

PROFORMA - A

A)	AREA STATEMENT	SQ.MTS.
1	AREA OF PLOT (AS PER RECORDS/CTIS)	3631.70
2	DEDUCTIONS OF:	
A)	For Reservation	
a)	Road Set-back area already handed over to mogn (28.32 x 154.50)	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	313.82
C	Area of amenity as per DCR 15	---
D	Area of amenity as per DCR 35	---
	Total 2(A)+2(B)	628.09
3	BALANCE AREA OF PLOT FOR FSI CALCULATIONS (1+2)	3003.61
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)	3003.61
A)	F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHT MAX. 0.90	
i	Slum TDR min. 20% max. 50% claimed 20% for Proposed development (3003.61 x 0.90 x 20%)	540.65
B)	ADD F.S.I. as per reg -30(7)(b) 07. Exst. Rehab	360.00
	Total General TDR to be purchased = 2162.60-360.00	1802.60
C)	ADD Road Set-back over & above permissible FSI as per Notification Urf. No. TPB-43/19/CR-25/2018/UD/11 as per Reg.32 (4) 200%	261.54
D)	0.50 Add. Govt. FSI Permissible 3003.61 x 0.50 = 1501.81 sq.mt	1501.81
8	TOTAL PERMISSIBLE FLOOR AREA 3003.61+1802.60+261.54+1501.81	7470.20
9	EXCESS REFUGEE AREA COLN. IN FSI	16.06
9	PROPOSED BUILT UP AREA	7469.61
10	FSI CONSUMED ON NET HOLDING (8/9)	2.48
11	PERMISSIBLE FUNGIBLE AREA (7470.20x 35%)	2614.57
12	TOTAL PERMISSIBLE BUA (7470.20+2614.57)	10084.77
13	PROPOSED FUNGIBLE BUA (7453.55x 35%)	2608.74
14	FUNGIBLE BUA WITHOUT CHARGING PREMIUM 1552.05 x 35%	543.22
	FUNGIBLE BUA WITHOUT CHARGING PREMIUM 2608.74-543.22	2065.52
	TOTAL PROPOSED BUA INC. FUNGIBLE AREA: (7453.55+16.06+2065.52)	10078.35
15 A)	Tenement Statement	
i	Proposed Built up area (13 above)	10078.35
ii	Less deduction of Refuge Area	16.06
iii	Area available for Tenements (i) - (ii)	10062.29
iv	Tenements permissible (Density of tenements / hectare)	453 NOS.
v	Total number of Tenements proposed on the plot	145 NOS.
B)	Parking Statement	
i	Car Parking required by Regulation for Scooter / Motor cycle	110 NOS.
ii	Outsiders (visitors)	---
iii	Covered garage permissible	---
iv	Covered garage proposed	---
v	Car	---
vi	Scooter / Motor cycle	---
vii	Outsiders (visitors)	---
viii	Total parking provided	117 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

Signature of Architect

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

PLAN FOR REFERENCE

E.E.(B.P.) E.S.T

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

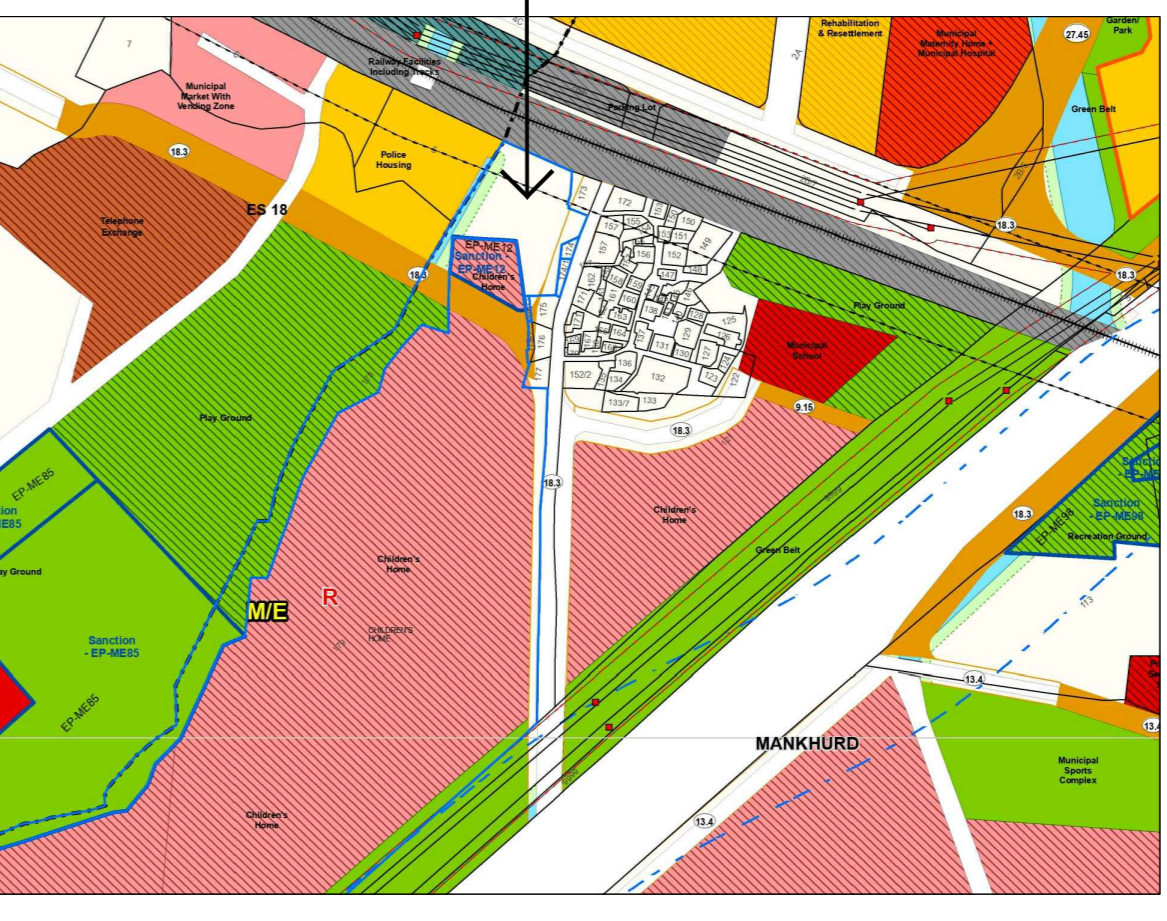
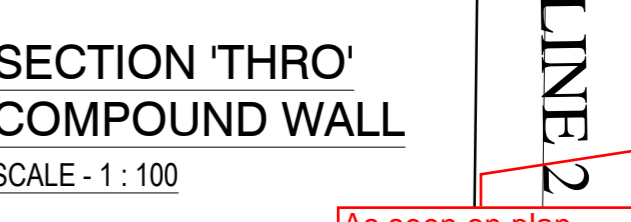
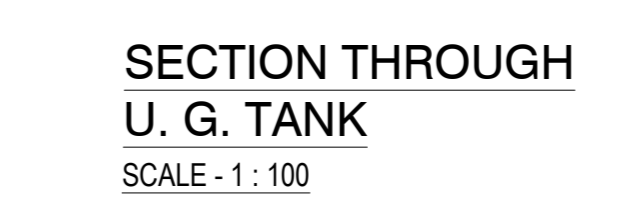
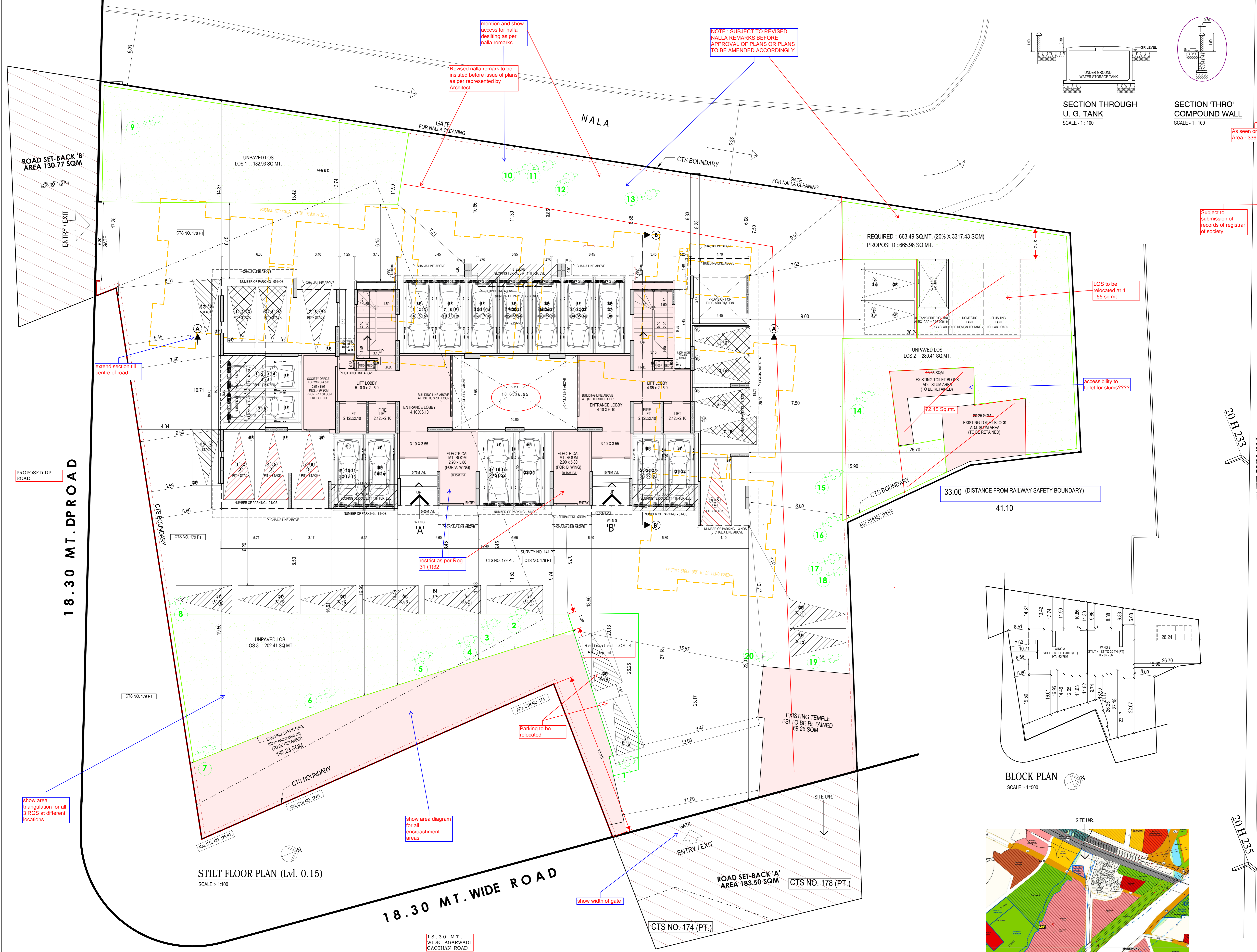
Mr. Dinesh Purohit, (Partner) M/S. MAKWIS HOMES LLP (C.A. to Owner M/s. ANUVIDNYAN NAGAR CHS LTD.)

NORTH	JOB NO.	DRG. NO.	SCALE
	2020/03	CON. APR-01	AS SHOWN
CHECKED BY	DRAWN BY	DATE	
VBA	AMSHA MORE	24.06.2023	

ARCHITECTS

vivek bhosale architects

AR. ANJAY V. BHOSALE



TRACK LINE 2

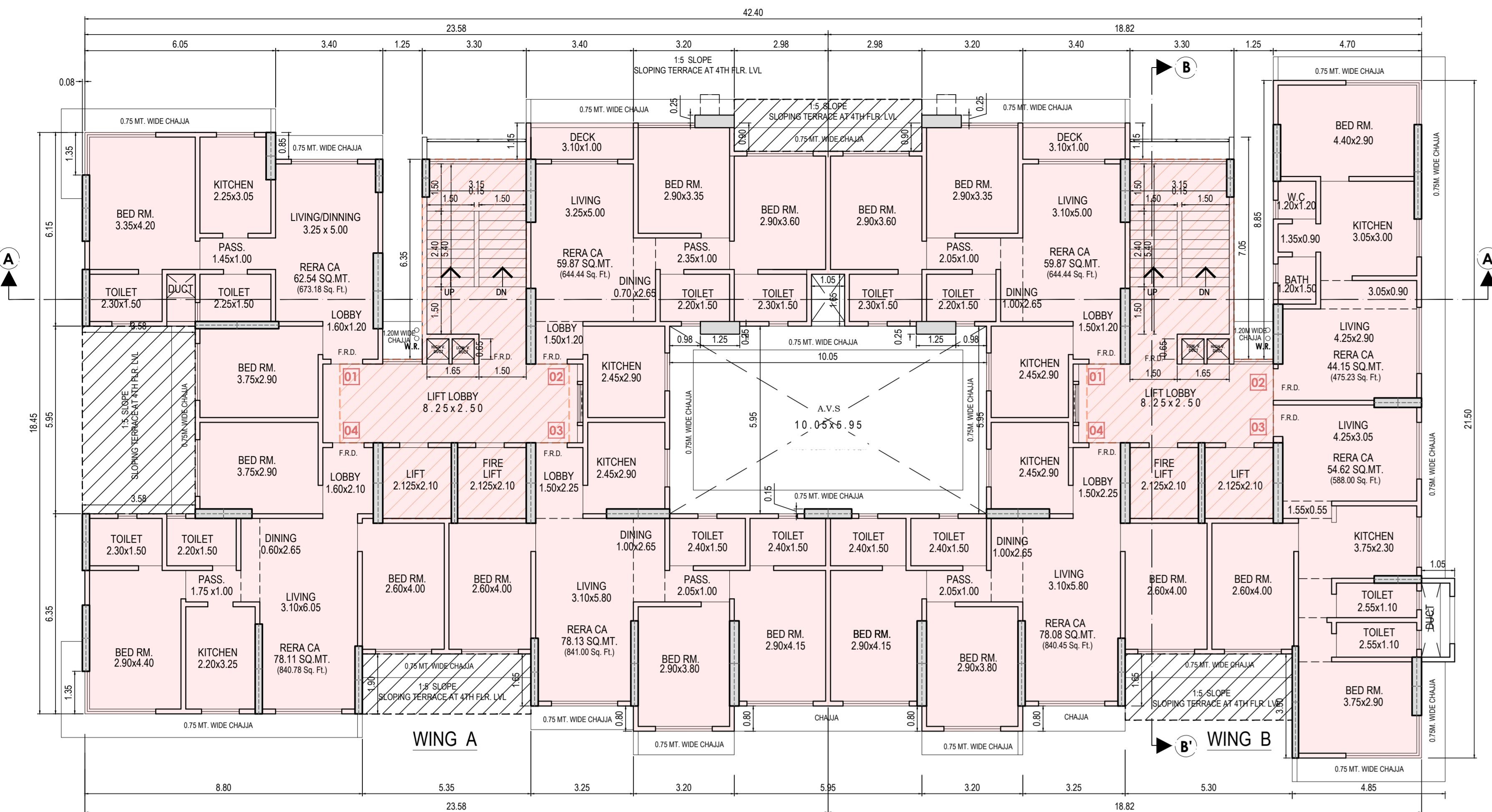
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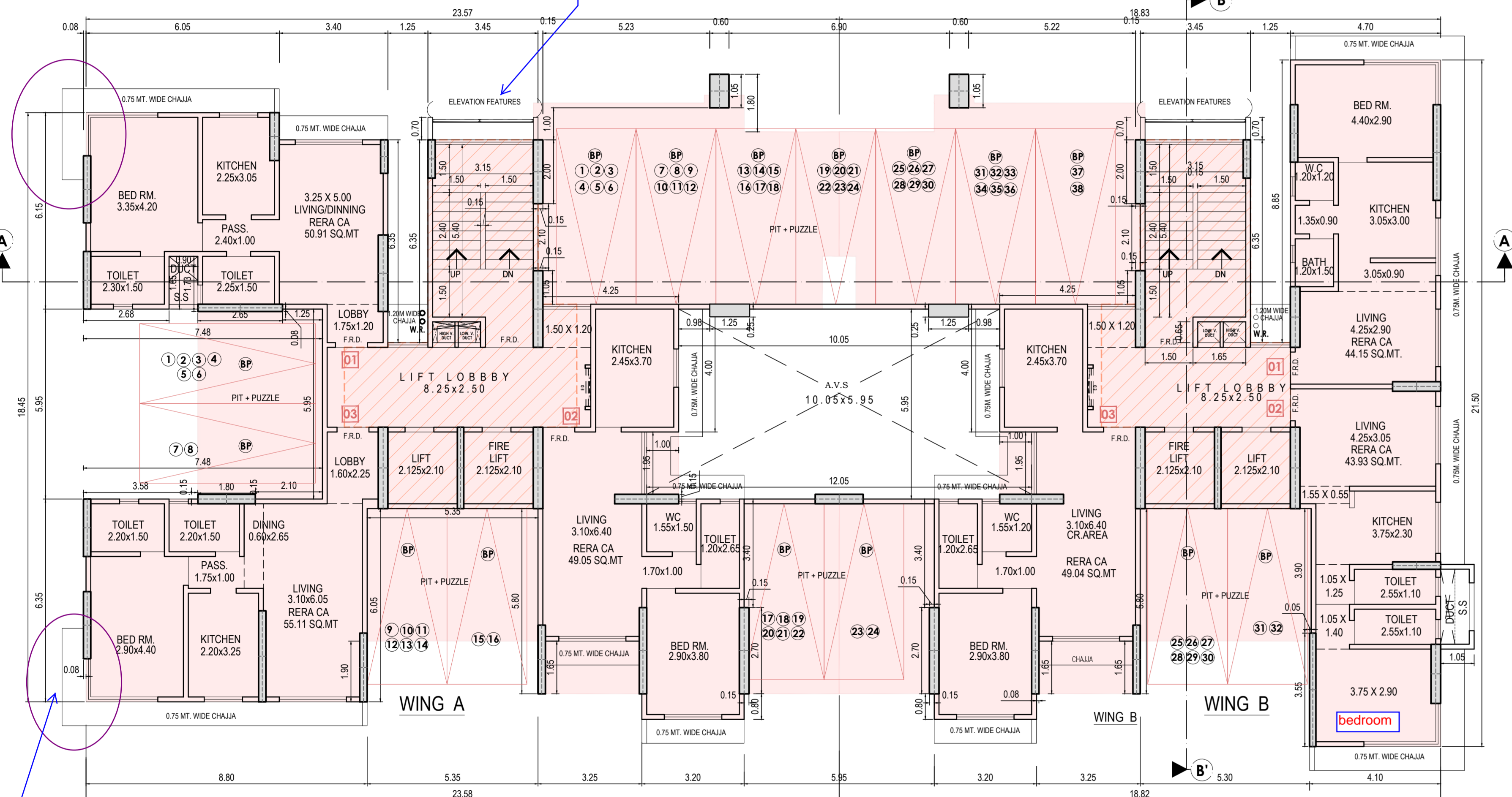
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AR. ANJAY V. BHOSALE

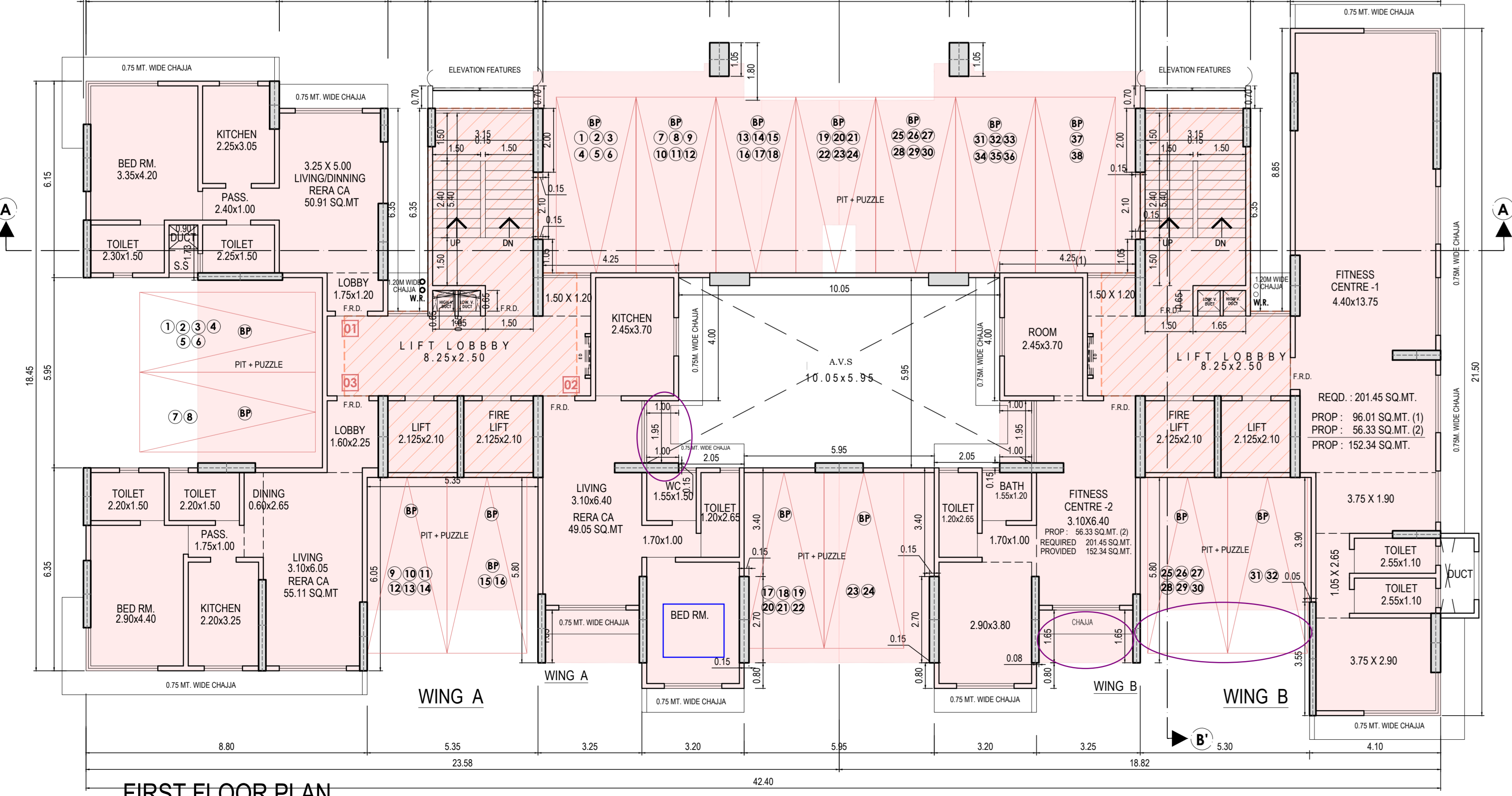
AR. VIVEK R. BHOSALE



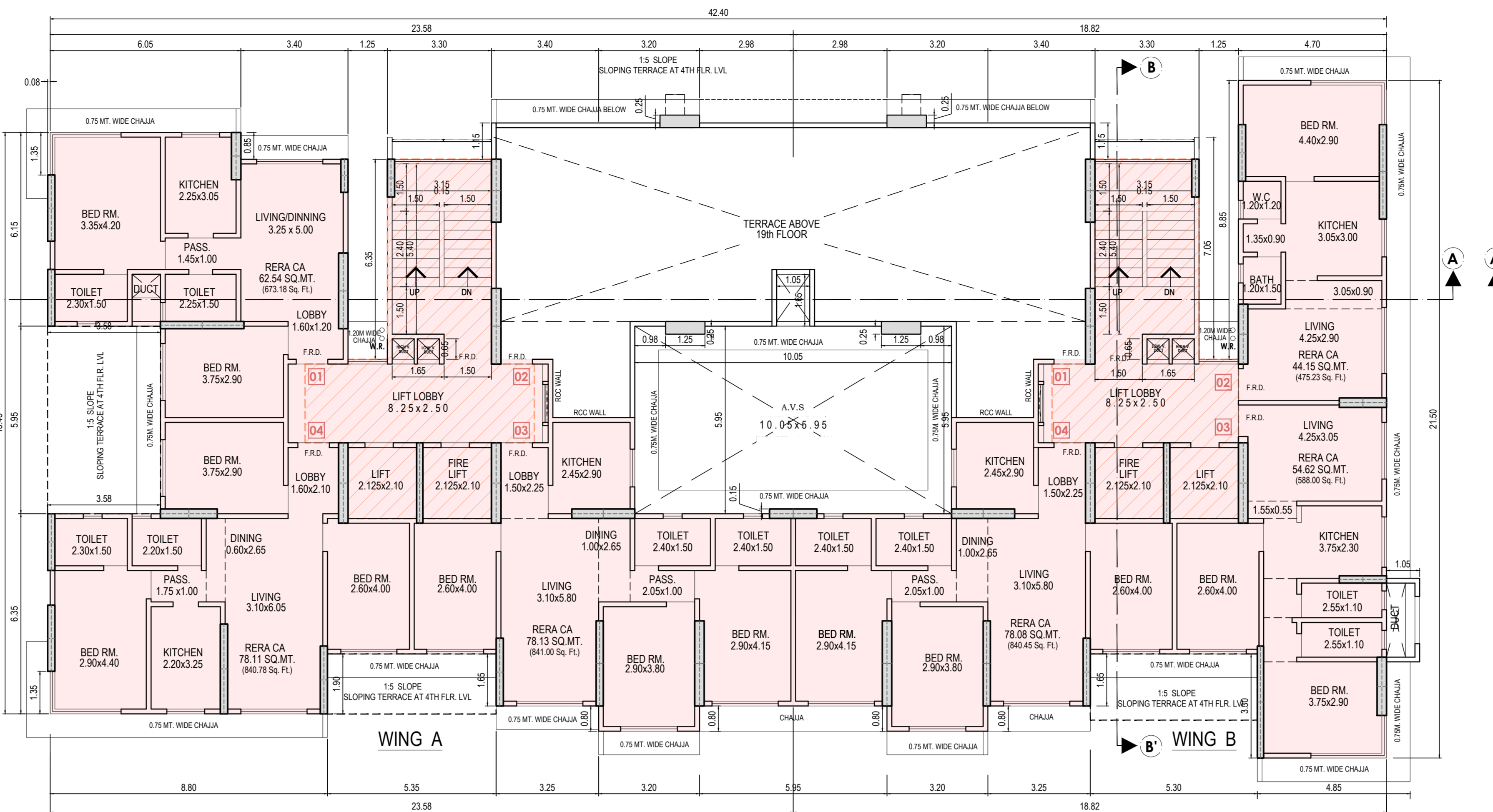
TYPICAL FLOOR PLAN (4th to 7th, 9th to 14th & 16th to 19th floor) SCALE: 1:100



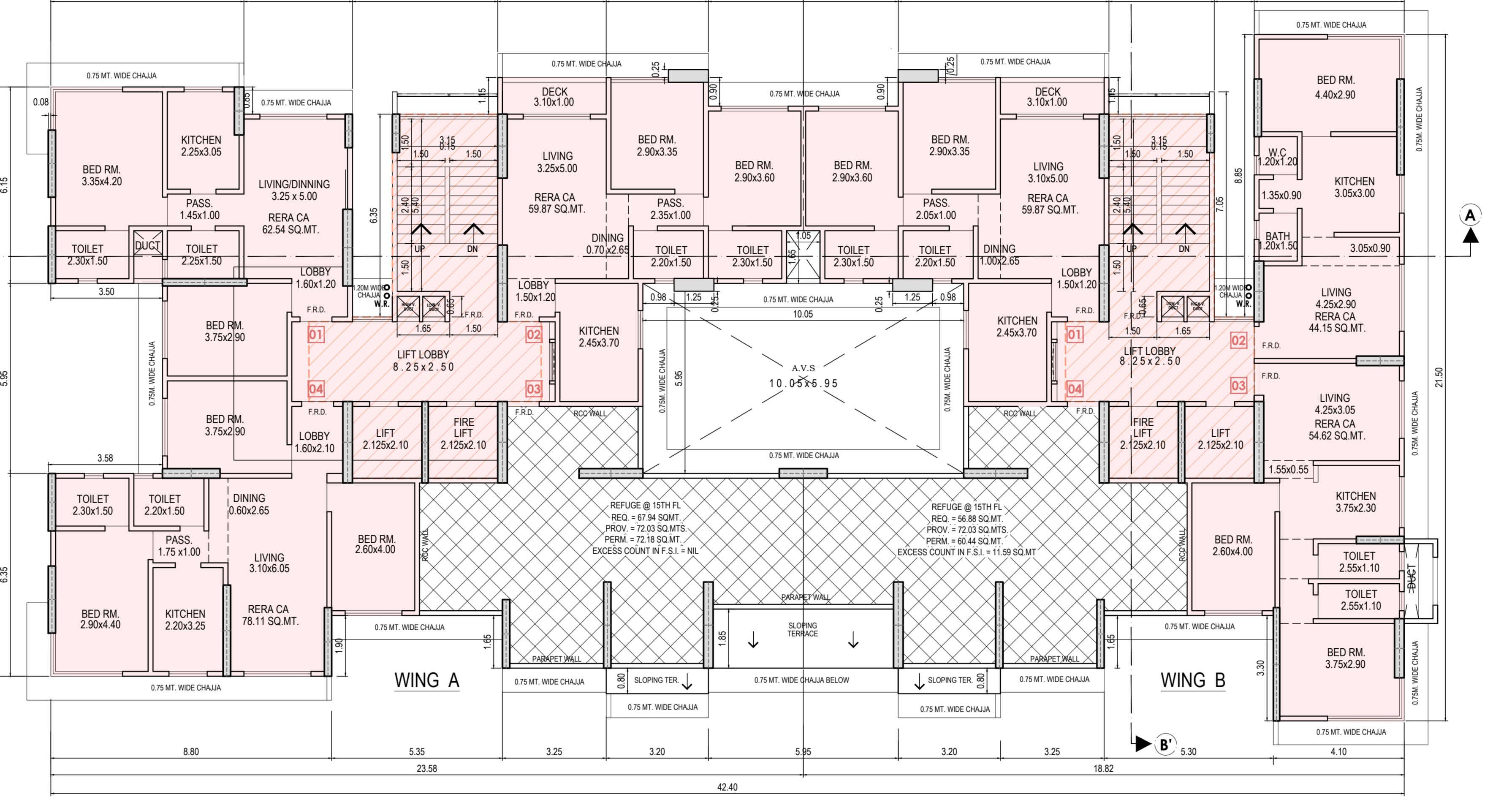
2ND & 3RD FLOOR SCALE: 1:100



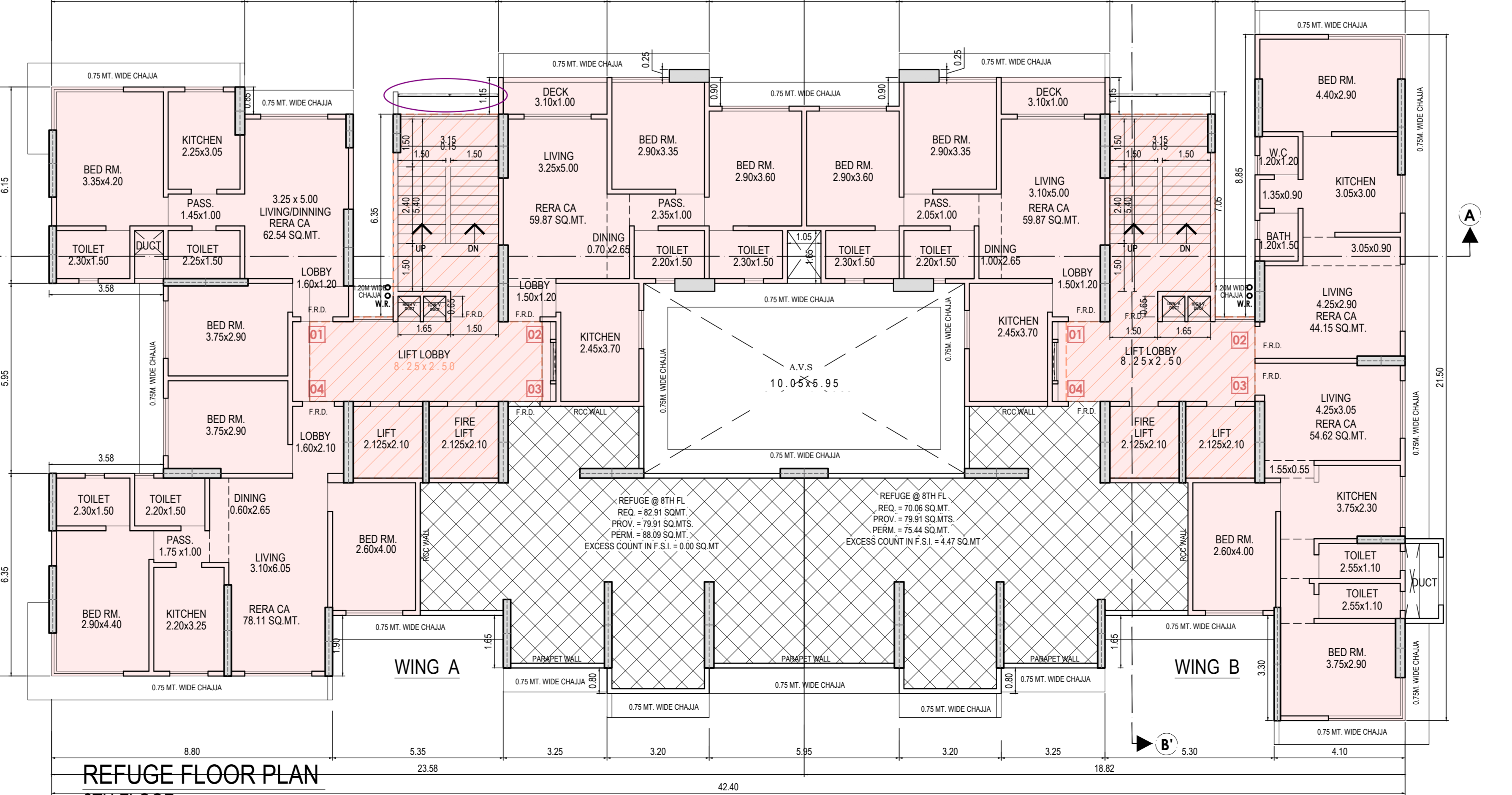
FIRST FLOOR PLAN SCALE: 1:100



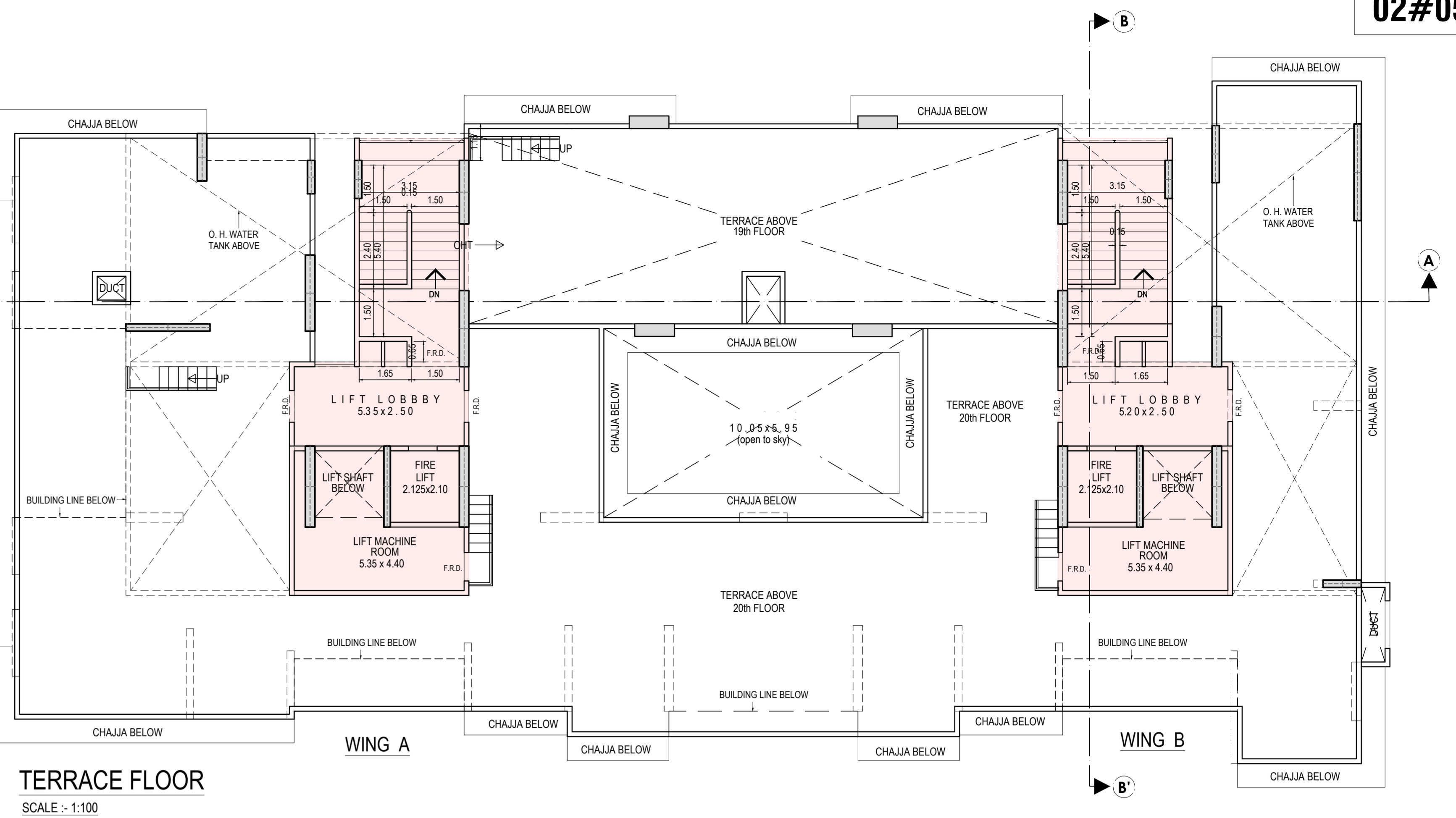
20th FLOOR PLAN SCALE: 1:100



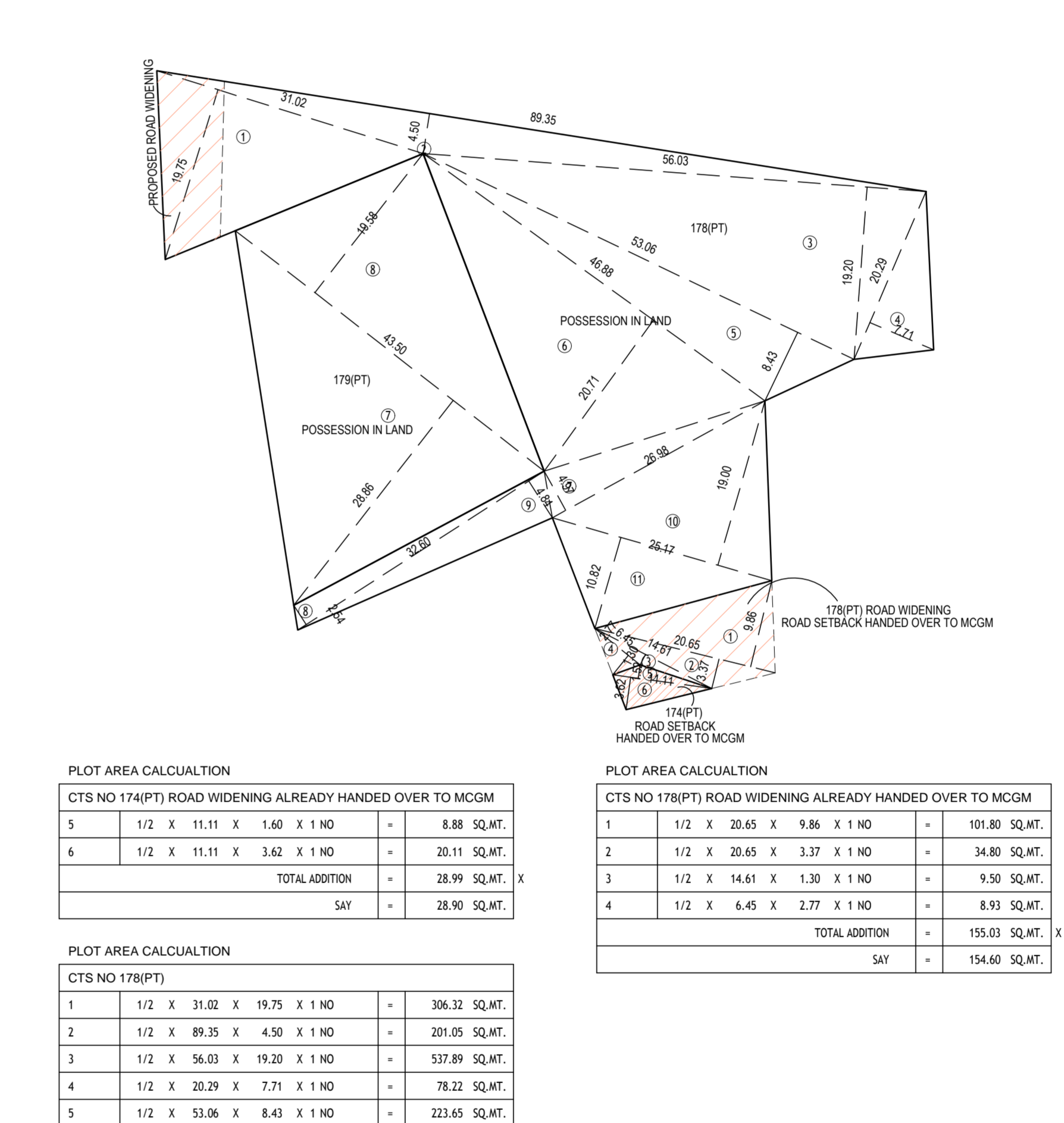
REFUGE FLOOR PLAN 15TH FLOOR SCALE: 1:100



REFUGE FLOOR PLAN 8TH FLOOR SCALE: 1:100



TERRACE FLOOR SCALE: 1:100



PROPOSED ROAD WIDENING AREA CALCULATION SCALE: 1:500

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.	

PLOT AREA CALCULATION	
CTS NO 178(P) ROAD WIDENING ALREADY HANDED OVER TO MCGM	
1	1/2 X 10.11 X 1.60 X 1 NO = 8.08 SQ.MT.
2	1/2 X 10.11 X 1.60 X 1 NO = 8.08 SQ.MT.
TOTAL ADDITION = 16.16 SQ.MT.	
SAY = 16.16 SQ.MT.	

PLOT AREA CALCULATION	
CTS NO 178(P)	
1	1/2 X 31.02 X 19.75 X 1 NO = 306.32 SQ.MT.
2	1/2 X 31.02 X 19.75 X 1 NO = 306.32 SQ.MT.
3	1/2 X 31.02 X 19.75 X 1 NO = 306.32 SQ.MT.
4	1/2 X 31.02 X 19.75 X 1 NO = 306.32 SQ.MT.
5	1/2 X 31.02 X 19.75 X 1 NO = 306.32 SQ.MT.
6	1/2 X 31.02 X 19.75 X 1 NO = 306.32 SQ.MT.
7	1/2 X 31.02 X 19.75 X 1 NO = 306.32 SQ.MT.
8	1/2 X 31.02 X 19.75 X 1 NO = 306.32 SQ.MT.
9	1/2 X 31.02 X 19.75 X 1 NO = 306.32 SQ.MT.
10	1/2 X 31.02 X 19.75 X 1 NO = 306.32 SQ.MT.
11	1/2 X 31.02 X 19.75 X 1 NO = 306.32 SQ.MT.
TOTAL ADDITION = 3369.52 SQ.MT.	
SAY = 3369.52 SQ.MT.	

PLOT AREA CALCULATION	
CTS NO 178(P)	
1	1/2 X 43.90 X 28.80 X 1 NO = 627.71 SQ.MT.
2	1/2 X 43.90 X 28.80 X 1 NO = 627.71 SQ.MT.
TOTAL ADDITION = 1255.42 SQ.MT.	
SAY = 1255.42 SQ.MT.	

PLOT AREA CALCULATION	
CTS NO 178(P)	
1	1/2 X 10.11 X 1.60 X 1 NO = 8.08 SQ.MT.
2	1/2 X 10.11 X 1.60 X 1 NO = 8.08 SQ.MT.
TOTAL ADDITION = 16.16 SQ.MT.	
SAY = 16.16 SQ.MT.	

PLOT AREA CALCULATION	
CTS NO 178(P)	
1	1/2 X 10.11 X 1.60 X 1 NO = 8.08 SQ.MT.
2	1/2 X 10.11 X 1.60 X 1 NO = 8.08 SQ.MT.
TOTAL ADDITION = 16.16 SQ.MT.	
SAY = 16.16 SQ.MT.	

PLOT AREA CALCULATION	
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SAY = 16.16 SQ.MT.	

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PLOT AREA CALCULATION	
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2	1/2 X 10.11 X 1.60 X 1 NO = 8.08 SQ.MT.
TOTAL ADDITION = 16.16 SQ.MT.	
SAY = 16.16 SQ.MT.	

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PLAN FOR REFERENCE

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 ANUVIDYAN NAGAR CHS LTD. ON C.T.S. NO. 178 (pt.), 179 (pt.), 174 (pt.) AT VILLAGE MANKHUR, AGARWADI SITUATED M/E WARD, MUMBAI

NAME OF THE SOCIETY
M/S. ANUVIDYAN NAGAR CHS LTD.

NAME OF THE DEVELOPERS

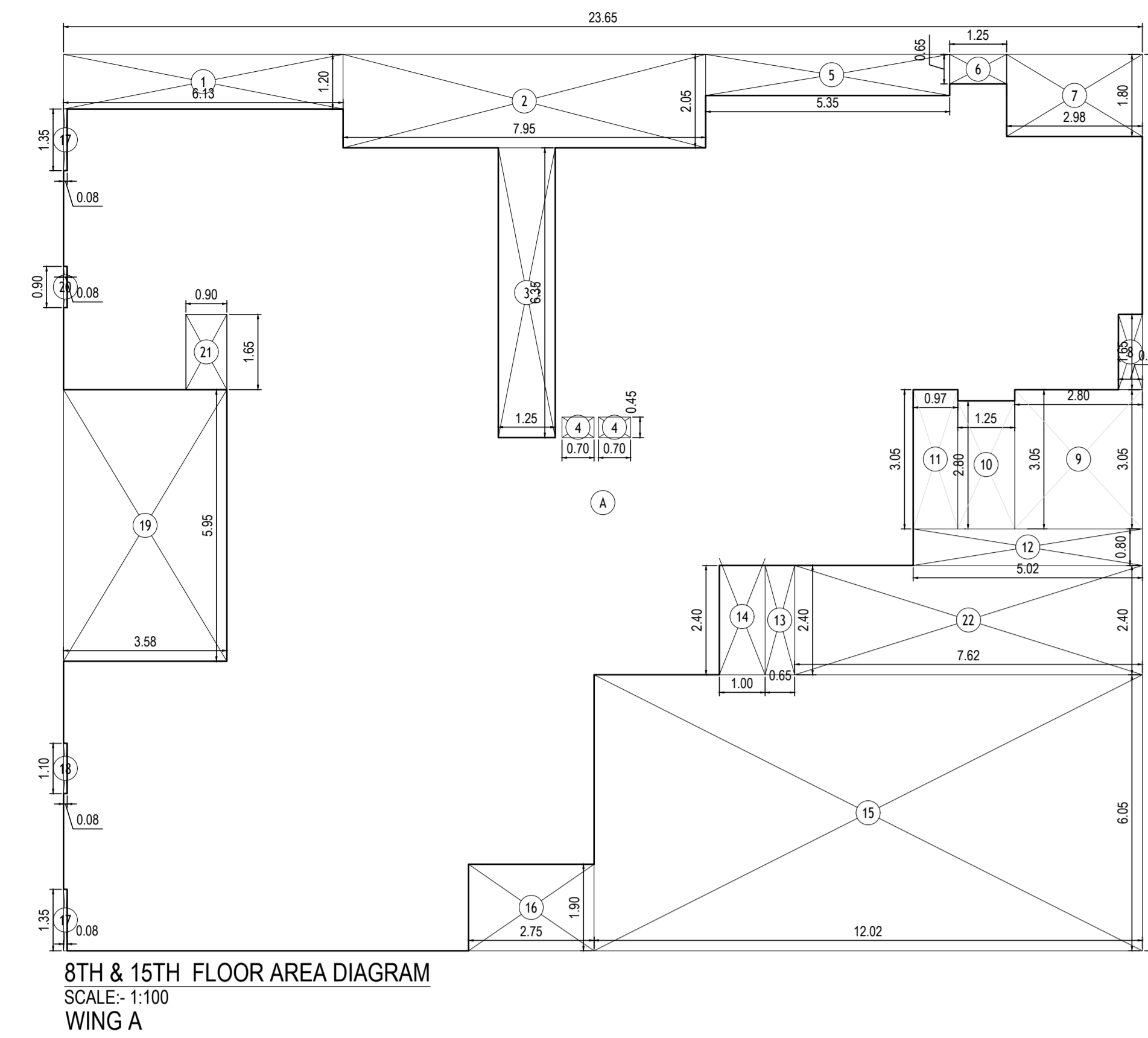
Mr. Dinesh Parthib (Partner)
M/S. NAVRATNE HOMES LLP (C.A. to Owner) M/S. ANUVIDYAN NAGAR CHS LTD.
B/92, LOKAR CHS LTD, PLOT NO. 555A
SEC-15, CBD BELAPUR, NAVI, MUMBAI-400114

NORTH	JOB NO.	DRG. NO.	SCALE
	2020/03	CON. APPR-01	AS SHOWN
	CHECKED BY	DRAWN BY	DATE
	VEBA	ANUSH MOHA	24.06.2023

ARCHITECTS

vivek bhosale associates architects

AR. ANUJA V. BHOSALE
CON. NO. 10/2021/170A
AR. VIVEK R. BHOSALE
CON. NO. 10/2021/170A

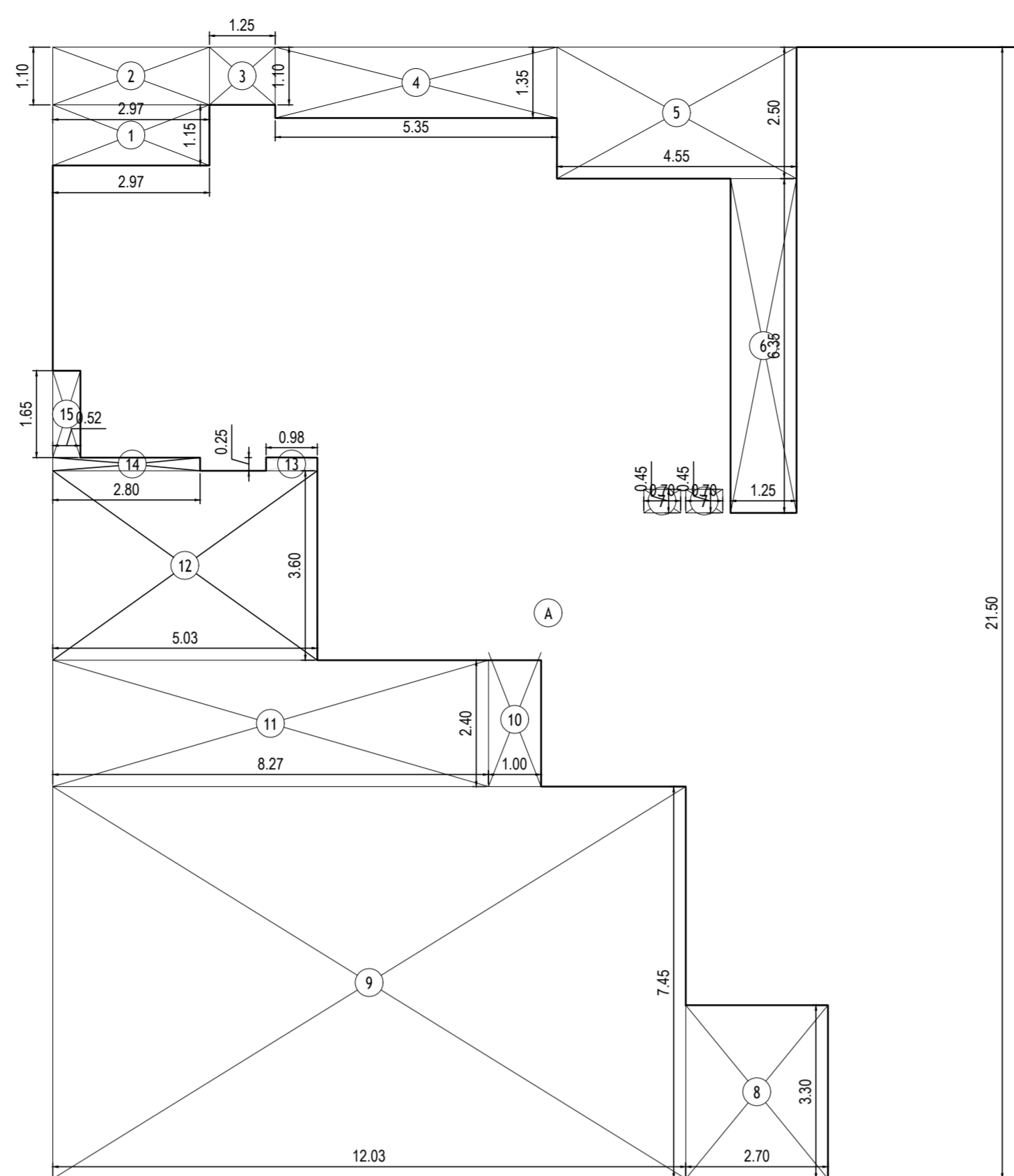


BUILT UP AREA CALCULATION WING A
8TH & 15TH FLOOR

A	23.66 X 19.65 X 1 NO	=	464.92 SQ.MT.
TOTAL ADDITION		=	464.92 SQ.MT.

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	2.97 X 1.80 X 1 NO	=	5.35 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 6.90 X 1 NO	=	0.55 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.
TOTAL BUILT UP AREA (X - Y1)		=	278.22 SQ.MT.

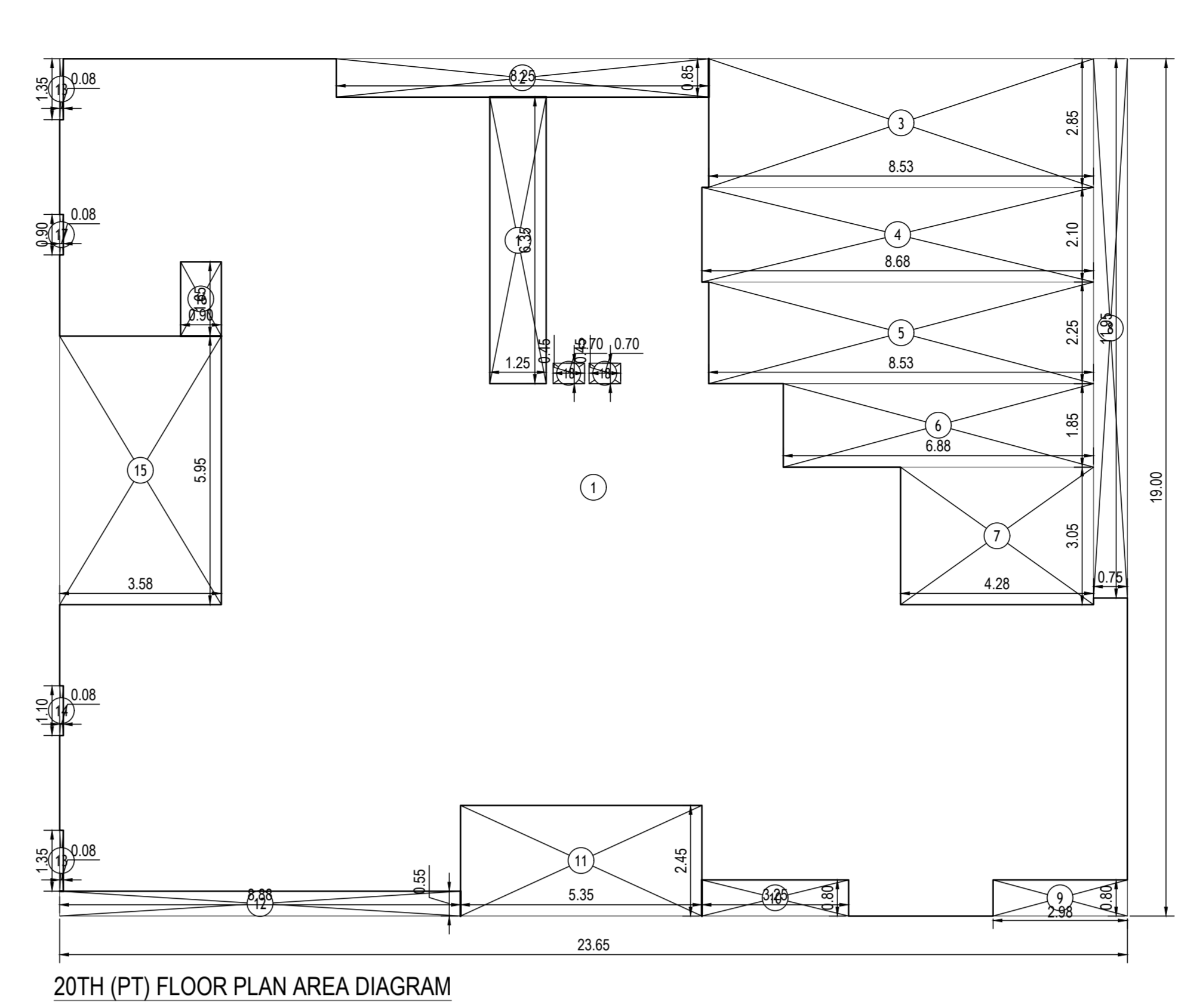


BUILT UP AREA CALCULATION WING B
8TH & 15TH FLOOR

A	18.81 X 21.50 X 1 NO	=	404.85 SQ.MT.
TOTAL ADDITION		=	404.85 SQ.MT.

DEDUCTIONS

1	2.97 X 1.15 X 1 NO	=	3.41 SQ.MT.
2	2.97 X 1.10 X 1 NO	=	3.26 SQ.MT.
3	1.25 X 1.10 X 1 NO	=	1.37 SQ.MT.
4	5.35 X 1.35 X 1 NO	=	7.22 SQ.MT.
5	4.55 X 2.50 X 1 NO	=	11.38 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	2.20 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		=	175.91 SQ.MT.
TOTAL BUILT UP AREA (X - Y1)		=	228.94 SQ.MT.

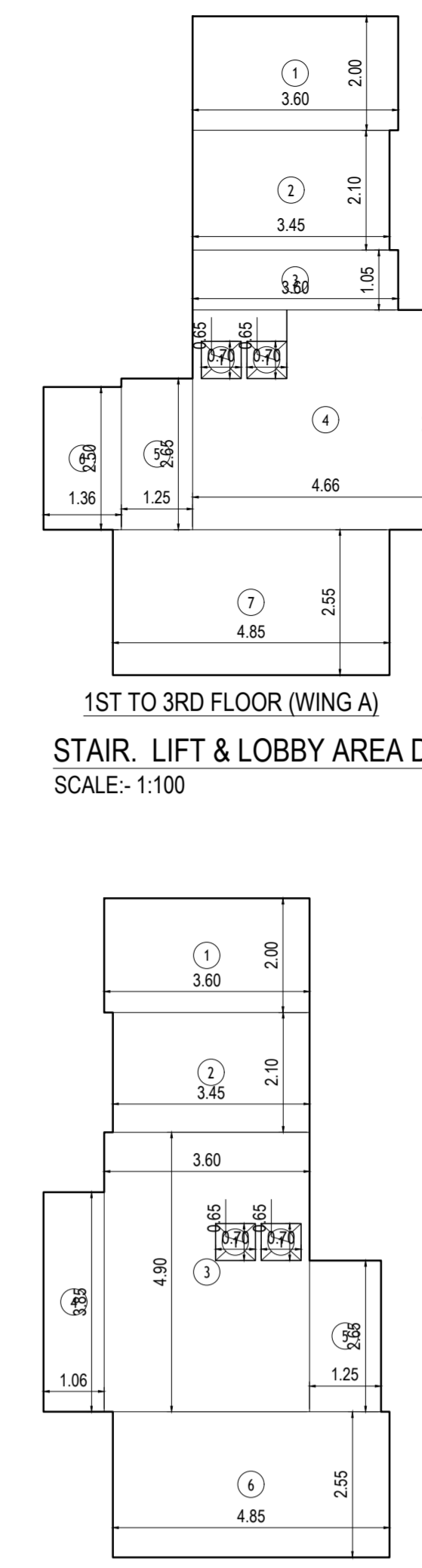


BUILT UP AREA CALCULATION
20TH(PT) FLOOR

A	23.66 X 19.60 X 1 NO	=	463.84 SQ.MT.
TOTAL ADDITION		=	463.84 SQ.MT.

DEDUCTIONS

1	1.25 X 6.35 X 1 NO	=	7.94 SQ.MT.
2	8.53 X 2.80 X 1 NO	=	24.91 SQ.MT.
3	0.68 X 2.20 X 1 NO	=	1.50 SQ.MT.
4	8.53 X 2.25 X 1 NO	=	19.19 SQ.MT.
5	6.88 X 1.85 X 1 NO	=	12.73 SQ.MT.
6	4.28 X 3.05 X 1 NO	=	13.05 SQ.MT.
7	0.75 X 11.95 X 1 NO	=	8.96 SQ.MT.
8	2.98 X 0.80 X 1 NO	=	2.38 SQ.MT.
9	3.25 X 0.80 X 1 NO	=	2.60 SQ.MT.
10	5.75 X 2.45 X 1 NO	=	14.11 SQ.MT.
11	0.88 X 0.55 X 1 NO	=	0.48 SQ.MT.
12	0.08 X 1.10 X 2 NOS	=	0.22 SQ.MT.
13	0.08 X 1.10 X 1 NO	=	0.09 SQ.MT.
14	3.58 X 5.95 X 1 NO	=	21.30 SQ.MT.
15	0.08 X 1.65 X 1 NO	=	0.13 SQ.MT.
16	0.08 X 0.90 X 1 NO	=	0.07 SQ.MT.
17	0.70 X 0.45 X 2 NOS	=	0.63 SQ.MT.
TOTAL DEDUCTION		=	158.19 SQ.MT.
TOTAL BUILT UP AREA (X - Y1)		=	305.65 SQ.MT.



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	3.40 X 2.10 X 1 NO	=	7.14 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 2.50 X 1 NO	=	3.13 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		=	55.52 SQ.MT.

DEDUCTIONS

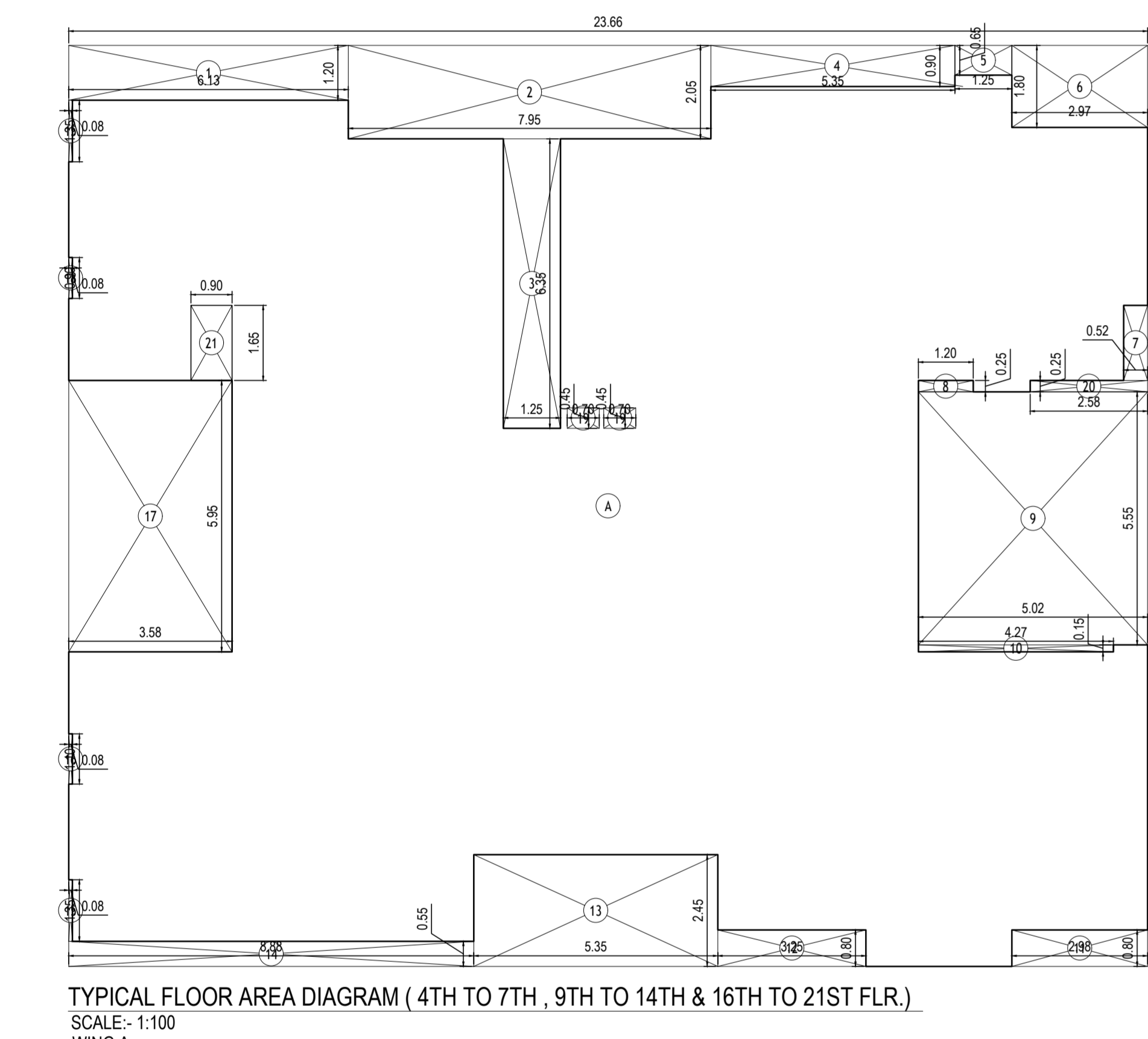
1	0.70 X 0.45 X 2 NOS	=	0.63 SQ.MT.
2	4.85	=	4.85 SQ.MT.
TOTAL DEDUCTION		=	5.48 SQ.MT.
TOTAL BUILT UP AREA (X - Y1)		=	50.04 SQ.MT.

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	1.35 X 2.65 X 1 NO	=	3.57 SQ.MT.
6	4.85 X 3.55 X 1 NO	=	17.27 SQ.MT.
TOTAL ADDITION		=	58.81 SQ.MT.

DEDUCTIONS

1	0.70 X 0.45 X 2 NOS	=	0.63 SQ.MT.
2	4.85	=	4.85 SQ.MT.
TOTAL DEDUCTION		=	5.48 SQ.MT.
TOTAL BUILT UP AREA (X - Y1)		=	53.33 SQ.MT.

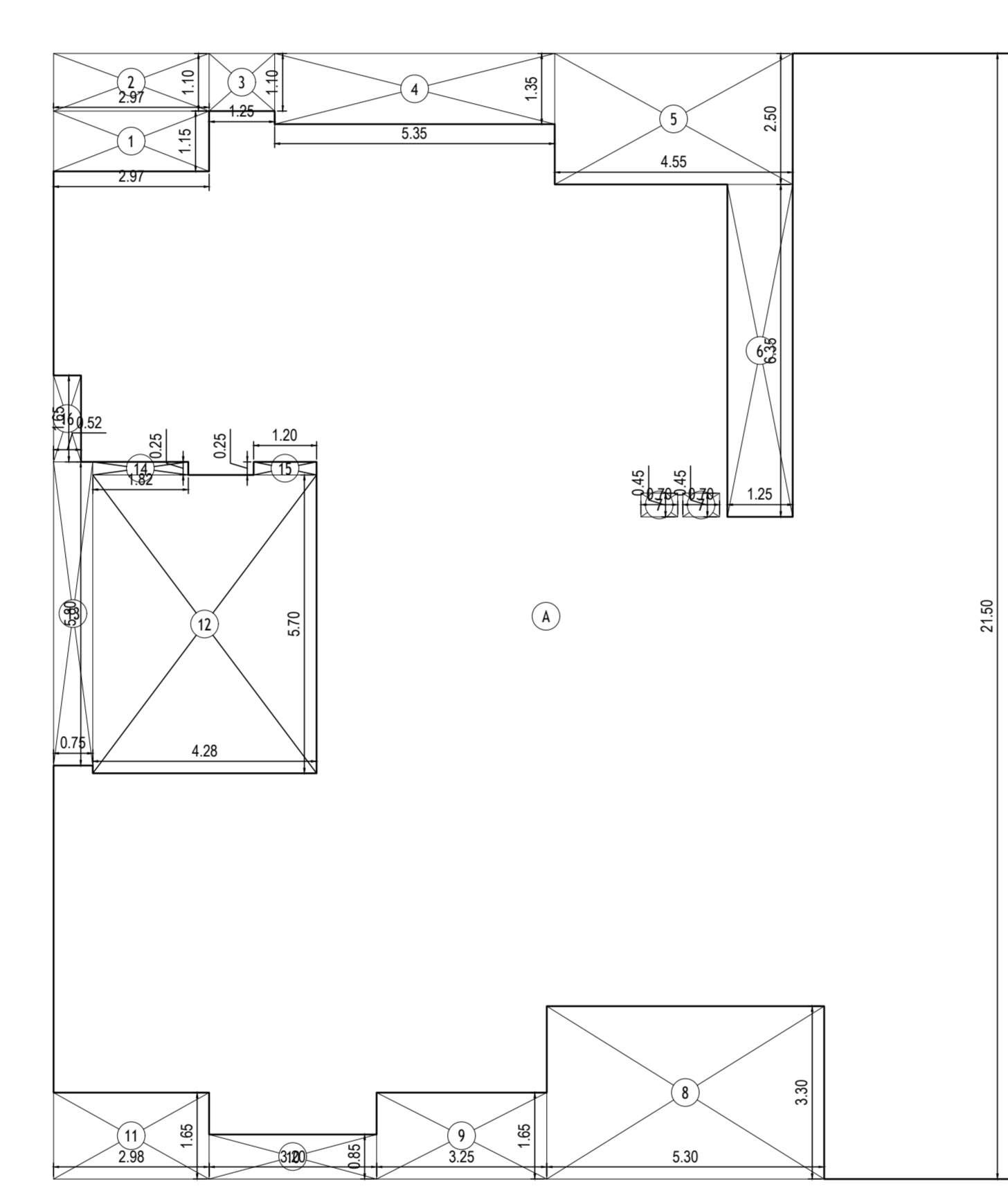


BUILT UP AREA CALCULATION WING A
TYPICAL FLOOR (4TH TO 7TH, 9TH TO 14TH & 16TH TO 21ST FLR.)

A	23.66 X 20.20 X 1 NO	=	477.93 SQ.MT.
TOTAL ADDITION		=	477.93 SQ.MT.

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	=	5.35 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 5.58 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	5.75 X 2.45 X 1 NO	=	14.11 SQ.MT.
14	0.88 X 0.55 X 1 NO	=	0.48 SQ.MT.
15	0.08 X 1.10 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.
TOTAL BUILT UP AREA (X - Y1)		=	358.12 SQ.MT.

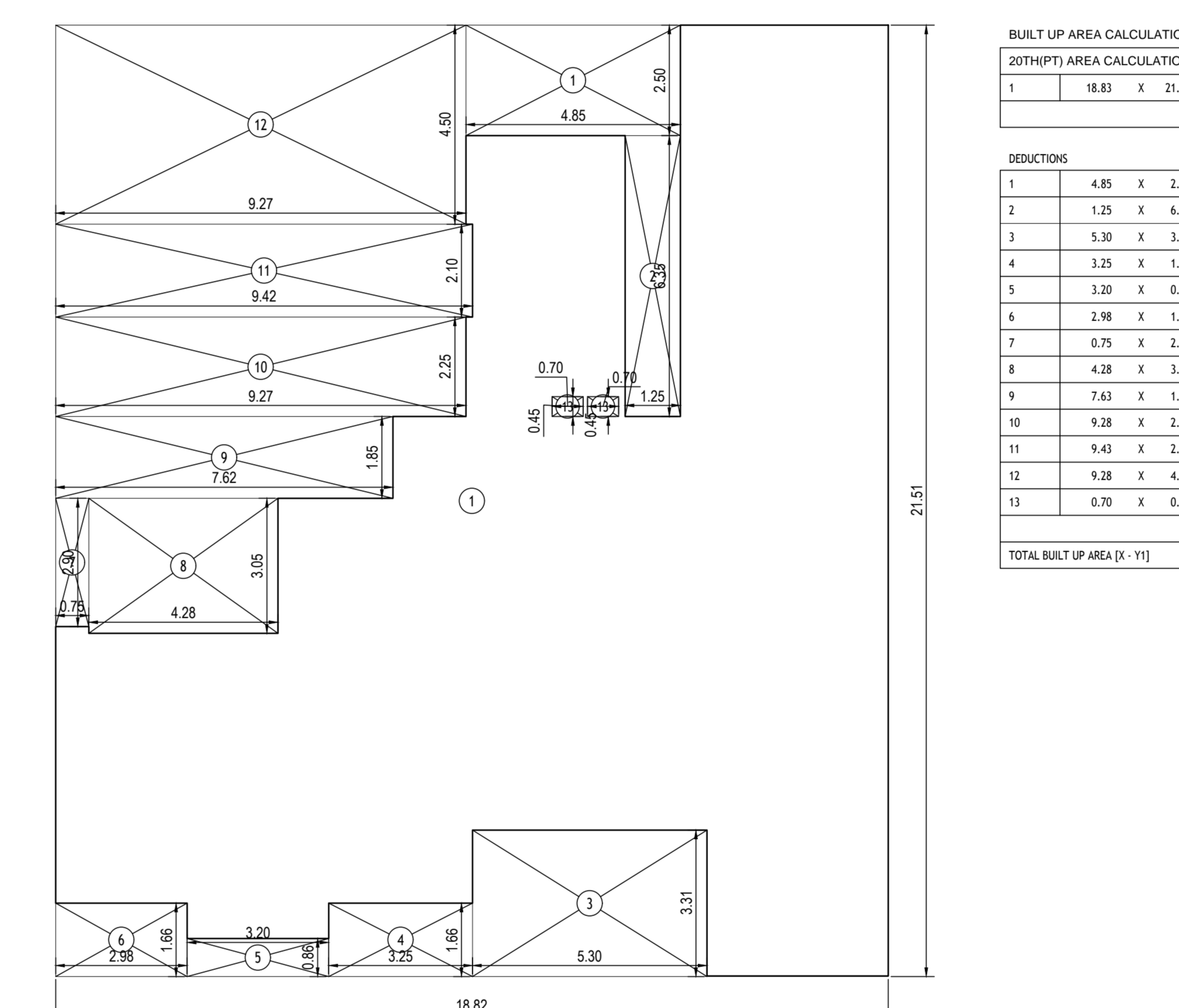


BUILT UP AREA CALCULATION WING B
TYPICAL FLOOR (4TH TO 7TH, 9TH TO 14TH & 16TH TO 20TH FLR.)

A	18.83 X 21.50 X 1 NO	=	404.85 SQ.MT.
TOTAL ADDITION		=	404.85 SQ.MT.

DEDUCTIONS

1	2.97 X 1.15 X 1 NO	=	3.41 SQ.MT.
2	2.97 X 1.10 X 1 NO	=	3.26 SQ.MT.
3	1.25 X 1.10 X 1 NO	=	1.37 SQ.MT.
4	5.35 X 1.35 X 1 NO	=	7.22 SQ.MT.
5	4.55 X 2.50 X 1 NO	=	11.38 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 4.85 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		=	96.95 SQ.MT.
TOTAL BUILT UP AREA (X - Y1)		=	307.90 SQ.MT.

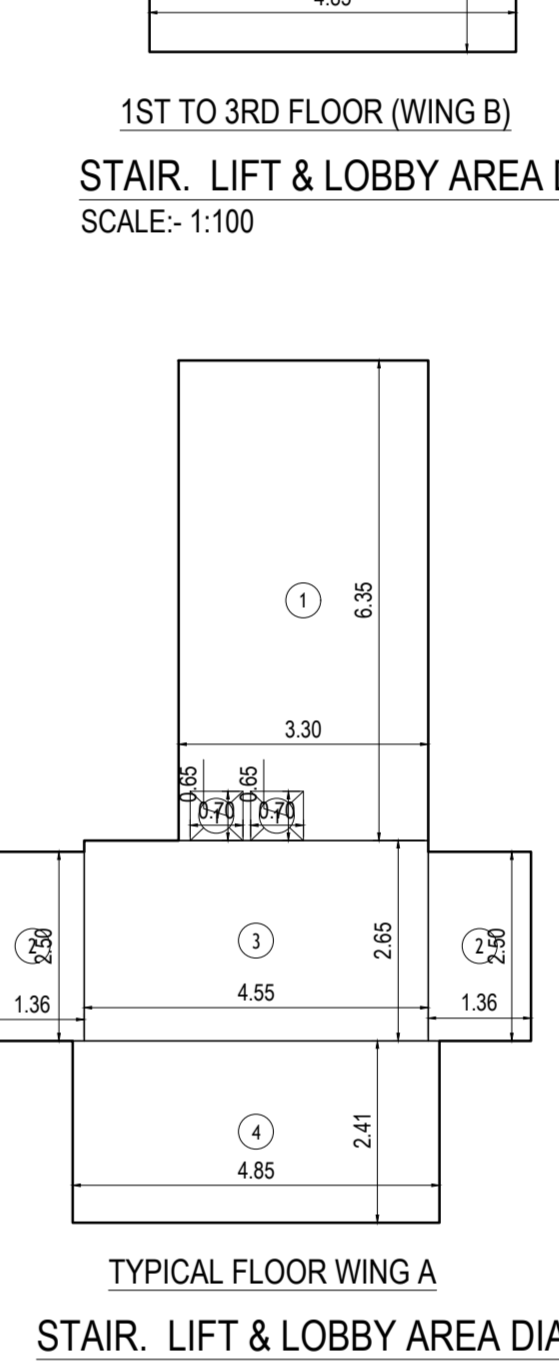


BUILT UP AREA CALCULATION
20TH(PT) FLOOR (WING B)

A	18.83 X 21.50 X 1 NO	=	405.03 SQ.MT.
TOTAL ADDITION		=	405.03 SQ.MT.

DEDUCTIONS

1	4.85 X 2.30 X 1 NO	=	11.13 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	0.70 X 2.90 X 1 NO	=	2.03 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	6.28 X 2.25 X 1 NO	=	14.13 SQ.MT.
11	9.43 X 2.10 X 1 NO	=	19.80 SQ.MT.
12	9.28 X 4.50 X 1 NO	=	41.76 SQ.MT.
13	0.70 X 0.45 X 2 NOS	=	0.63 SQ.MT.
TOTAL DEDUCTION		=	183.15 SQ.MT.
TOTAL BUILT UP AREA (X - Y1)		=	221.88 SQ.MT.



ST. CASE, LIFT & LOBBY AREA CALC.
TYPICAL FLOOR (WING A)

1	3.60 X 2.00 X 1 NO	=	7.20 SQ.MT.
2	3.60 X 2.10 X 1 NO	=	7.56 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	1.35 X 2.65 X 1 NO	=	3.57 SQ.MT.
6	4.85 X 3.55 X 1 NO	=	17.27 SQ.MT.
TOTAL ADDITION		=	58.32 SQ.MT.

DEDUCTIONS

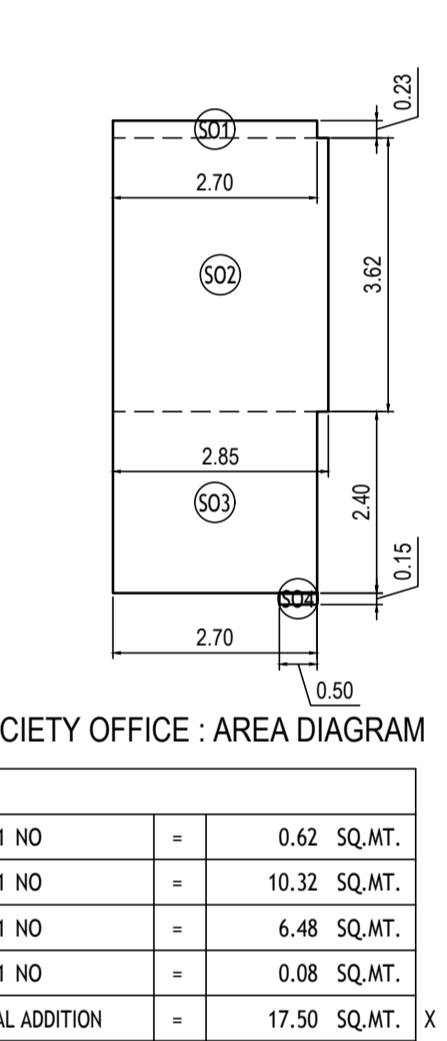
1	0.70 X 0.45 X 2 NOS	=	0.63 SQ.MT.
2	4.85	=	4.85 SQ.MT.
TOTAL DEDUCTION		=	5.48 SQ.MT.
TOTAL BUILT UP AREA (X - Y1)		=	52.84 SQ.MT.

ST. CASE, LIFT & LOBBY AREA CALC.
TYPICAL 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	1.35 X 2.65 X 1 NO	=	3.57 SQ.MT.
6	4.85 X 3.55 X 1 NO	=	17.27 SQ.MT.
TOTAL ADDITION		=	58.81 SQ.MT.

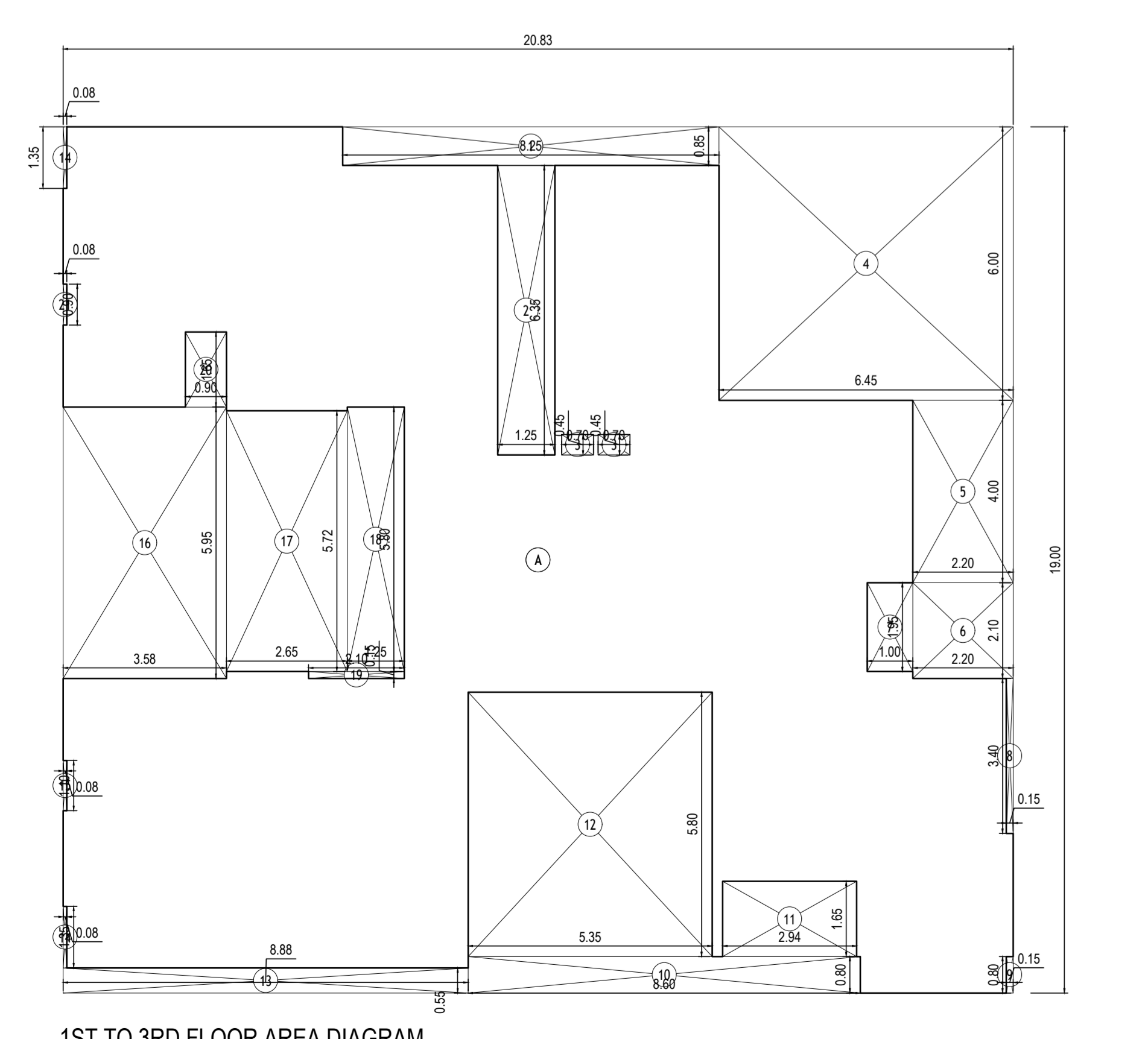
DEDUCTIONS

1	0.70 X 0.45 X 2 NOS	=	0.63 SQ.MT.
2	4.85	=	4.85 SQ.MT.
TOTAL DEDUCTION		=	5.48 SQ.MT.
TOTAL BUILT UP AREA (X - Y1)		=	53.33 SQ.MT.



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	0.90 X 0.15 X 1 NO	=	0.14 SQ.MT.
TOTAL ADDITION		=	17.56 SQ.MT.

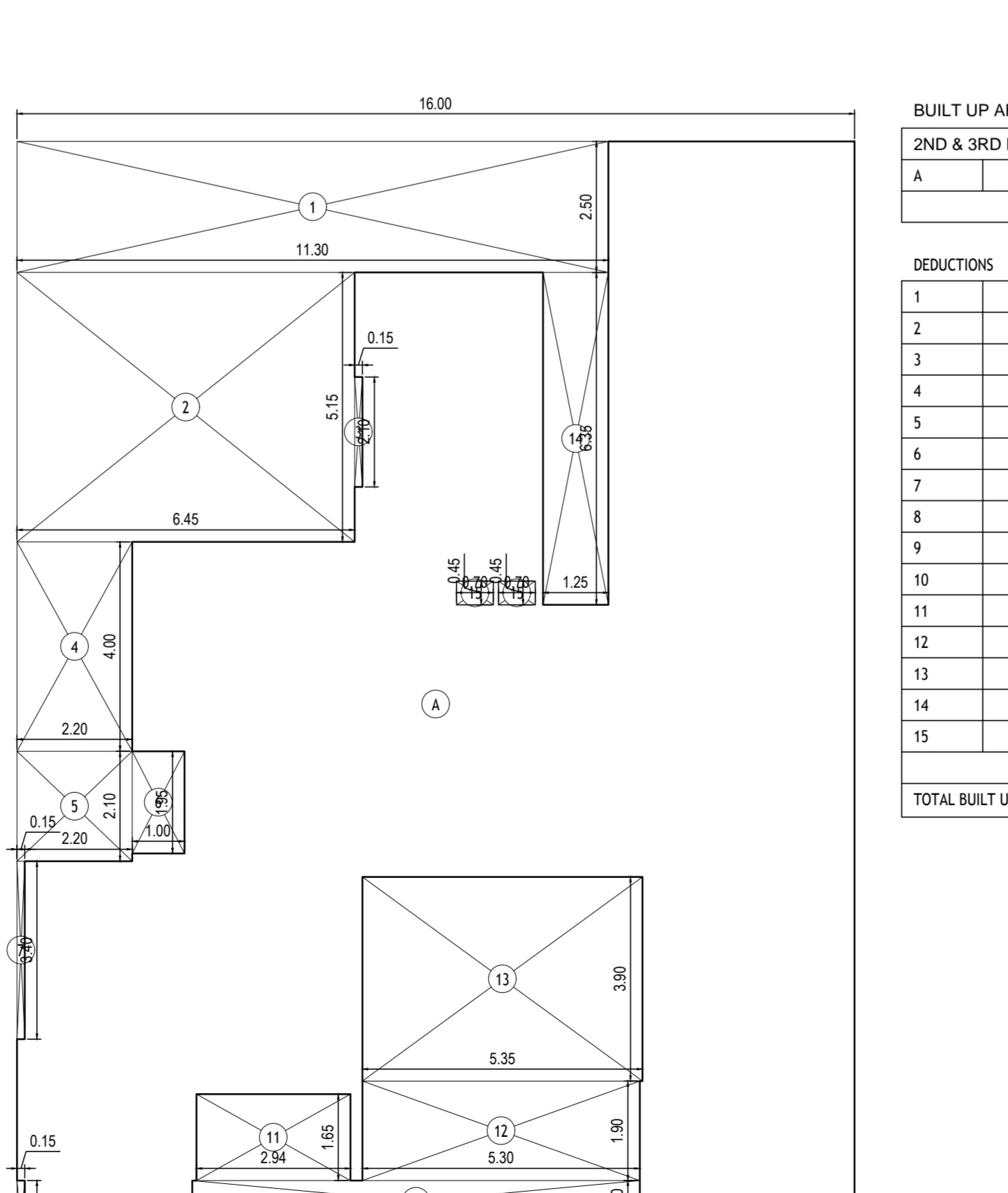


BUILT UP AREA CALCULATION WING A
1ST TO 3RD FLR.

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

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	=	4.89 SQ.MT.
14	0.08 X 1.35 X 2 NOS	=	0.32 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		=	163.62 SQ.MT.
TOTAL BUILT UP AREA (X - Y1)		=	232.15 SQ.MT.

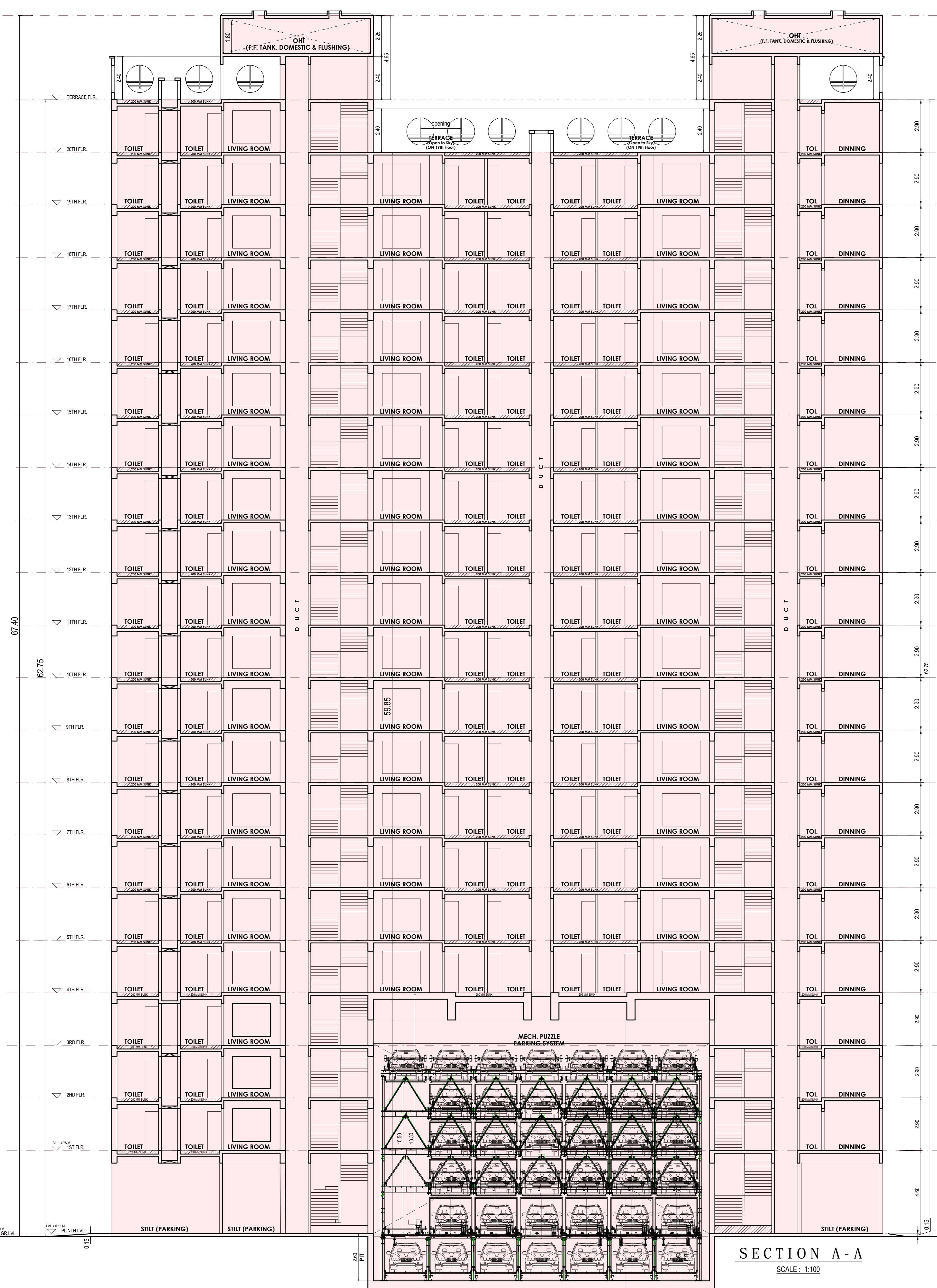


BUILT UP AREA CALCULATION WING B
2ND & 3RD FLOOR

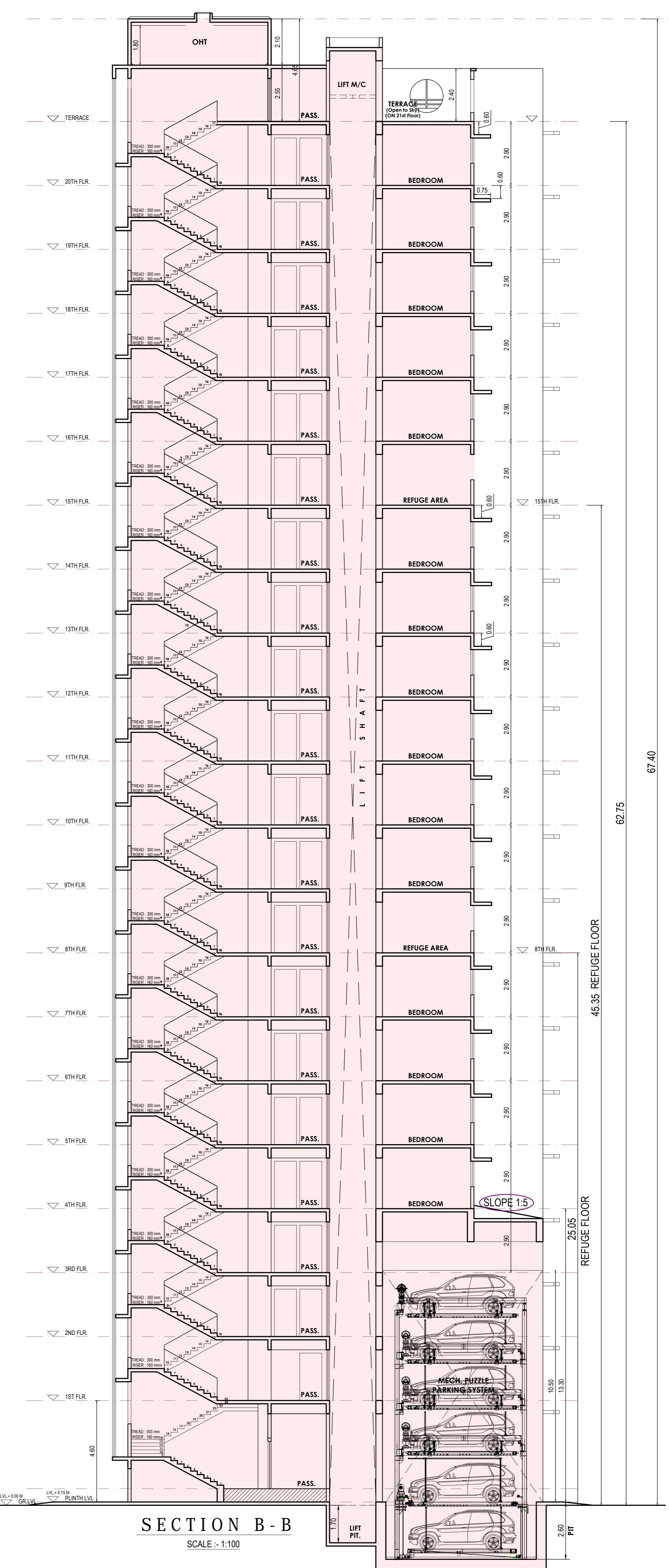
A	16.00 X 21.50 X 1 NO	=	344.00 SQ.MT.
TOTAL ADDITION		=	344.00 SQ.MT.

DEDUCTIONS

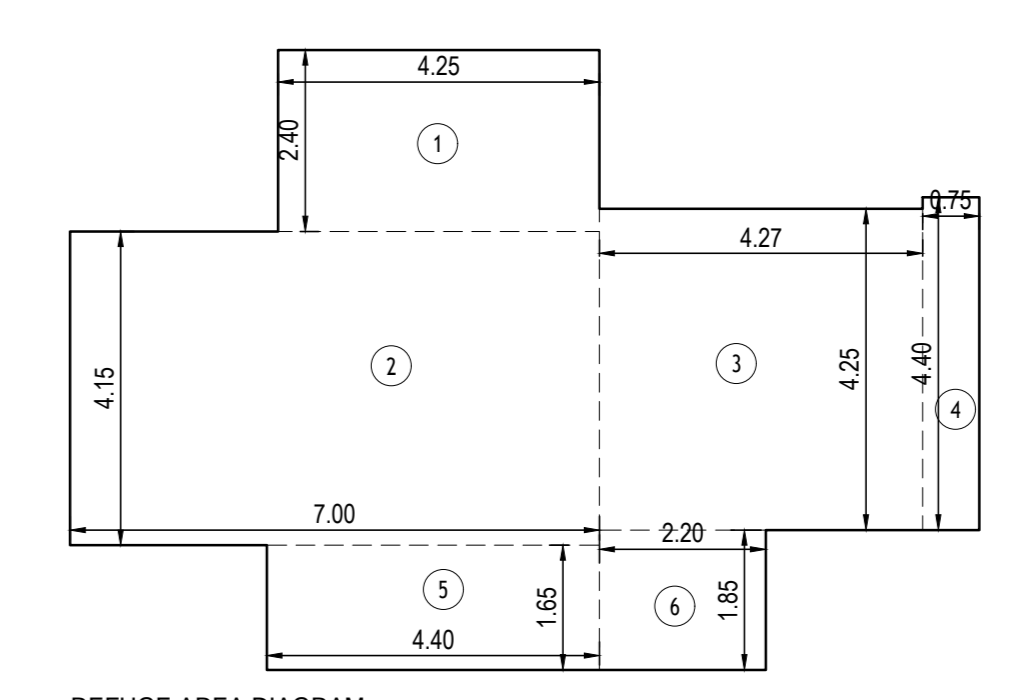
1	11.30 X 2.50 X 1 NO	=	28.25 SQ.MT.
2	4.45 X 5.15 X 1 NO	=	22.93 SQ.MT.
3	0.15 X 3.10 X 1 NO	=	0.47 SQ.MT.
4	2.20 X 4.00 X 1 NO	=	8.80 SQ.MT.
5	2.20 X 2.10 X 1 NO	=	4.62 SQ.MT.
6	1.00 X 1.95 X 1 NO	=	1.95 SQ.MT.
7	0.15 X 3.40 X 1 NO	=	0.51 SQ.MT.
8	0.15 X 0.80 X 1 NO	=	0.12 SQ.MT.
9	11.75 X 0.85 X 1 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 5.80 X 1 NO	=	31.03 SQ.MT.
14	1.25 X 6.35 X 1 NO	=	



SECTION A-A
SCALE - 1:100



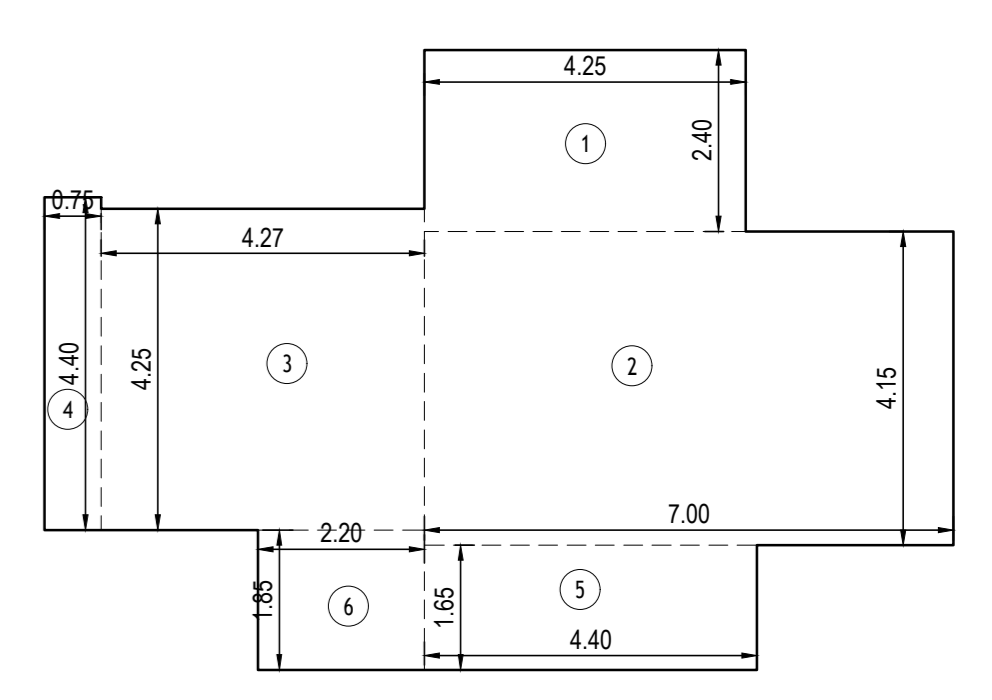
SECTION B-B
SCALE - 1:100



REFUGUE AREA DIAGRAM
15TH FLOOR WING A

REFUGUE 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 4.25 X 1 NO	=	18.15 SQ.MT.
4	0.75 X 4.40 X 1 NO	=	3.30 SQ.MT.
5	4.40 X 1.65 X 1 NO	=	7.26 SQ.MT.
6	2.20 X 1.85 X 1 NO	=	4.07 SQ.MT.
TOTAL ADDITION		=	72.03 SQ.MT.



REFUGUE AREA DIAGRAM
15TH FLOOR WING B

REFUGUE AREA CALCULATION
15TH FLOOR WING B

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 4.25 X 1 NO	=	18.15 SQ.MT.
4	0.75 X 4.40 X 1 NO	=	3.30 SQ.MT.
5	4.40 X 1.65 X 1 NO	=	7.26 SQ.MT.
6	2.20 X 1.85 X 1 NO	=	4.07 SQ.MT.
TOTAL ADDITION		=	72.03 SQ.MT.

REFUGUE AREA CALCULATION
15TH FL. WING - A

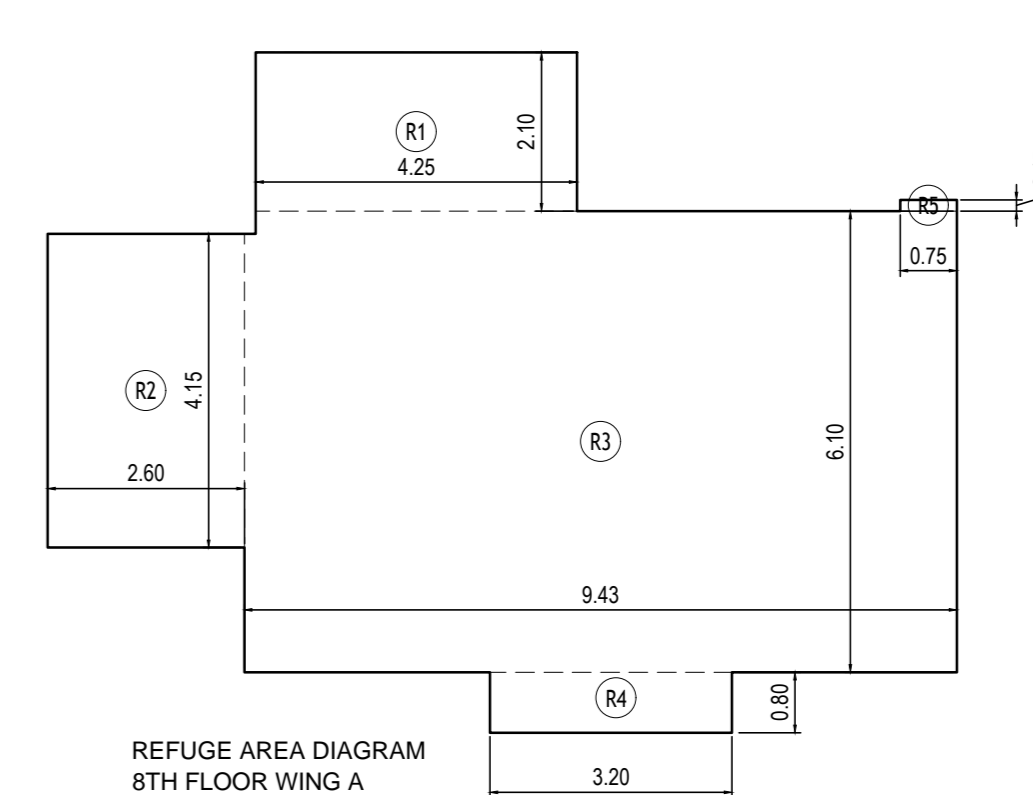
4% X (BUILT UP AREA OF 6.5 FLOORS)
4% X (227.62 + 307.52 X 4 + 240.75) = 67.94 SQ.MT.
REFUGUE AREA REQUIRED = 67.94 SQ.MT.
REFUGUE AREA PROVIDED = 72.03 SQ.MT.

NOTE:
AS PER REG NO 48(B)(ii) MAX PERM REFUGUE AREA FREE OF FSI = 4.25% DUE TO PLANNING CONSTRAINTS = 72.18 SQ.MT.
EXCESS REFUGUE AREA COUNTED IN F.S.I. = 0.00 SQ.MT.

REFUGUE AREA CALCULATION
15TH FL. WING - B

4% X (BUILT UP AREA OF 6.5 FLOORS)
4% X (181.79 + 261.64 X 4 + 193.75) = 56.88 SQ.MT.
REFUGUE AREA REQUIRED = 56.88 SQ.MT.
REFUGUE AREA PROVIDED = 72.03 SQ.MT.

NOTE:
AS PER REG NO 48(B)(ii) MAX PERM REFUGUE AREA FREE OF FSI = 4.25% DUE TO PLANNING CONSTRAINTS = 60.44 SQ.MT.
EXCESS REFUGUE AREA COUNTED IN F.S.I. = 11.59 SQ.MT.



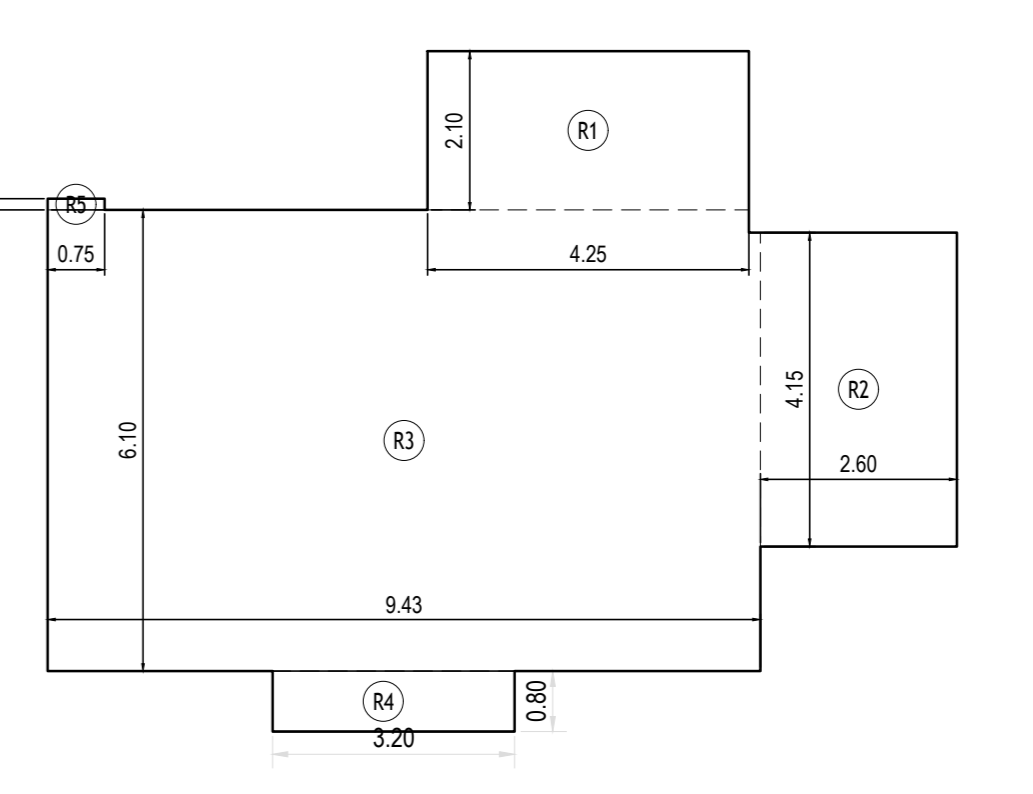
REFUGUE AREA CALCULATION
8TH FLOOR WING A

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.

REFUGUE AREA CALCULATION
8TH FL. WING - A

4% X (BUILT UP AREA OF 6.5 FLOORS)
4% X (227.62 + 307.52 X 6FL) = 82.91 SQ.MT.
REFUGUE AREA REQUIRED = 79.91 SQ.MT.
REFUGUE AREA PROVIDED = 82.29 SQ.MT.

NOTE:
AS PER REG NO 48(B)(ii) MAX PERM REFUGUE AREA FREE OF FSI = 4.25% DUE TO PLANNING CONSTRAINTS = 88.09 SQ.MT.
EXCESS REFUGUE AREA COUNTED IN F.S.I. = 0.00 SQ.MT.



REFUGUE 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.

REFUGUE AREA CALCULATION
8TH FL. WING - B

4% X (BUILT UP AREA OF 6.5 FLOORS)
4% X (181.79 + 261.64 X 6FL) = 70.06 SQ.MT.
REFUGUE AREA REQUIRED = 70.06 SQ.MT.
REFUGUE AREA PROVIDED = 79.91 SQ.MT.

NOTE:
AS PER REG NO 48(B)(ii) MAX PERM REFUGUE AREA FREE OF FSI = 4.25% DUE TO PLANNING CONSTRAINTS = 75.44 SQ.MT.
EXCESS REFUGUE AREA COUNTED IN F.S.I. = 4.47 SQ.MT.

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS
PLAN FOR REFERENCE

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 ANUVINDNYAN NAGAR CHS LTD. ON C.T.S. NO. 178 (pt.), 179 (pt.) 174 (pt.) AT VILLAGE HANKHURD, AGARWADI SITUATED M/E WARD, MUMBAI

NAME OF THE SOCIETY
M/s. ANUVINDNYAN NAGAR CHS LTD.

NAME OF THE DEVELOPERS

Mr. Dinesh Purohit, (Partner)
M/s. MARWISE HOMES LLP (C.A. to Owner M/s. ANUVINDNYAN NAGAR CHS LTD.)
B/802, LOKMATS CHS LTD., PLOT NO. 5/35A
SEC-13, CBD RELIAPUR, NAVI MUMBAI 400114

NORTH	JOB NO.	DRG. NO.	SCALE
	2020/03	CON. APR-01	AS SHOWN
	CHECKED BY	DRAWN BY	DATE
	VBA	AMISHA MORE	24.06.2023

ARCHITECTS
AR. ANJAL V. BHOSALE
C/A REG. NO. 100001/19

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