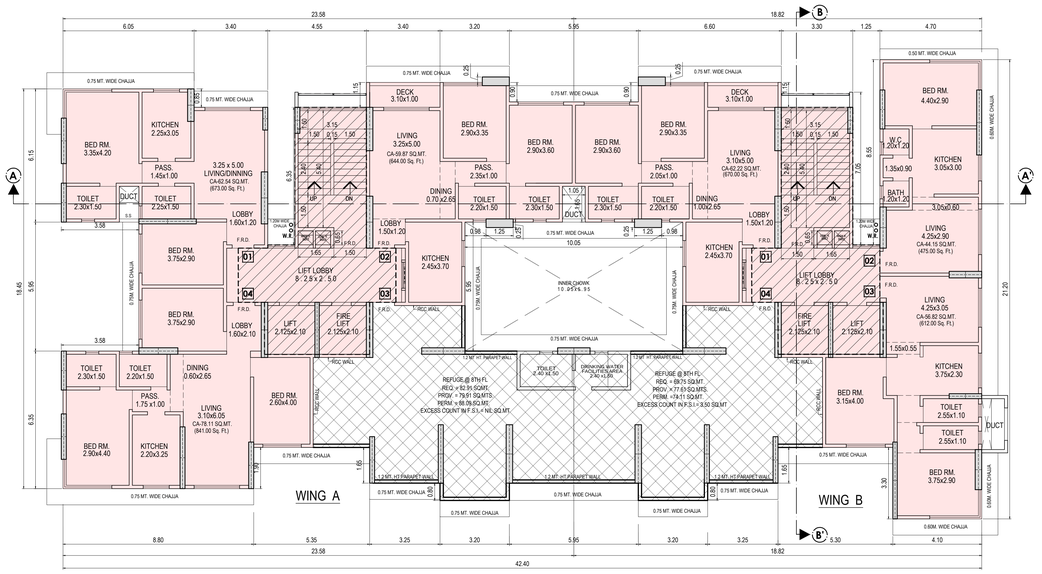
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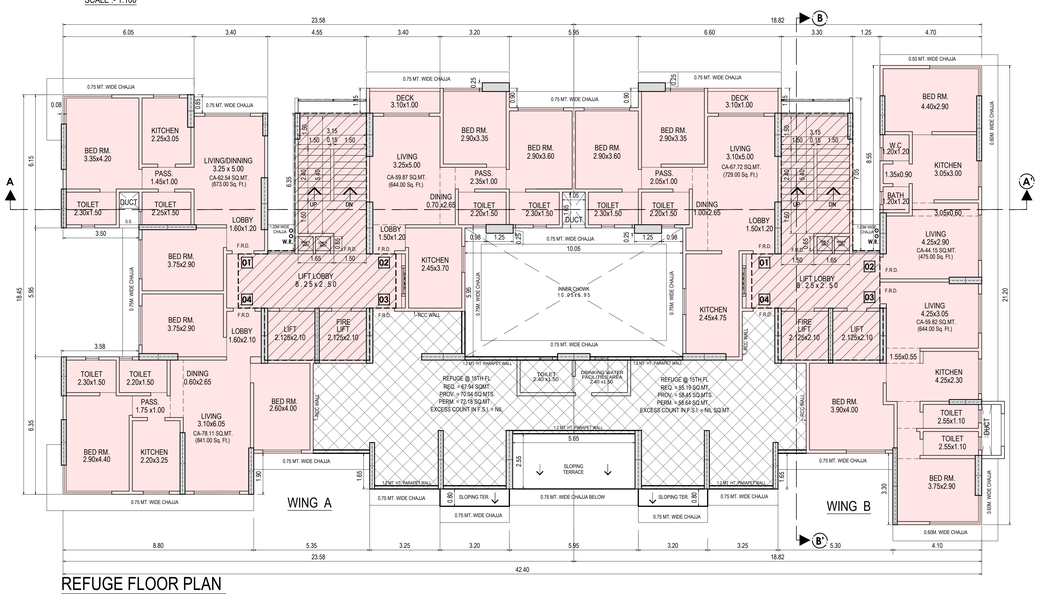
vivek bhosale associates architects
04, DR. DAMLE BADMAL PATEL CHOWK, GHATKOPAR (E), MUMBAI - 400 077
EMAIL: vbarch@gmail.com, (M) 9870199673

AR. ANUJA V. BHOSALE
COA REGD. NO. : CA/2001/37599

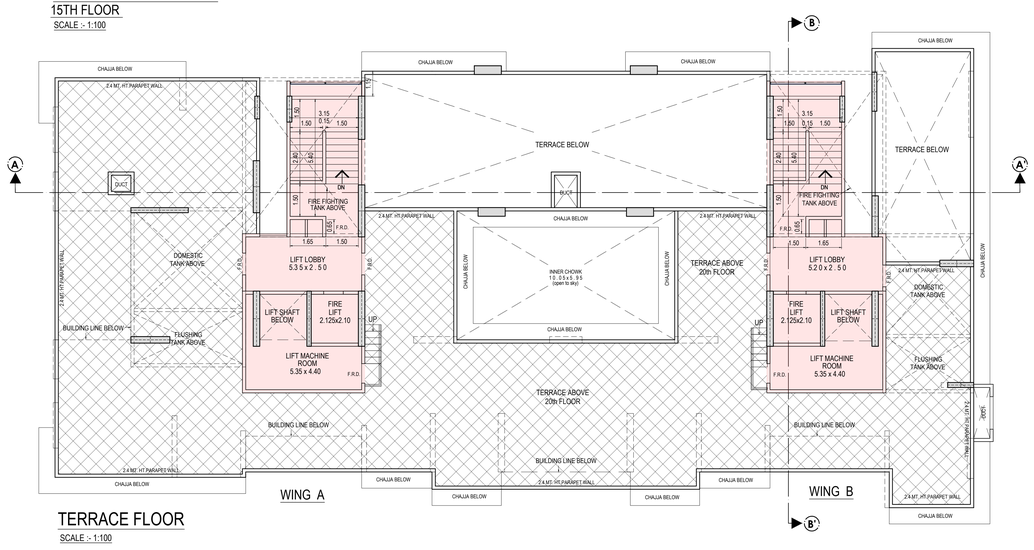
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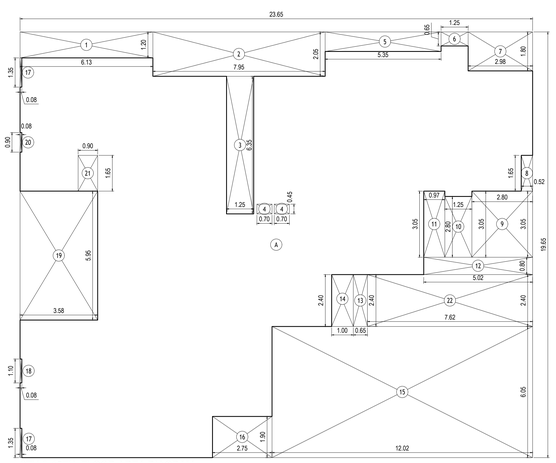
REFUGE FLOOR PLAN
8TH FLOOR
SCALE :- 1:100



REFUGE FLOOR PLAN
15TH FLOOR
SCALE :- 1:100



TERRACE FLOOR
SCALE :- 1:100



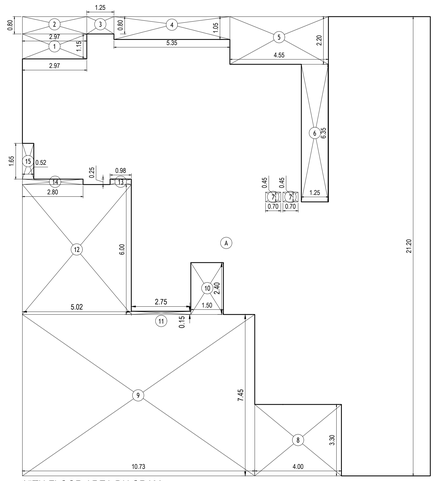
8TH & 15TH FLOOR AREA DIAGRAM
SCALE:- 1:100
WING A

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



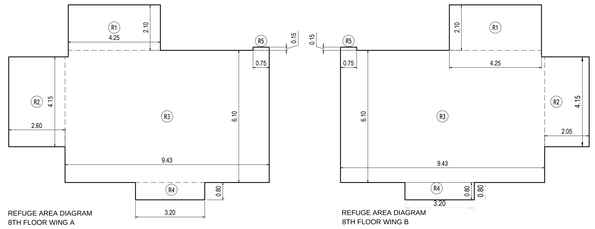
15TH FLOOR AREA DIAGRAM
SCALE:- 1:100
WING B

BUILT UP AREA CALCULATION WING B

15TH 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	4.00	X	3.30	X	1 NO	=	13.2	SQ.MT.
9	10.73	X	7.45	X	1 NO	=	79.94	SQ.MT.
10	1.50	X	2.40	X	1 NO	=	3.6	SQ.MT.
11	2.75	X	0.15	X	1 NO	=	.41	SQ.MT.
12	5.02	X	6.00	X	1 NO	=	30.12	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	=	160.07	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	239.13	SQ.MT. X1



REFUGE AREA DIAGRAM
8TH FLOOR WING A

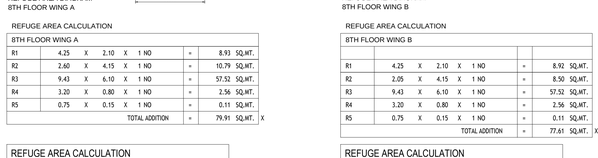
REFUGE AREA CALCULATION

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)
4% X 2072.74 = 82.91 SQMT.
REFUGE AREA REQUIRED = 82.91 SQMT.
REFUGE AREA PROVIDED = 79.91 SQ.MT

NOTE:
AS PER REG NO 48(8)(ii) MAX PERM REFUGE AREA
FREE OF FSI = 4.25% DUE TO PLANNING CONSTRAINTS
4.25% X 2072.74 = 88.09 SQ.MT.

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



REFUGE AREA DIAGRAM
8TH FLOOR WING B

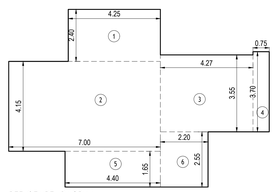
REFUGE AREA CALCULATION

8TH FLOOR WING B								
R1	4.25	X	2.10	X	1 NO	=	8.92	SQ.MT.
R2	2.05	X	4.15	X	1 NO	=	8.50	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	=	77.61	SQ.MT. X

REFUGE AREA CALCULATION
8TH FL. WING - B
4% X (BUILT UP AREA OF 6.5 FLOORS)
4% X (182.57+ 260.21 X 6FL)
4% X (1743.98) = 74.11 SQ.MT.
REFUGE AREA REQUIRED = 69.75 SQ.MT.
REFUGE AREA PROVIDED = 77.61 SQ.MT.

NOTE:
AS PER REG NO 48(8)(ii) MAX PERM REFUGE AREA
FREE OF FSI = 4.25% DUE TO PLANNING CONSTRAINTS
4.25% X (1743.98) = 74.11 SQ.MT.

EXCESS REFUGE AREA COUNTED IN F.S.I. =3.50 SQ.MT



REFUGE AREA DIAGRAM
15TH FLOOR WING A

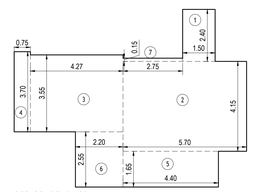
REFUGE AREA CALCULATION

15TH FLOOR WING A								
1	4.25	X	2.40	X	1 NO	=	10.20	SQ.MT.
2	7.00	X	4.15	X	1 NO	=	29.05	SQ.MT.
3	4.27	X	3.55	X	1 NO	=	15.15	SQ.MT.
4	0.75	X	3.70	X	1 NO	=	2.77	SQ.MT.
5	4.40	X	1.65	X	1 NO	=	7.26	SQ.MT.
6	2.20	X	2.55	X	1 NO	=	5.61	SQ.MT.
					TOTAL ADDITION	=	70.04	SQ.MT. X

REFUGE AREA CALCULATION
15TH FL. WING - A
4% X (BUILT UP AREA OF 6.5 FLOORS)
4% X (227.62 + 307.52 X 4 +240.75)
4% X (1698.45) = 67.94 SQMT.
REFUGE AREA REQUIRED = 67.94 SQMT.
REFUGE AREA PROVIDED = 70.04 SQ.MT

NOTE:
AS PER REG NO 48(8)(ii) MAX PERM REFUGE AREA
FREE OF FSI = 4.25% DUE TO PLANNING CONSTRAINTS
4.25% X (1698.45) = 72.18 SQ.MT.

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



REFUGE AREA DIAGRAM
15TH FLOOR WING B

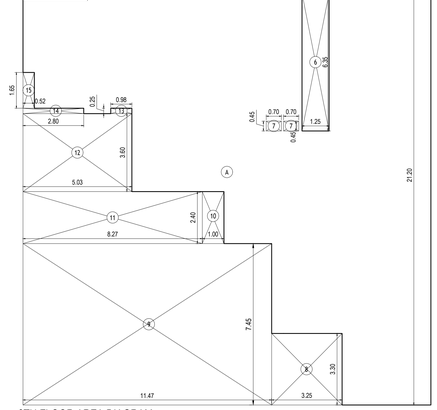
REFUGE AREA CALCULATION

15TH FLOOR WING B								
1	1.50	X	2.40	X	1 NO	=	3.60	SQ.MT.
2	5.70	X	4.15	X	1 NO	=	23.65	SQ.MT.
3	4.27	X	3.55	X	1 NO	=	15.15	SQ.MT.
4	0.75	X	3.70	X	1 NO	=	2.77	SQ.MT.
5	4.40	X	1.65	X	1 NO	=	7.26	SQ.MT.
6	2.20	X	2.55	X	1 NO	=	5.61	SQ.MT.
7	2.75	X	0.15	X	1 NO	=	0.41	SQ.MT.
					TOTAL ADDITION	=	58.45	SQ.MT. X

REFUGE AREA CALCULATION
15TH FL. WING - B
4% X (BUILT UP AREA OF 6.5 FLOORS)
4% X (191.98+ 260.21 X 4 + 146.87)
4% X (1379.69) = 55.19 SQ.MT.
REFUGE AREA REQUIRED = 55.19 SQ.MT.
REFUGE AREA PROVIDED = 58.45 SQ.MT

NOTE:
AS PER REG NO 48(8)(ii) MAX PERM REFUGE AREA
FREE OF FSI = 4.25% DUE TO PLANNING CONSTRAINTS
4.25% X (1379.69) = 58.64 SQ.MT.

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



8TH FLOOR AREA DIAGRAM
SCALE:- 1:100
WING B

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	3.25	X	3.30	X	1 NO	=	10.72	SQ.MT.
9	11.47	X	7.45	X	1 NO	=	85.45	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	=	169.33	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	229.87	SQ.MT. X1

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

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/602, LOARDS CHS LTD., PLOT NO. S/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

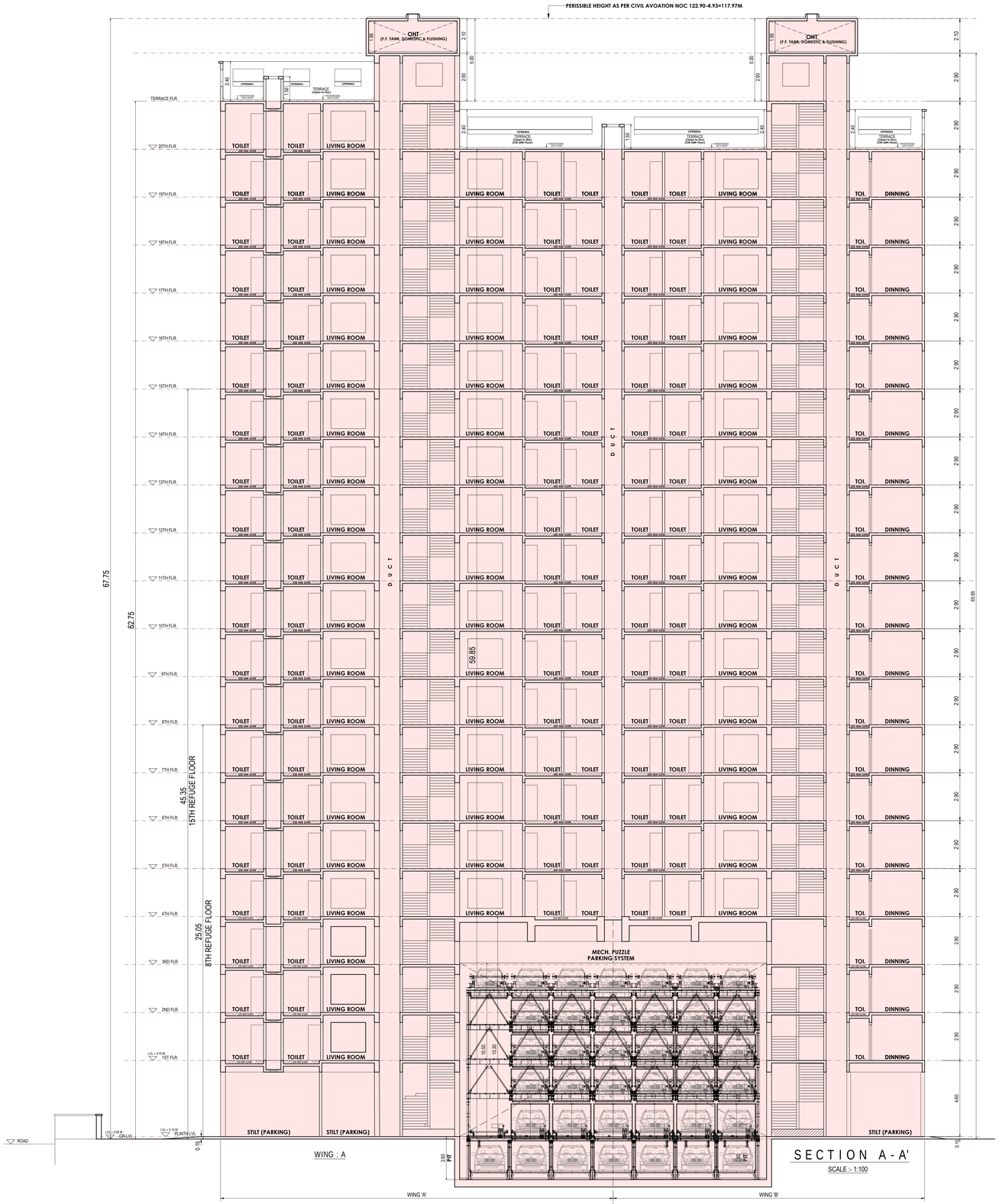
ARCHITECTS

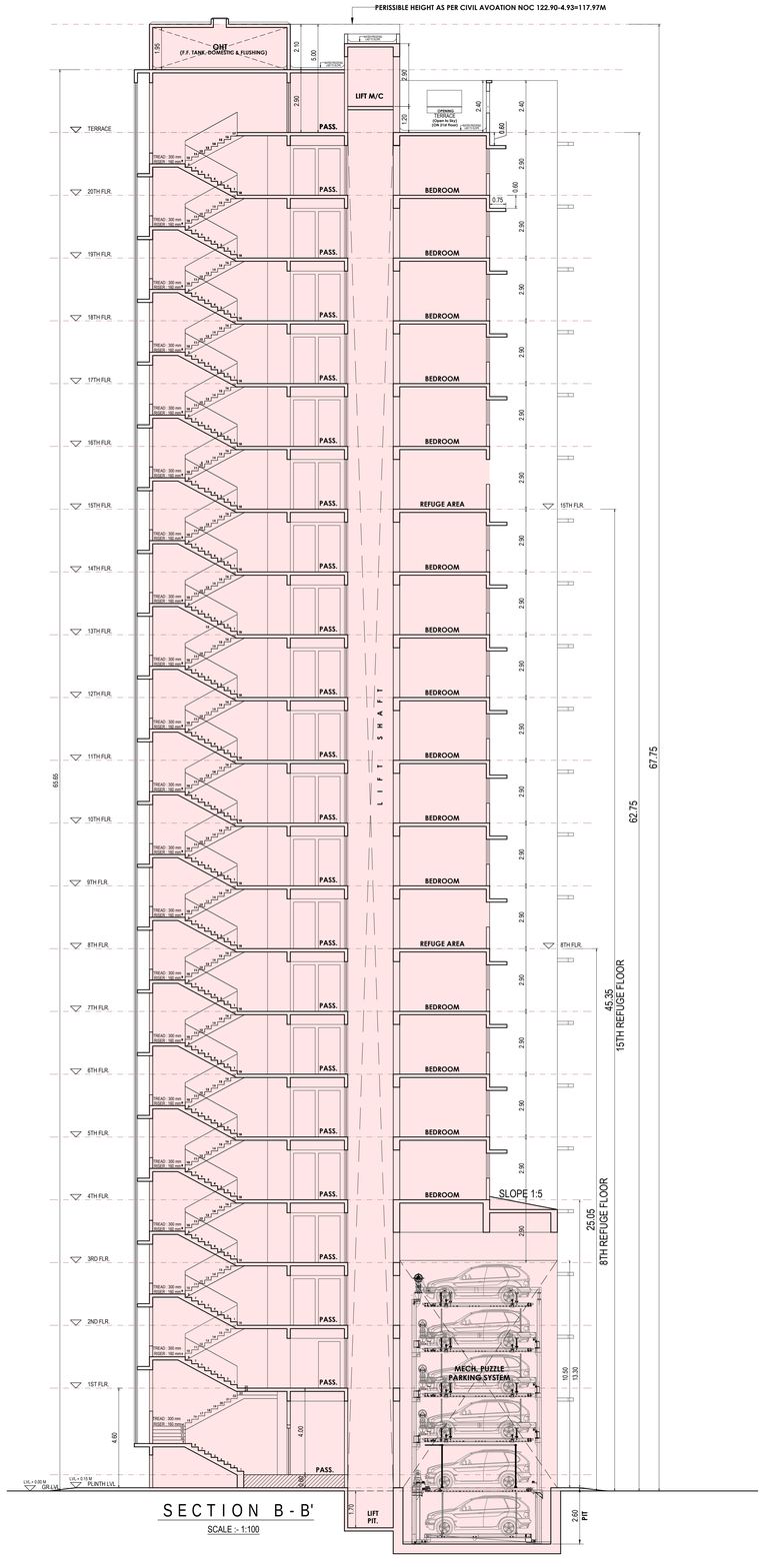
SIGNATURE

AR. ANUJA V. BHOSALE
CoA REGD. NO. : CA/2003/121766

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

AR. VIVEK R. BHOSALE
CoA REGD. NO. : CA/2007/29639
AVA MEM. NO. : 16080





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

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.

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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

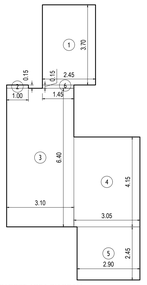
SIGNATURE

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/2009/121766

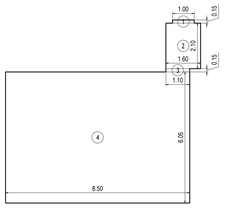
AR. VIVEK R. BHOSALE
COA REGD. NO. - CA/2007/28636
AVA MEM. NO. - 19080

WING 'A'



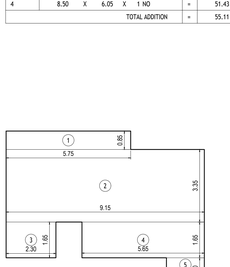
CARPET AREA DIAGRAM
FLAT NO 2 (1ST TO 3RD FLOOR) WING A
CARPET AREA CALCULATION

FLAT NO 2 (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



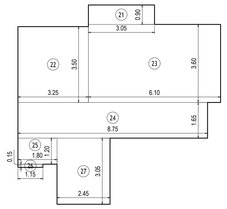
CARPET AREA DIAGRAM
FLAT NO 3 (1ST TO 3RD FLOOR) WING A
CARPET AREA CALCULATION

FLAT NO 3 (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



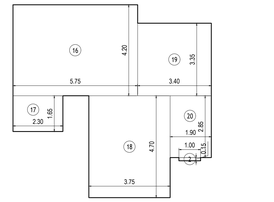
CARPET AREA DIAGRAM
FLAT NO 1 (1ST TO 3RD FLOOR) WING A
CARPET AREA CALCULATION

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



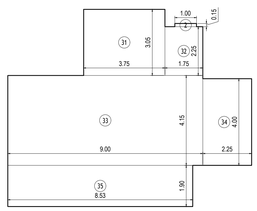
CARPET AREA DIAGRAM
FLAT NO 2 TYPICAL FLOOR WING A
CARPET AREA CALCULATION

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



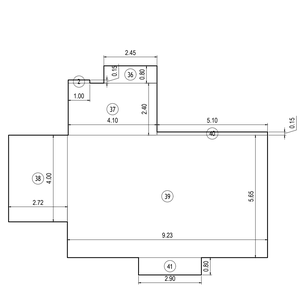
CARPET AREA DIAGRAM
FLAT NO 1 TYPICAL FLOOR WING A
CARPET AREA CALCULATION

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



CARPET AREA DIAGRAM
FLAT NO 4 TYPICAL FLOOR WING A
CARPET AREA CALCULATION

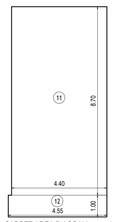
FLAT NO 4 TYPICAL FLOOR WING A								
2	1.00	X	0.15	X	1 NO	=	0.15	SQ.MT.
31	3.75	X	3.05	X	1 NO	=	11.44	SQ.MT.
32	1.75	X	2.25	X	1 NO	=	3.94	SQ.MT.
33	9.00	X	4.15	X	1 NO	=	37.35	SQ.MT.
34	2.25	X	4.00	X	1 NO	=	9.00	SQ.MT.
35	8.54	X	1.90	X	1 NO	=	16.23	SQ.MT.
					TOTAL ADDITION	=	78.11	SQ.MT. X



CARPET AREA DIAGRAM
FLAT NO 3 TYPICAL FLOOR WING A
CARPET AREA CALCULATION

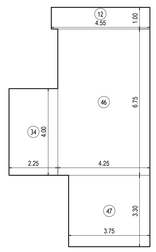
FLAT NO 3 TYPICAL FLOOR WING A								
2	1.00	X	0.15	X	1 NO	=	0.15	SQ.MT.
36	2.45	X	0.80	X	1 NO	=	1.96	SQ.MT.
37	4.10	X	2.40	X	1 NO	=	9.84	SQ.MT.
38	2.72	X	4.00	X	1 NO	=	10.88	SQ.MT.
39	9.24	X	5.65	X	1 NO	=	52.21	SQ.MT.
40	5.10	X	0.15	X	1 NO	=	0.77	SQ.MT.
41	2.90	X	0.80	X	1 NO	=	2.32	SQ.MT.
					TOTAL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

WING 'B'



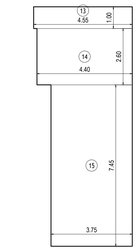
CARPET AREA DIAGRAM
FLAT NO 1 (2ND & 3RD FLOOR) WING B
CARPET AREA CALCULATION

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



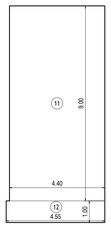
CARPET AREA DIAGRAM
FLAT NO 3 TYPICAL FLOOR WING B
CARPET AREA CALCULATION

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



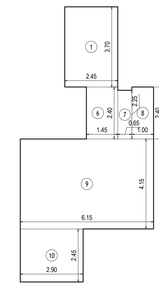
CARPET AREA DIAGRAM
FLAT NO 2 (2ND & 3RD FLOOR) WING B
CARPET AREA CALCULATION

FLAT NO 2 (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



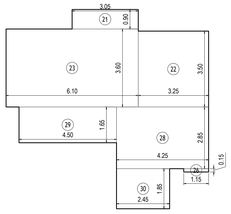
CARPET AREA DIAGRAM
FLAT NO 2 TYPICAL FLOOR WING B
CARPET AREA CALCULATION

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



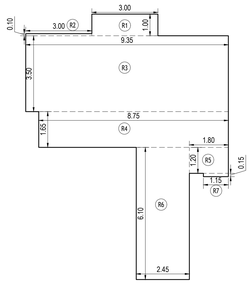
CARPET AREA DIAGRAM
FLAT NO 3 (2ND & 3RD FLOOR) WING B
CARPET AREA CALCULATION

FLAT NO 3 (2ND & 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



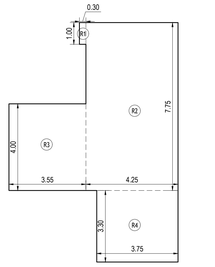
CARPET AREA DIAGRAM
FLAT NO 1 TYPICAL FLOOR WING B
CARPET AREA CALCULATION

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	=	59.87	SQ.MT. X



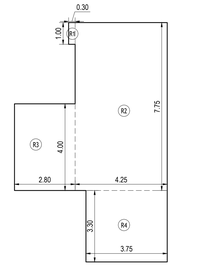
CARPET AREA DIAGRAM
FLAT NO 4 TYPICAL FLOOR WING B
CARPET AREA CALCULATION

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



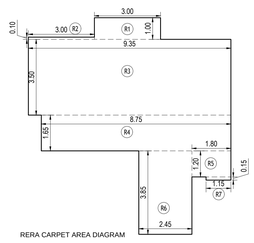
CARPET AREA DIAGRAM
FLAT NO 3 (15 TH FLOOR REFUGE FLOOR PLAN) WING B
CARPET AREA CALCULATION

FLAT NO 3 (15 TH FLOOR REFUGE FLOOR) WING B								
R1	0.30	X	1.00	X	1 NO	=	0.30	SQ.MT.
R2	4.25	X	7.75	X	1 NO	=	32.94	SQ.MT.
R3	3.55	X	4.00	X	1 NO	=	14.20	SQ.MT.
R4	3.75	X	3.30	X	1 NO	=	12.38	SQ.MT.
					TOTAL ADDITION	=	59.82	SQ.MT. X



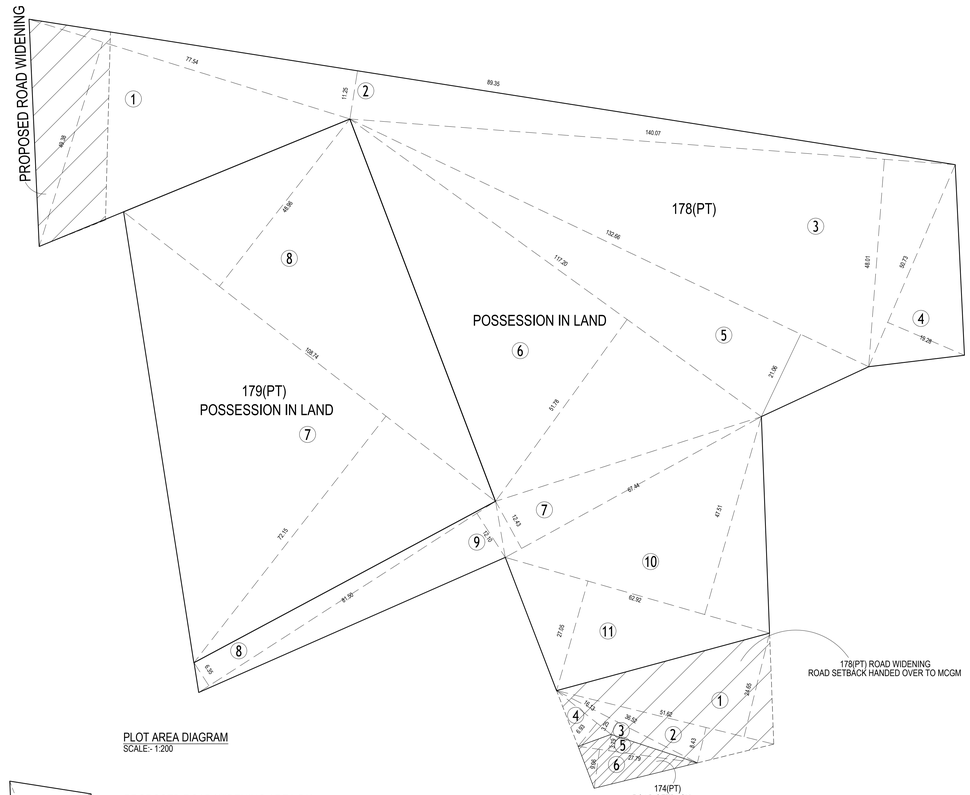
CARPET AREA DIAGRAM
FLAT NO 3 (8 TH FLOOR REFUGE FLOOR PLAN) WING B
CARPET AREA CALCULATION

FLAT NO 3 (8 TH FLOOR REFUGE FLOOR) WING B								
R1	0.30	X	1.00	X	1 NO	=	0.30	SQ.MT.
R2	4.25	X	7.75	X	1 NO	=	32.94	SQ.MT.
R3	2.80	X	4.00	X	1 NO	=	11.20	SQ.MT.
R4	3.75	X	3.30	X	1 NO	=	12.38	SQ.MT.
					TOTAL ADDITION	=	56.82	SQ.MT. X

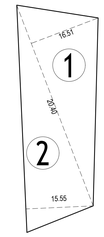


RERA CARPET AREA DIAGRAM
FLAT NO 1 (8TH FLOOR REFUGE FLOOR PLAN) WING B
RERA CARPET AREA CALCULATION

FLAT NO 1 (8TH FLOOR REFUGE FLOOR) WING B								
R1	3.00	X	1.00	X	1 NO	=	3.00	SQ.MT.
R2	3.00	X	0.10	X	1 NO	=	0.30	SQ.MT.
R3	9.35	X	3.50	X	1 NO	=	32.72	SQ.MT.
R4	8.75	X	1.65	X	1 NO	=	14.43	SQ.MT.
R5	1.80	X	1.20	X	1 NO	=	2.16	SQ.MT.
R6	2.45	X	3.85	X	1 NO	=	9.43	SQ.MT.
R7	1.15	X	0.15	X	1 NO	=	0.17	SQ.MT.
					TOTAL ADDITION	=	62.22	SQ.MT. X



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) 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.

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 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	10.83	X 1 NO	=	136.17 SQ.MT.
						TOTAL ADDITION	=	2395.19 SQ.MT. X
						SAY	=	2394.90 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 174(PT) ROAD WIDENING ALREADY HANDED OVER TO MCGM	28.90 SQ.MT
CTS NO 178(PT)+CTS NO 174(PT) ROAD WIDENING ALREADY HANDED OVER TO MCGM (154.60 +28.90=183.50)	183.50 SQMT
CTS NO 179(PT)	1053.30 SQMT
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

CARPET AREA STATEMENTS : 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	59.87	78.13	78.11	4 NOS
15TH FLOOR	62.54	59.87	---	78.11	3 NOS
16TH FLOOR	62.54	59.87	78.13	78.11	4 NOS
17TH FLOOR	62.54	59.87	78.13	78.11	4 NOS
18TH FLOOR	62.54	59.87	78.13	78.11	4 NOS
19TH FLOOR	62.54	59.87	78.13	78.11	4 NOS
20TH FLOOR	62.54	---	78.13	78.11	3 NOS
TOTAL FLAT					74 NOS

CARPET AREA STATEMENTS : WING-B

FLAT No	1	2	3	4	TOTAL
1ST FLOOR	----	----	----	----	----
2ND FLOOR	42.83	43.93	49.04	----	3 NOS
3RD FLOOR	42.83	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	62.22	44.15	56.82	----	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	59.87	44.15	54.62	78.08	4 NOS
15TH FLOOR	67.72	44.15	59.82	----	3 NOS
16TH FLOOR	59.87	44.15	54.62	78.08	4 NOS
17TH FLOOR	59.87	44.15	54.62	78.08	4 NOS
18TH FLOOR	59.87	44.15	54.62	78.08	4 NOS
19TH FLOOR	59.87	44.15	54.62	78.08	4 NOS
20TH FLOOR	---	----	54.62	78.08	2 NOS
TOTAL FLAT					70 NOS

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

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. 535A
SEC-15, CBD BELAPUR, NAVI MUMBAI-400614

NORTH	JOB. NO.	ORG. NO.	SCALE
N	2020/03	CON. APR-01	AS SHOWN
	CHECKED BY	DRAWN BY	DATE
	VBA	AJAY HAMBIR	07.04.2026

ARCHITECTS

SIGNATURE

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