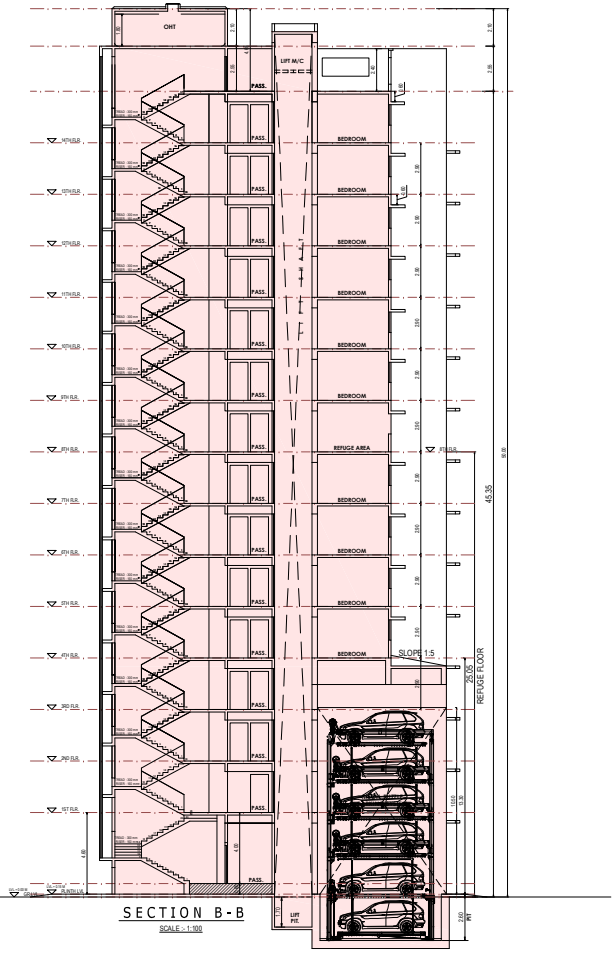
SECTION A-A

SCALE :- 1:100



SECTION B-B

SCALE :- 1:100

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

MANDODA SANJAYANA GOTAN — E.E.(B.P.) E.S. I

SUYASH CHANDRAK ANI BAUP — S.E.(B.P.) N

NANASAHE B RAMSING KENJALE — 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

DINESH TULSI RAM PUROHIT

Mr.Dinesh Purohit.(Partner)
M/S. MAKWISE HOMES LLP (C.A. to Owner M/s. ANUVIDNYAN NAGAR CHS LTD.)
B/802, LUMROS CHS LTD., PLOT NO. 320A
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

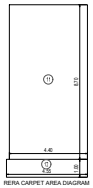
vivek bhosale associates architects
A. 176, CHANAK BUILDING, PUPTALI, GATAKPAR, KURLA (W), MUMBAI-400070
EMAIL : bhosale@vbaa.in, Tel. 9821139672

AR. ANUJA V. BHOSALE
COA REGD. NO. - CA/2000/70788

VIVEK RAGHUNATH BHOSALE

AR. VIVEK R. BHOSALE
COA REGD. NO. - CA/2000/70788
ADD NOW NO. - 10000

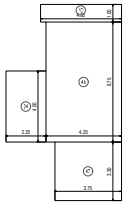
WING 'B'



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

RERA CARPET AREA CALCULATION

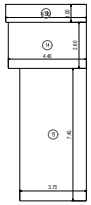
FLAT NO 1 (2ND & 3RD FLOOR) WING B							
11	4.40	X	8.70	X	1 NO	=	38.28 SQ.MT.
12	4.55	X	1.00	X	1 NO	=	4.55 SQ.MT.
					TOTAL ADDITION	=	42.83 SQ.MT. X



RERA CARPET AREA DIAGRAM
FLAT NO 3 TYPICAL FLOOR WING B

RERA CARPET AREA CALCULATION

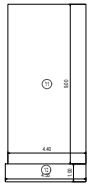
FLAT NO 3 TYPICAL FLOOR WING B							
12	4.55	X	1.00	X	1 NO	=	4.55 SQ.MT.
34	2.28	X	4.00	X	1 NO	=	9.00 SQ.MT.
46	4.25	X	1.75	X	1 NO	=	28.69 SQ.MT.
47	3.75	X	3.30	X	1 NO	=	12.38 SQ.MT.
					TOTAL ADDITION	=	54.62 SQ.MT. X



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

RERA CARPET AREA CALCULATION

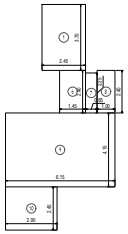
FLAT NO 2 (2ND & 3RD FLOOR) WING B							
13	4.55	X	1.00	X	1 NO	=	4.55 SQ.MT.
14	4.40	X	2.60	X	1 NO	=	11.44 SQ.MT.
15	3.75	X	7.45	X	1 NO	=	27.94 SQ.MT.
					TOTAL ADDITION	=	43.93 SQ.MT. X



RERA CARPET AREA DIAGRAM
FLAT NO 2 TYPICAL FLOOR WING B

RERA CARPET AREA CALCULATION

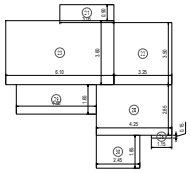
FLAT NO 2 TYPICAL FLOOR WING B							
11	4.40	X	9.00	X	1 NO	=	39.60 SQ.MT.
12	4.55	X	1.00	X	1 NO	=	4.55 SQ.MT.
					TOTAL ADDITION	=	44.15 SQ.MT. X



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

RERA CARPET AREA CALCULATION

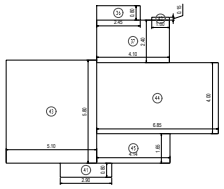
FLAT NO 4 (1ST TO 3RD FLOOR) WING B							
1	2.45	X	3.70	X	1 NO	=	9.07 SQ.MT.
6	1.45	X	2.40	X	1 NO	=	3.48 SQ.MT.
7	0.65	X	2.25	X	1 NO	=	1.46 SQ.MT.
8	1.00	X	2.40	X	1 NO	=	2.40 SQ.MT.
9	6.15	X	4.15	X	1 NO	=	25.52 SQ.MT.
10	2.90	X	2.45	X	1 NO	=	7.11 SQ.MT.
					TOTAL ADDITION	=	49.04 SQ.MT. X



RERA CARPET AREA DIAGRAM
FLAT NO 1 TYPICAL FLOOR WING B

RERA CARPET AREA CALCULATION

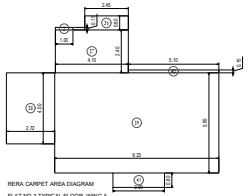
FLAT NO 1 TYPICAL FLOOR WING B							
21	3.25	X	0.90	X	1 NO	=	2.775 SQ.MT.
22	3.25	X	3.50	X	1 NO	=	11.38 SQ.MT.
23	6.10	X	3.60	X	1 NO	=	21.96 SQ.MT.
24	1.15	X	0.15	X	1 NO	=	0.17 SQ.MT.
25	4.50	X	1.65	X	1 NO	=	7.43 SQ.MT.
30	2.45	X	1.85	X	1 NO	=	4.53 SQ.MT.
					TOTAL ADDITION	=	48.33 SQ.MT. X



RERA CARPET AREA DIAGRAM
FLAT NO 4 TYPICAL FLOOR WING B

RERA CARPET AREA CALCULATION

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

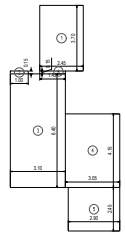


RERA CARPET AREA DIAGRAM
FLAT NO 3 TYPICAL FLOOR WING A

RERA CARPET AREA CALCULATION

FLAT NO 3 TYPICAL FLOOR WING A							
2	1.00	X	0.15	X	1 NO	=	0.15 SQ.MT.
35	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	5.45	X	1 NO	=	50.31 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	=	76.19 SQ.MT. X

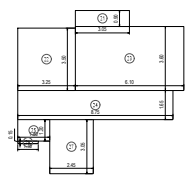
WING 'A'



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

RERA CARPET AREA CALCULATION

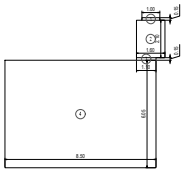
FLAT NO 3 (1ST TO 3RD FLOOR) WING A							
1	2.45	X	3.70	X	1 NO	=	9.07 SQ.MT.
2	1.00	X	0.15	X	1 NO	=	0.15 SQ.MT.
3	3.15	X	6.40	X	1 NO	=	19.94 SQ.MT.
4	3.05	X	4.15	X	1 NO	=	12.66 SQ.MT.
5	2.90	X	2.45	X	1 NO	=	7.11 SQ.MT.
5	1.45	X	0.15	X	1 NO	=	0.22 SQ.MT.
					TOTAL ADDITION	=	49.05 SQ.MT. X



RERA CARPET AREA DIAGRAM
FLAT NO 2 TYPICAL FLOOR WING A

RERA CARPET AREA CALCULATION

FLAT NO 2 TYPICAL FLOOR WING A							
21	3.25	X	0.90	X	1 NO	=	2.775 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	0.75	X	1.65	X	1 NO	=	1.24 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	=	51.07 SQ.MT. X



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

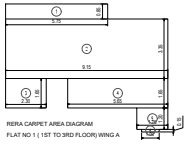
RERA CARPET AREA CALCULATION

FLAT NO 4 (1ST TO 3RD FLOOR) WING A							
1	1.00	X	0.15	X	1 NO	=	0.15 SQ.MT.
2	1.15	X	2.10	X	1 NO	=	2.36 SQ.MT.
3	1.10	X	0.15	X	1 NO	=	0.17 SQ.MT.
4	8.50	X	4.05	X	1 NO	=	51.42 SQ.MT.
					TOTAL ADDITION	=	55.11 SQ.MT. X

RERA CARPET AREA DIAGRAM
FLAT NO 1 TYPICAL FLOOR WING A

RERA CARPET AREA CALCULATION

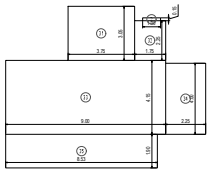
FLAT NO 1 TYPICAL FLOOR WING A							
2	1.00	X	0.15	X	1 NO	=	0.15 SQ.MT.
16	5.75	X	4.20	X	1 NO	=	24.15 SQ.MT.
17	2.35	X	1.45	X	1 NO	=	3.42 SQ.MT.
18	3.75	X	4.70	X	1 NO	=	17.63 SQ.MT.
19	3.40	X	3.25	X	1 NO	=	11.05 SQ.MT.
20	1.90	X	2.85	X	1 NO	=	5.42 SQ.MT.
					TOTAL ADDITION	=	62.04 SQ.MT. X



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

RERA CARPET AREA CALCULATION

FLAT NO 1 (1ST TO 3RD FLOOR) WING A							
1	5.75	X	0.85	X	1 NO	=	4.89 SQ.MT.
2	9.15	X	3.35	X	1 NO	=	30.65 SQ.MT.
3	2.30	X	1.45	X	1 NO	=	3.33 SQ.MT.
4	5.65	X	1.65	X	1 NO	=	9.32 SQ.MT.
5	1.75	X	1.30	X	1 NO	=	2.28 SQ.MT.
6	1.00	X	0.15	X	1 NO	=	0.15 SQ.MT.
					TOTAL ADDITION	=	50.91 SQ.MT. X



RERA CARPET AREA DIAGRAM
FLAT NO 4 TYPICAL FLOOR WING A

RERA CARPET AREA CALCULATION

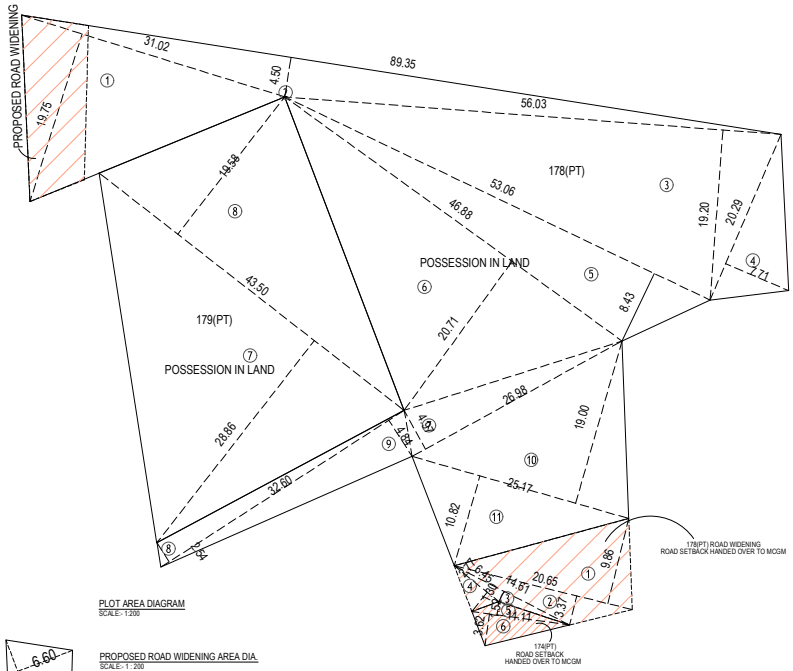
FLAT NO 4 TYPICAL FLOOR WING A							
2	1.00	X	0.15	X	1 NO	=	0.15 SQ.MT.
35	3.75	X	3.05	X	1 NO	=	11.44 SQ.MT.
36	1.75	X	2.25	X	1 NO	=	3.94 SQ.MT.
38	9.00	X	4.15	X	1 NO	=	37.35 SQ.MT.
39	2.28	X	4.00	X	1 NO	=	9.00 SQ.MT.
39	0.94	X	1.90	X	1 NO	=	1.79 SQ.MT.
					TOTAL ADDITION	=	78.11 SQ.MT. X

RERA CARPET AREA (WING-A)

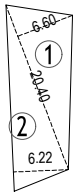
FLAT No	1	2	3	4	TOTAL
1ST FLOOR	50.91	49.05	55.11	—	3 NOS
2ND FLOOR	50.91	49.05	55.11	—	3 NOS
3RD FLOOR	50.91	49.05	55.11	—	3 NOS
4TH FLOOR	62.54	59.87	78.13	78.11	4 NOS
5TH FLOOR	62.54	59.87	78.13	78.11	4 NOS
6TH FLOOR	62.54	59.87	78.13	78.11	4 NOS
7TH FLOOR	62.54	59.87	78.13	78.11	4 NOS
8TH FLOOR	62.54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

RERA CARPET AREA (WING-B)

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



PLOT AREA DIAGRAM
SCALE:- 1:200



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

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

PLOT AREA CALCULATION
CTS NO 174(PT) ROAD WIDENING ALREADY HANDED OVER TO MCGM

5	1/2	X	11.11	X	1.42	X 1 NO	=	8.88 SQ.MT.
6	1/2	X	11.11	X	3.42	X 1 NO	=	20.11 SQ.MT.
						TOTAL ADDITION	=	28.99 SQ.MT. X
						SAY	=	29.00 SQ.MT.

PLOT AREA CALCULATION
CTS NO 178(PT) ROAD WIDENING ALREADY HANDED OVER TO MCGM

1	1/2	X	11.62	X	6.45	X 1 NO	=	37.45 SQ.MT.
2	1/2	X	11.62	X	14.61	X 1 NO	=	84.84 SQ.MT.
3	1/2	X	11.62	X	3.31	X 1 NO	=	19.22 SQ.MT.
4	1/2	X	11.62	X	2.11	X 1 NO	=	12.24 SQ.MT.
5	1/2	X	11.62	X	2.77	X 1 NO	=	16.08 SQ.MT.
						TOTAL ADDITION	=	170.03 SQ.MT. X
						SAY	=	174.50 SQ.MT.

PLOT AREA CALCULATION
CTS NO 178(PT)

1	1/2	X	31.02	X	19.75	X 1 NO	=	306.02 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	=	537.91 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	6.01	X 1 NO	=	223.01 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	4.61	X 1 NO	=	67.23 SQ.MT.
8	1/2	X	32.60	X	2.74	X 1 NO	=	47.40 SQ.MT.
9	1/2	X	32.60	X	4.84	X 1 NO	=	79.01 SQ.MT.
10	1/2	X	25.17	X	19.00	X 1 NO	=	239.11 SQ.MT.
11	1/2	X	25.17	X	10.82	X 1 NO	=	136.17 SQ.MT.
						TOTAL ADDITION	=	2394.10 SQ.MT. X
						SAY	=	2394.10 SQ.MT.

PLOT AREA CALCULATION
CTS NO 179(PT)

1	1/2	X	43.50	X	20.86	X 1 NO	=	907.71 SQ.MT.
8	1/2	X	43.50	X	10.82	X 1 NO	=	470.67 SQ.MT.
						TOTAL ADDITION	=	1378.38 SQ.MT. X
						SAY	=	1380.80 SQ.MT.

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

PLOT IN POSSESSION

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

PLOT AREA CALCULATION
CTS NO 178(PT) ROAD WIDENING ALREADY HANDED OVER TO MCGM

1	1/2	X	31.02	X	1.42	X 1 NO	=	22.00 SQ.MT.
2	1/2	X	31.02	X	3.42	X 1 NO	=	53.00 SQ.MT.
3	1/2	X	31.02	X	3.37	X 1 NO	=	34.88 SQ.MT.
4	1/2	X	19.41	X	1.30	X 1 NO	=	12.58 SQ.MT.
5	1/2	X	6.45	X	2.77	X 1 NO	=	8.93 SQ.MT.
						TOTAL ADDITION	=	130.03 SQ.MT. X
						SAY	=	134.50 SQ.MT.

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

बृहन्मुंबई महानगरपालिका
Municipal Corporation of Greater Mumbai

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

HARIDAS KHEMKAR
SUTAR
E.E.(B.P.) E.S. I

SUYASH CHANDRAKANT BAUP
NANASAHEB B RAMSING KENJALE
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
DINESH TULSHI RAM PUROHIT
Mr.Dinesh Purohit.(Partner)
M/S. MAKWISE HOMES LLP (C.A. to Owner M/s. ANUVIDNYAN NAGAR CHS LTD.)
B/802, LUMBINI CHS LTD., PLOT NO. 320/A
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 architects
A-5, PLUMERIA CROWN, PAREL, CHUNA BHATTI SIGNAL, SION (E), MUMBAI - 400 022
EMAIL : mail@vbaa.in, M. 9819118811

AR. ANUJA V. BHOSALE
COA REG. NO. CA/2000/31748

AR. VIVEK R. BHOSALE
COA REG. NO. CA/2000/31666
DATE REG. NO. 15666