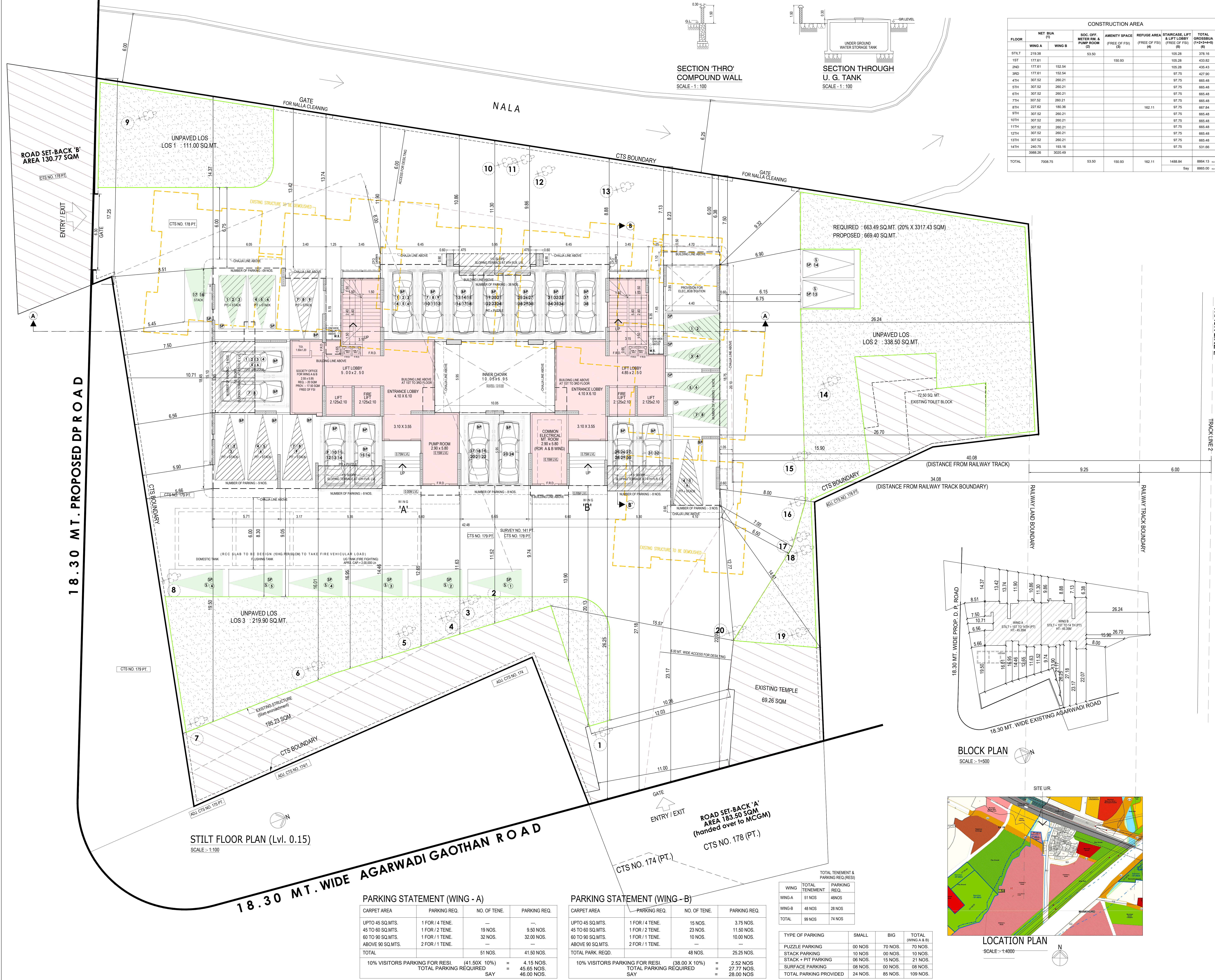


FLOOR	NET BUA		SOC. OFF. METER RM. & PUMP ROOM (2)	AMENITY SPACE (FREE OF FSU) (3)	REFUGES AREA (FREE OF FSU) (4)	STAIRCASE, LIFT & LIFT LOBBY (FREE OF FSU) (5)	TOTAL GROSSBUA (1+2+3+4+5)
	WING A	WING B					
STILT	219.38		53.50	150.93		105.28	378.16
1ST	177.61					105.28	433.82
2ND	177.61	152.54				97.75	427.90
3RD	177.61	152.54				97.75	427.90
4TH	307.52	290.21				97.75	695.48
5TH	307.52	290.21				97.75	695.48
6TH	307.52	290.21				97.75	695.48
7TH	307.52	290.21				97.75	695.48
8TH	227.62	180.36			162.11	97.75	667.84
9TH	307.52	290.21				97.75	695.48
10TH	307.52	290.21				97.75	695.48
11TH	307.52	290.21				97.75	695.48
12TH	307.52	290.21				97.75	695.48
13TH	307.52	290.21				97.75	695.48
14TH	240.75	193.16				97.75	531.66
TOTAL	3988.26	3000.49	53.50	150.93	162.11	1488.84	8864.13

PROFORMA - A		TOTAL
A)	AREA STATEMENT	SQ.MTS.
1	AREA OF PLOT	3637.70
2	DEDUCTIONS OF:	
A)	For Reservation	
a)	Road Set-back area already handed over to mcmg	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 DEVELOPMENT 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) Of Exist. Rehab	360.00
	36 x 10 = 360.00 Sq. Mt.	---
	Total General TDR to be purchased = 2145.82-360.00	---
C)	Add Road Set-back over & above permissible FSI as per Notification Urf. No. TPB-4319/CR-25/2018/UD/11	261.54
	130.77 x 2 =	---
D)	0.50 Add. Govt. FSI Permissible 2980.30 x 0.50	1490.15
	= 1490.15 sq.mt	---
8	TOTAL PERMISSIBLE FLOOR AREA	5091.99
	2980.30+360.00+360.00+1785.82+261.54+1490.15	---
9	PROPOSED BUILT UP AREA	5029.16
	EXCESS REFUGES AREA COLN IN FSI	5.89
9	PROPOSED BUILT UP AREA	5035.05
10	FSI CONSUMED ON NET HOLDING (8/9)	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	467.74
	1522.05 x 35% = 533.22 (36 TENANTS)	---
	1336.41 x 35% = 467.74 (31 TENANTS)	---
	FUNGIBLE BUA CHARGING PREMIUM	1760.21-467.74
	1760.21-467.74	---
	TOTAL PROPOSED BUA INC. FUNGIBLE AREA.	6795.26
15 A)	Tenement Statement	99 NOS.
i	Proposed Built up area (13 above)	6795.26
ii	Less deduction of Refuge Area	---
iii	Area available for tenements [(i) - (ii)]	6795.26
iv	Tenements permissible (Density of tenements / hectare)	305 NOS.
vii	Total number of Tenements proposed on the plot	99 NOS.
B) Parking Statement		74 NOS.
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	---

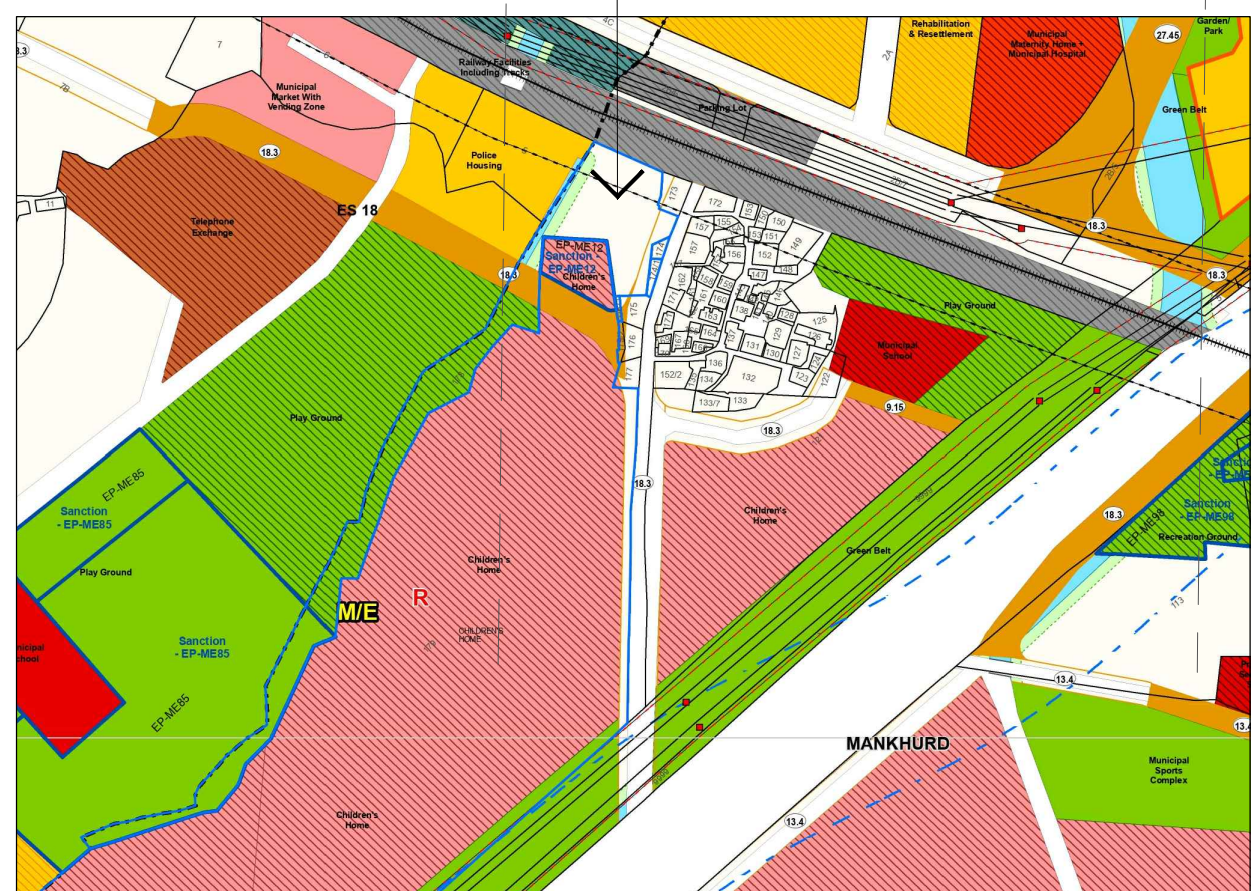


SECTION THRO' COMPOUND WALL SCALE - 1:100

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

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

BLOCK PLAN SCALE - 1:500



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	SAY	=	45.65 NOS.
			46.00 NOS.

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	SAY	=	27.77 NOS.
			28.00 NOS.

WING	TOTAL TENEMENT	PARKING REQ.
WING-A	51 NOS	46 NOS
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.

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 3637.70 SQ.MTS. (three thousand six hundred thirty one point seven zero square meters) 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

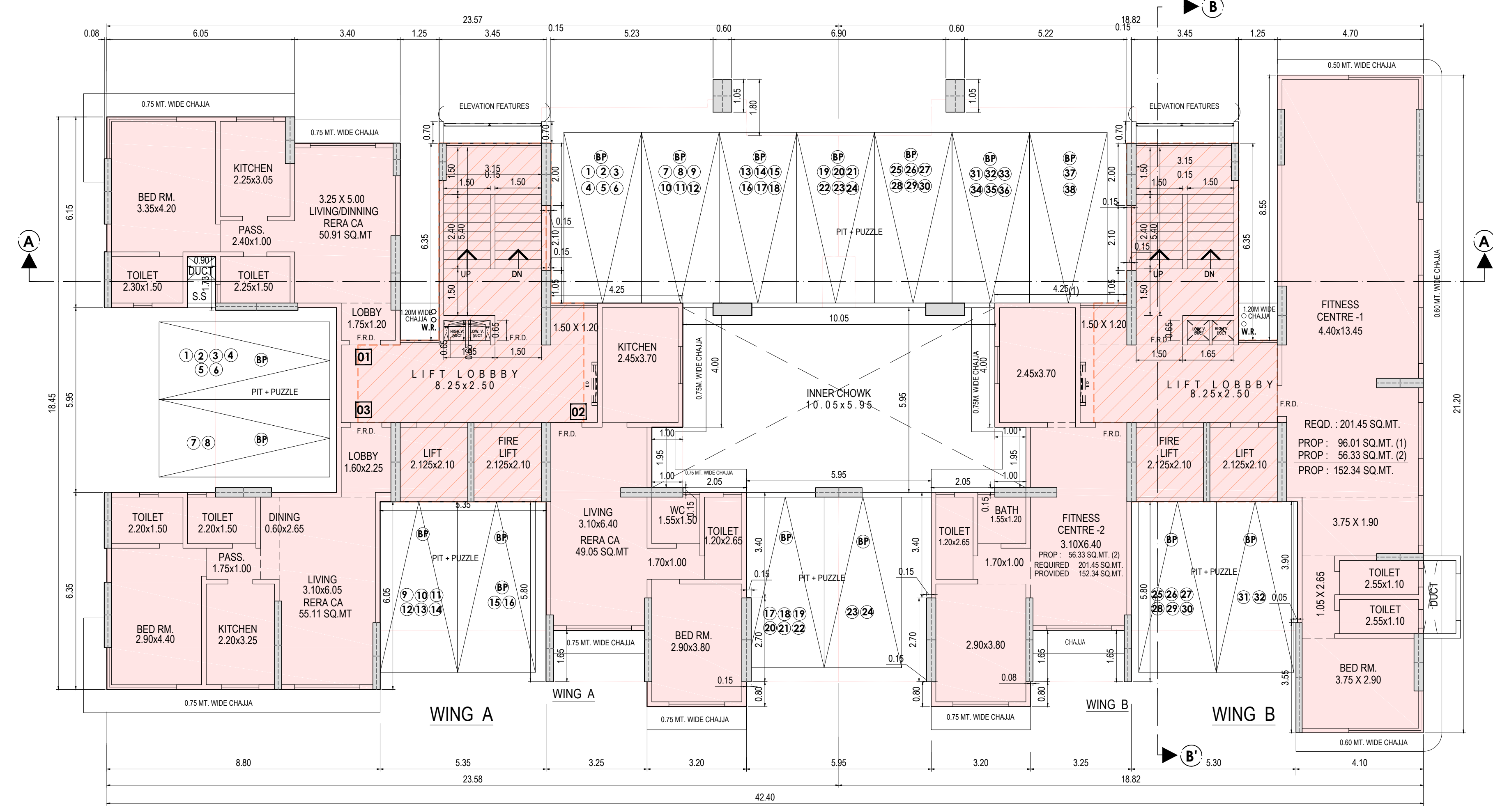
Mr. Dinesh Purohit, (Partner)
 M/S. MAKWIS HOMES LLP (C.A. to Owner M/s. ANUVIDNYAN NAGAR CHS LTD.)
 B/902, LOADS CHS LTD. PLOT NO. 5/35A
 SEC-13, CBD BELAPUR, NAVI MUMBAI-400114

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

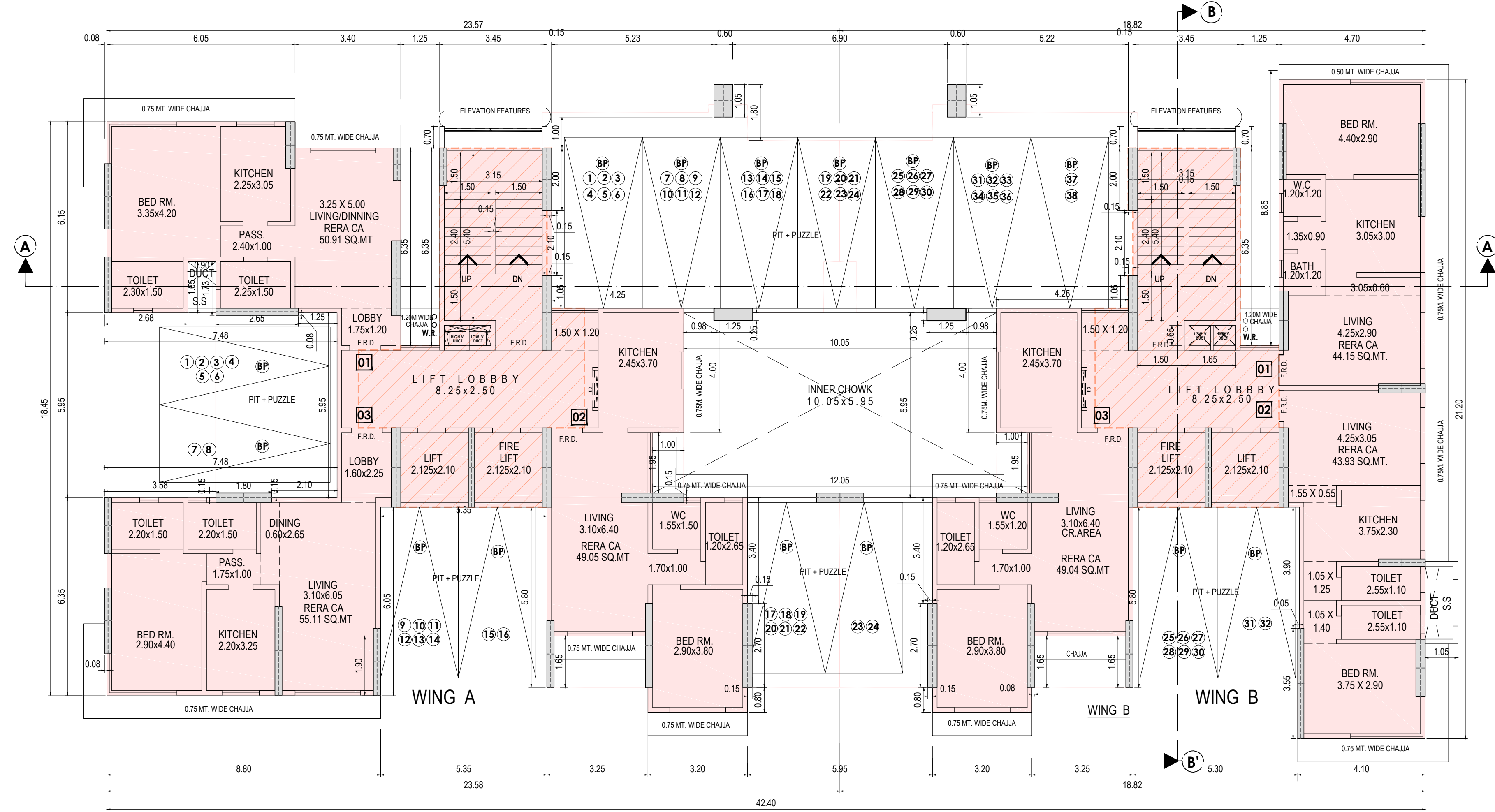
ARCHITECTS

vivek bhosale architects
 24, DR. DAMJI SANKAR, MARKET CROSSING
 SEC-13, CBD BELAPUR, NAVI MUMBAI-400114
 E-MAIL: vivek@vbaa.com, vivek@vbaa.com

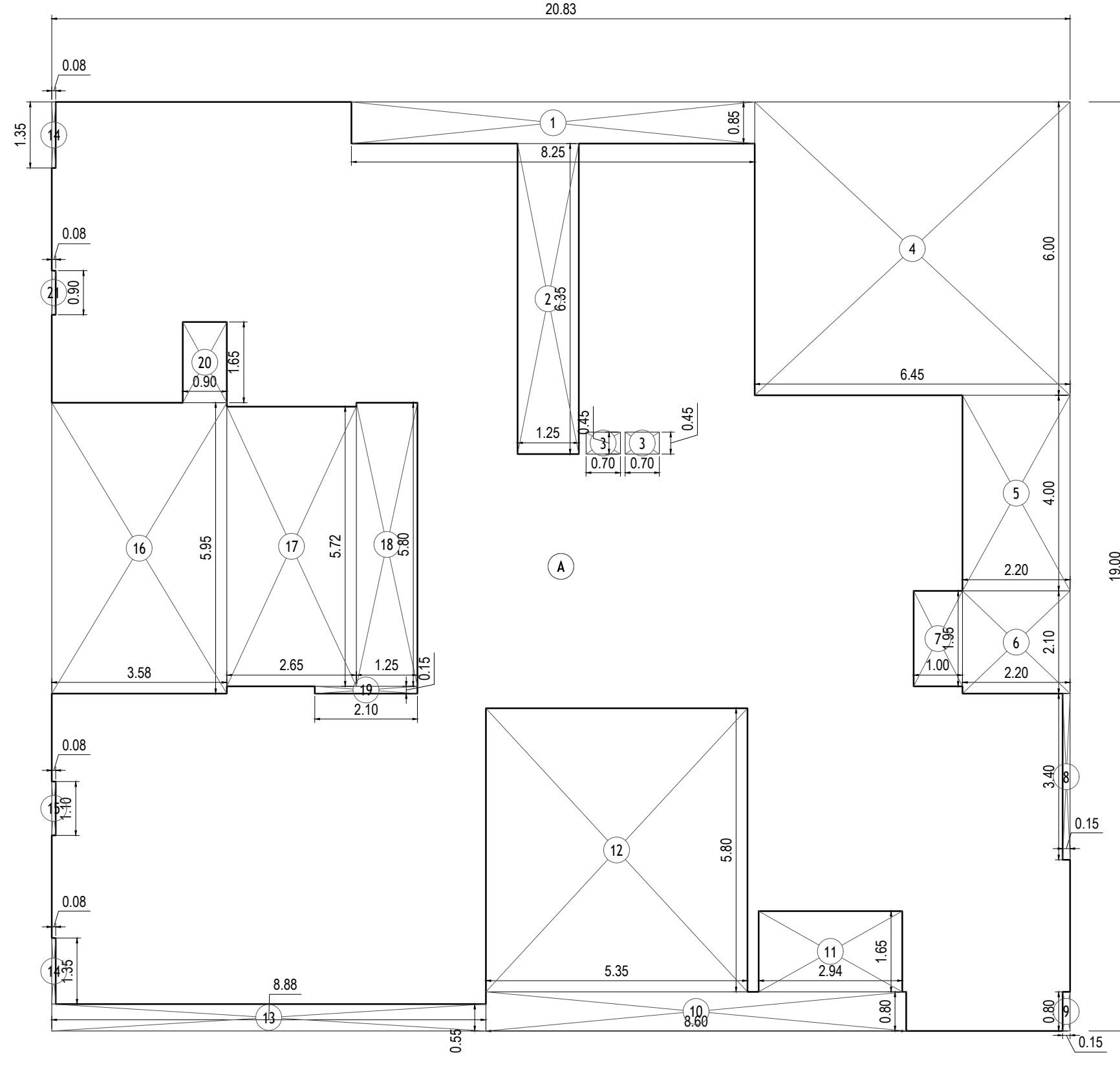
AR. ANJALI V. BHOSALE
 CO-ARCHITECT
 AR. VIVEK R. BHOSALE
 CO-ARCHITECT



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 FLOOR	20.83 X 18.00 X 1 NOS	=	395.77 SQ.MT.
TOTAL ADDITION		=	395.77 SQ.MT.

REDUCTIONS			
1	0.25 X 0.85 X 1 NO	=	7.20 SQ.MT.
2	1.25 X 0.25 X 1 NO	=	7.94 SQ.MT.
3	0.70 X 0.45 X 2 NOS	=	0.63 SQ.MT.
4	6.45 X 0.00 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	=	31.00 SQ.MT.
13	0.88 X 0.55 X 1 NO	=	0.48 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 REDUCTION		=	163.82 SQ.MT.
TOTAL BUILT UP AREA [X - Y]		=	231.95 SQ.MT.

1ST FLOOR AREA DIAGRAM
SCALE: 1:100
WING B

BUILT UP AREA CALCULATION FITNESS CENTER NO.1 AT 1ST FLOOR

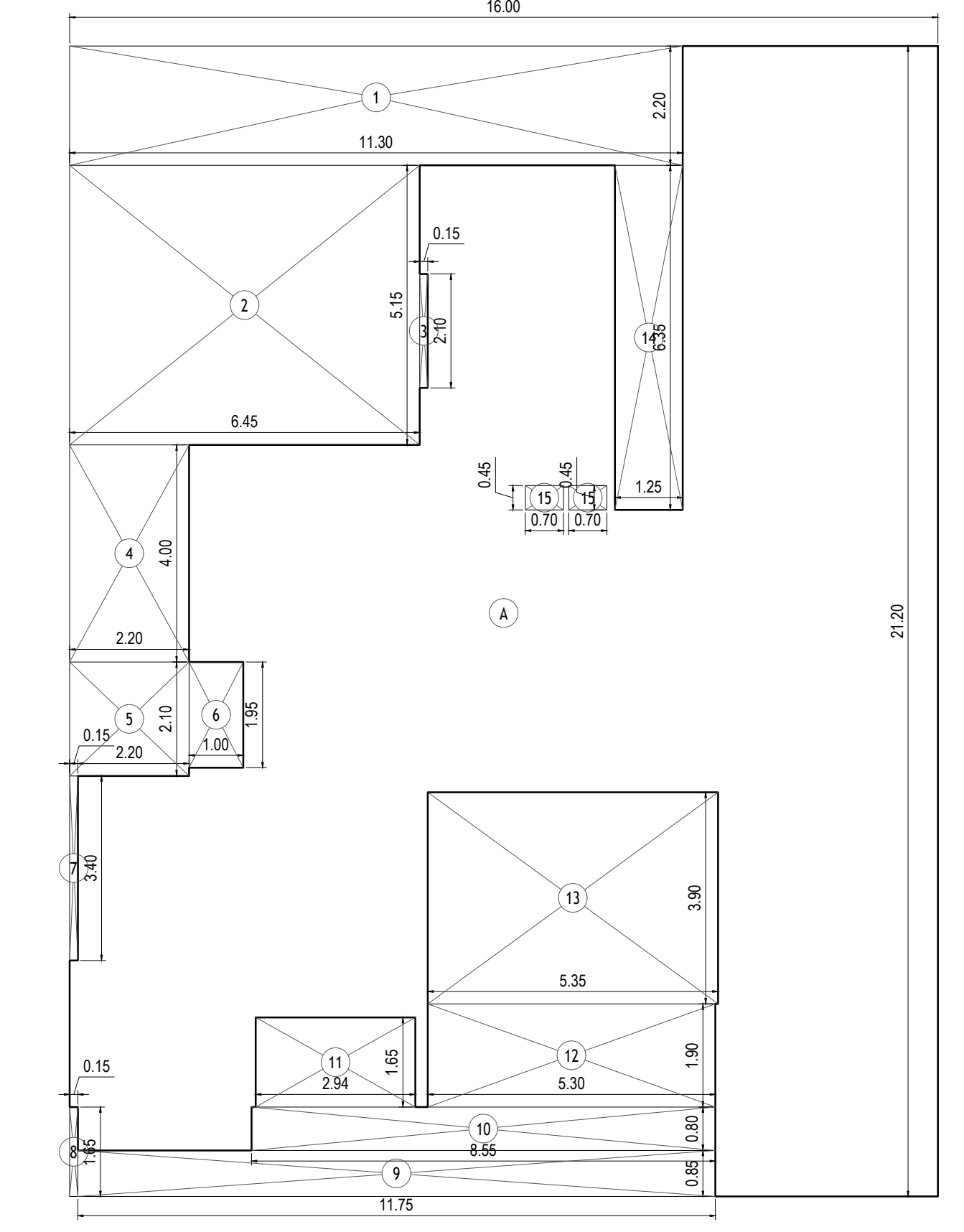
ADDITION			
FC1	4.70 X 11.20 X 1 NO	=	52.64 SQ.MT.
FC2	4.55 X 2.55 X 1 NO	=	11.60 SQ.MT.
FC3	4.05 X 3.90 X 1 NO	=	15.80 SQ.MT.
FC4	4.10 X 3.55 X 1 NO	=	14.56 SQ.MT.
TOTAL ADDITION		=	94.60 SQ.MT.
REQUIRED FITNESS CENTER (1062.29 X 2%)		=	211.24 SQ.MT.
PROVIDED FITNESS CENTER		=	94.60 SQ.MT.

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	=	5.66 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		=	96.33 SQ.MT.

BUILT UP AREA CALCULATION UNPAVED LOS NO 1 AREA DIAGRAM

1	11.30 X 2.20 X 1 NO	=	24.86 SQ.MT.
2	6.45 X 5.15 X 1 NO	=	33.32 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 0.85 X 1 NO	=	0.13 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 REDUCTION		=	137.72 SQ.MT.
TOTAL BUILT UP AREA [X - Y]		=	203.48 SQ.MT.



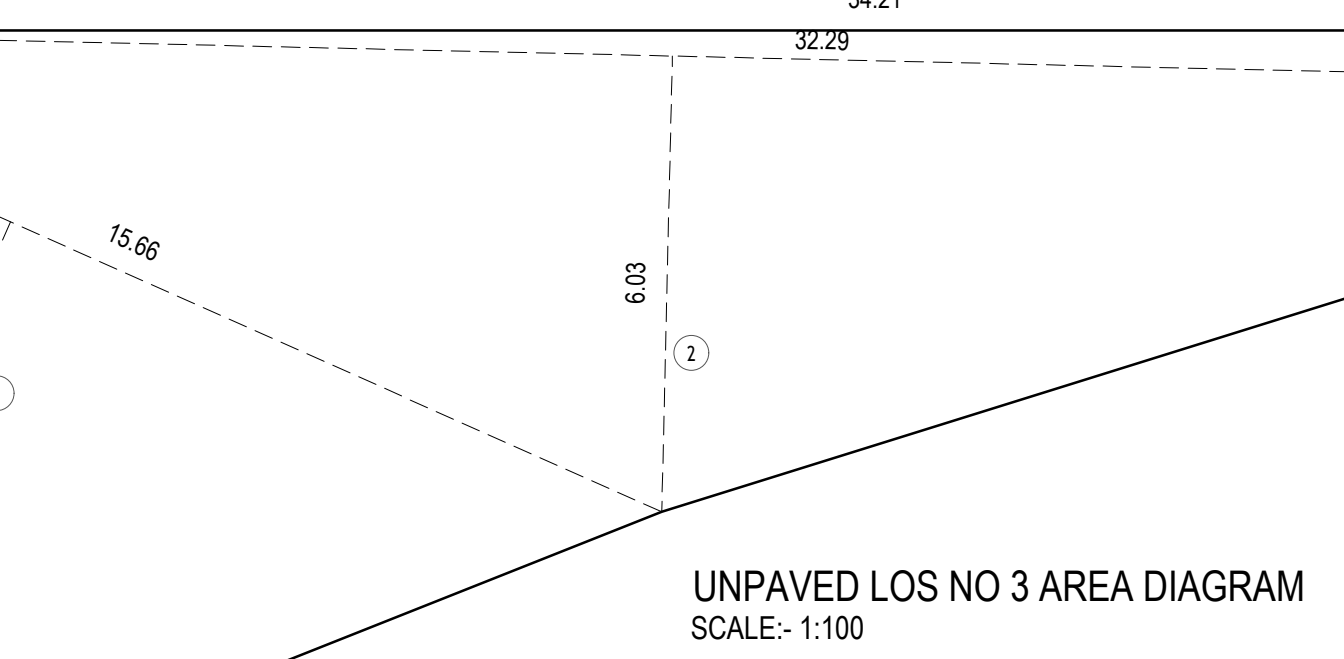
2ND TO 3RD FLOOR AREA DIAGRAM
SCALE: 1:100
WING B

BUILT UP AREA CALCULATION UNPAVED LOS NO 2 AREA DIAGRAM

1	1/2 X 16.07 X 7.87 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 8.60 X 1 NO	=	1.13 SQ.MT.
TOTAL ADDITION		=	111.09 SQ.MT.

UNPAVED LOS (1+2+3) (111.09 + 219.90+338.01)

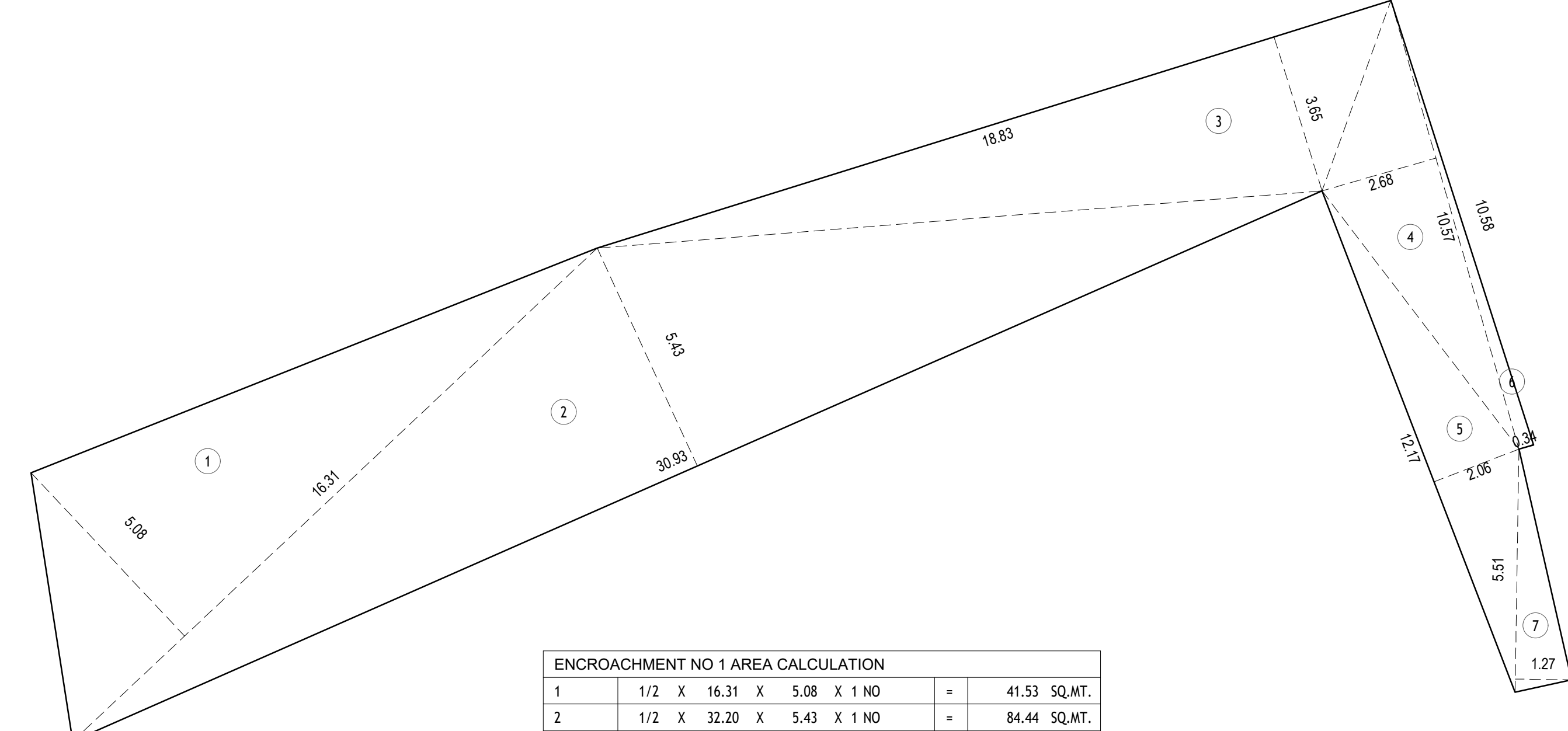
UNPAVED LOS (1+2+3) (111.09 + 219.90+338.01)	669.00 SQ.MT
TOTAL LOS PROVIDED	669.00 SQ.MT
TOTAL LOS REQUIRED (3317.43 X 20%)	663.49 SQ.MT



UNPAVED LOS NO 3 AREA DIAGRAM
SCALE: 1:100

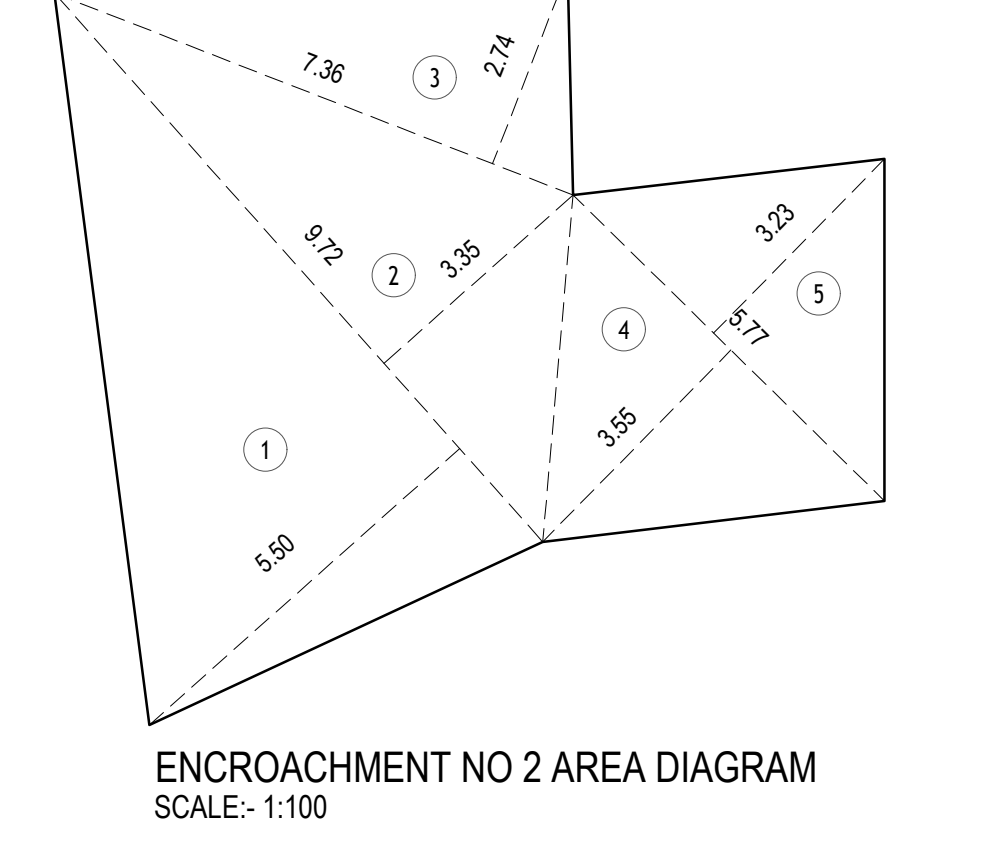
BUILT UP AREA CALCULATION UNPAVED LOS NO 4 AREA DIAGRAM

1	1/2 X 16.07 X 7.87 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 8.60 X 1 NO	=	1.13 SQ.MT.
TOTAL ADDITION		=	111.09 SQ.MT.



ENCROACHMENT NO 1 AREA CALCULATION

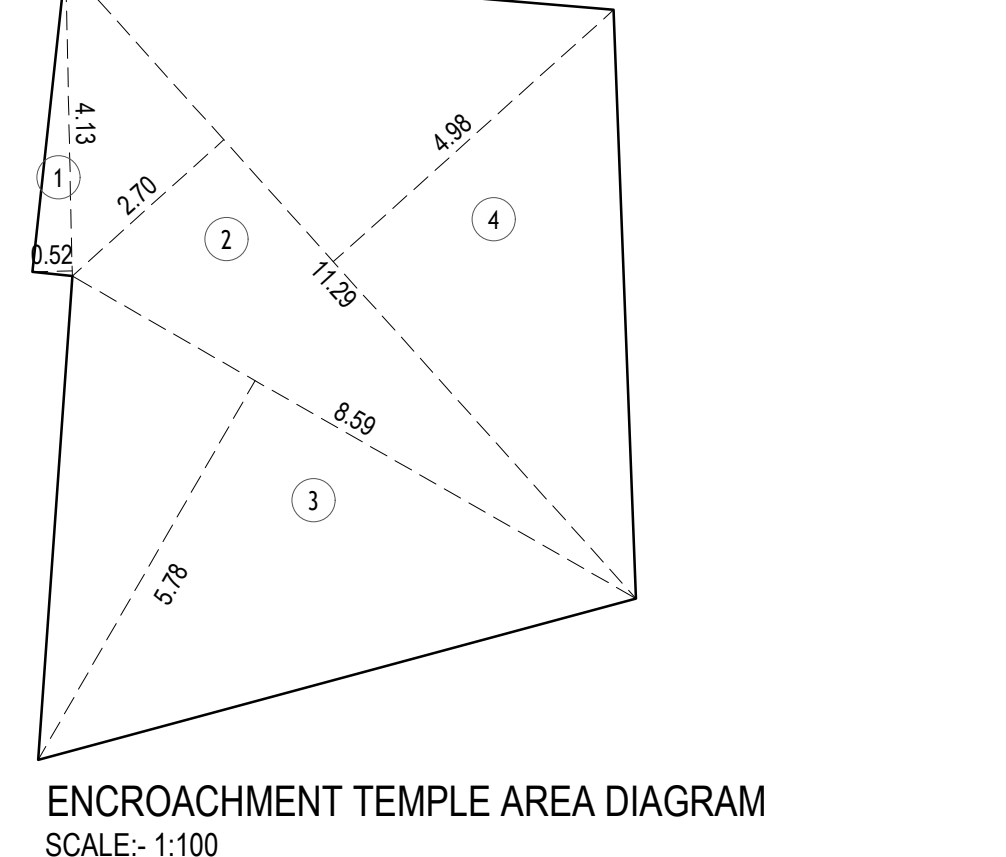
1	1/2 X 16.31 X 5.08 X 1 NO	=	41.53 SQ.MT.
2	1/2 X 32.20 X 5.43 X 1 NO	=	84.44 SQ.MT.
3	1/2 X 18.83 X 3.65 X 1 NO	=	34.36 SQ.MT.
4	1/2 X 10.57 X 2.68 X 1 NO	=	14.16 SQ.MT.
5	1/2 X 12.17 X 2.06 X 1 NO	=	12.54 SQ.MT.
6	1/2 X 5.51 X 1.27 X 1 NO	=	3.50 SQ.MT.
7	1/2 X 10.56 X 0.34 X 1 NO	=	1.80 SQ.MT.
TOTAL ADDITION		=	195.23 SQ.MT.



ENCROACHMENT NO 2 AREA DIAGRAM
SCALE: 1:100

ENCROACHMENT NO 2 AREA CALCULATION

1	1/2 X 9.72 X 3.50 X 1 NO	=	17.01 SQ.MT.
2	1/2 X 9.72 X 3.25 X 1 NO	=	15.78 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.



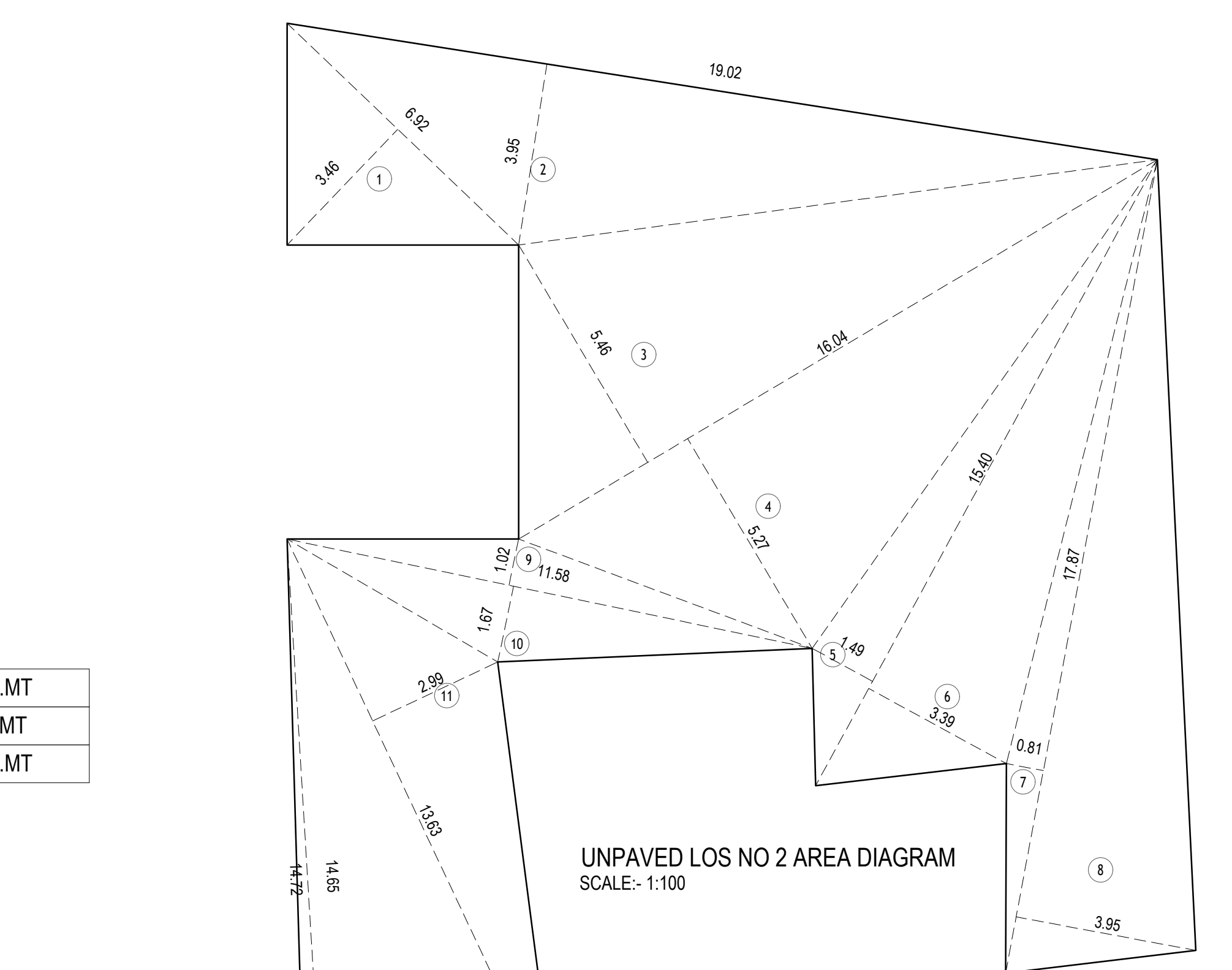
ENCROACHMENT TEMPLE AREA DIAGRAM
SCALE: 1:100

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 3.70 X 1 NO	=	30.49 SQ.MT.
3	1/2 X 8.99 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.

ENCROACHMENT AREA NO 1

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



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.
14	1/2 X 14.72 X 0.45 X 1 NO	=	3.31 SQ.MT.
15	1/2 X 12.37 X 1.70 X 1 NO	=	10.51 SQ.MT.
TOTAL ADDITION		=	338.01 SQ.MT.

ST. CASE, LIFT & LOBBY AREA CALC. 1ST TO 3RD FLOOR WING A

1	3.60 X 2.90 X 1 NO	=	7.20 SQ.MT.
2	3.45 X 2.90 X 1 NO	=	7.21 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 2.61 X 1 NO	=	3.21 SQ.MT.
6	1.26 X 2.90 X 1 NO	=	3.65 SQ.MT.
7	4.85 X 2.55 X 1 NO	=	12.37 SQ.MT.
TOTAL ADDITION		=	56.25 SQ.MT.

REDUCTIONS

1	0.70 X 0.45 X 2 NOS	=	0.63 SQ.MT.
TOTAL REDUCTION		=	0.63 SQ.MT.
TOTAL BUILT UP AREA [X - Y]		=	54.34 SQ.MT.

ST. CASE, LIFT & LOBBY AREA CALC. 1ST TO 3RD FLOOR WING B

1	3.60 X 2.90 X 1 NO	=	7.20 SQ.MT.
2	3.45 X 2.90 X 1 NO	=	7.21 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 2.61 X 1 NO	=	3.21 SQ.MT.
6	4.80 X 2.55 X 1 NO	=	12.24 SQ.MT.
TOTAL ADDITION		=	51.58 SQ.MT.

REDUCTIONS

1	0.70 X 0.45 X 2 NOS	=	0.63 SQ.MT.
TOTAL REDUCTION		=	0.63 SQ.MT.
TOTAL BUILT UP AREA [X - Y]		=	50.94 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	=	10.31 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.

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS



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

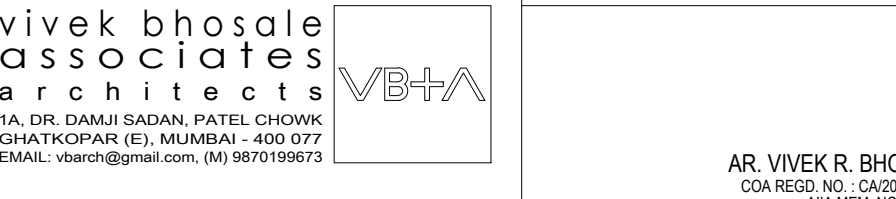
NAME OF THE SOCIETY
M/S. ANUVIDNYAN NAGAR CHS LTD.

NAME OF THE DEVELOPERS

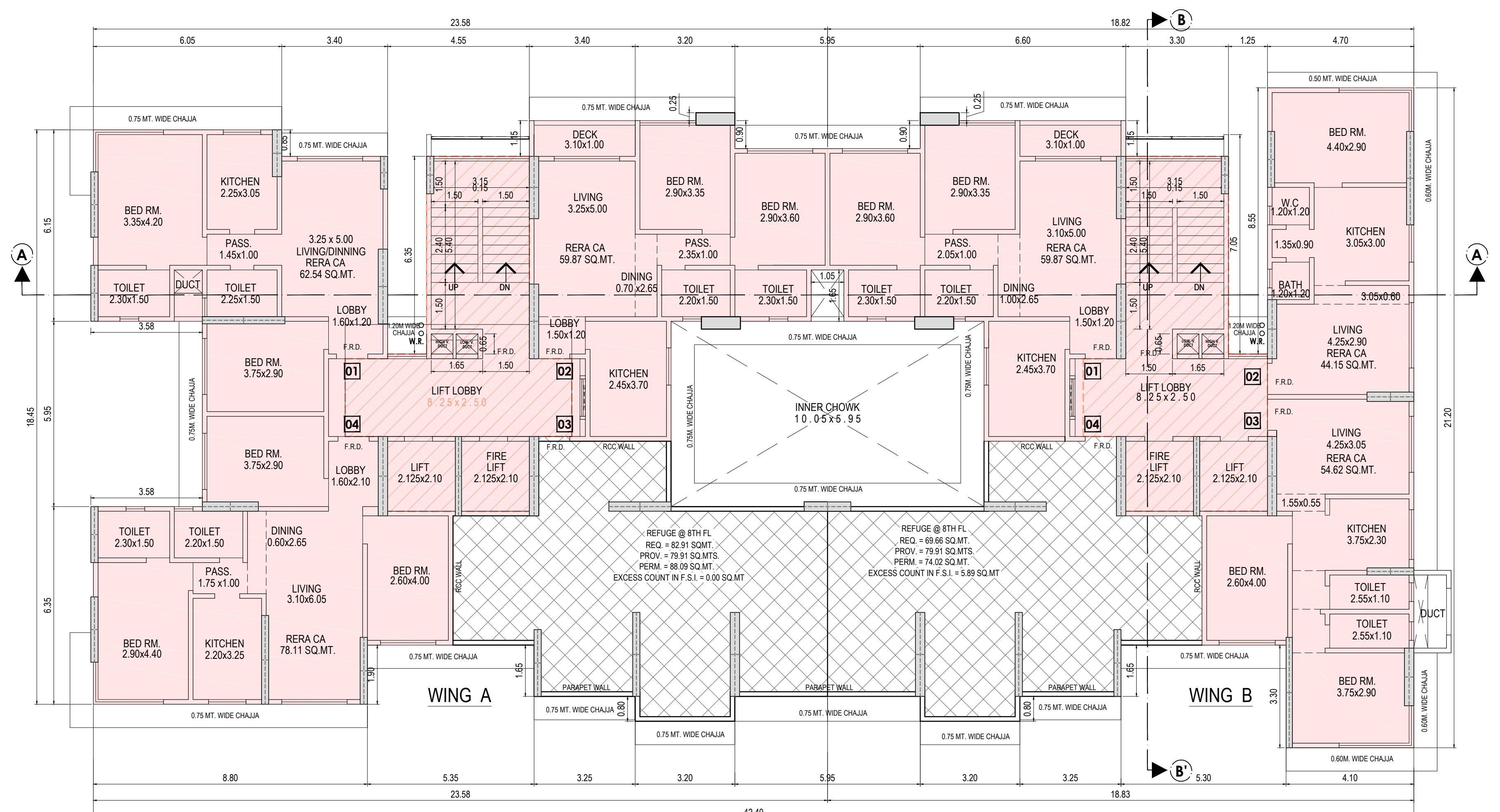
Mr. Dinesh Purohit, (Partner)
 M/S. MARWISE HOMES LLP (P.A. to Owner M/S. ANUVIDNYAN NAGAR CHS LTD.)
 BANEL CHANDR CHETI, PLOT NO. 336A
 SEC-15, CBD BELAPUR, NAVI MUMBAI-400164

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

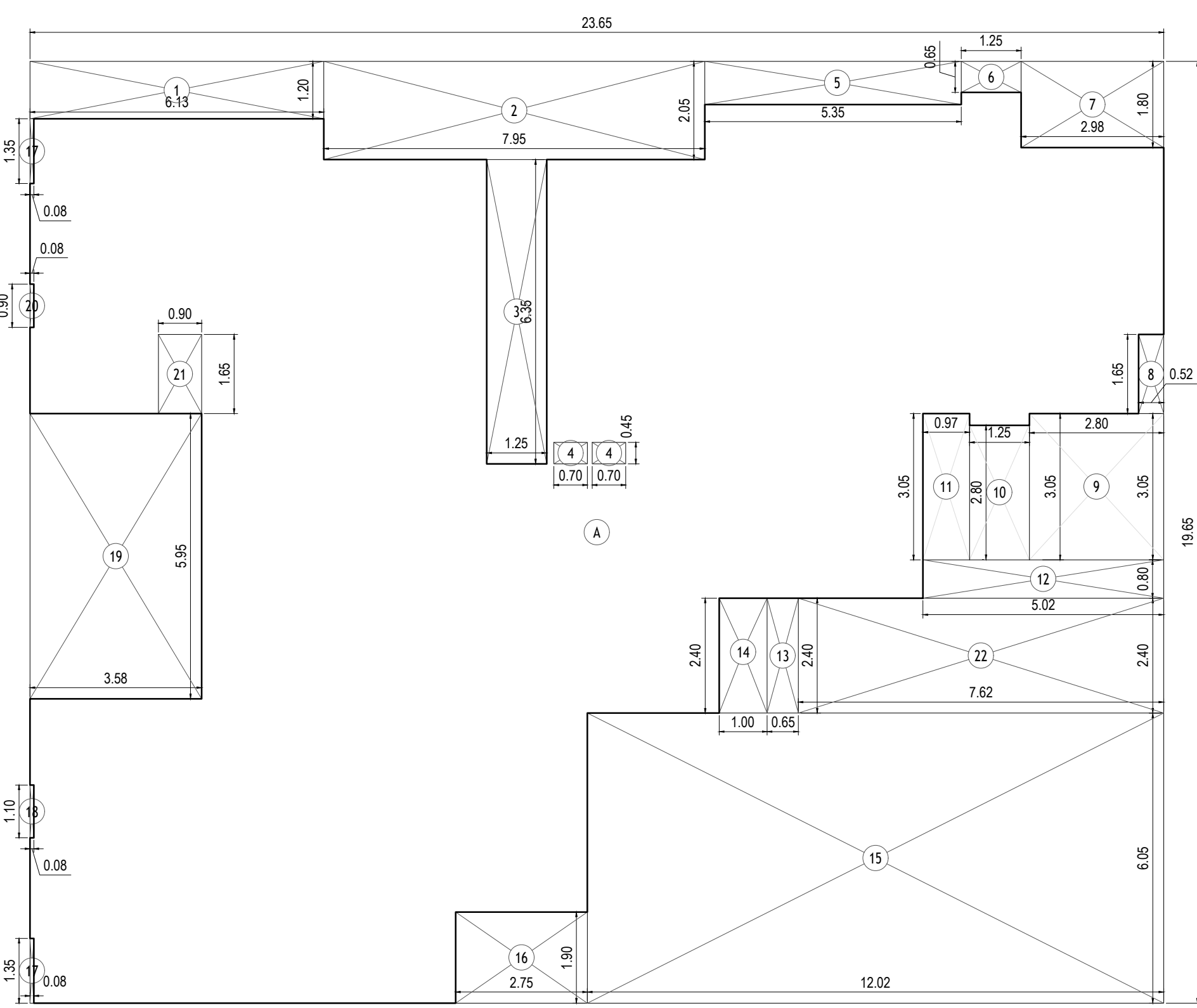
ARCHITECTS



AR. ANJALI B. BHOSALE
 CO-ARCHITECT (REGD. NO. 14309/19)
 AR. VIVEK R. BHOSALE
 CO-ARCHITECT (REGD. NO. 14309/19)



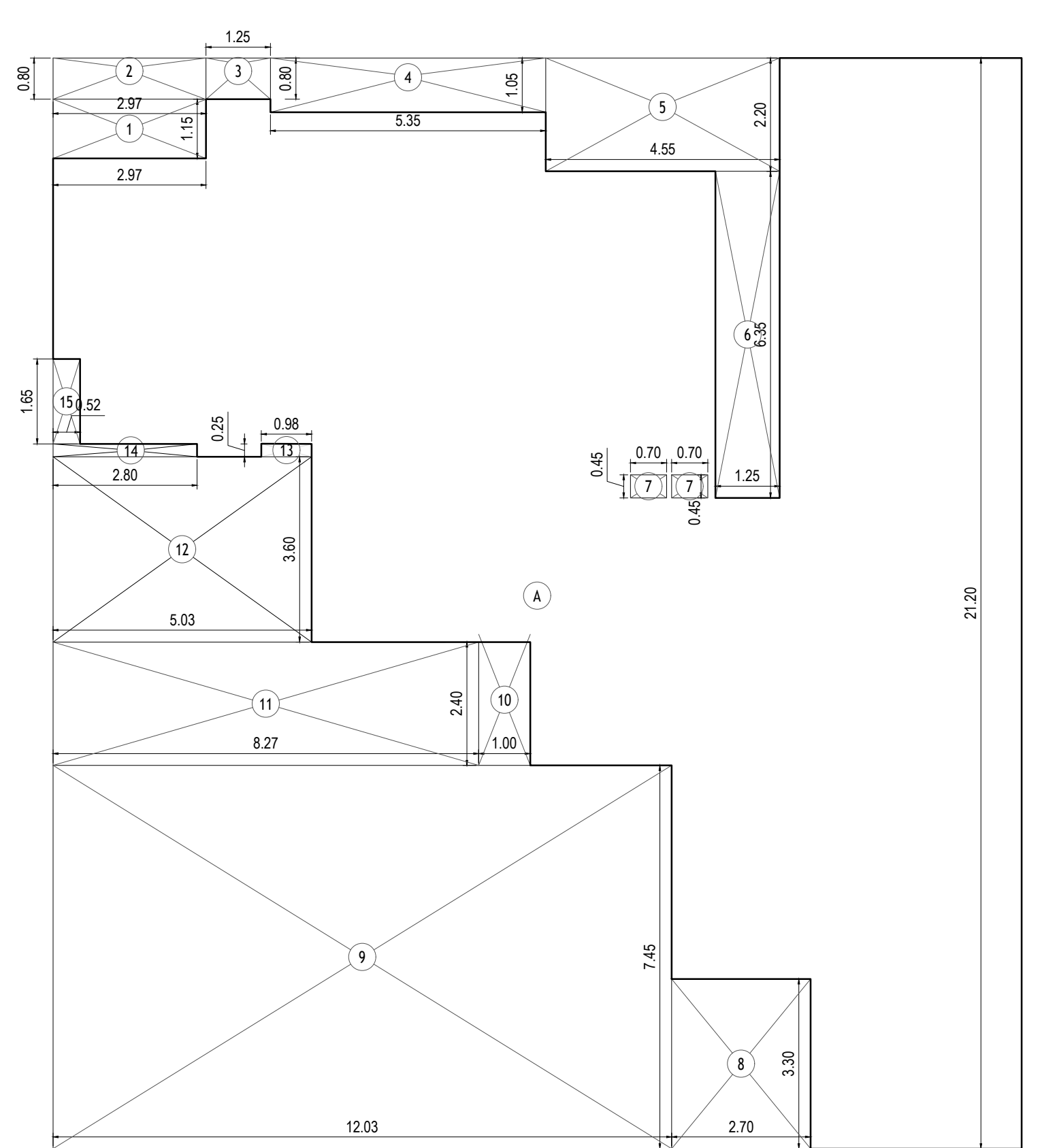
REFUGE FLOOR PLAN
8TH FLOOR
SCALE: 1:100



8TH FLOOR AREA DIAGRAM
SCALE: 1:100
WING A

BUILT UP AREA CALCULATION WING A

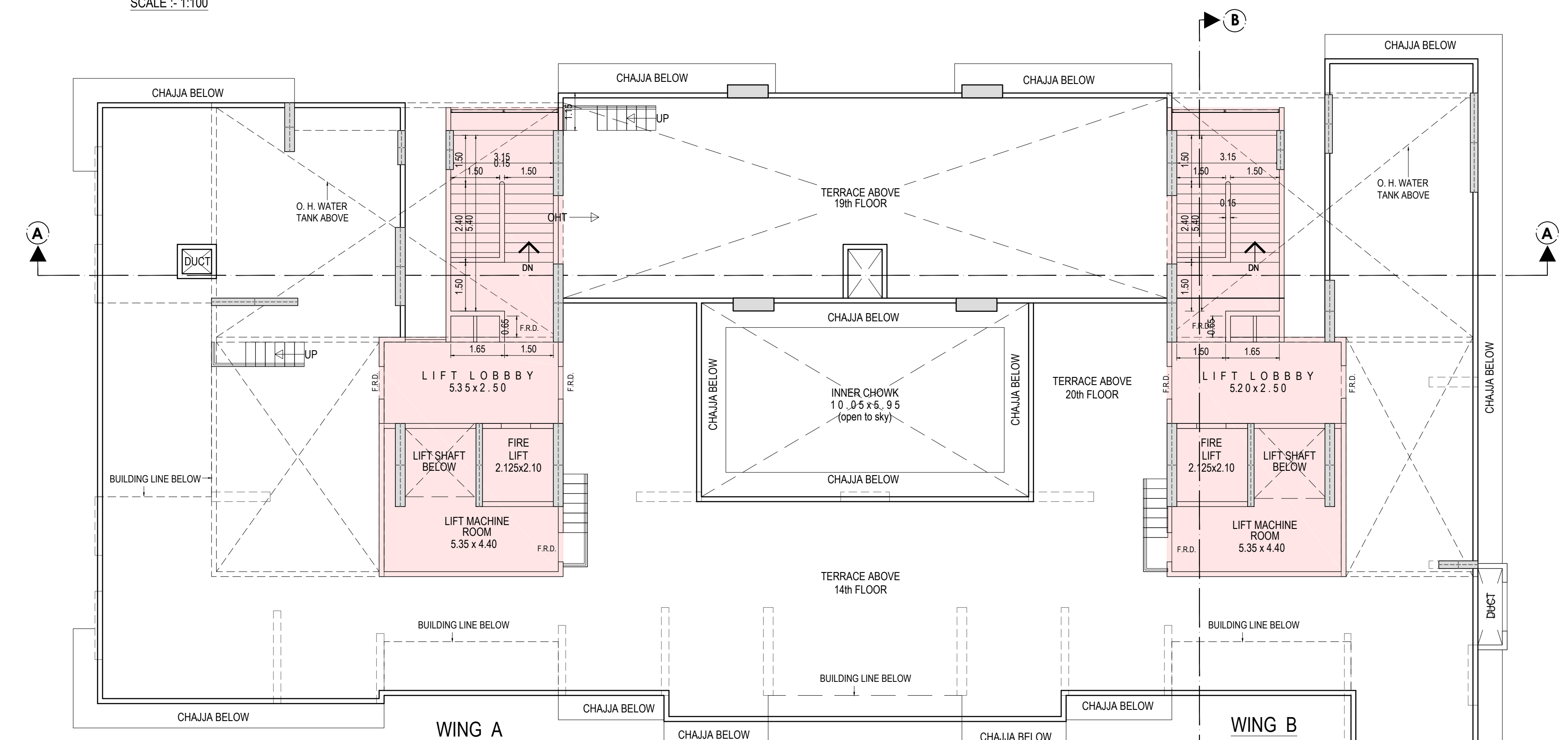
8TH & 15TH FLOOR	
A	23.66 X 19.65 X 1 NO = 464.92 SQ.MT.
TOTAL ADDITION = 464.92 SQ.MT.	
DEDUCTIONS	
1	6.13 X 1.20 X 1 NO = 7.36 SQ.MT.
2	7.95 X 2.05 X 1 NO = 16.30 SQ.MT.
3	1.25 X 6.35 X 1 NO = 7.94 SQ.MT.
4	0.70 X 0.45 X 2 NOS = 0.63 SQ.MT.
5	5.53 X 0.90 X 1 NO = 4.98 SQ.MT.
6	1.25 X 0.65 X 1 NO = 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 2 NOS = 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.	
TOTAL BUILT UP AREA (X - Y1) = 278.22 SQ.MT.	



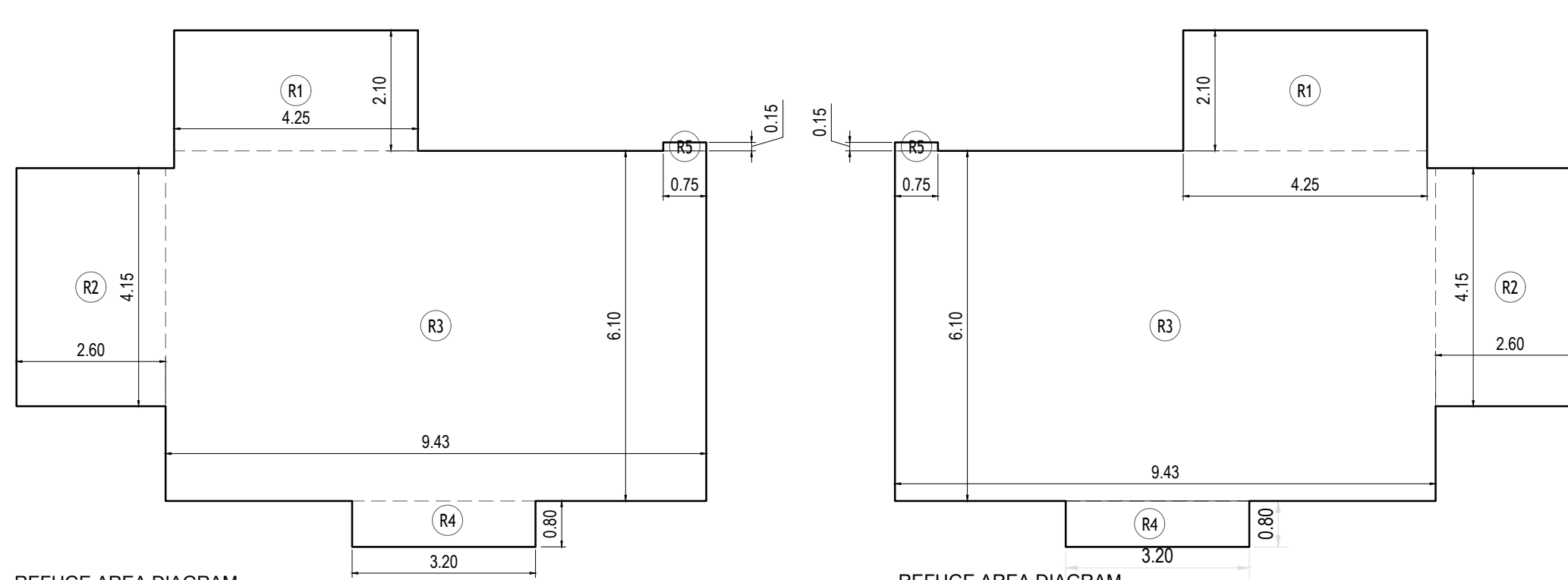
8TH FLOOR AREA DIAGRAM
SCALE: 1:100
WING B

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.	
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.	
TOTAL BUILT UP AREA (X - Y1) = 227.51 SQ.MT.	



TERRACE FLOOR
SCALE: 1:100



REFUGE AREA CALCULATION 8TH FLOOR WING A

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.	

REFUGE AREA CALCULATION 8TH FL WING - A

4% X (BUILT UP AREA OF 6.5 FLOORS)
4% X (227.52 + 307.52 X 6FL) = 82.91 SQ.MT.

REFUGE AREA REQUIRED = 79.91 SQ.MT.

REFUGE AREA PROVIDED = 82.29 SQ.MT.

NOTE:
AS PER REG NO 486(B) MAX PERM REFUGE AREA FREE OF F.S.I. = 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

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.	

REFUGE AREA CALCULATION 8TH FL WING - B

4% X (BUILT UP AREA OF 6.5 FLOORS)
4% X (180.36 + 290.21 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 486(B) MAX PERM REFUGE AREA FREE OF F.S.I. = 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



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.

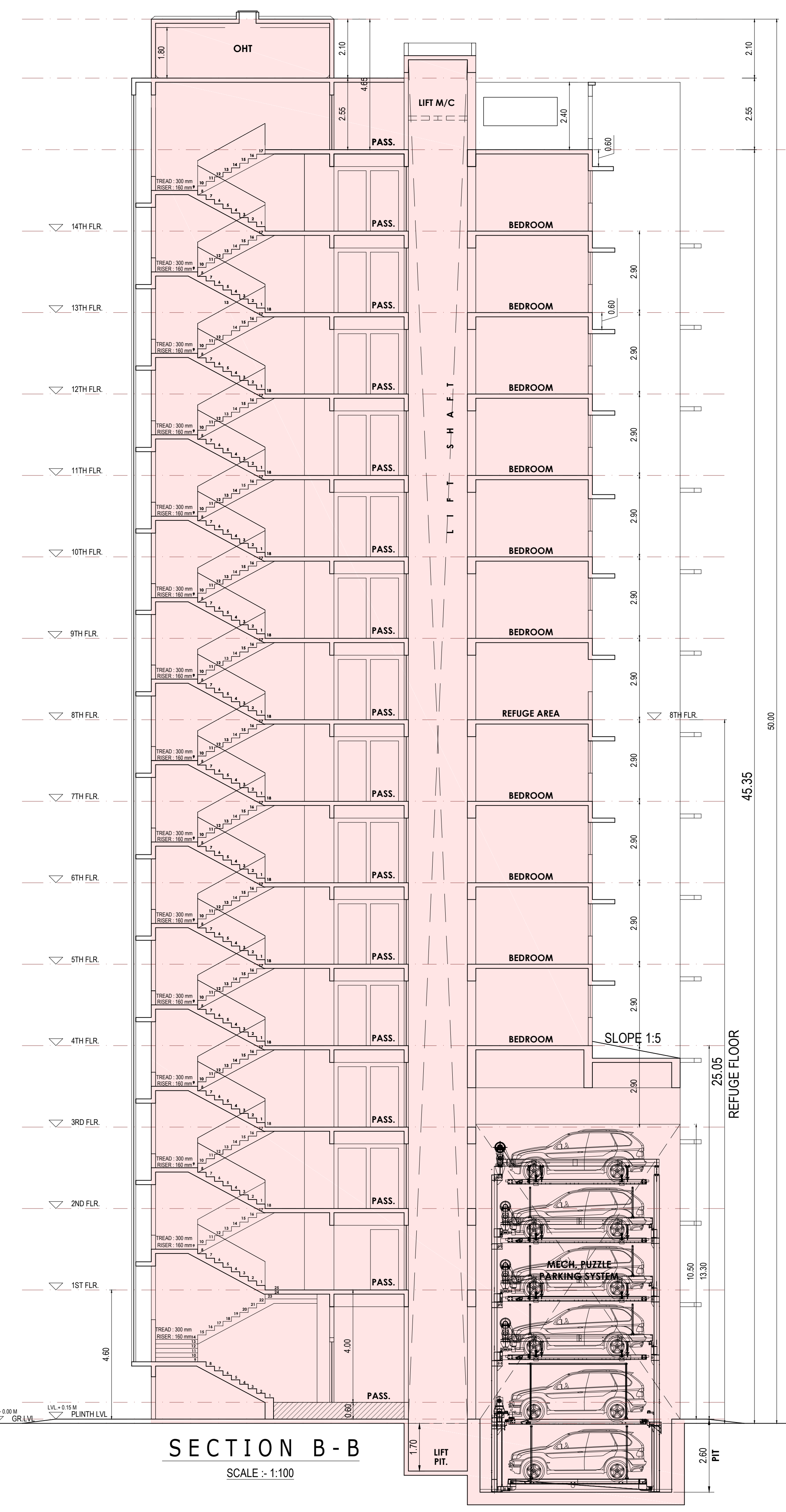
NAME OF THE DEVELOPERS

Mr. Dinesh Purohit, (Partner)
M/s. MAKWISE HOMES LLP (C.A. to Owner M/s. ANUVIDNYAN NAGAR CHS LTD.)
B/902, LOADS CHS LTD, PLOT NO. 5/35A
SEC-10, CBD BELAPUR, NAVI MUMBAI-400114

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

ARCHITECTS SIGNATURE

vivek bhosale associates ARCHITECTS
B/10, LOADS CHS LTD, PLOT NO. 5/35A, SEC-10, CBD BELAPUR, NAVI MUMBAI-400114
AR. ANJALI V. BHOSALE
AR. VIVEK R. BHOSALE



STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS



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 ANUIDINYAN 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. ANUIDINYAN NAGAR CHS LTD.

NAME OF THE DEVELOPERS

Mr. Dinesh Parthit, (Partner)
M/S. MARWISE HOMES LLP (C.A. to Owner M/s. ANUIDINYAN NAGAR CHS LTD.)
B/902, LOARDS CHS LTD., PLOT NO. 533A
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

vivek bhosale associates
R C H I T E C T S
3A, DR. DASHRATH SHANKAR PATILS CHOWK
GHATKOPAR (E), MUMBAI - 400 077
EMAIL: vivekb@vbaa.com | 9821909873

AR. ANUJA V. BHOSALE
CON. REG. NO. 146252/076

AR. VIVEK R. BHOSALE
CON. REG. NO. 146252/076

