



SETBACK AREA DIAGRAM (NO.2)
SCALE (1:500)

SET BACK - 2 AREA CALCULATION									
ADDITION									
1	1/2	X	2.62	X	0.47	X 1 NO	=	0.62	SQ.MT
2	1/2	X	8.05	X	2.60	X 1 NO	=	10.47	SQ.MT
3	1/2	X	25.04	X	1.78	X 1 NO	=	22.29	SQ.MT
4	1/2	X	25.04	X	0.52	X 1 NO	=	6.51	SQ.MT
5	1/2	X	19.73	X	0.65	X 1 NO	=	6.41	SQ.MT
6	1/2	X	14.57	X	1.23	X 1 NO	=	8.96	SQ.MT
7	1/2	X	7.60	X	0.51	X 1 NO	=	1.94	SQ.MT
8	1/2	X	9.57	X	2.65	X 1 NO	=	12.68	SQ.MT
9	1/2	X	13.48	X	1.58	X 1 NO	=	10.77	SQ.MT
10	1/2	X	16.56	X	0.60	X 1 NO	=	4.97	SQ.MT
11	1/2	X	18.17	X	2.60	X 1 NO	=	23.62	SQ.MT
12	1/2	X	14.30	X	2.23	X 1 NO	=	15.94	SQ.MT
13	1/2	X	14.30	X	1.44	X 1 NO	=	10.30	SQ.MT
14	1/2	X	7.87	X	2.62	X 1 NO	=	10.31	SQ.MT
15	1/2	X	3.89	X	0.81	X 1 NO	=	1.58	SQ.MT
16	1/2	X	20.11	X	2.22	X 1 NO	=	32.32	SQ.MT
17	1/2	X	21.44	X	2.85	X 1 NO	=	20.55	SQ.MT
18	1/2	X	2.92	X	0.59	X 1 NO	=	0.86	SQ.MT
TOTAL ADDITION								=	203.05 SQ.MT

BUA AREA STATEMENT (WING - A & B) (REHAB)			
FLOOR	BUA	F.B. AREA	TOTAL BUA
BASEMENT FLOOR	23.95	-	23.95
GROUND FLOOR	15.36	-	15.36
1ST PODIUM FLOOR	-	-	-
2ND PODIUM FLOOR	-	-	-
3RD PODIUM FLOOR	-	-	-
4TH PODIUM FLOOR	-	-	-
5TH PODIUM FLOOR	-	-	-
6TH FLOOR (PODIUM)	-	-	-
7TH PODIUM FLOOR (E-DECK LEVEL)	-	-	-
1ST FLOOR	626.94	12.54	639.48
2ND FLOOR	626.94	12.54	639.48
3RD FLOOR	626.94	12.54	639.48
4TH FLOOR	626.94	12.54	639.48
5TH FLOOR	626.94	12.54	639.48
6TH FLOOR	626.94	12.54	639.48
7TH FLOOR	626.94	12.54	639.48
8TH FLOOR	626.94	12.54	639.48
9TH FLOOR	650.48	19.34	669.82
10TH FLOOR	650.48	19.34	669.82
11TH FLOOR	650.48	19.34	669.82
12TH FLOOR	650.48	19.34	669.82
13TH FLOOR	650.48	19.34	669.82
14TH FLOOR	650.48	19.34	669.82
15TH FLOOR	650.48	19.34	669.82
16TH FLOOR	658.95	31.38	690.33
17TH FLOOR	658.95	31.38	690.33
18TH FLOOR	346.92	19.34	366.26
TERRACE FLOOR			
TOTAL	11273.01	317.80	11590.81

EXISTING IN PROPORTIONATE TO EXISTING B.U.A.
Existing BUA X Proposed Staircase area / Proposed BUA
8688.09 x 7335.49 / 31780.60= 2005.33 sqmt

STAIRCASE AREA CONSIDER FREE OF FSI BY CHARGING PREMIUM
7335.49 - 2005.33 = 5330.16 SQMT

BUA AREA STATEMENT (WING C & D)				
(SALE)				
FLOOR	TOTAL BUA WING - C	TOTAL BUA WING - D	TOTAL BUA WING C & D	
GROUND FLOOR	24.83	0	24.83	
1ST PODIUM FLOOR	-	-		
2ND PODIUM FLOOR	-	-		
3RD PODIUM FLOOR	-	-		
4TH PODIUM FLOOR	-	-		
5TH PODIUM FLOOR	-	-		
6TH FLOOR (PODIUM)	-	-		
7TH REFUGEE FLOOR (E-DECK LEVEL)	164.07	-	164.07	
1ST FLOOR	166.39	246.91	413.30	
2ND FLOOR	406.34	407.62	813.96	
3RD FLOOR	406.34	407.62	813.96	
4TH FLOOR	406.34	407.62	813.96	
5TH FLOOR	406.34	407.62	813.96	
6TH FLOOR	406.34	407.62	813.96	
7TH REFUGEE FLOOR	326.53	327.84	654.37	
8TH FLOOR	406.34	407.62	813.96	
9TH FLOOR	406.34	407.62	813.96	
10TH FLOOR	406.34	407.62	813.96	
11TH FLOOR	406.34	407.62	813.96	
12TH FLOOR	406.34	407.62	813.96	
13TH FLOOR	406.34	407.62	813.96	
14TH REFUGEE FLOOR	245.63	327.84	573.47	
15TH FLOOR	406.34	407.62	813.96	
16TH FLOOR	406.34	407.62	813.96	
17TH FLOOR	406.34	407.62	813.96	
18TH FLOOR	406.34	407.62	813.96	
19TH FLOOR	406.34	407.62	813.96	
20TH FLOOR	406.34	407.62	813.96	
21ST REFUGEE FLOOR	326.53	327.84	654.37	
EXCESS REFUGEE	22.67	22.29	44.96	
22ND FLOOR	406.34	407.62	813.96	
23RD FLOOR	406.34	407.62	813.96	
24TH FLOOR	406.34	407.62	813.96	
25TH FLOOR	406.34	407.62	813.96	
26TH FLOOR	245.68	246.91	492.59	
E DECK EXCESS FITNESS CENTER COUNTED (FSI)			59.21	
TERRACE TOILET BLOCK AREA COUNTED IN FSI)			15.46	
TOTAL	10055.47	10059.65	20115.12	

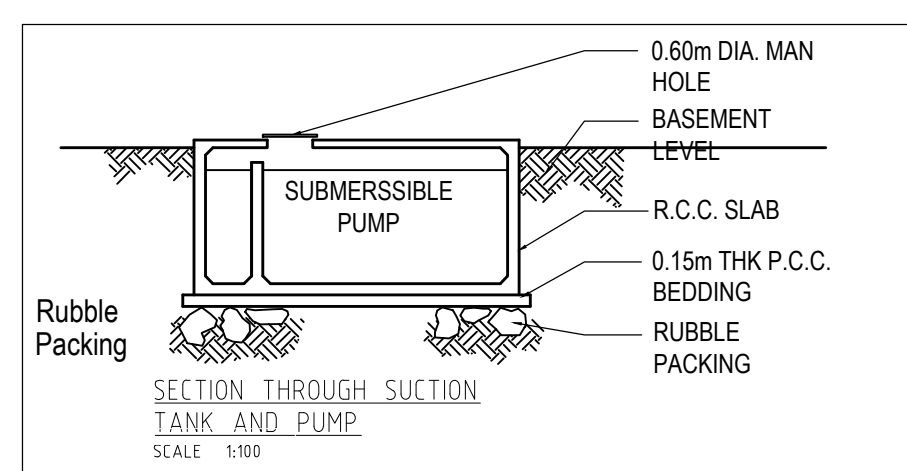
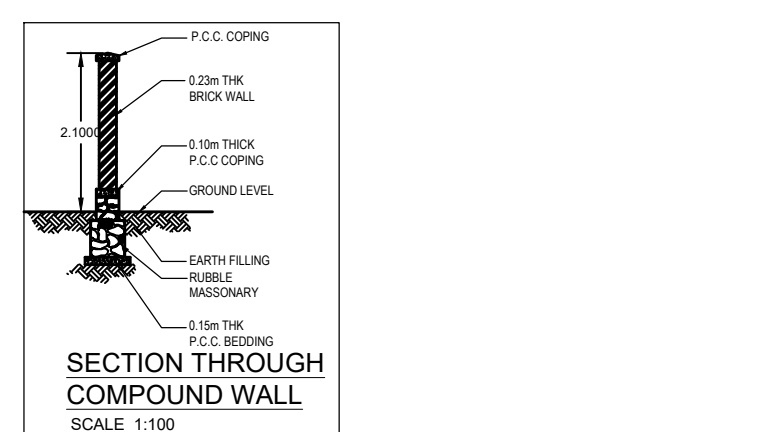
STAIRCASE, LIFT & LIFT LOBBY AREA STATEMENT (WING A TO D)				
FLOOR	WING A & B	WING - C	WING - D	TOTAL AREA
GROUND FLOOR				
1ST PODIUM FLOOR				
2ND PODIUM FLOOR				
3RD PODIUM FLOOR				
4TH PODIUM FLOOR				
5TH PODIUM FLOOR				
6TH FLOOR (PODIUM)				
7TH PODIUM FLOOR (E-DECK LEVEL)		134.66	0.00	134.66
1ST FLOOR	129.79	104.56	123.14	357.49
2ND FLOOR	90.30	104.56	96.13	290.99
3RD FLOOR	90.30	104.56	96.13	290.99
4TH FLOOR	90.30	104.56	96.13	290.99
5TH FLOOR	90.30	104.56	96.13	290.99
6TH FLOOR	90.30	104.56	96.13	290.99
7TH REFUGE FLOOR	90.30	104.56	96.13	290.99
8TH FLOOR	90.30	104.56	96.13	290.99
9TH FLOOR	90.30	104.56	96.13	290.99
10TH FLOOR	90.30	104.56	96.13	290.99
11TH FLOOR	90.30	104.56	96.13	290.99
12TH FLOOR	90.30	104.56	96.13	290.99
13TH FLOOR	90.30	104.56	96.13	290.99
14TH REFUGE FLOOR	90.30	104.56	96.13	290.99
15TH FLOOR	90.30	104.56	96.13	290.99
16TH FLOOR	90.30	104.56	96.13	290.99
17TH FLOOR	90.30	104.56	96.13	290.99
18TH FLOOR	90.30	104.56	96.13	290.99
19TH FLOOR	90.30	104.56	96.13	290.99
20TH FLOOR		104.56	96.13	200.69
21ST REFUGE FLOOR		104.56	96.13	200.69
22ND FLOOR		104.56	96.13	200.69
23RD FLOOR		104.56	96.13	200.69
24TH FLOOR		104.56	96.13	200.69
25TH FLOOR		104.56	96.13	200.69
26TH FLOOR		104.56	96.13	200.69
TERRACE FLOOR		104.56	96.13	200.69
TOTAL	1755.19	2853.32	2526.39	7335.49

CONSTRUCTION AREA			
FLOOR	REHAB	SALE	TOTAL
BASEMENT	1390.00	1914.00	3304.00
GROUND FLOOR	883.00	1201.22	2084.22
1ST PODIUM FLOOR	1141.00	1696.31	2837.31
2ND PODIUM FLOOR	1141.00	1792.88	2933.88
3RD PODIUM FLOOR	1141.00	1792.88	2933.88
4TH PODIUM FLOOR	1141.00	1792.88	2933.88
5TH PODIUM FLOOR	1141.00	1854.35	2995.35
6TH FLOOR (PODIUM)		1792.88	1792.88
7TH PODIUM FLOOR (E-DECK LEVEL)		1075.13	1075.13
1ST FLOOR	756.30	514.65	1270.95
2ND FLOOR	756.30	1067.45	1823.75
3RD FLOOR	756.30	1067.45	1823.75
4TH FLOOR	756.30	1067.45	1823.75
5TH FLOOR	756.30	1067.45	1823.75
6TH FLOOR	756.30	1067.45	1823.75
7TH REFUGE FLOOR	756.30	1150.96	1907.26
8TH FLOOR	756.30	1067.45	1823.75
9TH FLOOR	780.27	1067.45	1847.72
10TH FLOOR	780.27	1067.45	1847.72
11TH FLOOR	780.27	1067.45	1847.72
12TH FLOOR	780.27	1067.45	1847.72
13TH FLOOR	780.27	1067.45	1847.72
14TH REFUGE FLOOR	780.27	1150.96	1931.23
15TH FLOOR	780.27	1067.45	1847.72
16TH FLOOR	788.30	1067.45	1855.75
17TH FLOOR	788.30	1067.45	1855.75
18TH FLOOR	788.30	1067.45	1855.75
19TH FLOOR		1067.45	1067.45
20TH FLOOR		1067.45	1067.45
21ST REFUGE FLOOR		1150.96	1150.96
22ND FLOOR		1067.45	1067.45
23RD FLOOR		1067.45	1067.45
24TH FLOOR		1067.45	1067.45
25TH FLOOR		1067.45	1067.45
26TH FLOOR		913.00	913.00
REFUGE AREA 10.78 X 5 (LV. X 2 WING)	172.48		172.48
TERRACE		221.00	221.00
O&T & LIFT MACHINE	190.00	325.00	515.00
TOTAL	22217.67	42755.51	64973.18

FILE NO.:		(REHAB & SALE WING)	AMENDMENT PL
PROFORMA - A		SHEET NO. 01/21	
A	Area statement	TOTAL	SQ.M.
i	Area of plot for mislaid demarcation & noc		6160.04
	Deduction for:.....		NIL
ii	a) Road set back area.....		1011.39
	b) Proposed road.....		NIL
	clay reservation (sub plot.....)		NIL
	Total (a+b+c)		1011.39
iii	3 Balance area of plot (1 minus 2)		5168.65
	4 Deduction for 1% reserved ground 1% aently		NIL
	area (1 of 100% to set)		5168.65
iv	5 Net area of plot (3 minus 4)		5168.65
v	6 Addition for floor space index		NIL
	2 a) 100% for D-D- road / set back		1011.39
	2 b) 33% as per DCR 32		NIL
	7 TOTAL AREA (5 plus 6)		6180.04
vi	8 Floor Space Index Permissible		4.00
	9 Floor Space Index CREDIT AVAILABLE BY DEVELOPERS RIGHTS		NIL
	(deducted to eff. of the balance area value above)		
vii	10 Permissible built up area		24720.16
viii	11 Existing built up area for rehab		8652.06
ix	12 Proposed area		24720.16
x	13 Excess balcony area taken in floor space index		NA
	(as per B/6/2nd/6)		
xi	14 Total built up proposed (12+13)		24720.16
xii	15 Total F.B.I. CONSUMED ON PLOT		1.40
B DETAILS OF RESIDENTIAL/NON RESIDENTIAL AREAS			
	1 Purely residential built up area proposed		24720.16
	2 Purely non residential built up area		0.00
	3 Total built up proposed (B1 to B2)		24720.16
C	DETAILS OF BUILT UP AREA AVAILABLE AS PER DCPR 3(13)		
i	Maximum Fungible built up area permissible vide DCPR 3(13) for purely residential		8652.06
ii	Area kept in abeyance for Existing member		1590.70
iii	Maximum Fungible built up area component Permissible for residential building vide DCPR 3(13)		7061.36
iv	Proposed Fungible built up area component vide DCPR 3(13) for residential + or (B1 +0.35) for proposed Bp as per amended DCPR 3(13)		7060.44
v	Existing Fungible built up area component as per circular 25 DT 2024 for rehabilitation in Existing Structure without charging premium		2382.19
vi	Proposed Fungible Built up area component for rehabilitation built up area without charging premium as per DCPR 3(13) (C+2C)		731.49
vii	Maximum Fungible Built up area permissible vide DCPR 3(13) for purely residential +OR(B3 +0.35)for by charging premium (0.35 x sdr rate) (C+3C)		6269.87
viii	Proposed Fungible Built up area permissible vide DCPR 3(13) for purely residential +OR(B3 +0.35)for by charging premium (0.50 x sdr rate) (C+4C)		6208.95
ix	Fungible built up area component proposed vide DCR 35(4) for Non- residential + OR + (C+0.20)20% charging premium		
x	Total Permissible built up area (14+C3)		31781.52
xi	Total gross built up area proposed (B3 + C6 + C8)		31780.60
E	TENEMENT STATEMENT		
i	Proposed area (Item d above)		31780.60
ii	less deduction for non residential area (shops, etc)		NIL
iii	Area available for tenements (11) minus (22)		31780.60
iv	Tenements permissible (450 per hectare)		479
v	Total parking proposed	140 NOS (REHAB)	335
vi	Tenement proposed for existing		
F	PARKING STATEMENT		
i	Parking required by regulation for		
Car			as per schedule
Visitors			
Additional 25% parking permissible			
ii	Covered garage permissible		NA
iii	Covered garage proposed		NA
iv	Total parking proposed		as per schedule
CERTIFICATE OF AREA			
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. AND THAT THE DIMENSIONS OF THE PLOTS, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND SO WORKED OUT TO BE ACCURATE. I HAVE HUNDRED EIGHTY-POINT ZERO FOUR-SQ.M. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/ TOWN PLANNING SCHEME RECORDS SANGITA SUYOG SINGH SIGNATURE OF ARCHITECT			



PLOT AREA CALCULATION						
ADDITIONS						
1	1/2	X	24.93	X	11.07	X 1 NO = 137.99 SQ.MT
2	1/2	X	33.58	X	8.11	X 1 NO = 136.17 SQ.MT
3	1/2	X	33.58	X	8.24	X 1 NO = 138.35 SQ.MT
4	1/2	X	28.32	X	5.65	X 1 NO = 80.00 SQ.MT
5	1/2	X	31.89	X	18.51	X 1 NO = 295.14 SQ.MT
6	1/2	X	31.89	X	17.51	X 1 NO = 279.20 SQ.MT
7	1/2	X	43.66	X	22.99	X 1 NO = 501.87 SQ.MT
8	1/2	X	72.68	X	12.14	X 1 NO = 441.17 SQ.MT
9	1/2	X	72.68	X	15.73	X 1 NO = 571.63 SQ.MT
10	1/2	X	46.49	X	5.97	X 1 NO = 138.77 SQ.MT
11	1/2	X	73.40	X	18.90	X 1 NO = 693.63 SQ.MT
12	1/2	X	26.70	X	9.50	X 1 NO = 98.33 SQ.MT
13	1/2	X	73.40	X	18.65	X 1 NO = 684.46 SQ.MT
14	1/2	X	81.44	X	12.94	X 1 NO = 469.27 SQ.MT
15	1/2	X	81.76	X	16.55	X 1 NO = 639.77 SQ.MT
16	1/2	X	82.41	X	8.40	X 1 NO = 263.98 SQ.MT
17	1/2	X	42.17	X	10.22	X 1 NO = 219.46 SQ.MT
18	1/2	X	35.04	X	12.54	X 1 NO = 219.70 SQ.MT
19	1/2	X	23.76	X	8.22	X 1 NO = 116.66 SQ.MT
20	1/2	X	22.50	X	3.33	X 1 NO = 37.46 SQ.MT
TOTAL ADDITION =						6186.04 SQ.MT



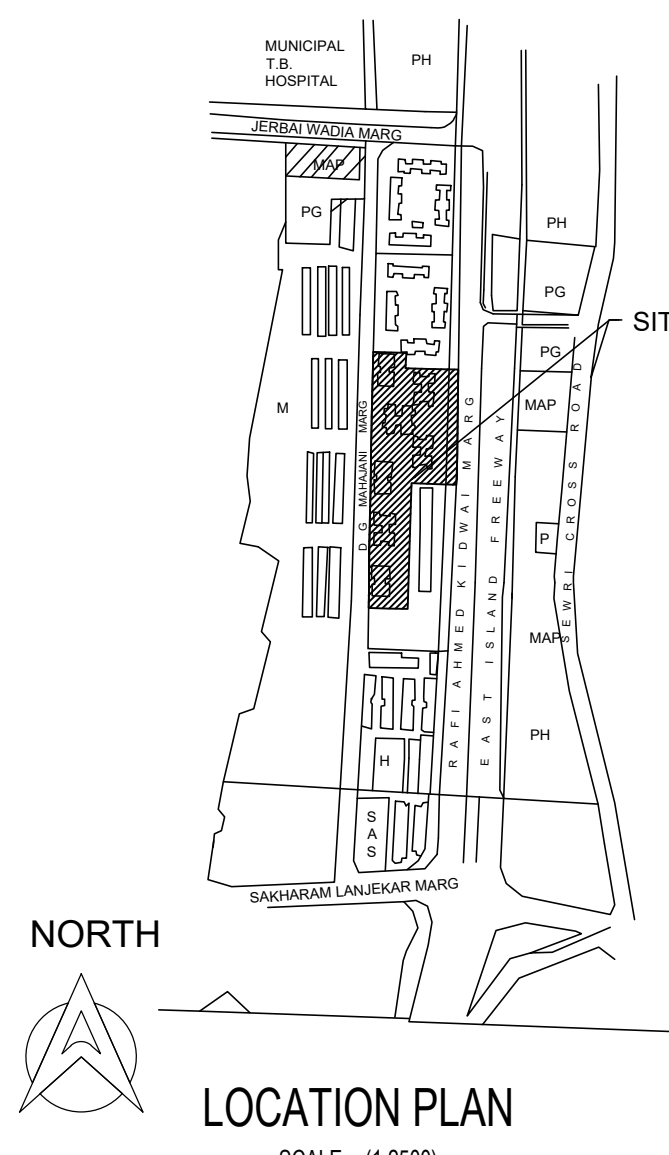
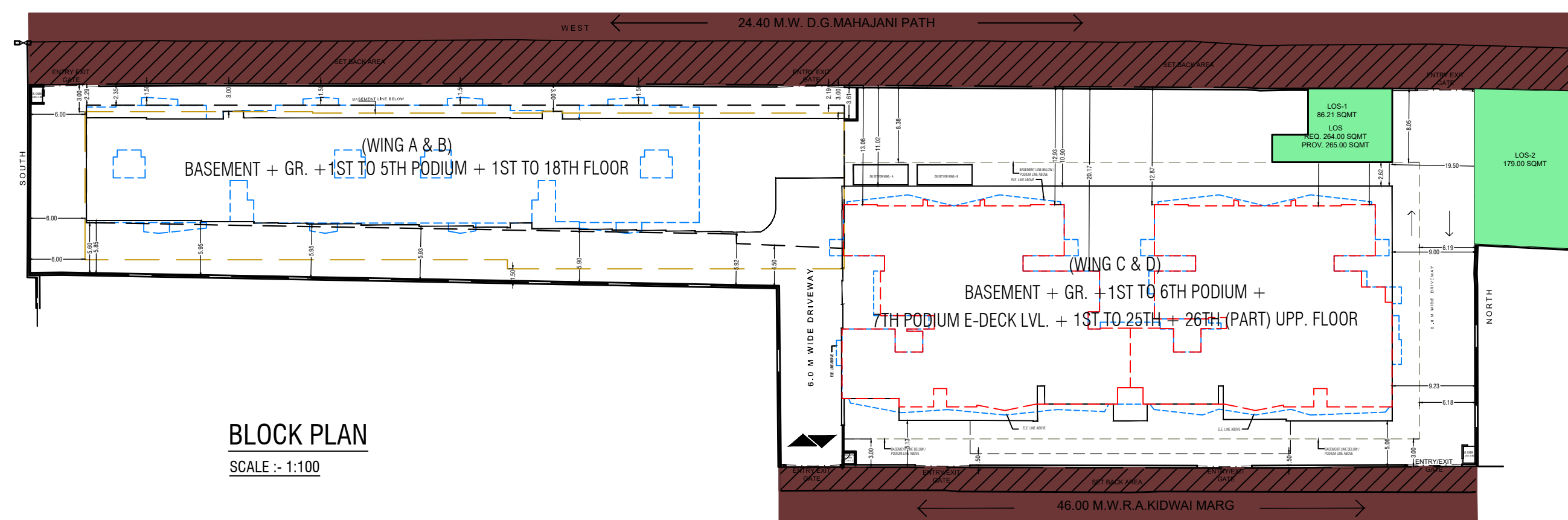
LOS AREA CALCULATION						
LOSA - 1 AREA						
1	3.93	X	3.00	X	1.00	= 11.79
2	9.22	X	8.07	X	1.00	= 74.41
TOTAL LOS - 1 AREA						= 86.20
LOS - 2 AREA						
4	19.83	X	9.07	X	0.50	= 89.95
5	19.83	X	8.97	X	0.50	= 88.96
TOTAL LOS - 2 AREA						= 178.90
TOTAL LOS AREA (86.20+178.90)						265.10
EXISTING LOS AREA						264.75

CAR PARKING AREA STATEMENT (REHAB WING)			
FLOORS	BIG CAR PARKING	SMALL CAR PARKING	TOTAL PARKING
BASEMENT FLOOR	6	19	25.00
GROUND FLOOR	20	0	20.00
1ST PODIUM	19	0	19.00
2ND PODIUM	19	0	19.00
3RD PODIUM	19	0	19.00
4TH PODIUM	19	0	19.00
5TH PODIUM	19	0	19.00
TOTAL	121	19	140.00

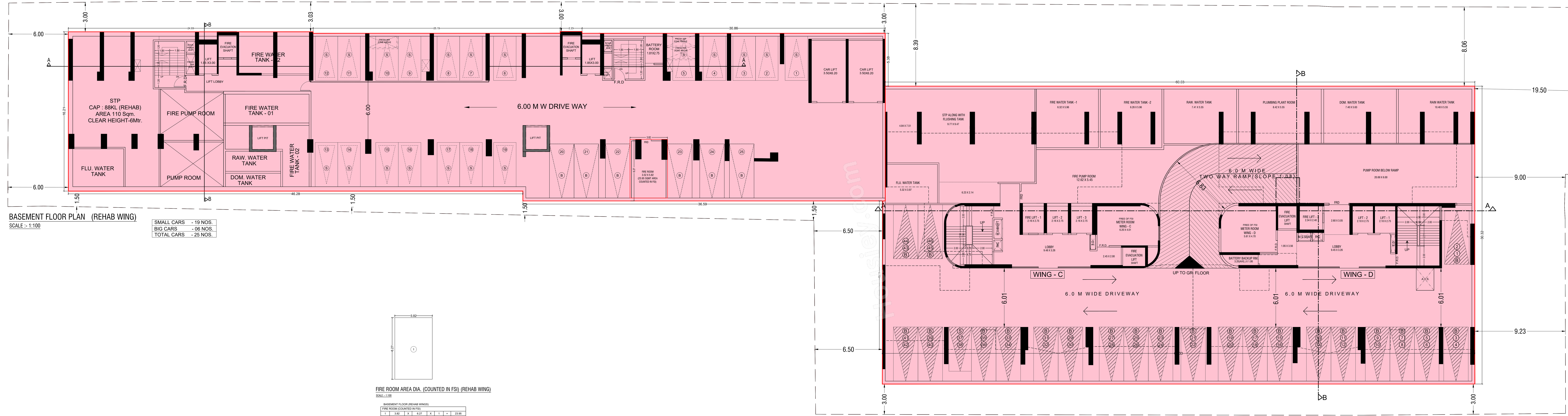
CAR PARKING AREA STATEMENT			
SALE WING			
FLOORS	BIG CAR PARKING	SMALL CAR PARKING	TOTAL PARKING
BASEMENT FLOOR	44	2	46
GROUND FLOOR	8	1	9
1ST FLOOR (PODIUM)	60	2	62
2ND FLOOR (PODIUM)	66	2	68
3RD FLOOR (PODIUM)	33	1	34
4TH FLOOR (PODIUM)	33	1	34
5TH FLOOR (PODIUM)	33	1	34
6TH FLOOR (PODIUM)	70	2	72
TOTAL	347	12	360

WING 'C' SALE STATEMENT						
	70.00 SQMFT AREA	90.00 SQMFT AREA	90.00 SQMFT AREA	119.00 SQMFT AREA	120.00 SQMFT AREA	TOTAL
GROUND FLOOR	0	0	0	0	0	0
1ST PODIUM FLOOR	0	0	0	0	0	0
2ND PODIUM FLOOR	0	0	0	0	0	0
3RD PODIUM FLOOR	0	0	0	0	0	0
4TH PODIUM FLOOR	0	0	0	0	0	0
5TH PODIUM FLOOR	0	0	0	0	0	0
6TH PODIUM FLOOR	0	0	0	0	0	0
7TH PODIUM FLOOR (E-LEVEL LEVEL)	2	0	0	0	0	2
1ST FLOOR	2	1	1	1	1	4
2ND FLOOR	4	1	1	1	1	8
3RD FLOOR	4	1	1	1	1	8
4TH FLOOR	4	1	1	1	1	8
5TH FLOOR	4	1	1	1	1	8
6TH FLOOR	4	1	1	1	1	8
7TH FLOOR (REFUGE FLOOR)	2	1	1	1	1	6
8TH FLOOR	4	1	1	1	1	8
9TH FLOOR	4	1	1	1	1	8
10TH FLOOR	4	1	1	1	1	8
11TH FLOOR	4	1	1	1	1	8
12TH FLOOR	4	1	1	1	1	8
13TH FLOOR	4	1	1	1	1	8
14TH FLOOR (REFUGE FLOOR)	1	1	1	1	1	5
15TH FLOOR	4	1	1	1	1	8
16TH FLOOR	4	1	1	1	1	8
17TH FLOOR	4	1	1	1	1	8
18TH FLOOR	4	1	1	1	1	8
19TH FLOOR	4	1	1	1	1	8
20TH FLOOR	4	1	1	1	1	8
21ST FLOOR (REFUGE FLOOR)	2	1	1	1	1	6
22TH FLOOR	4	1	1	1	1	8
23TH FLOOR	4	1	1	1	1	8
24TH FLOOR	4	1	1	1	1	8
25TH FLOOR	4	1	1	1	1	8
TOTAL	93	26	26	26	26	195

TENEMENT STATEMENT	REMARK BLDG.			SALE BLDG.			TOTAL		
GROUND FLOOR	0	0	0	0	0	0	0	0	0
1ST PODIUM FLOOR	0	0	0	0	0	0	0	0	0
2ND PODIUM FLOOR	0	0	0	0	0	0	0	0	0
3RD PODIUM FLOOR	0	0	0	0	0	0	0	0	0
4TH PODIUM FLOOR	0	0	0	0	0	0	0	0	0
5TH PODIUM FLOOR	0	0	0	0	0	0	0	0	0
6TH PODIUM FLOOR	0	0	0	0	0	0	0	0	0
7TH PODIUM FLOOR (ELECTRICAL LEVEL)	0	0	2	2	2	2	0	0	0
1ST FLOOR	8	4	8	4	8	12			
2ND FLOOR	8	8	8	8	8	16			
3RD FLOOR	8	8	8	8	8	16			
4TH FLOOR	8	8	8	8	8	16			
5TH FLOOR	8	8	8	8	8	16			
6TH FLOOR	8	8	8	8	8	16			
7TH FLOOR (REFUGEE FLOOR)	8	8	8	8	8	16			
8TH FLOOR	8	8	8	8	8	16			
9TH FLOOR	8	8	8	8	8	16			
10TH FLOOR	8	8	8	8	8	16			
11TH FLOOR	8	8	8	8	8	16			
12TH FLOOR	8	8	8	8	8	16			
13TH FLOOR	8	8	8	8	8	16			
14TH FLOOR (REFUGEE FLOOR)	8	8	5	13	13	26			
15TH FLOOR	8	8	8	8	8	16			
16TH FLOOR	8	8	8	8	8	16			
17TH FLOOR	8	8	8	8	8	16			
18TH FLOOR	4	8	8	12	12	24			
19TH FLOOR	0	8	8	8	8	16			
20TH FLOOR	0	8	8	8	8	16			
21ST FLOOR (REFUGEE FLOOR)	0	6	6	6	6	12			
22TH FLOOR	0	8	8	8	8	16			
23TH FLOOR	0	8	8	8	8	16			
24TH FLOOR	0	8	8	8	8	16			
25TH FLOOR	0	8	8	8	8	16			
26TH FLOOR	0	8	8	8	8	16			
TOTAL	160	160	195	355	355	710			

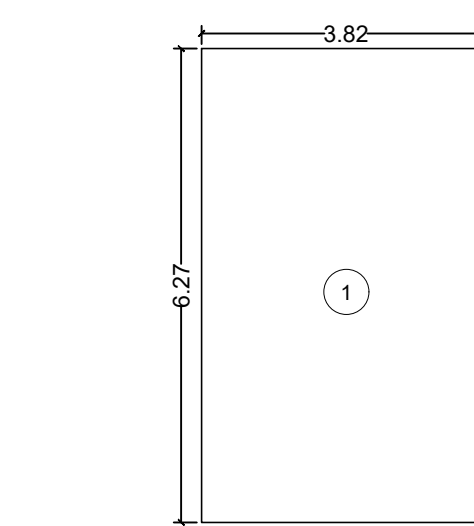


PROFORMA - B			
CONTENT OF SHEET BLOCK & LOCATION PLAN, PARKING STATEMENT, PLOT AREA DIA. & CALC., BUA SUMMARY.			
DESCRIPTION OF PROPOSAL AND PROPERTY			
PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO.447(PT) AT DNYANESHWAR NAGAR, R. A. KIDWAI MARG & D.G. MAHAJANI ROAD, SEVWREE, WADALA, MUMBAI-400031. BUILDING NO. A1, A2, C3, B1, C1, C2 & C3 KNOWN AS DNYANESHWAR NAGAR CHS			
NAME OF OWNER			
M/S XCELLENT REALTY PVT. LTD. CA TO DHYANESHWAR NAGAR CHS.			
Nishant Gajanan Waghare Digitally signed by Nishant Gajanan Waghare Date: 2025.11.21 17:20:53 +05'30' S.E./B.P.(G)/M / MHADA	Amit Anil Kadam Digitally signed by Amit Anil Kadam Date: 2025.11.21 18:13:49 +05'30' DY.ENG.B./P.(G)/M / MHADA	Rupesh Muralidhar Totewar Digitally signed by Rupesh Muralidhar Totewar Date: 2025.11.21 18:35:20 +05'30' EXECUTIVE ENGINEER B.P.(G)/M / MHADA	SHOIVR PARVE ZIRANI Digitally signed by SHOIVR PARVE ZIRANI Date: 2025.11.21 16:50:33 +05'30' OWNER
ARCHITECT 'S' NAME, ADDRESS & SIGNATURE			
 SANGITA SUYOG SHET Digitally signed by Sangita Suyog Shet Date: 2025.11.21 16:50:33 +05'30' ARCHITECT	mitie Designers & Planners Pvt. Ltd. NEW JAGRUTI CHS. S.V. ROAD, 1ST FLOOR, FLAT NO. 7, BANDRA (W), MUMBAI-40 Email: mitie_pvt_ltd@gmail.com		
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BASEMENT FLOOR PLAN (REHAB WING)
SCALE :- 1:100

SMALL CARS	- 19 NOS.
BIG CARS	- 06 NOS.
TOTAL CARS	- 25 NOS.



FIRE ROOM AREA DIA. (COUNTED IN FSI) (REHAB WING)
SCALE :- 1:100

BASEMENT FLOOR (REHAB WING)					
FIRE ROOM (COUNTED IN FSI)					
1	3.82	X	6.27	X	1
TOTAL AREA					23.95

BASEMENT FLOOR PLAN (SALE WING)
SCALE :- 1:100

SMALL CARS	- 02 NOS.
BIG CARS	- 44 NOS.
TOTAL CARS	- 46 NOS.

- THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN REQUIRED.
- THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. MHADA-4/12240/2025 DATED - 18 JULY 25.
- APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER UNDER NO. MHADA-4/12240/2025 DATED -

PROFORMA - B
CONTENT OF SHEET
FOR REHAB & SALE :- BASEMENT FLOOR PLAN.

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO.447(PT) AT DNYANESHWAR NAGAR, R. A. KIDWAI MARG & D.G. MAHAJANI ROAD, SEVREE, WADALA, MUMBAI-400031.
BUILDING NO. A1, A2, A3, B1, C1, C2 & C3 KNOWN AS DNYANESHWAR NAGAR CHS

NAME OF OWNER
M/S XCELLENT REALTY PVT. LTD. CA TO DNYANESHWAR NAGAR CHS.

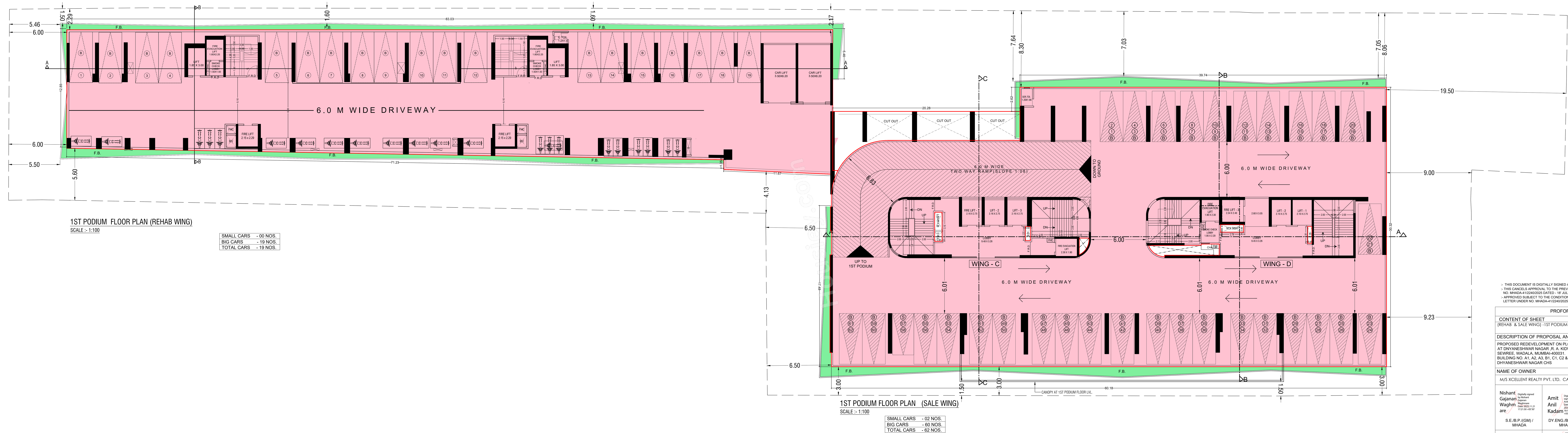
Nishant Gajanan Waghmare	Digitally signed by Nishant Gajanan Waghmare Date: 2025.11.21 16:13:20 +05'30'	Amit Anil Kadam	Digitally signed by Amit Anil Kadam Date: 2025.11.21 16:13:20 +05'30'	Rupesh Muralidhar Totewar	Digitally signed by Rupesh Muralidhar Totewar Date: 2025.11.21 16:13:20 +05'30'
S.E./B.P.(GM) / MHADA		DY. ENG./B.P.(GM) / MHADA		EXECUTIVE ENGINEER B.P.(GM) / MHADA	

	SANGITA SUYOG SHET		SHOIVIR PARVEZ IRANI
ARCHITECT		OWNER	

ARCHITECT'S NAME, ADDRESS & SIGNATURE

Designers & Planners Pvt. Ltd.
NEW JABHATI C.H.S. 2, V. ROAD, 1ST FLOOR, FLAT NO. 7, WADALA (W), MUMBAI-40
Email: miti.archi@gmail.com

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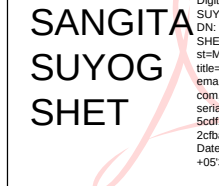
- THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN REQUIRED.
- THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. MHADA-4/12240/2025 DATED - 16 JULY 25.
- APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER UNDER NO. MHADA-4/12240/2025 DATED -

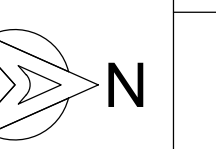
PROFORMA - B
CONTENT OF SHEET
[REHAB & SALE WING] - 1ST PODIUM FLOOR PLAN.
DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO.447(PT) AT DNYANESHWAR NAGAR, R. A. KIDWAI MARG & D.G. MAHAJANI ROAD, SEWREE, WADALA, MUMBAI-400031.
BUILDING NO. A1, A2, A3, B1, C1, C2 & C3 KNOWN AS DNYANESHWAR NAGAR CHS

NAME OF OWNER
M/S XCELLENT REALTY PVT. LTD. CA TO DNYANESHWAR NAGAR CHS.

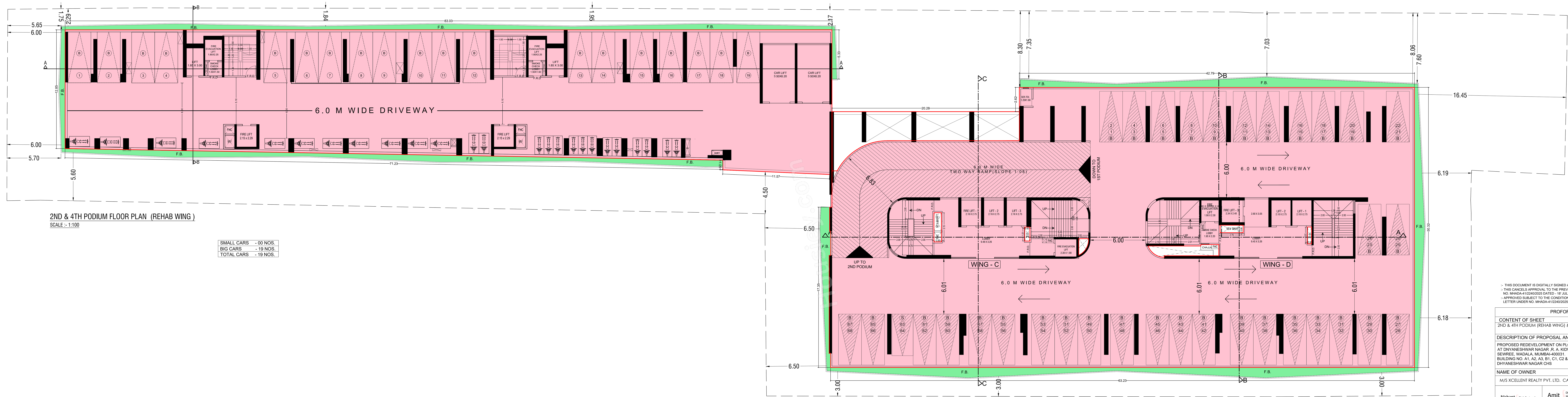
Nishant Gajanan Waghmare Digitally signed by Nishant Gajanan Waghmare DN: cn=Nishant Gajanan Waghmare, o=M/S XCELLENT REALTY PVT. LTD., email=nishant.gajanan.waghmare@gmail.com, c=IN 17/11/2025 11:21:11 +05'30'	Amit Anil Kadam Digitally signed by Amit Anil Kadam DN: cn=Amit Anil Kadam, o=M/S XCELLENT REALTY PVT. LTD., email=amit.anil.kadam@gmail.com, c=IN 17/11/2025 11:21:11 +05'30'	Rupesh Muralidhar Totewar Digitally signed by Rupesh Muralidhar Totewar DN: cn=Rupesh Muralidhar Totewar, o=M/S XCELLENT REALTY PVT. LTD., email=rupesh.muralidhar.totewar@gmail.com, c=IN 17/11/2025 11:21:11 +05'30'
--	--	--

S.E./B.P.(GM) / MHADA DY. ENG./B.P.(GM) / MHADA EXECUTIVE ENGINEER / B.P.(GM) / MHADA

 SANGITA SUYOG SHET ARCHITECT	 SHOVI PARVE Z IRANI OWNER
--	---

ARCHITECT'S NAME, ADDRESS & SIGNATURE

Sangita Suyog Shet
Designers & Planners Pvt. Ltd.
NEW ASHOK CHS, 21 V. ROAD, 1ST FLOOR, FLAT NO. 7,
WADLA, WADLA, MUMBAI-400031
Email: info@shet.com

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2ND & 4TH PODIUM FLOOR PLAN (REHAB WING)
SCALE :- 1:100

SMALL CARS - 00 NOS.
BIG CARS - 19 NOS.
TOTAL CARS - 19 NOS.

2ND PODIUM FLOOR PLAN (SALE WING)
SCALE :- 1:100

SMALL CARS - 02 NOS.
BIG CARS - 66 NOS.
TOTAL CARS - 68 NOS.

- THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN REQUIRED.
- THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. MHADA-41/2240/2025 DATED - 18 JULY 25.
- APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER UNDER NO. MHADA-41/2240/2025 DATED -

PROFORMA - B
CONTENT OF SHEET
2ND & 4TH PODIUM (REHAB WING) & 2ND PODIUM PLAN (SALE WING)

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO.447(PT)
AT DNYANESHWAR NAGAR, R. A. KIDWAI MARG & D.G. MAHAJANI ROAD,
SEWREE, WADALA, MUMBAI-400031
BUILDING NO. A1, A2, A3, B1, C1, C2 & C3 KNOWN AS
DHYANESHWAR NAGAR CHS

NAME OF OWNER
M/S XCELLENT REALTY PVT. LTD. CA TO DHYANESHWAR NAGAR CHS.

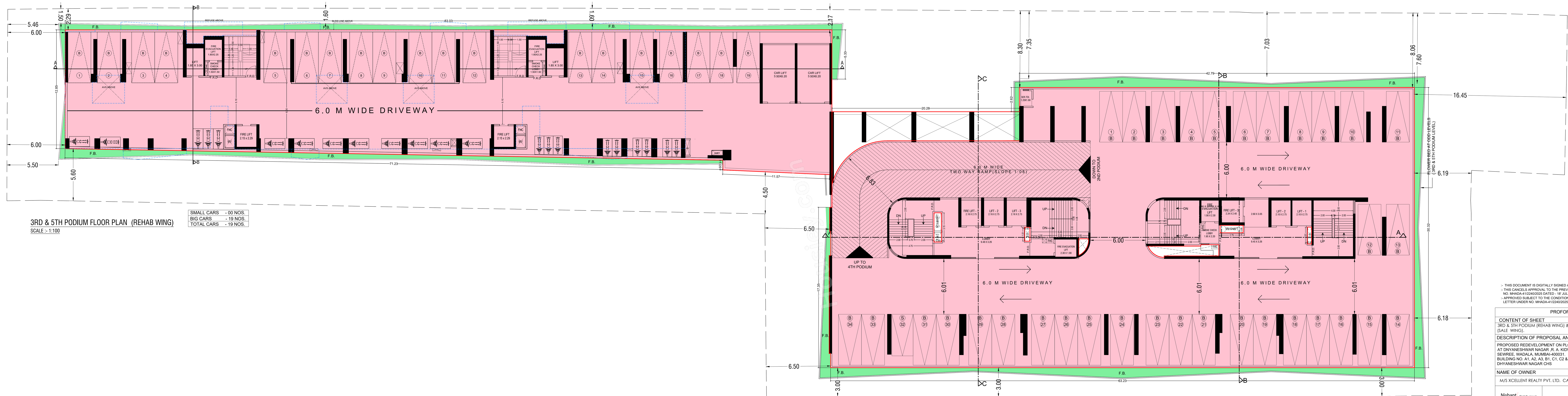
Nishant Gajanan Waghmare Digitally signed by Nishant Gajanan Waghmare Date: 2025.11.21 12:28:07 +05'30'	Amit Anil Kadam Digitally signed by Amit Anil Kadam Date: 2025.11.21 18:15:01 +05'30'	Rupesh Muralidhar Totewar Digitally signed by Rupesh Muralidhar Totewar Date: 2025.11.21 18:15:01 +05'30'
--	--	--

S.E./B.P.(GM) / MHADA
DY. ENG./B.P.(GM) / MHADA
EXECUTIVE ENGINEER B.P.(GM) / MHADA

SANGIT A SUYOG SHET ARCHITECT	SHOWIR PARVE Z IRANI OWNER
---	--------------------------------------

ARCHITECT'S NAME, ADDRESS & SIGNATURE
mito
Designers & Planners Pvt. Ltd.
NEW JABRUTI CHS, 31 V. ROAD, 1ST FLOOR, FLAT NO. 7,
WADLA, WADLA, MUMBAI-400031
Email: mito.pvt.ltd@gmail.com

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3RD & 5TH PODIUM FLOOR PLAN (REHAB WING)
SCALE :- 1:100

SMALL CARS - 00 NOS.
BIG CARS - 19 NOS.
TOTAL CARS - 19 NOS.

3RD & 4TH PODIUM FLOOR PLAN (SALE WING)
SCALE :- 1:100

SMALL CARS - 01 NOS.
BIG CARS - 33 NOS.
TOTAL CARS - 34 NOS.

- THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN REQUIRED.
- THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. MHADA-41/2240/2025 DATED - 16 JULY 25.
- APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER UNDER NO. MHADA-41/2240/2025 DATED -

PROFORMA - B
CONTENT OF SHEET
3RD & 5TH PODIUM (REHAB WING) & 3RD & 4TH PODIUM PLAN (SALE WING).
DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO.447(PT) AT DNYANESHWAR NAGAR, R. A. KIDWAI MARG & D.G. MAHAJANI ROAD, SEWREE, WADALA, MUMBAI-400031.
BUILDING NO. A1, A2, A3, B1, C1, C2 & C3 KNOWN AS DNYANESHWAR NAGAR CHS

NAME OF OWNER
M/S XCELLENT REALTY PVT. LTD. CA TO DHYANESHWAR NAGAR CHS.

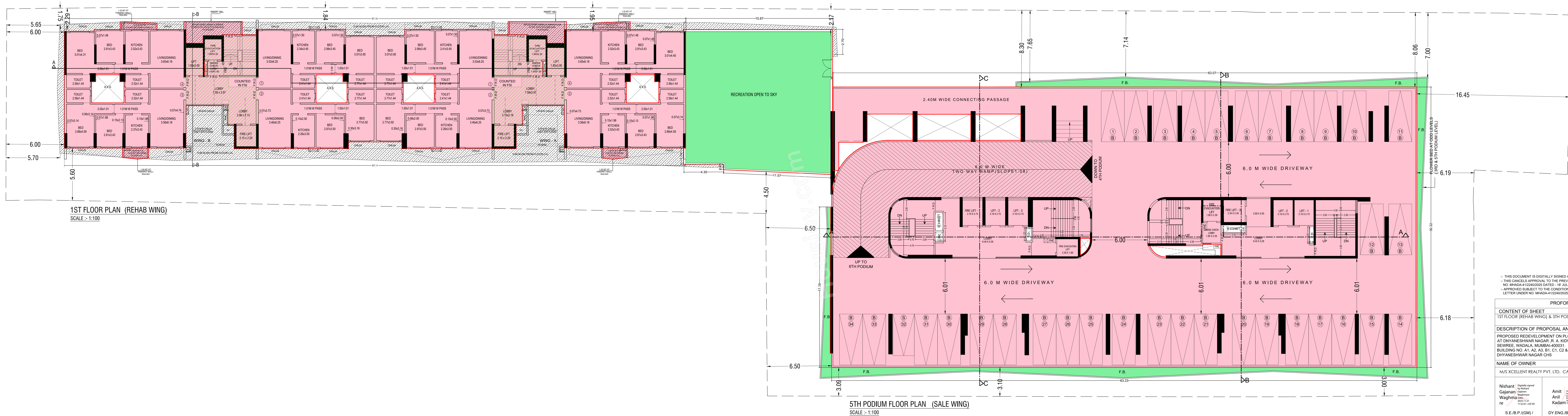
Nishant Gajanan Waghmare	Digitally signed by Nishant Gajanan Waghmare Date: 2025.11.21 17:22:21 +05'30'	Amit Anil Kadam	Digitally signed by Amit Anil Kadam Date: 2025.11.21 18:11:15 +05'30'	Rupesh Muralidhar Totewar	Digitally signed by Rupesh Muralidhar Totewar Date: 2025.11.21 18:11:15 +05'30'
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S.E./B.P.(GM) / MHADA	DY.ENG./B.P.(GM) / MHADA	EXECUTIVE ENGINEER B.P.(GM) / MHADA
-----------------------	--------------------------	-------------------------------------

	SANGITA SUYOG SHET	SHOVIR PARVEZ IRANI
ARCHITECT	OWNER	OWNER

ARCHITECT'S NAME, ADDRESS & SIGNATURE
Designers & Planners Pvt. Ltd.
NEW ASHROTHI CHS, 31V ROAD, 1ST FLOOR, FLAT NO. 7, BANGRA (W), MUMBAI-40
Email: info@npsltd@gmail.com

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1ST FLOOR PLAN (REHAB WING)
SCALE :- 1:100

5TH PODIUM FLOOR PLAN (SALE WING)
SCALE :- 1:100

SMALL CARS - 01 NOS.
BIG CARS - 33 NOS.
TOTAL CARS - 34 NOS.

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- THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER
NO. MHADA-4/12240/2025 DATED - 18 JULY 25.
- APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE
LETTER UNDER NO. MHADA-4/12240/2025 DATED -

PROFORMA - B

CONTENT OF SHEET
1ST FLOOR (REHAB WING) & 5TH PODIUM PLAN (SALE WING).

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO.447(PT)
AT DNYANESHWAR NAGAR, R. A. KIDWAI MARG & D.G. MAHAJANI ROAD,
SEWREE, WADALA, MUMBAI-400031.
BUILDING NO. A1, A2, A3, B1, C1, C2 & C3 KNOWN AS
DHYANESHWAR NAGAR CHS

NAME OF OWNER
M/S XCELLENT REALTY PVT. LTD. CA TO DHYANESHWAR NAGAR CHS.

Nishant Gajanan Waghmare re	Amit Anil Kadam	Rupesh Muralidhar Totewar
Digitally signed by Nishant Gajanan Waghmare Date: 2025.11.21 17:22:41 +05'30'	Digitally signed by Amit Anil Kadam Date: 2025.11.21 17:22:41 +05'30'	Digitally signed by Rupesh Muralidhar Totewar Date: 2025.11.21 17:22:41 +05'30'

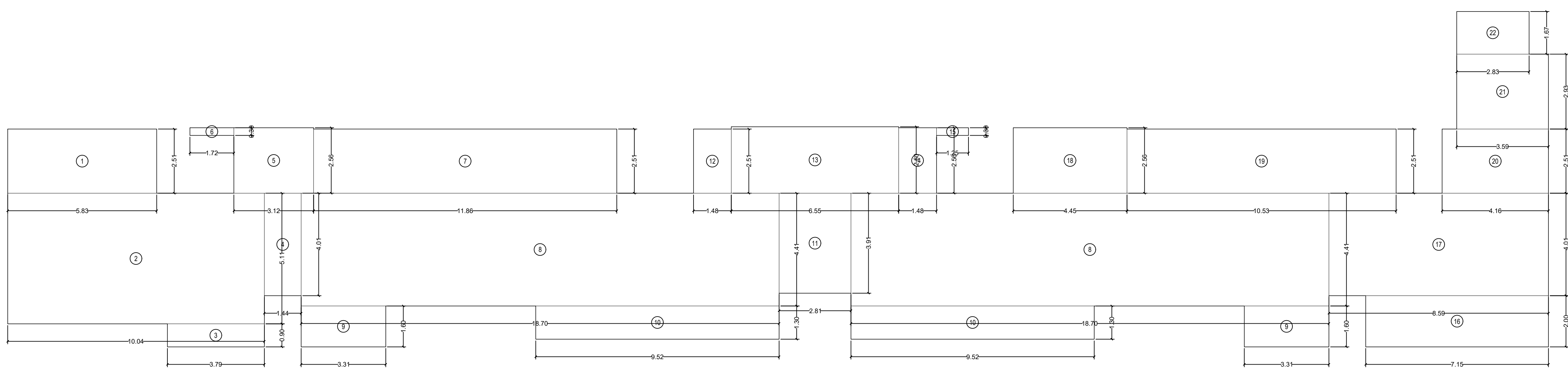
S.E./B.P.(GM) / MHADA
DY.ENG./B.P.(GM) / MHADA
EXECUTIVE ENGINEER
B.P.(GM) / MHADA

	SANGITA SUYOG SHET ARCHITECT	SHOVIR PARVE Z IRANI OWNER
Digitally signed by Sangita Suyog Shet Date: 2025.11.21 16:14:49 +05'30'	Digitally signed by Shovir Parve Z Irani Date: 2025.11.21 16:14:49 +05'30'	

ARCHITECT'S NAME, ADDRESS & SIGNATURE

M/S Miti Architects & Planners Pvt. Ltd.
NEW JABHATI CHS, 31 V. ROAD, 1ST FLOOR, FLAT NO. 7,
MUMBAI (W), INDIA-400001
Email: mti.archi@gmail.com

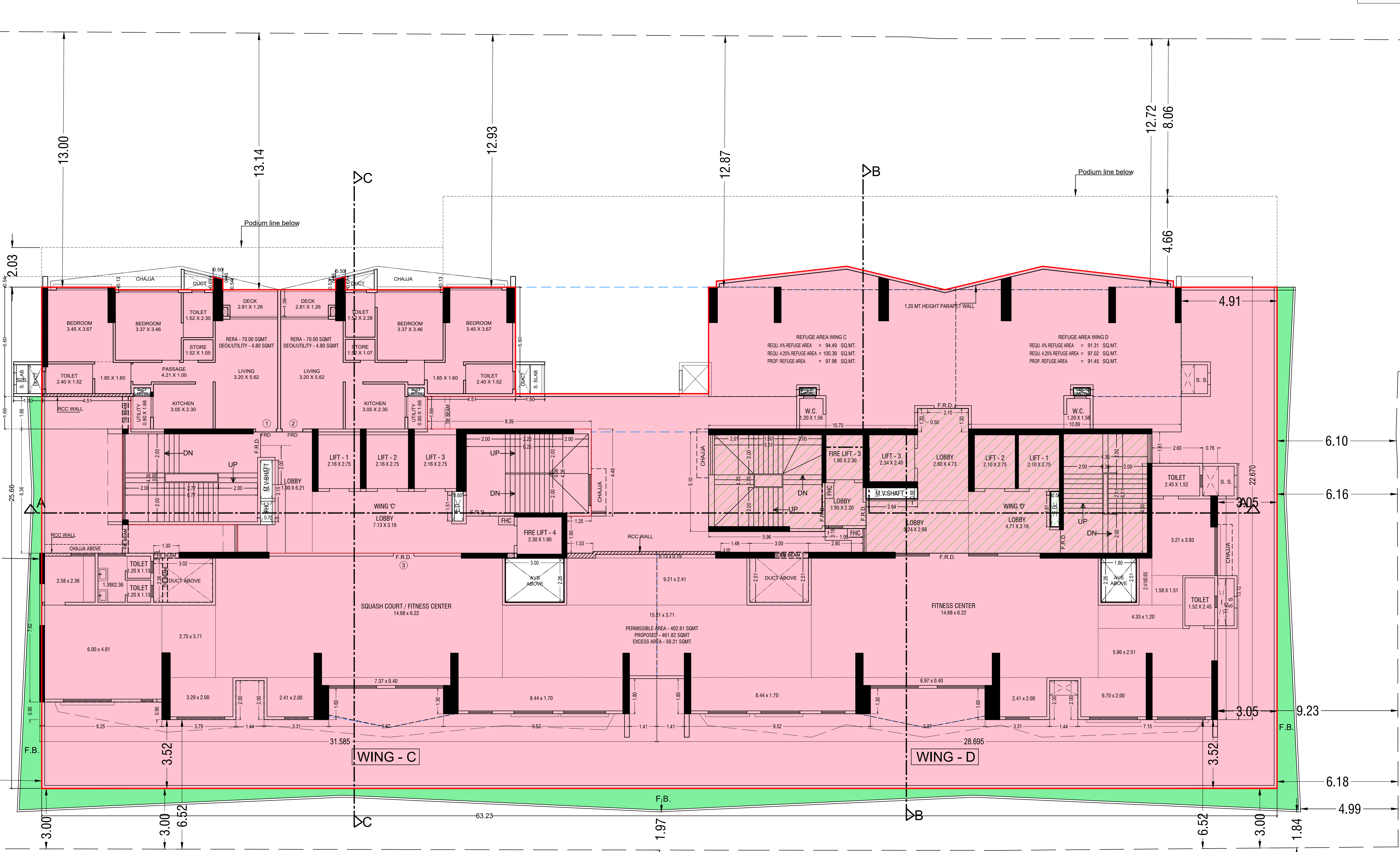
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7TH PODIUM FLOOR E DECK LEVEL FITNESS CENTER AREA DIAGRAM (SALE WING)
SCALE - 1:100

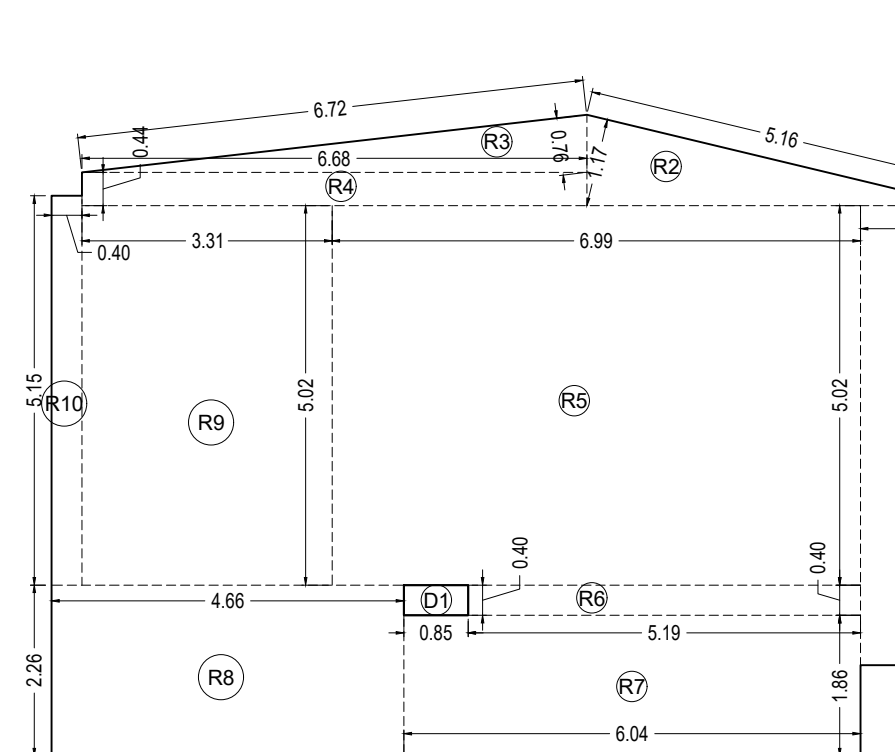
FITNESS CENTER AREA STATEMENT (SALE WING)	
PROPOSED AREA	400.81
PERMISSIBLE AREA OF FITNESS CENTER (ENCL. OF SOCIETY OFFICE)	400.82
EXCESS AREA COUNTED IN FSI (ENCL. OF SOCIETY OFFICE)	59.21

FITNESS CENTER AREA CALCULATION	
FLOOR	7TH PODIUM FLOOR
NO.	1
AREA	14.00 SQ.MT
NO.	2
AREA	14.00 SQ.MT
NO.	3
AREA	14.00 SQ.MT
NO.	4
AREA	14.00 SQ.MT
NO.	5
AREA	14.00 SQ.MT
NO.	6
AREA	14.00 SQ.MT
NO.	7
AREA	14.00 SQ.MT
NO.	8
AREA	14.00 SQ.MT
NO.	9
AREA	14.00 SQ.MT
NO.	10
AREA	14.00 SQ.MT
NO.	11
AREA	14.00 SQ.MT
NO.	12
AREA	14.00 SQ.MT
NO.	13
AREA	14.00 SQ.MT
NO.	14
AREA	14.00 SQ.MT
NO.	15
AREA	14.00 SQ.MT
NO.	16
AREA	14.00 SQ.MT
NO.	17
AREA	14.00 SQ.MT
NO.	18
AREA	14.00 SQ.MT
NO.	19
AREA	14.00 SQ.MT
NO.	20
AREA	14.00 SQ.MT
NO.	21
AREA	14.00 SQ.MT
NO.	22
AREA	14.00 SQ.MT
TOTAL ADDITION	400.82 SQ.MT



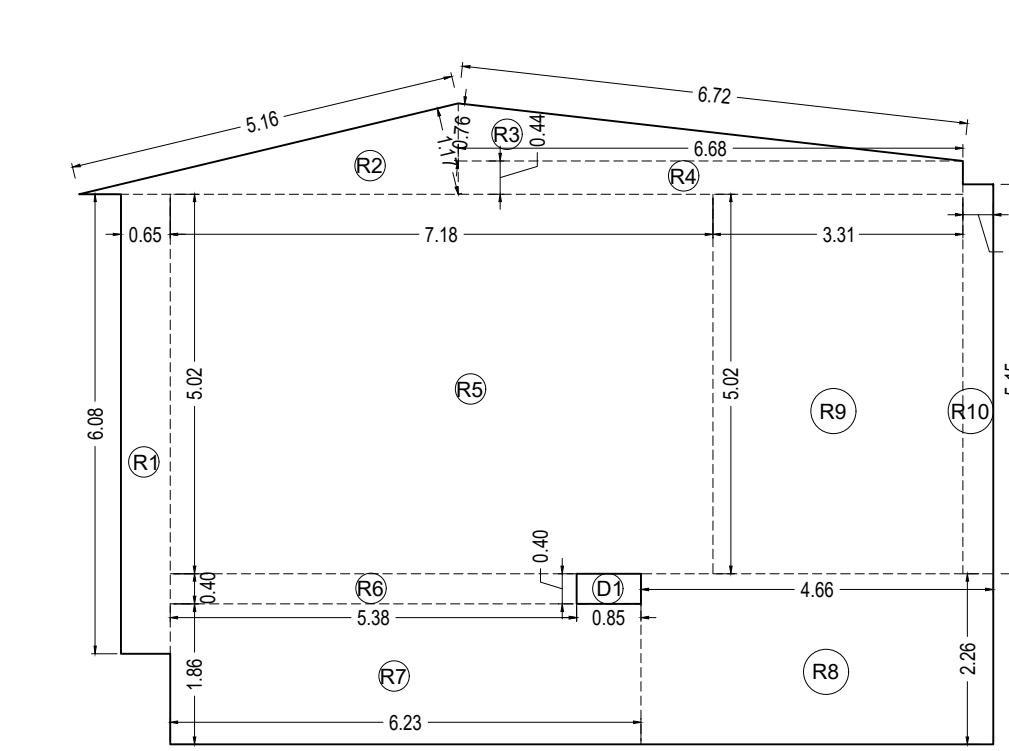
7TH PODIUM (E-DECK LEVEL) FLOOR PLAN (SALE WING)
SCALE - 1:100

FITNESS CENTER AREA STATEMENT (SALE WING)	
PROPOSED AREA	400.81
PERMISSIBLE AREA OF FITNESS CENTER (ENCL. OF SOCIETY OFFICE)	400.82
EXCESS AREA COUNTED IN FSI (ENCL. OF SOCIETY OFFICE)	59.21



7TH PODIUM FLOOR
E DECK LEVEL REFUGE AREA DIAGRAM (WING - C)
SCALE - 1:100

REFUGE AREA STATEMENT 7TH PODIUM (E-DECK LEVEL) FLOOR (WING - C)	
FLOOR	WING - C
1ST FLOOR	400.81
2ND FLOOR	400.81
3RD FLOOR	400.81
4TH FLOOR	400.81
5TH FLOOR	400.81
6TH FLOOR	400.81
7TH FLOOR	400.81
8TH FLOOR	400.81
9TH FLOOR	400.81
10TH FLOOR	400.81
11TH FLOOR	400.81
12TH FLOOR	400.81
13TH FLOOR	400.81
14TH FLOOR	400.81
15TH FLOOR	400.81
16TH FLOOR	400.81
17TH FLOOR	400.81
18TH FLOOR	400.81
19TH FLOOR	400.81
20TH FLOOR	400.81
21TH FLOOR	400.81
22TH FLOOR	400.81
TOTAL AREA	2004.05
REQUIRED REFUGE AREA 4%	80.16
REQUIRED REFUGE AREA 4.25%	84.17
PROPOSED AREA	84.17
EXCESS REFUGE AREA COUNTED IN FSI	NIL



7TH PODIUM FLOOR
E DECK LEVEL REFUGE AREA DIAGRAM (WING - D)
SCALE - 1:100

REFUGE AREA STATEMENT 7TH PODIUM (E-DECK LEVEL) FLOOR (WING - D)	
FLOOR	WING - D
1ST FLOOR	400.81
2ND FLOOR	400.81
3RD FLOOR	400.81
4TH FLOOR	400.81
5TH FLOOR	400.81
6TH FLOOR	400.81
7TH FLOOR	400.81
8TH FLOOR	400.81
9TH FLOOR	400.81
10TH FLOOR	400.81
11TH FLOOR	400.81
12TH FLOOR	400.81
13TH FLOOR	400.81
14TH FLOOR	400.81
15TH FLOOR	400.81
16TH FLOOR	400.81
17TH FLOOR	400.81
18TH FLOOR	400.81
19TH FLOOR	400.81
20TH FLOOR	400.81
21TH FLOOR	400.81
22TH FLOOR	400.81
TOTAL AREA	2004.05
REQUIRED REFUGE AREA 4%	80.16
REQUIRED REFUGE AREA 4.25%	84.17
PROPOSED AREA	84.17
EXCESS REFUGE AREA COUNTED IN FSI	NIL

REFUGE AREA CALCULATION OF 7TH PODIUM FLOOR (WING - D)	
NO.	1
AREA	14.00 SQ.MT
NO.	2
AREA	14.00 SQ.MT
NO.	3
AREA	14.00 SQ.MT
NO.	4
AREA	14.00 SQ.MT
NO.	5
AREA	14.00 SQ.MT
NO.	6
AREA	14.00 SQ.MT
NO.	7
AREA	14.00 SQ.MT
NO.	8
AREA	14.00 SQ.MT
NO.	9
AREA	14.00 SQ.MT
NO.	10
AREA	14.00 SQ.MT
NO.	11
AREA	14.00 SQ.MT
NO.	12
AREA	14.00 SQ.MT
NO.	13
AREA	14.00 SQ.MT
NO.	14
AREA	14.00 SQ.MT
NO.	15
AREA	14.00 SQ.MT
NO.	16
AREA	14.00 SQ.MT
NO.	17
AREA	14.00 SQ.MT
NO.	18
AREA	14.00 SQ.MT
NO.	19
AREA	14.00 SQ.MT
NO.	20
AREA	14.00 SQ.MT
NO.	21
AREA	14.00 SQ.MT
NO.	22
AREA	14.00 SQ.MT
TOTAL AREA	2004.05

- THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN REQUIRED.
- THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER
NO. MHADA-4/12240/2025 DATED - 18 JULY '25
- APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE
LETTER UNDER NO. MHADA-4/12240/2025 DATED -

PROFORMA - B

CONTENT OF SHEET
FOR SALE: 6TH & 7TH PODIUM, 7TH PODIUM (E DECK) REFUGE
AREA DIA. & CALC.

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO.447(P)
AT DNYANESHWAR NAGAR, R. A. KIDWAI MARG & D.G. MAHAJANI ROAD,
SEWREE, WADALA, MUMBAI-400031.
BUILDING NO. AT, AS, AS, BT, CT, CT & CS KNOWN AS
DNYANESHWAR NAGAR CHS

NAME OF OWNER
M/S XCELLENT REALTY PVT. LTD. CA TO DNYANESHWAR NAGAR CHS.

Signature of Owner: Nishant Gajanan Waghmare, Amit Anil Kadam, Rupesh Anil Totewar

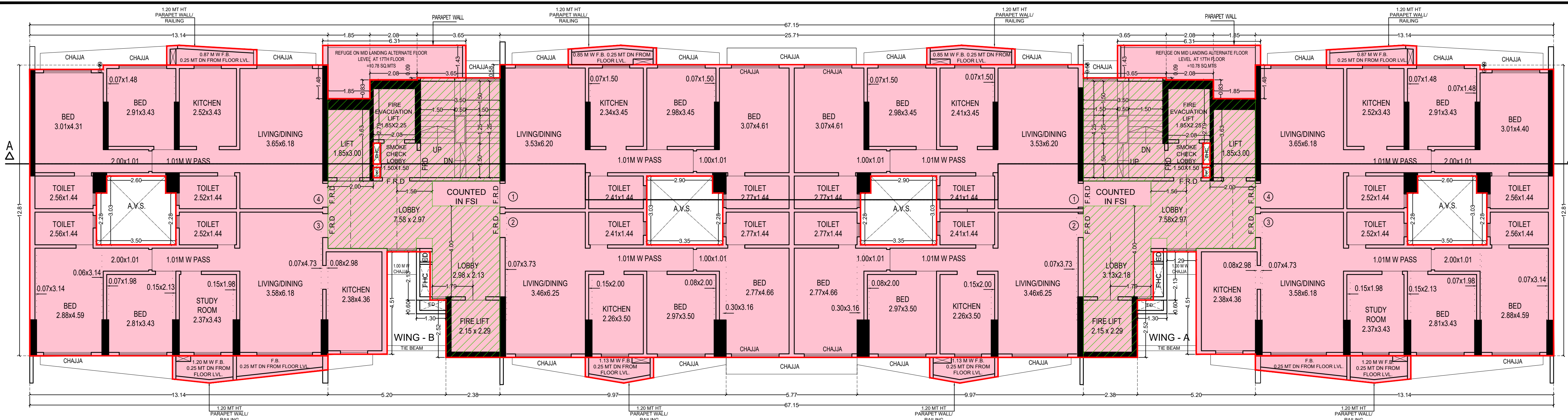
Signature of Architect: SANGITA SUYOG SHET, SHOWIR PARVE Z IRANI

Signature of Engineer: S.E./B.P.(GM) / MHADA, D.Y.ENG./B.P.(GM) / MHADA, EXECUTIVE ENGINEER B.P.(GM) / MHADA

Architect: SANGITA SUYOG SHET, SHOWIR PARVE Z IRANI

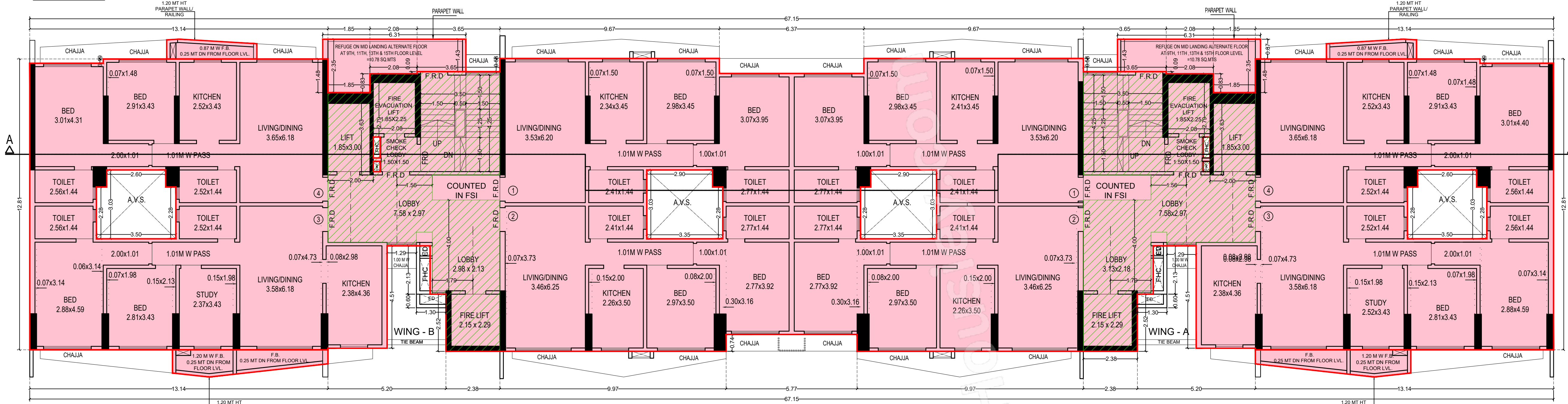
Engineer: S.E./B.P.(GM) / MHADA, D.Y.ENG./B.P.(GM) / MHADA, EXECUTIVE ENGINEER B.P.(GM) / MHADA

Scale: 1:100



16TH & 17TH FLOOR PLAN (REHAB WING)

SCALE :- 1:100



4TH, 6TH, 8TH, 10TH, 12TH, 14TH, 16TH & 18TH FLOOR
MID LANDING ALTERNATE LEVEL FLOOR REFUGE AREA
DIAGRAM REHAB (WING - A & B)

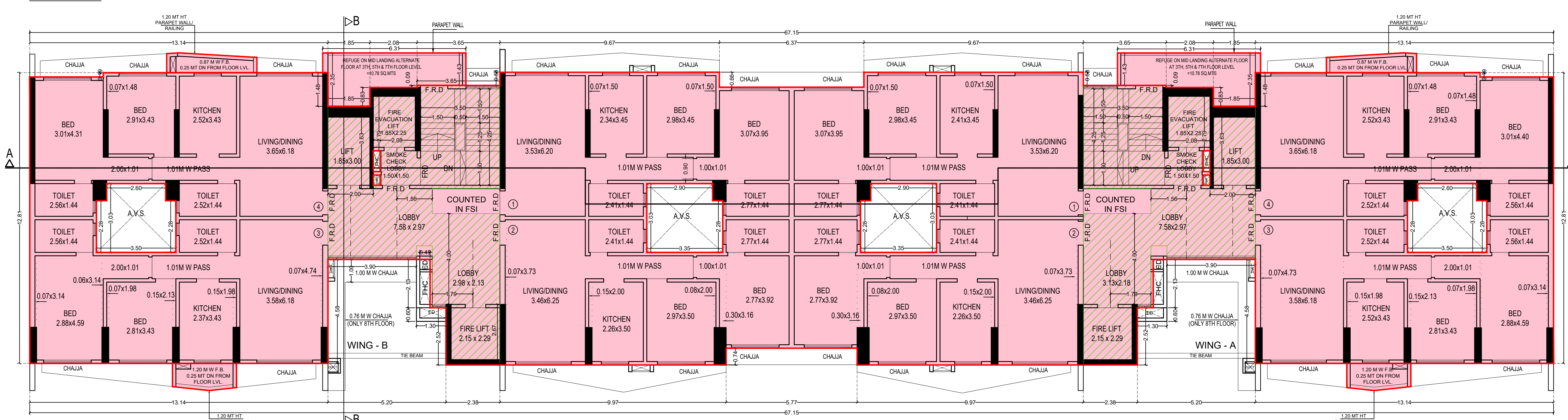
SCALE :- 1:100

REFUGE AREA CALCULATION REHAB (WING A & B)				
4TH, 6TH, 8TH, 10TH, 12TH, 14TH, 16TH & 18TH MID LANDING FLOOR				
R1	1.85	X	0.92	X 1 NO = 1.70 SQ.MT.
R2	0.23	X	0.87	X 1 NO = 0.20 SQ.MT.
R3	6.08	X	1.43	X 1 NO = 8.69 SQ.MT.
R4	2.08	X	0.09	X 1 NO = 0.19 SQ.MT.
TOTAL ADDITION				= 10.78 SQ.MT. X

- THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN REQUIRED.
- THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER
NO. MHADA-41/2240/2025 DATED - 18 JULY '25
- APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE
LETTER UNDER NO. MHADA-41/2240/2025 DATED -

9TH TO 15TH FLOOR PLAN (REHAB WING)

SCALE :- 1:100



2ND TO 8TH FLOOR PLAN (REHAB WING)

SCALE :- 1:100

PROFORMA - B

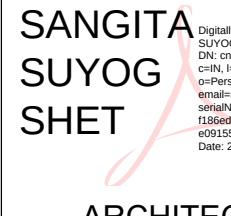
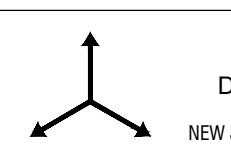
CONTENT OF SHEET
REHAB - 2ND TO 17TH FLOOR PLAN, REFUGE AREA DIAGRAM & CALCULATION.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO.447(P)
AT DNYANESHWAR NAGAR, R. A. KIDWAI MARG & D.G. MAHAJANI ROAD,
SEWREE, WADALA, MUMBAI-400031.
BUILDING NO. A1, A2, A3, B1, C1, C2 & C3 KNOWN AS
DHYANESHWAR NAGAR CHS

NAME OF OWNER

M/S XCELLENT REALTY PVT. LTD. CA TO DHYANESHWAR NAGAR CHS.

Nishant Gajanan Waghmare Digitally signed by Nishant Gajanan Waghmare DN: cn=Nishant Gajanan Waghmare, o=M/S XCELLENT REALTY PVT. LTD., email=Nishant.Gajanan.Waghmare@xcellentrealty.com, c=IN 18.05.2025 11:21:17 +05'30'	Amit Anil Kadam Digitally signed by Amit Anil Kadam DN: cn=Amit Anil Kadam, o=M/S XCELLENT REALTY PVT. LTD., email=Amit.Anil.Kadam@xcellentrealty.com, c=IN 20.05.2025 11:21:18 +05'30'	Rupesh Muralidhar Totewar Digitally signed by Rupesh Muralidhar Totewar DN: cn=Rupesh Muralidhar Totewar, o=M/S XCELLENT REALTY PVT. LTD., email=Rupesh.Muralidhar.Totewar@xcellentrealty.com, c=IN 18.05.2025 11:21:18 +05'30'
S.E./B.P./GM/ / MHADA	DY.ENG./B.P./GM/ / MHADA	EXECUTIVE ENGINEER B.P./GM/ / MHADA
 SANGITA SUYOT ARCHITECT	 SHOVI PARVE ZIRANI ARCHITECT	 SHOVI PARVE ZIRANI ARCHITECT
ARCHITECT'S NAME, ADDRESS & SIGNATURE  Designers & Planners Pvt. Ltd. NEW JAGRUTI CHS. S.V. ROAD, 1ST FLOOR, FLAT NO. 7, BANDRA (W), MUMBAI-40. Email: mptn-pvt.ltd@gmail.com		

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PERMISSION SHALL BE VIOLATION OF INTELLECTUAL PROPERTY RIGHT OF M/S MITI

carpet area for parking purpose			
1ST TO 15TH FLOOR (30 FLATS)			
'A' & 'B' WING (15 X2)			
CARPET AREA STATEMENT :			
FLAT NO. 2 (WING 'A')			
FLAT NO. 2 (WING 'B')			
LIVING/DINING	3.46	X 6.25	= 21.63
	0.07	X 4.75	= 0.33
KITCHEN	2.26	X 3.50	= 7.91
	0.15	X 2.00	= 0.30
BEDROOM	2.97	X 3.50	= 10.40
	0.08	X 2.00	= 0.16
BEDROOM	2.77	X 3.92	= 10.86
	0.30	X 3.16	= 0.95
	1.00	X 1.01	= 1.01
PASSAGE	4.76	X 1.01	= 4.81
TOILET	2.77	X 1.44	= 3.99
TOILET	2.41	X 1.44	= 3.47
D.J	0.23	X 1.05	= 0.24
	0.99	X 0.15 X 2NOS	= 0.30
	0.90	X 0.15	= 0.14
	0.75	X 0.15 X 2NOS	= 0.23
TOTAL			= 66.73

carpet area for parking purpose			
1ST TO 15TH FLOOR (30 FLATS)			
'A' & 'B' WING (15 X2)			
CARPET AREA STATEMENT :			
FLAT NO. 1 (WING 'A')			
FLAT NO. 1 (WING 'B')			
LIVING/DINING	3.53	X 6.20	= 21.89
KITCHEN	2.34	X 3.45	= 8.07
	0.07	X 1.50	= 0.11
BEDROOM	2.97	X 3.45	= 10.25
	0.08	X 1.50	= 0.12
BEDROOM	3.07	X 3.95	= 12.13
	1.00	X 1.01	= 1.01
PASSAGE	4.76	X 1.01	= 4.81
TOILET	2.77	X 1.44	= 3.99
TOILET	2.41	X 1.44	= 3.47
D.J	0.23	X 1.05	= 0.24
	0.90	X 0.15 X 3NOS	= 0.41
	0.75	X 0.15 X 2NOS	= 0.23
TOTAL			= 66.73

carpet area for parking purpose			
1ST TO 18TH FLOOR (36 FLATS)			
'A' & 'B' WING (18 X 2)			
CARPET AREA STATEMENT :			
FLAT NO. 4 (WING 'A')			
FLAT NO. 4 (WING 'B')			
LIVING/DINING	3.65	X 6.18	= 22.56
KITCHEN	2.52	X 3.43	= 8.64
	0.07	X 1.48 X 2NOS	= 0.21
BEDROOM	2.91	X 3.43	= 9.98
	0.07	X 1.48 X 2NOS	= 0.21
BEDROOM	3.01	X 4.40	= 13.24
	2.00	X 1.01	= 2.02
PASSAGE	3.87	X 1.01	= 3.91
TOILET	2.52	X 1.44	= 3.63
TOILET	2.56	X 1.44	= 3.69
D.J	0.23	X 1.05	= 0.24
	0.90	X 0.15 X 2NOS	= 0.27
	1.00	X 0.15	= 0.15
	0.75	X 0.15 X 2NOS	= 0.23
TOTAL			= 71.40

Additional area incorporated as part of carpet area of flower bed.

carpet area for parking purpose			
1ST TO 8TH FLOOR (16 FLATS)			
'A' & 'B' WING (8 X 2)			
CARPET AREA STATEMENT :			
FLAT NO. 3 (WING 'A')			
FLAT NO. 3 (WING 'B')			
LIVING/DINING	3.58	X 6.18	= 22.12
	0.07	X 4.73	= 0.33
KITCHEN	2.37	X 3.43	= 8.13
	0.15	X 1.98	= 0.30
BEDROOM	2.81	X 3.43	= 9.64
	0.15	X 1.98	= 0.30
	0.07	X 1.98	= 0.14
BEDROOM	2.88	X 4.59	= 13.22
	0.07	X 3.14	= 0.22
	0.07	X 3.14	= 0.22
	2.00	X 1.01	= 2.02
PASSAGE	3.87	X 1.01	= 3.91
TOILET	2.52	X 1.44	= 3.63
TOILET	2.56	X 1.44	= 3.69
D.J	0.23	X 1.05	= 0.24
	0.90	X 0.15	= 0.14
	1.00	X 0.15 X 2NOS	= 0.30
	0.75	X 0.15 X 2NOS	= 0.23
TOTAL			= 71.41

Additional area incorporated as part of carpet area of flower bed.

carpet area for parking purpose			
16TH & 17THTH FLOOR (4 FLATS)			
'A' & 'B' WING (2 X2)			
CARPET AREA STATEMENT :			
FLAT NO. 2 (WING 'A')			
FLAT NO. 2 (WING 'B')			
LIVING/DINING	3.46	X 6.25	= 21.63
	0.07	X 4.75	= 0.33
KITCHEN	2.26	X 3.50	= 7.91
	0.15	X 2.00	= 0.30
BEDROOM	2.97	X 3.50	= 10.40
	0.08	X 2.00	= 0.16
BEDROOM	2.77	X 4.66	= 12.91
	0.30	X 3.16	= 0.95
	1.00	X 1.01	= 1.01
PASSAGE	4.76	X 1.01	= 4.81
TOILET	2.77	X 1.44	= 3.99
TOILET	2.41	X 1.44	= 3.47
D.J	0.23	X 1.05	= 0.24
	0.99	X 0.15 X 2NOS	= 0.30
	0.90	X 0.15	= 0.14
	0.75	X 0.15 X 2NOS	= 0.23
TOTAL			= 71.41

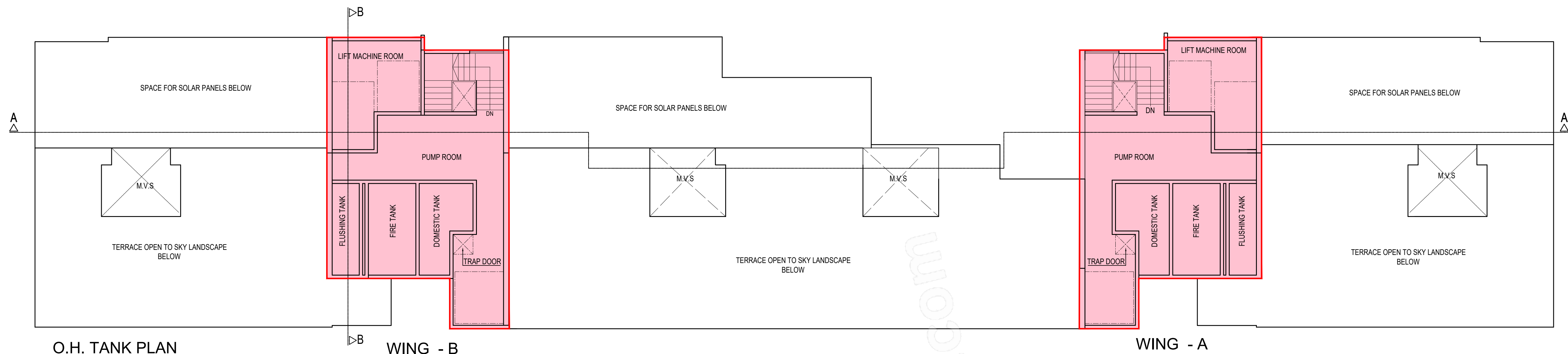
Additional area incorporated as part of carpet area of flower bed.

carpet area for parking purpose			
16TH & 17THTH FLOOR (4 FLATS)			
'A' & 'B' WING (2 X2)			
CARPET AREA STATEMENT :			
FLAT NO. 1 (WING 'A')			
FLAT NO. 1 (WING 'B')			
LIVING/DINING	3.53	X 6.20	= 21.89
KITCHEN	2.34	X 3.45	= 8.07
	0.07	X 1.50	= 0.11
BEDROOM	2.97	X 3.45	= 10.25
	0.08	X 1.50	= 0.12
BEDROOM	3.07	X 4.61	= 14.15
	1.00	X 1.02	= 1.02
PASSAGE	4.76	X 1.01	= 4.81
TOILET	2.77	X 1.44	= 3.99
TOILET	2.41	X 1.44	= 3.47
D.J	0.23	X 1.05	= 0.24
	0.90	X 0.15 X 3NOS	= 0.41
	0.75	X 0.15 X 2NOS	= 0.23
TOTAL			= 71.39

Additional area incorporated as part of carpet area of flower bed.

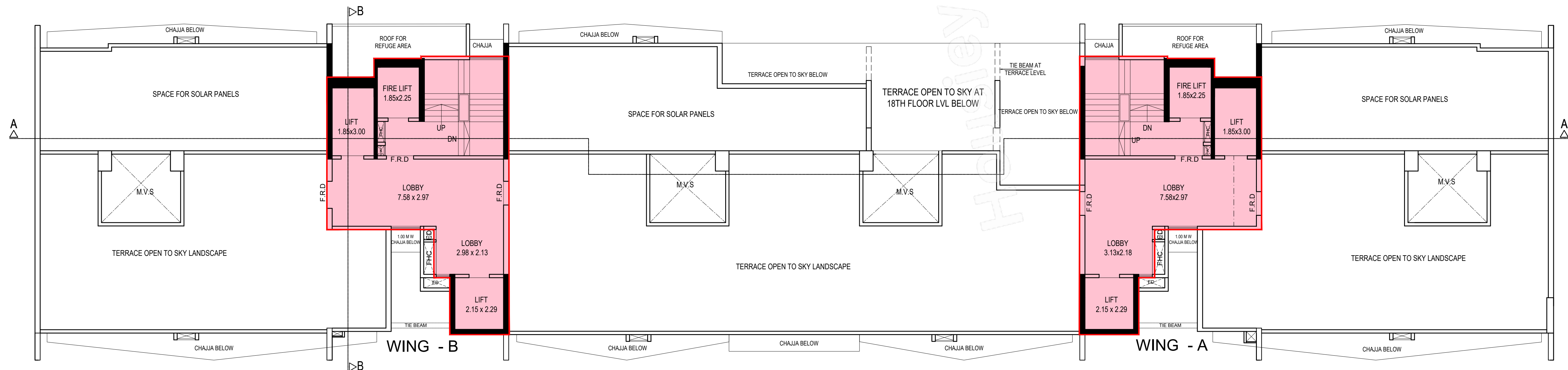
carpet area for parking purpose			
9TH TO 18TH FLOOR (20 FLATS)			
'A' & 'B' WING (10 X 2)			
CARPET AREA STATEMENT :			
FLAT NO. 3 (WING 'A')			
FLAT NO. 3 (WING 'B')			
LIVING/DINING	3.58	X 6.18	= 22.12
	0.07	X 4.73	= 0.33
KITCHEN	2.38	X 4.36	= 10.37
	0.08	X 2.98	= 0.24
STUDY ROOM	2.37	X 3.43	= 8.13
	0.15	X 1.98	= 0.30
BEDROOM	2.81	X 3.43	= 9.64
	0.15	X 1.98	= 0.30
	0.07	X 1.98	= 0.14
BEDROOM	2.88	X 4.59	= 13.22
	0.07	X 3.14	= 0.22
	0.07	X 3.14	= 0.22
	2.00	X 1.01	= 2.02
PASSAGE	3.87	X 1.01	= 3.91
TOILET	2.52	X 1.44	= 3.63
TOILET	2.56	X 1.44	= 3.69
D.J	0.23	X 1.05	= 0.24
	0.90	X 0.15	= 0.14
	1.00	X 0.15 X 2NOS	= 0.30
	0.75	X 0.15 X 2NOS	= 0.23
	0.15	X 1.05	= 0.16
TOTAL			= 85.24

Additional area incorporated as part of carpet area of flower bed.



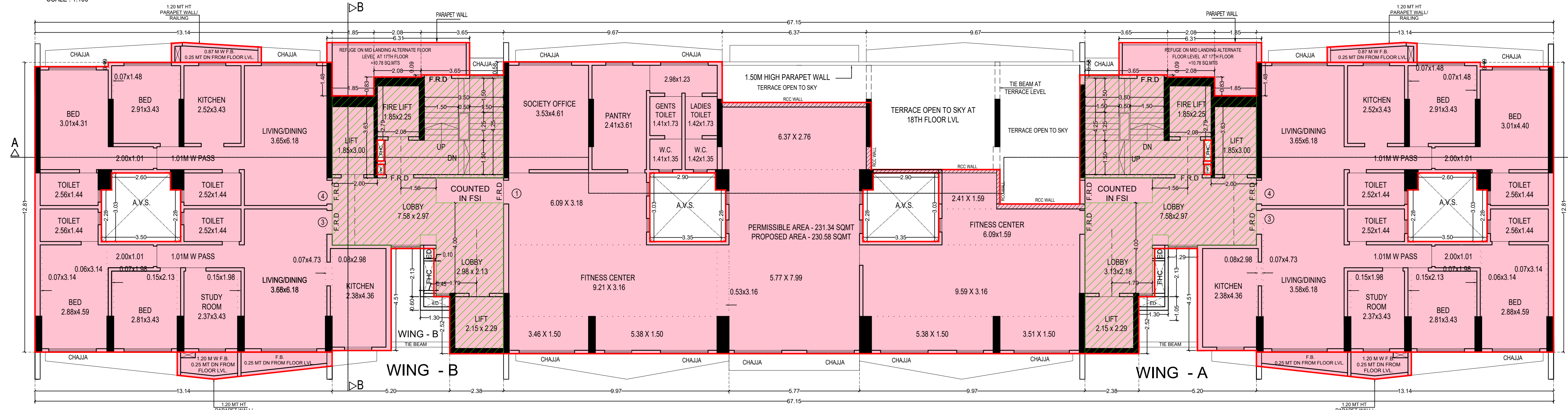
O.H. TANK PLAN

SCALE : 1:100



TERRACE FLOOR PLAN

SCALE : 1:100



18TH FLOOR PLAN (REHAB WING)

SCALE : 1:100

:- THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN REQUIRED.
:- THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. MHADA-41/2240/2025 DATED - 18 JULY '25.
:- APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER UNDER NO. MHADA-41/2240/2025 DATED -

PROFORMA - B

CONTENT OF SHEET

FOR REHAB :- 18TH FLOOR PLAN, TERRACE FLOOR PLAN, OHT.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO.447(PT) AT DNYANESHWAR NAGAR, R. A. KIDWAI MARG & D.G. MAHAJANI ROAD, SEWREE, WADALA, MUMBAI-400031.
BUILDING NO. A1, A2, A3, B1, C1, C2 & C3 KNOWN AS DHYANESHWAR NAGAR CHS

NAME OF OWNER

M/S XCELLENT REALTY PVT. LTD. CA TO DHYANESHWAR NAGAR CHS.

Nishant Gajanan Waghma re

Digitally signed by Nishant Gajanan Waghma re
Date: 2025.11.21 17:23:36 +05'30'

Amit Anil Kadam

Digitally signed by Amit Anil Kadam
Date: 2025.11.21 18:16:15 +05'30'

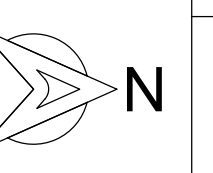
Rupesh Muralidhar Totewar

Digitally signed by Rupesh Muralidhar Totewar
Date: 2025.11.21 18:38:49 +05'30'



SANGITA SUYOG SHET

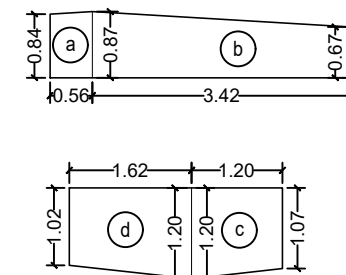
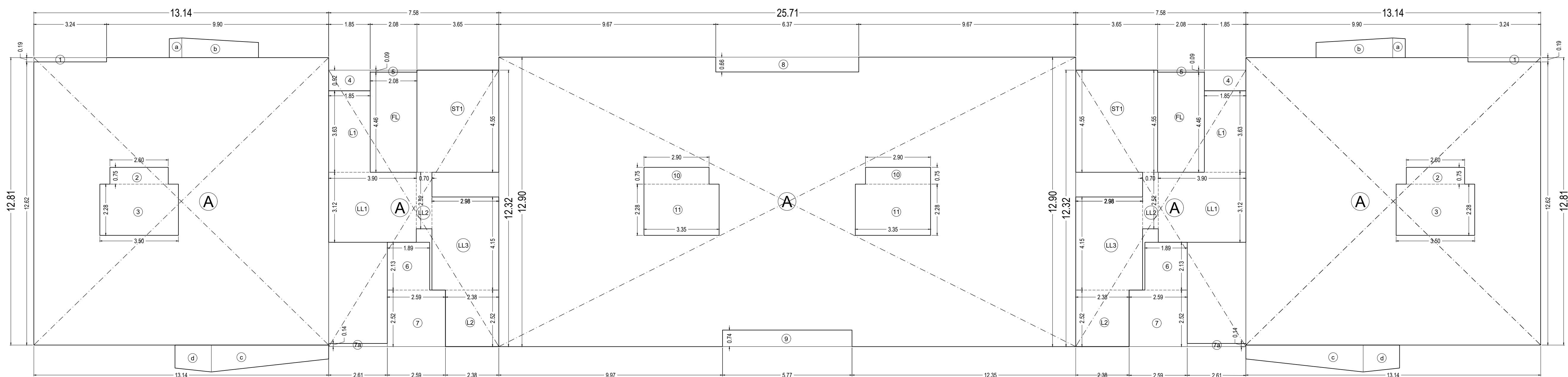
ARCHITECT



mitie
Designers & Planners Pvt. Ltd.
NEW JAGRUTI C.H.S., S.V. ROAD, 1ST FLOOR, FLAT NO. 7, BANDRA (W), MUMBAI - 40
Email: mitie-prj-10@gmail.com

ARCHITECT'S NAME, ADDRESS & SIGNATURE

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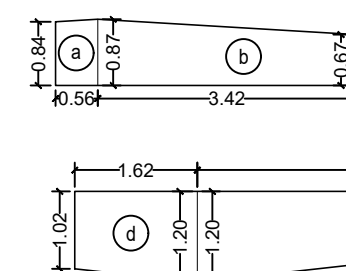


F.B. AREA CALCULATION 1ST TO 8TH FLOOR PLAN (REHAB WING)

SCALE :- 1:100

F.B. AREA CALCULATION

1ST TO 8TH FLOOR			
a	$(0.84 + 0.87) / 2 \times 0.56 \times 1 \text{ NO}$	=	0.48 SQ.MT.
b	$(0.87 + 0.67) / 2 \times 3.42 \times 1 \text{ NO}$	=	2.63 SQ.MT.
c	$(1.07 + 1.20) / 2 \times 1.20 \times 1 \text{ NO}$	=	1.36 SQ.MT.
d	$(1.20 + 1.02) / 2 \times 1.62 \times 1 \text{ NO}$	=	1.80 SQ.MT.
TOTAL ADDITION		=	6.27 SQ.MT.
(WING A+B) 6.27 X 2		=	12.54 SQ.MT.
PER FLOOR F.B. AREA		=	12.54 SQ.MT.



F.B. AREA CALCULATION 9TH TO 15TH & 18TH FLOOR PLAN (REHAB WING)

SCALE :- 1:100

F.B. AREA CALCULATION

9TH TO 15TH & 18TH FLOOR			
a	$(0.84 + 0.87) / 2 \times 0.56 \times 1 \text{ NO}$	=	0.48 SQ.MT.
b	$(0.87 + 0.67) / 2 \times 3.42 \times 1 \text{ NO}$	=	2.63 SQ.MT.
c	$(1.20 + 0.82) / 2 \times 5.23 \times 1 \text{ NO}$	=	4.76 SQ.MT.
d	$(1.02 + 1.20) / 2 \times 1.62 \times 1 \text{ NO}$	=	1.80 SQ.MT.
TOTAL ADDITION		=	9.67 SQ.MT.
(WING A+B) 9.67 X 2		=	19.34 SQ.MT.
PER FLOOR F.B. AREA		=	19.34 SQ.MT.

THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN REQUIRED.
 THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. MHADA-41/2240/2025 DATED - 18 JULY '25.
 APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER UNDER NO. MHADA-41/2240/2025 DATED -

PROFORMA - B

CONTENT OF SHEET

FOR REHAB :- 1ST TO 15TH FLOOR AREA DIAGRAM & CALCULATION, METER ROOM AREA DIAGRAM & CALCULATION, F.B. AREA DIAGRAM & CALCULATION.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO.447(P.T)
 AT DNYANESHWAR NAGAR, R. A. KIDWAI MARG & D.G. MAHAJANI ROAD, SEWREE, WADALA, MUMBAI-400031.
 BUILDING NO. A1, A2, A3, B1, C1, C2 & C3 KNOWN AS DHYANESHWAR NAGAR CHS

NAME OF OWNER

M/S XCELLENT REALTY PVT. LTD. CA TO DHYANESHWAR NAGAR CHS.

Nishant Gajanan Waghmare
 Digitally signed by Nishant Gajanan Waghmare
 Date: 2025.11.21 17:23:55 +05'30'

Amit Anil Kadam
 Digitally signed by Amit Anil Kadam
 Date: 2025.11.21 18:16:31 +05'30'

Rupesh Muralidhar Totewar
 Digitally signed by Rupesh Muralidhar Totewar
 Date: 2025.11.21 18:39:06 +05'30'



SANGITA SUYOG SHET
 Digitally signed by Sangita Suyog Shet
 Date: 2025.11.21 18:00:00 +05'30'

SHOVI PARVEZ IRANI
 Digitally signed by SHOVI PARVEZ IRANI
 Date: 2025.11.21 16:34:35 +05'30'



mitre
 Designers & Planners Pvt. Ltd.
 NEW JAGRUTI CHS, S.V. ROAD, 1ST FLOOR, FLAT NO. 7, BANDRA (W), MUMBAI-40.
 Email: mitre.pvt.ltd@gmail.com

ARCHITECT'S NAME, ADDRESS & SIGNATURE



Signature of Architect

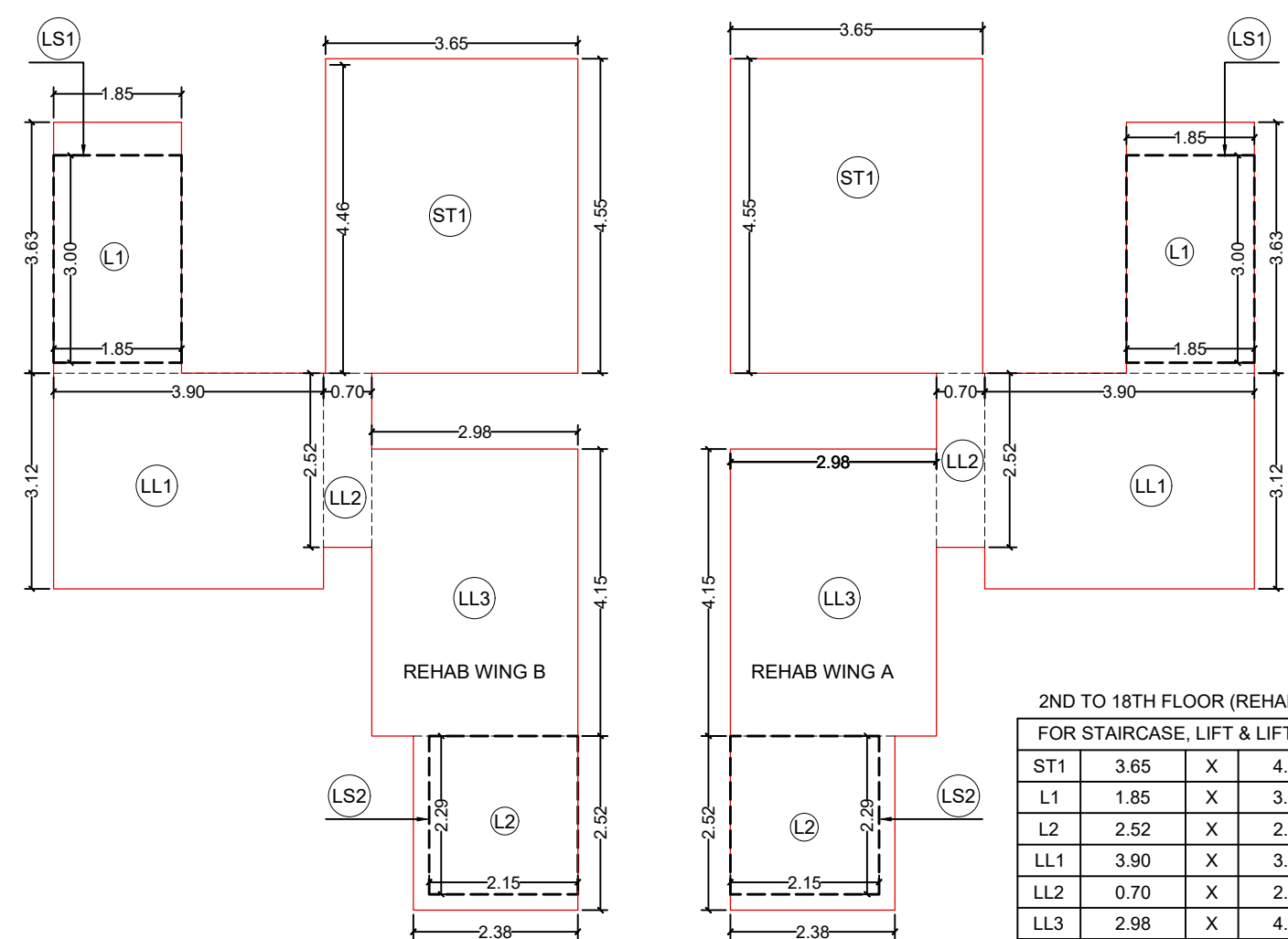
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1ST TO 8TH FLOOR AREA DIAGRAM (REHAB WING)

SCALE :- 1:100

BUILT UP AREA CALCULATION OF 1ST TO 8TH FLOOR (REHAB WING)									
ADDITION AREA									
A	13.14	X	12.81	X	2	=	336.65		
B	25.71	X	12.90	X	1	=	331.66		
C	7.58	X	12.32	X	2	=	186.77		
TOTAL AREA OF ADDITION							=	855.08	
DEDUCTIONS AREA									
1	3.24	X	0.19	X	2	=	1.23		
2	2.60	X	0.75	X	2	=	3.90		
3	3.50	X	2.28	X	2	=	15.96		
4	1.85	X	0.92	X	2	=	3.40		
5	2.08	X	0.09	X	2	=	0.37		
6	4.50	X	2.13	X	2	=	19.17		
7	5.20	X	2.52	X	2	=	26.21		
8	6.37	X	0.66	X	1	=	4.20		
9	5.77	X	0.74	X	1	=	4.27		
10	2.90	X	0.75	X	2	=	4.35		
11	3.35	X	2.28	X	2	=	15.28		
TOTAL AREA OF DEDUCTION							=	96.35	
TOTAL							=	855.08	- 96.35 = 758.73
DEDUCTIONS FOR STAIRCASE, LIFT & LIFT LOBBY AREA									
ST1	3.65	X	4.55	X	2	=	33.22		
L1	1.85	X	3.63	X	2	=	13.43		
L2	2.52	X	2.38	X	2	=	12.00		
LL1	3.90	X	3.12	X	2	=	24.34		
LL2	0.70	X	2.52	X	2	=	3.53		
LL3	2.98	X	4.15	X	2	=	24.73		
TOTAL AREA OF STAIRCASE, LIFT & LIFT LOBBY DEDUCTION							=	111.24	
DEDUCTIONS FOR FIRE LIFT & LIFT LOBBY AREA									
FL1	2.08	X	4.46	X	2	=	18.55		
TOTAL AREA OF FIRE LIFT & LIFT LOBBY DEDUCTION							=	18.55	
TOTAL DEDUCTIONS (REFUGEE AREA + STAIRCASE, LIFT & LIFT LOBBY + FIRE LIFT & LIFT LOBBY)									
							=	129.79	
(111.24 + 18.55)							=	129.79	
TOTAL							=	758.73	- 129.79 = 628.94

BUILT UP AREA CALCULATION OF 9TH TO 15TH FLOOR (REHAB WING)									
ADDITION AREA									
A	13.14	X	12.81	X	2	=	336.65		
B	25.71	X	12.90	X	1	=	331.66		
C	7.58	X	12.32	X	2	=	186.77		
TOTAL AREA OF ADDITION							=	855.08	
DEDUCTIONS AREA									
1	3.24	X	0.19	X	2	=	1.23		
2	2.60	X	0.75	X	2	=	3.90		
3	3.50	X	2.28	X	2	=	15.96		
4	1.85	X	0.92	X	2	=	3.40		
5	2.08	X	0.09	X	2	=	0.37		
6	4.50	X	2.13	X	2	=	19.17		
7	2.59	X	2.52	X	2	=	13.05		
7a	2.61	X	0.14	X	2	=	0.73		
8	6.37	X	0.66	X	1	=	4.20		
9	5.77	X	0.74	X	1	=	4.27		
10	2.90	X	0.75	X	2	=	4.35		
11	3.35	X	2.28	X	2	=	15.28		
TOTAL AREA OF DEDUCTION							=	96.35	
TOTAL							=	855.08	- 96.35 = 758.73
DEDUCTIONS FOR STAIRCASE, LIFT & LIFT LOBBY AREA									
ST1	3.65	X	4.55	X	2	=	33.22		
L1	1.85	X	3.63	X	2	=	13.43		
L2	2.52	X	2.38	X	2	=	12.00		
LL1	3.90	X	3.12	X	2	=	24.34		
LL2	0.70	X	2.52	X	2	=	3.53		
LL3	2.98	X	4.15	X	2	=	24.73		
TOTAL AREA OF STAIRCASE, LIFT & LIFT LOBBY DEDUCTION							=	111.24	
DEDUCTIONS FOR FIRE LIFT & LIFT LOBBY AREA									
FL1	2.08	X	4.46	X	2	=	18.55		
TOTAL AREA OF FIRE LIFT & LIFT LOBBY DEDUCTION							=	18.55	
TOTAL DEDUCTIONS (REFUGEE AREA + STAIRCASE, LIFT & LIFT LOBBY + FIRE LIFT & LIFT LOBBY)									
							=	129.79	
(111.24 + 18.55)							=	129.79	
TOTAL							=	758.73	- 129.79 = 628.94



2ND TO 18TH FLOOR (WING - A & B) (REHAB WING)

SCALE :- 1:100

2ND TO 18TH FLOOR (WING - A & B) FOR STAIRCASE, LIFT & LIFT LOBBY AREA									
DEDUCTIONS FOR STAIRCASE, LIFT & LIFT LOBBY AREA									
ST1	3.65	X	4.55	X	2	=	33.22		
L1	1.85	X	3.63	X	2	=	13.43		
L2	2.52	X	2.38	X	2	=	12.00		
LL1	3.90	X	3.12	X	2	=	24.34		
LL2	0.70	X	2.52	X	2	=	3.53		
LL3	2.98	X	4.15	X	2	=	24.73		
TOTAL AREA							=	111.24	
LIFT SHAFT AREA									
LS1	1.85	X	3.00	X	2	=	11.10		
LS2	2.29	X	2.15	X	2	=	9.85		
TOTAL AREA							=	20.95	
TOTAL STAIRCASE, LIFT, LIFT LOBBY AREA							=	90.30	

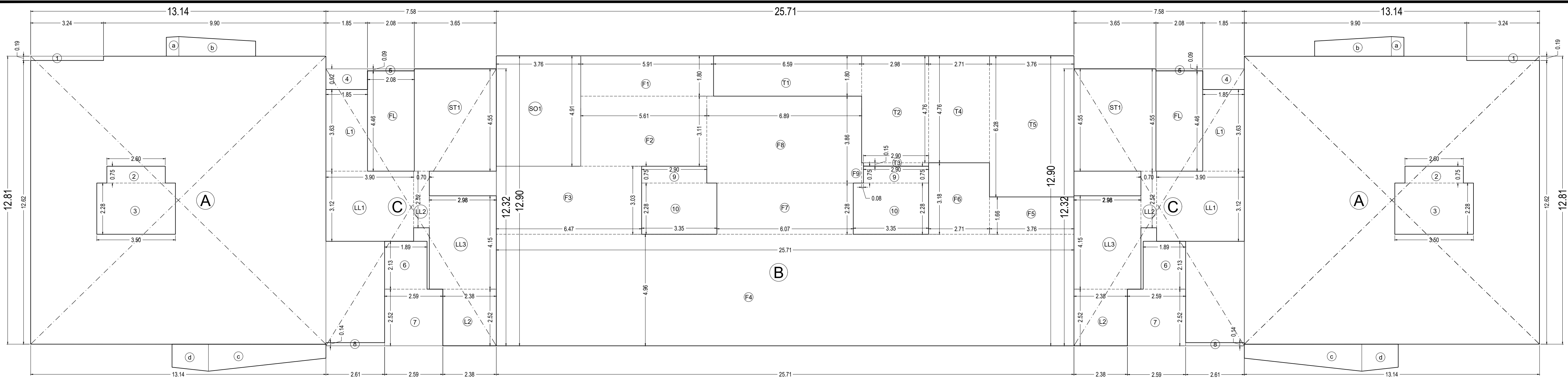
METER ROOM AREA DIAGRAM

SCALE 1:100

BUILT UP AREA CALCULATION LOBBY FLOOR									
1	2.98	X	1.10	X	1	NO	=	3.28	SQ.MT.
2	0.70	X	0.60	X	1	NO	=	0.42	SQ.MT.
3	0.10	X	2.13	X	1	NO	=	0.21	SQ.MT.
TOTAL ADDITION							=	3.91	SQ.MT.
3.91 X 2 WING							=	7.82	SQ.MT.

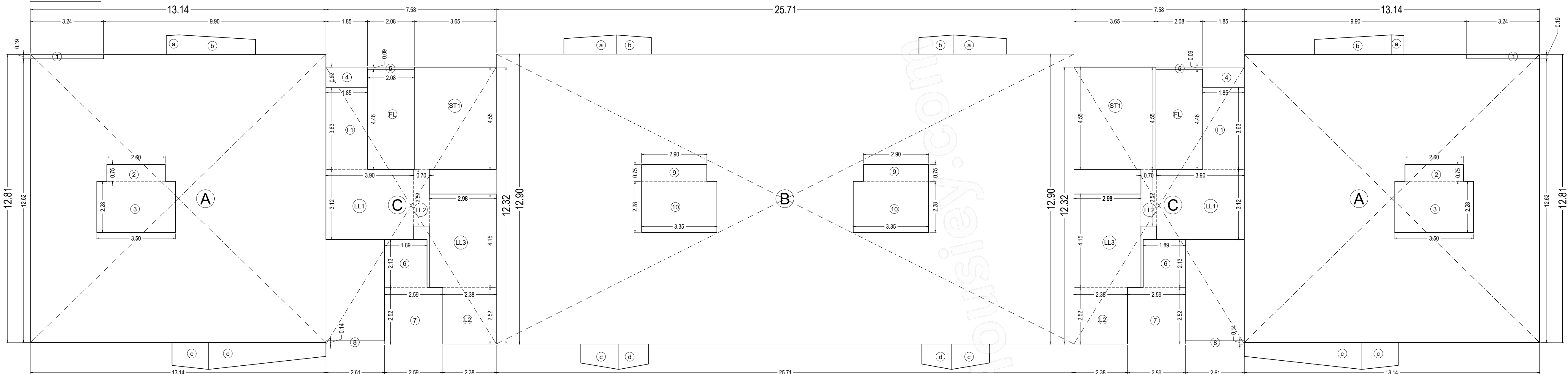
METER ROOM AREA CALCULATION

GROUND FLOOR									
1		2.20	X	2.35	X	1	NO	=	5.17 SQ.MT.
2		3.75	X	3.26	X	1	NO	=	12.23 SQ.MT.
3		2.11	X	2.11	X	1	NO	=	4.45 SQ.MT.
4		0.24	X	2.14	X	1	NO	=	0.51 SQ.MT.
5		3.66	X	4.10	X	1	NO	=	15.01 SQ.MT.
6		0.32	X	2.87	X	1	NO	=	0.92 SQ.MT.
7		3.20	X	5.49	X	1	NO	=	17.57 SQ.MT.
8		8.60	X	4.38	X	1	NO	=	37.67 SQ.MT.
9		(8.60 + 6.91) / 2	X	2.56	X	1	NO	=	19.85 SQ.MT.
10		2/3	X	3.07	X	0.43	X	1	NO
									114.26 SQ.MT.



18TH FLOOR AREA DIAGRAM (REHAB WING)

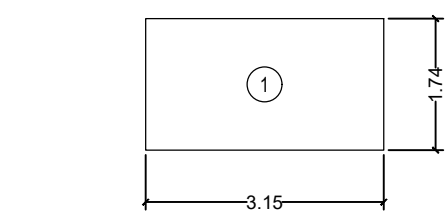
SCALE :- 1:100



16TH & 17TH FLOOR AREA DIAGRAM (REHAB WING)

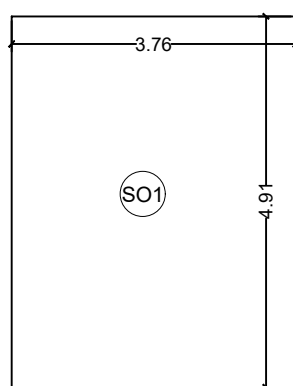
SCALE :- 1:100

BUILT UP AREA CALCULATION OF 16TH TO 17TH FLOOR (REHAB WING)									
ADDITION AREA									
A	13.14	X	12.81	X	2	=	336.65		
B	25.71	X	12.90	X	1	=	331.66		
C	7.58	X	12.32	X	2	=	186.77		
TOTAL AREA OF ADDITION							=	855.08	
DEDUCTIONS AREA									
1	3.24	X	0.19	X	2	=	1.23		
2	2.60	X	0.75	X	2	=	3.90		
3	3.50	X	2.28	X	2	=	15.96		
4	1.85	X	0.92	X	2	=	3.40		
5	2.08	X	0.09	X	2	=	0.37		
6	1.89	X	2.13	X	2	=	8.05		
7	2.59	X	2.52	X	2	=	13.05		
8	2.61	X	0.14	X	2	=	0.73		
9	2.90	X	0.75	X	2	=	4.35		
10	3.35	X	2.28	X	2	=	15.28		
TOTAL AREA OF DEDUCTION							=	66.33	
TOTAL							=	855.08	- 66.33
TOTAL							=	788.75	
DEDUCTIONS FOR STAIRCASE, LIFT & LIFT LOBBY AREA									
ST1	3.65	X	4.55	X	2	=	33.22		
L1	1.85	X	3.63	X	2	=	13.43		
L2	2.52	X	2.38	X	2	=	12.00		
LL1	3.90	X	3.12	X	2	=	24.34		
LL2	0.70	X	2.52	X	2	=	3.53		
LL3	2.98	X	4.15	X	2	=	24.73		
TOTAL AREA OF STAIRCASE, LIFT DEDUCTION							=	111.24	
DEDUCTIONS FOR FIRE LIFT & LIFT LOBBY AREA									
FL1	2.08	X	4.46	X	2	=	18.55		
TOTAL AREA OF FIRE LIFT & LIFT LOBBY DEDUCTION							=	18.55	
TOTAL DEDUCTIONS (REFUGE AREA + STAIRCASE, LIFT & LIFT LOBBY + FIRE LIFT & LOBBY)									
TOTAL							=	129.79	
TOTAL							=	658.95	



BUILT UP AREA CALCULATION

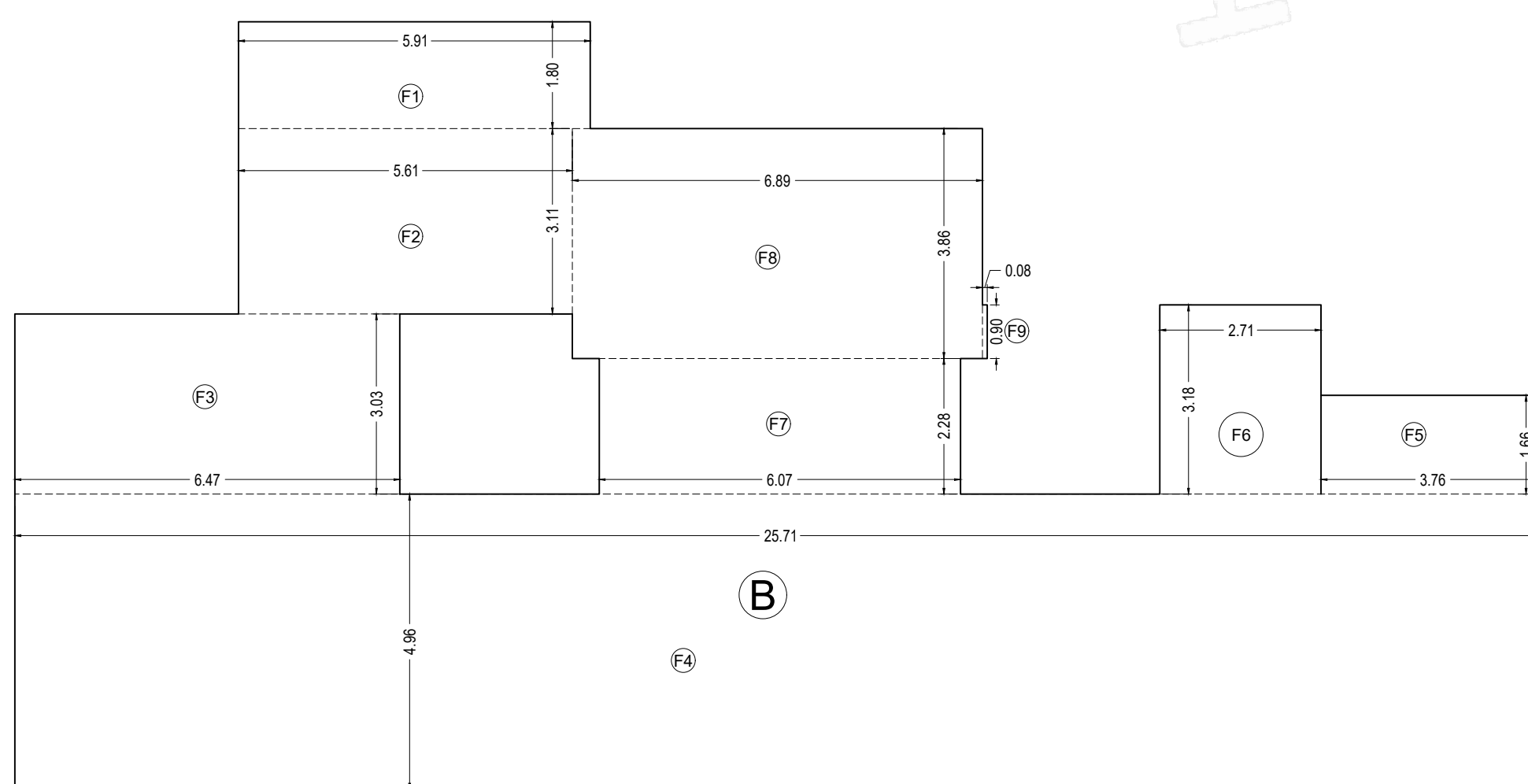
TOILET ON TERRACE FLOOR COUNTED IN FSI				
1	3.15	X	1.74	X 1 NO
				= 5.48 SQ.MT.
TOTAL ADDITION				= 5.48 SQ.MT.



18TH FLOOR SOCIETY OFFICE (REHAB WING)

SCALE :- 1:100

SOCIETY OFFICE AREA AREA CALCULATION OF 18TH FLOOR (REHAB WING)				
SO1	3.76	X	4.91	X 1
				= 18.46
TOTAL AREA OF SOCIETY OFFICE				= 18.46

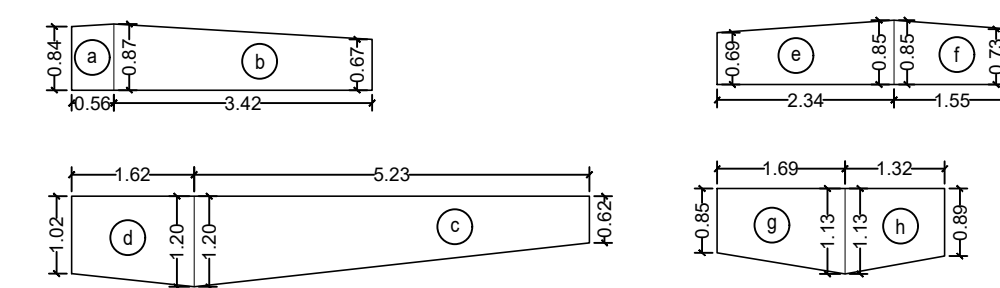


18TH FLOOR FITNESS CENTER AREA DIAGRAM (REHAB WING)

SCALE :- 1:100

FITNESS CENTER AREA AREA CALCULATION OF 18TH FLOOR (REHAB WING)									
F1	5.91	X	1.80	X	1	=	10.64		
F2	5.61	X	3.11	X	1	=	17.45		
F3	6.47	X	3.03	X	1	=	19.60		
F4	25.71	X	4.96	X	1	=	127.52		
F5	3.76	X	1.66	X	1	=	6.24		
F6	2.71	X	3.18	X	1	=	8.62		
F7	6.07	X	2.28	X	1	=	13.84		
F8	6.89	X	3.86	X	1	=	26.60		
F9	0.08	X	0.90	X	1	=	0.07		
TOTAL AREA OF FITNESS CENTER							=	230.58	

FITNESS CENTER AREA STATEMENT REHAB WING	
PROPOSED BUA AREA	= 11590.81
PERMISSIBLE AREA OF FITNESS CENTER (2% OF 11590.81 SQ.MT.)	= 231.82
PROPOSED FITNESS CENTER	= 230.58
EXCESS FITNESS CENTER	= NIL



F.B. AREA DIAGRAM 16TH TO 17TH FLOOR PLAN (REHAB WING)

SCALE :- 1:100

F.B. AREA CALCULATION

16TH & 17TH FLOOR									
a	(0.84 + 0.87) / 2	X	0.56	X	1 NO	=	0.48	SQ.MT.	
b	(0.87 + 0.67) / 2	X	3.42	X	1 NO	=	2.63	SQ.MT.	
c	(1.20 + 0.62) / 2	X	5.23	X	1 NO	=	4.76	SQ.MT.	
d	(1.02 + 1.20) / 2	X	1.62	X	1 NO	=	1.80	SQ.MT.	
e	(0.89 + 0.85) / 2	X	2.34	X	1 NO	=	1.80	SQ.MT.	
f	(0.85 + 0.73) / 2	X	1.55	X	1 NO	=	1.22	SQ.MT.	
g	(0.85 + 1.13) / 2	X	1.69	X	1 NO	=	1.67	SQ.MT.	
h	(1.13 + 0.89) / 2	X	1.32	X	1 NO	=	1.33	SQ.MT.	
TOTAL ADDITION						=	15.69	SQ.MT.	
(WING A+B) 15.69 X 2						=	31.38	SQ.MT.	
PER FLOOR F.B. AREA						=	31.38	SQ.MT.	

BUILT UP AREA CALCULATION OF 18TH FLOOR (REHAB WING)									
ADDITION AREA									
A	13.14	X	12.810	X	2	=	336.65		
B	25.710	X	12.900	X	1	=	331.66		
C	7.580	X	12.320	X	2	=	186.77		
TOTAL AREA OF ADDITION							=	855.08	
DEDUCTIONS AREA									
1	3.24	X	0.19	X	2	=	1.23		
2	2.60	X	0.75	X	2	=	3.90		
3	3.50	X	2.28	X	2	=	15.96		
4	1.85	X	0.92	X	2	=	3.40		
5	2.08	X	0.09	X	2	=	0.37		
6	1.89	X	2.13	X	2	=	8.05		
7	2.59	X	2.52	X	2	=	13.05		
8	2.61	X	0.14	X	2	=	0.73		
9	2.90	X	0.75	X	2	=	4.35		
10	3.35	X	2.28	X	2	=	15.28		
T1	6.59	X	1.80	X	1	=	11.86		
T2	2.98	X	4.76	X	1	=	14.19		
T3	2.90	X	0.15	X	1	=	0.435000		
T4	2.71	X	4.76	X	1	=	12.899600		
T5	3.76	X	6.28	X	1	=	23.61		
TOTAL AREA OF DEDUCTION							=	129.33	
TOTAL							=	855.08	- 129.33
TOTAL							=	725.75	
DEDUCTIONS FOR FITNESS CENTER AREA									
F1	5.91	X	1.80	X	1	=	10.64		
F2	5.61	X	3.11	X	1	=	17.45		
F3	6.47	X	3.03	X	1	=	19.60		
F4	25.71	X	4.96	X	1	=	127.52		
F5	3.76	X	1.66	X	1	=	6.24		
F6	2.71	X	3.18	X	1	=	8.62		
F7	6.07	X	2.28	X	1	=	13.84		
F8	6.89	X	3.86	X	1	=	26.60		
F9	0.08	X	0.90	X	1	=	0.07		
TOTAL AREA OF FITNESS CENTER DEDUCTION							=	230.58	
DEDUCTIONS FOR SOCIETY OFFICE AREA									
SO1	3.76	X	4.91	X	1	=	18.46		
TOTAL AREA OF SOCIETY OFFICE DEDUCTION							=	18.46	
DEDUCTIONS FOR STAIRCASE, LIFT & LIFT LOBBY AREA									
ST1	3.65	X	4.55	X	2	=	33.22		
L1	1.85	X	3.63	X	2	=	13.43		
L2	2.38	X	2.52	X	2	=	12.00		
LL1	3.90	X	3.12	X	2	=	24.34		
LL2	0.70	X	2.52	X	2	=	3.53		
LL3	2.98	X	4.15	X	2	=	24.73		
TOTAL AREA OF STAIRCASE, LIFT DEDUCTION							=	111.24	
DEDUCTIONS FOR FIRE LIFT & LIFT LOBBY AREA									
FL1	2.08	X	4.46	X	2	=	18.55		
TOTAL AREA OF FIRE LIFT & LIFT LOBBY DEDUCTION							=	18.55	
TOTAL DEDUCTIONS (REFUGE AREA + STAIRCASE, LIFT & LIFT LOBBY + FIRE LIFT & LOBBY)									
TOTAL							=	378.83	
TOTAL							=	346.92	

:- THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN REQUIRED.
 :- THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. MHADA-41/2240/2025 DATED - 18 JULY '25.
 :- APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER UNDER NO. MHADA-41/2240/2025 DATED -

PROFORMA - B

CONTENT OF SHEET

FOR REHAB :- 16TH TO 18TH FLOOR AREA, FITNESS CENTER AREA & SOCIETY OFFICE DIAGRAM & CALCULATION, .

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO.447(P.T)
 AT DNYANESHWAR NAGAR, R. A. KIDWAI MARG & D.G. MAHAJANI ROAD, SEWREE, WADALA, MUMBAI-400031.
 BUILDING NO. A1, A2, A3, B1, C1, C2 & C3 KNOWN AS DHYANESHWAR NAGAR CHS

NAME OF OWNER

M/S XCELLENT REALTY PVT. LTD. CA TO DHYANESHWAR NAGAR CHS.

Nishant Gajanan Waghmare
 Digitally signed by Nishant Gajanan Waghmare
 Date: 2025.11.21 17:24:13 +05'30'

Amit Anil Kadam
 Digitally signed by Amit Anil Kadam
 Date: 2025.11.21 18:16:48 +05'30'

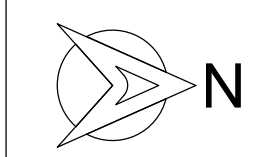
Rupesh Muralidhar Totewar
 Digitally signed by Rupesh Muralidhar Totewar
 Date: 2025.11.21 18:39:21 +05'30'



SANGITA SHET
 ARCHITECT

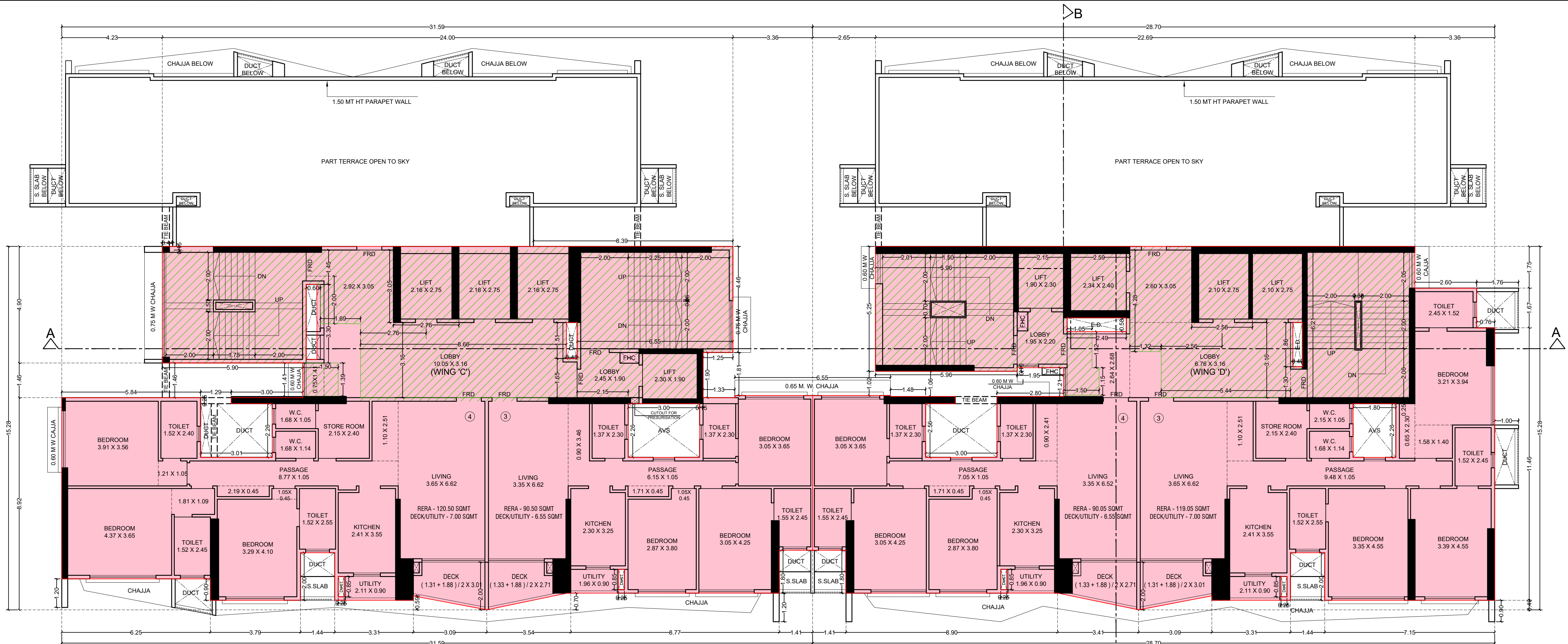
SHOVIR PARVEZ IRANI
 OWNER

ARCHITECT 'S NAME, ADDRESS & SIGNATURE

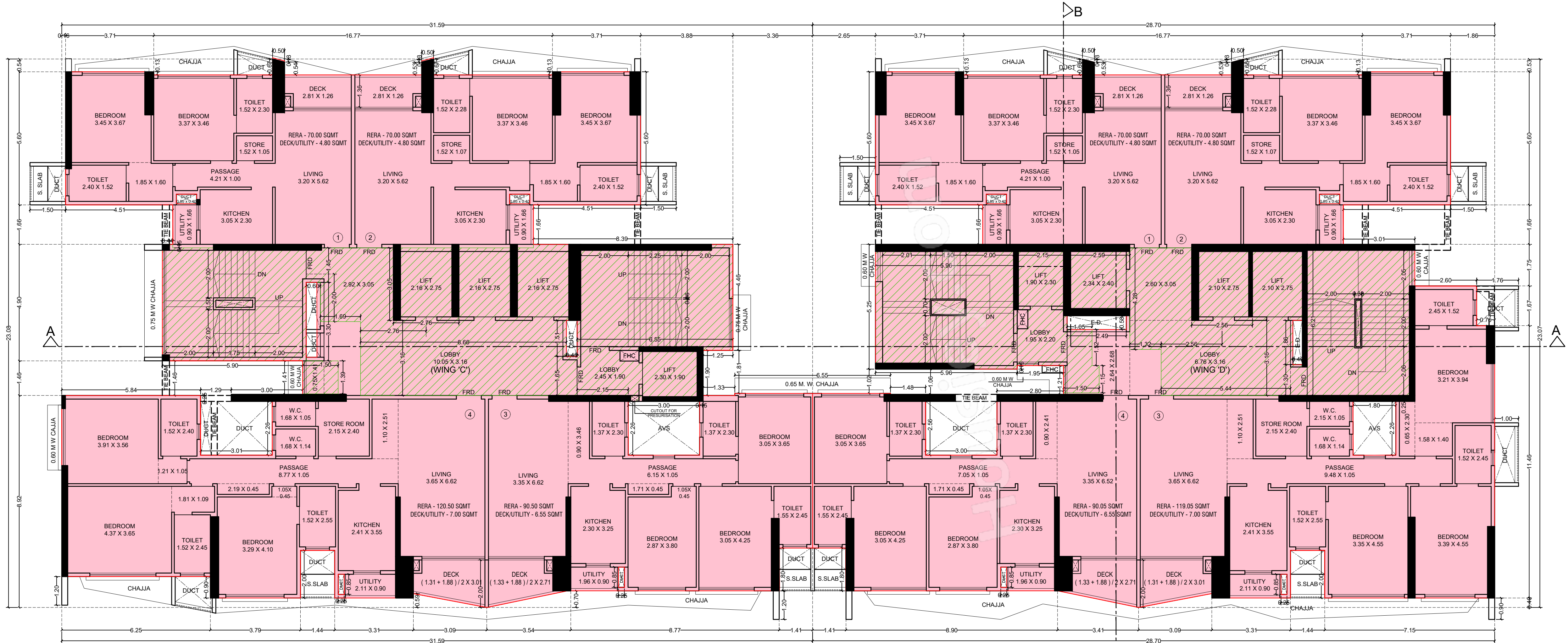


mitie
 Designers & Planners Pvt. Ltd.
 NEW JAGRUTI CHS, S.V. ROAD, 1ST FLOOR, FLAT NO. 7, BANDRA (W), MUMBAI-50.
 Email: mitie.pvt.ltd@gmail.com

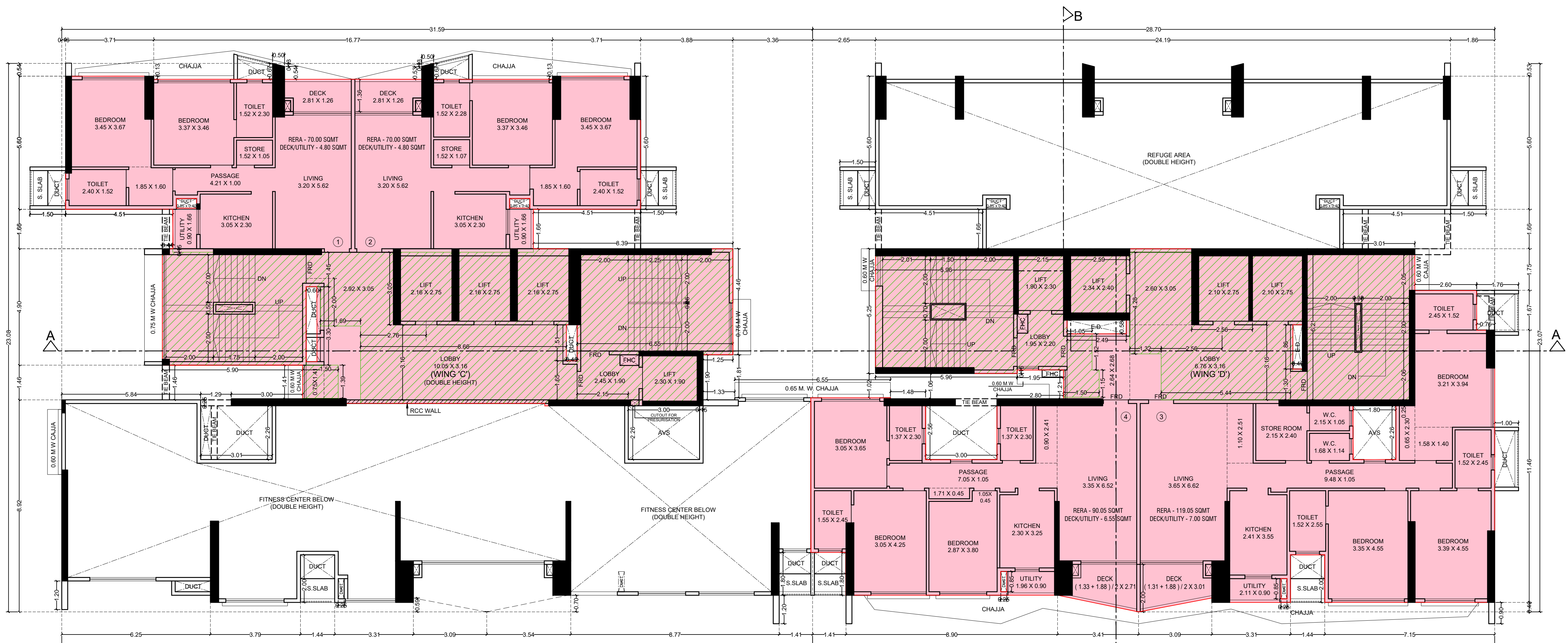
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26TH (PART) FLOOR PLAN (WING - C & D) (SALE WING)
SCALE :- 1:100



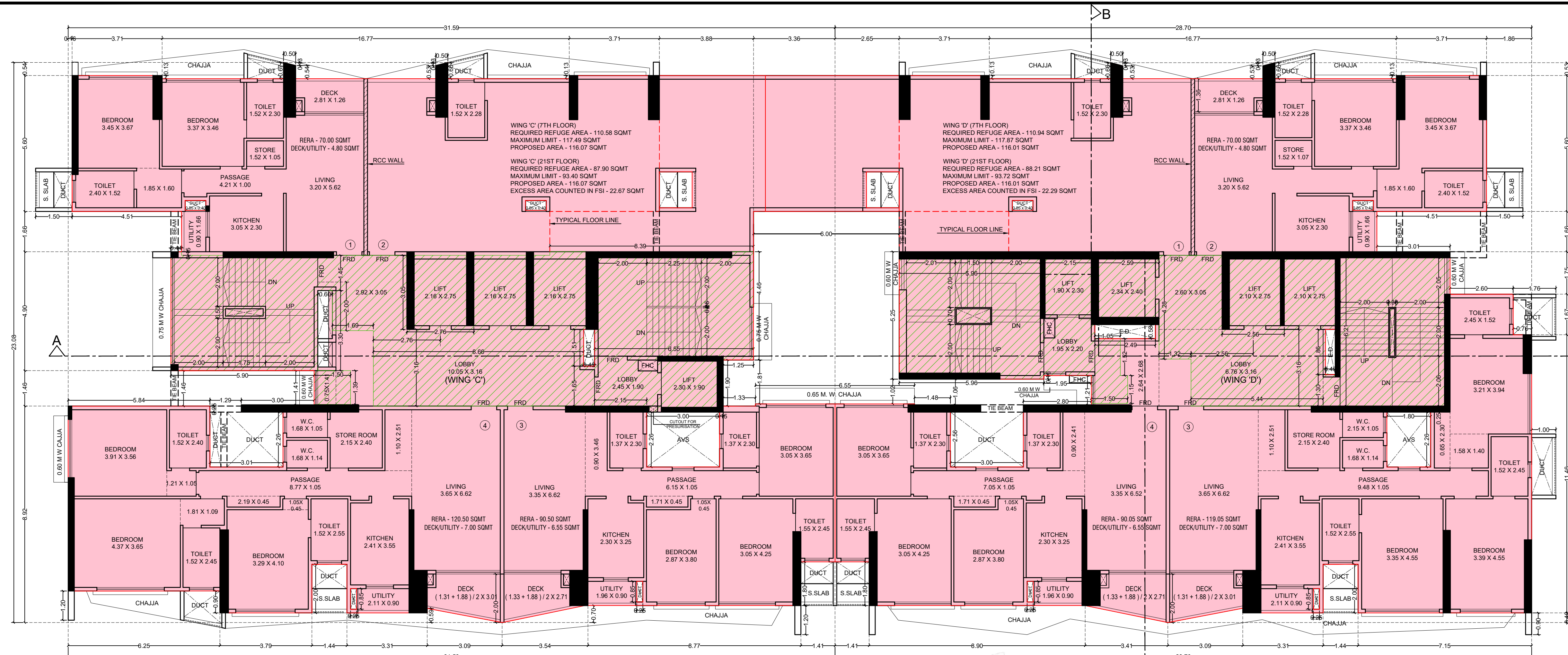
2ND TO 6TH, 8TH TO 13TH, 15TH TO 20TH, 22ND TO 25TH FLOOR PLAN (WING - C & D) (SALE WING)
SCALE :- 1:100



1ST FLOOR PLAN (WING - C & D) (SALE WING)
SCALE :- 1:100

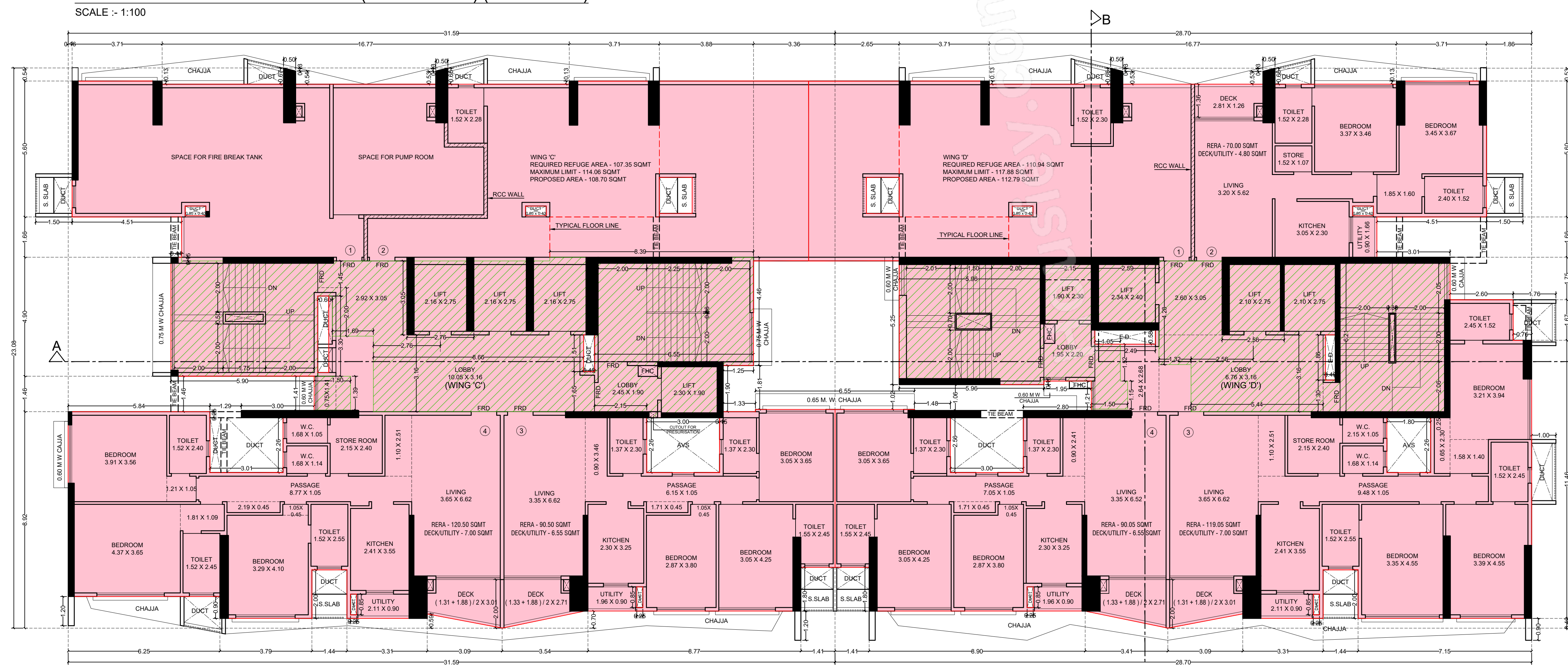
-> THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN REQUIRED.
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-> APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER UNDER NO. MHADA-41/2240/2025 DATED -

PROFORMA - B		
CONTENT OF SHEET		
FOR SALE :- 1ST FLOOR & TYPICAL FLOOR PLAN, 26TH FLOOR PLAN		
DESCRIPTION OF PROPOSAL AND PROPERTY		
PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO.447(PT) AT DNYANESHWAR NAGAR, R. A. KIDWAI MARG & D.G. MAHAJANI ROAD, SEWREE, WADALA, MUMBAI-400031.		
BUILDING NO. A1, A2, A3, B1, C1, C2 & C3 KNOWN AS DHYANESHWAR NAGAR CHS		
NAME OF OWNER		
M/S XCELLENT REALTY PVT. LTD. CA TO DHYANESHWAR NAGAR CHS.		
Digitally signed by Nishant Gajanan Waghmare Date: 2025.11.21 17:28:54 +05'30'		
Digitally signed by Amit Anil Kadam Date: 2025.11.21 18:17:08 +05'30'		
Digitally signed by Rupesh Muralidhar Totewar Date: 2025.11.21 18:35:13 +05'30'		
S.E./B.P.(GM)/MHADA		
DY.ENG./B.P.(GM)/MHADA		
EXECUTIVE ENGINEER B.P.(GM)/MHADA		
SANGITA SUYOG SHET		
ARCHITECT		
Digitally signed by SHYAM PARVEZ IRANI Date: 2025.11.21 16:35:13 +05'30'		
OWNER		
ARCHITECT'S NAME, ADDRESS & SIGNATURE		
mitie Designers & Planners Pvt. Ltd. NEW JAGRUTI C.H.S. S.V. ROAD, 1ST FLOOR, FLAT NO. 7, BAKERA (W), MUMBAI-40. Email: mitie.pvt.ltd@gmail.com		
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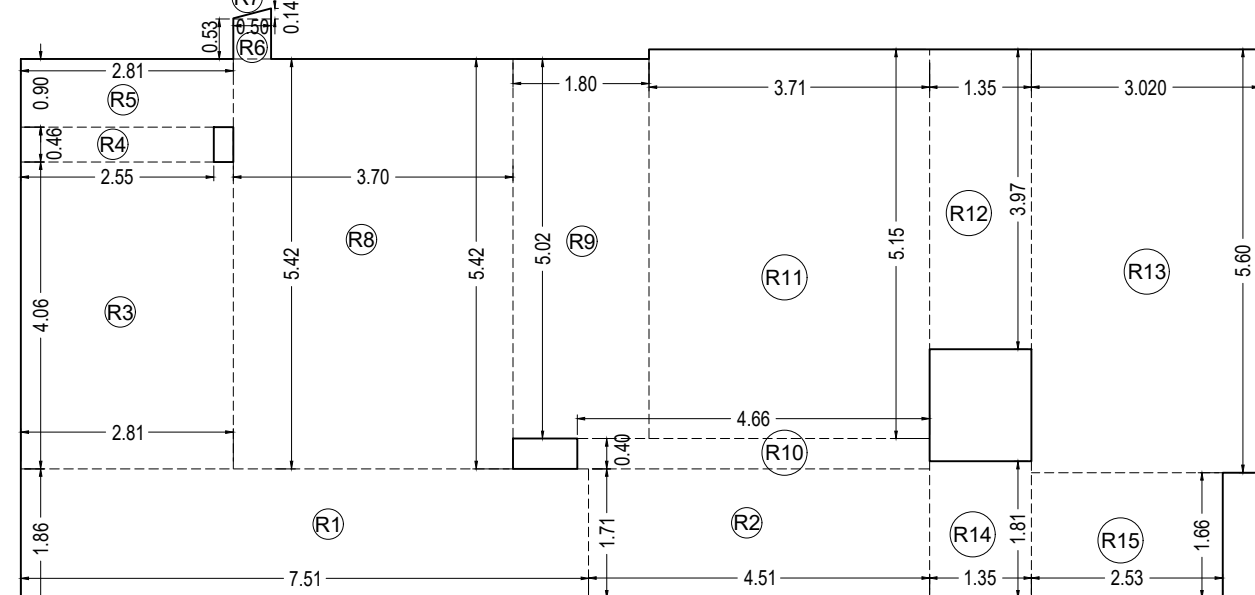
7TH & 21ST REFUGE FLOOR PLAN (WING - C & D) (SALE WING)

SCALE :- 1:100



14TH REFUGE FLOOR PLAN (WING - C & D) (SALE WING)

SCALE :- 1:100



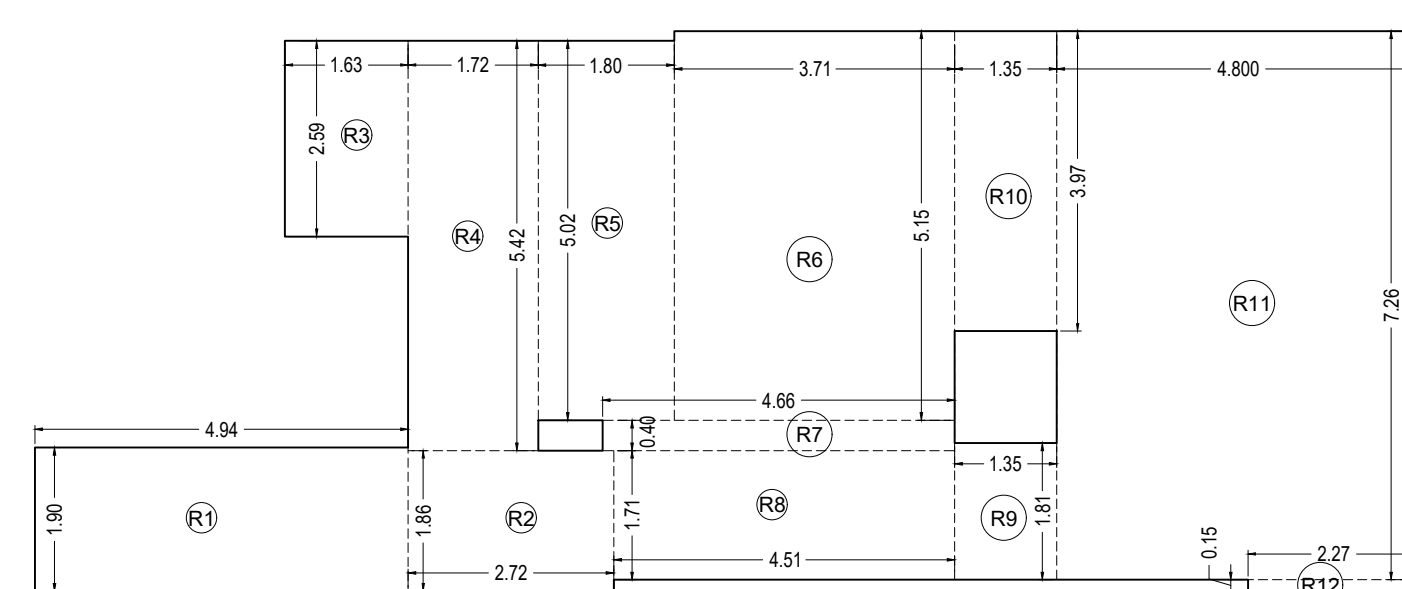
7TH & 21ST FLOOR REFUGE AREA DIAGRAM (WING - C)

SCALE :- 1:100

REFUGE AREA CALCULATION OF 7TH & 21ST FLOOR (WING - C)				
REFUGE AREA	R1	R2	R3	R4
R1	2.81 X 5.92 X 1 = 16.64			
R2	2.55 X 0.46 X 1 = 1.17			
R3	2.81 X 0.90 X 1 = 2.53			
R4	0.50 X 0.53 X 1 = 0.27			
R5	0.50 X 0.13 X 0.50 = 0.03			
R6	4.55 X 5.02 X 1 = 22.84			
R7	3.70 X 0.40 X 1 = 1.48			
R8	4.70 X 1.86 X 1 = 8.74			
R9	4.51 X 1.71 X 1 = 7.71			
R10	4.66 X 1.58 X 1 = 7.36			
R11	0.95 X 3.84 X 1 = 3.65			
R12	7.44 X 3.97 X 1 = 29.64			
R13	1.35 X 1.96 X 1 = 2.65			
R14	2.38 X 3.44 X 1 = 8.19			
TOTAL AREA OF REFUGE DEDUCTION	= 112.79			

REFUGE AREA STATEMENT 7TH FLOOR (WING - C)	
FLOOR	WING - C
7TH FLOOR	406.34
21ST FLOOR	406.34
14TH FLOOR	406.34
17TH FLOOR	406.34
18TH FLOOR	406.34
19TH FLOOR	406.34
20TH FLOOR	406.34
TOTAL AREA	2764.57
REQUIRED REFUGE AREA 4%	110.58
REQUIRED REFUGE AREA 4.25%	117.49
PROPOSED AREA	116.07
EXCESS REFUGE AREA COUNTED IN FSI	NIL

REFUGE AREA STATEMENT 21ST FLOOR (WING - C)	
FLOOR	WING - C
26TH FLOOR	245.68
27TH FLOOR	406.34
24TH FLOOR	406.34
23RD FLOOR	406.34
22ND FLOOR	406.34
21ST FLOOR	326.53
TOTAL AREA	2197.57
REQUIRED REFUGE AREA 4%	87.90
REQUIRED REFUGE AREA 4.25%	93.40
PROPOSED AREA	116.07
EXCESS REFUGE AREA COUNTED IN FSI	22.67

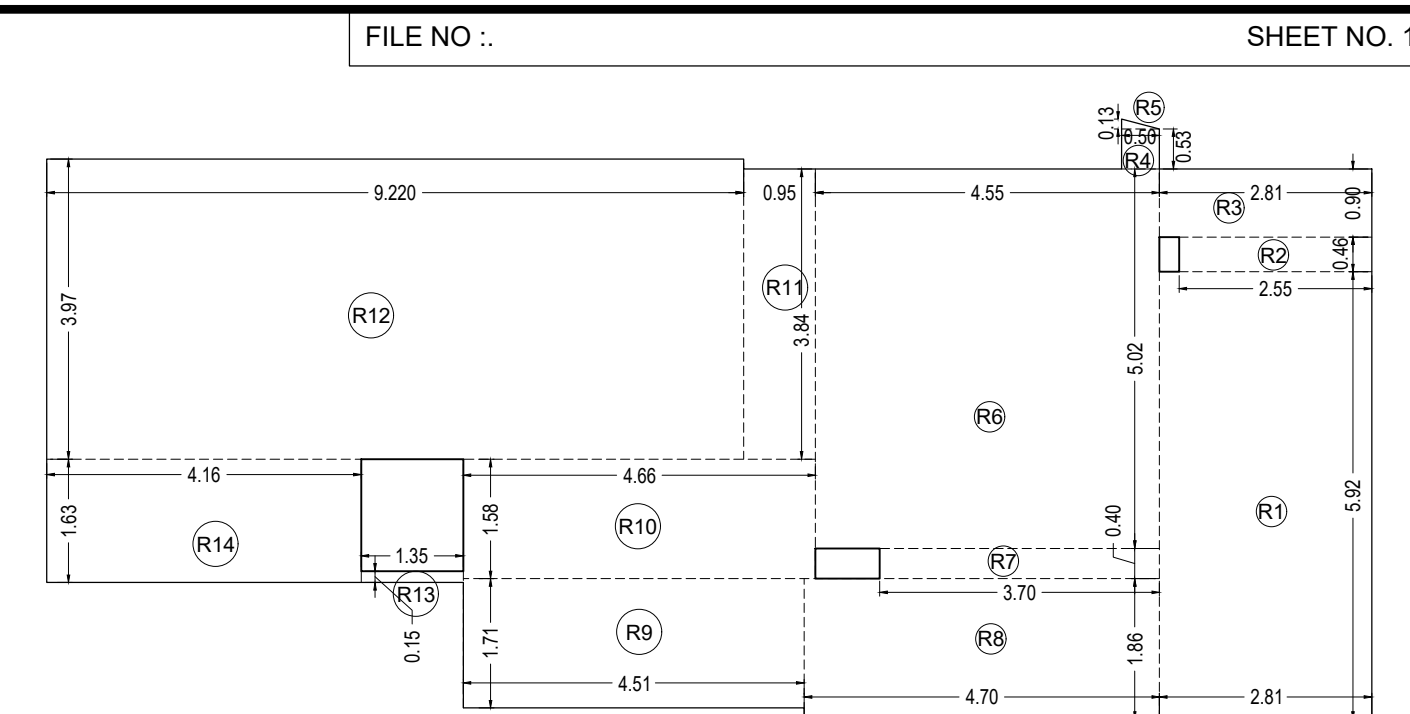


14TH FLOOR REFUGE AREA DIAGRAM (WING - C)

SCALE :- 1:100

REFUGE AREA CALCULATION OF 14TH FLOOR (WING - C)				
REFUGE AREA	R1	R2	R3	R4
R1	4.54 X 1.90 X 1 = 9.39			
R2	2.72 X 1.86 X 1 = 5.06			
R3	1.63 X 2.59 X 1 = 4.22			
R4	1.72 X 5.42 X 1 = 9.32			
R5	1.80 X 5.02 X 1 = 9.04			
R6	3.71 X 5.15 X 1 = 19.11			
R7	4.66 X 0.40 X 1 = 1.86			
R8	4.51 X 1.71 X 1 = 7.71			
R9	1.35 X 1.91 X 1 = 2.44			
R10	1.35 X 3.97 X 1 = 5.36			
R11	4.80 X 7.26 X 1 = 34.85			
R12	2.27 X 0.15 X 1 = 0.34			
TOTAL AREA OF REFUGE DEDUCTION	= 108.70			

REFUGE AREA STATEMENT 14TH FLOOR (WING - C)	
FLOOR	WING - C
20TH FLOOR	406.34
19TH FLOOR	406.34
18TH FLOOR	406.34
17TH FLOOR	406.34
16TH FLOOR	406.34
15TH FLOOR	406.34
14TH FLOOR	245.63
TOTAL AREA	2683.67
REQUIRED REFUGE AREA 4%	107.35
MAXIMUM LIMIT 4.25%	114.06
PROPOSED AREA	108.70
EXCESS REFUGE AREA COUNTED IN FSI	NIL



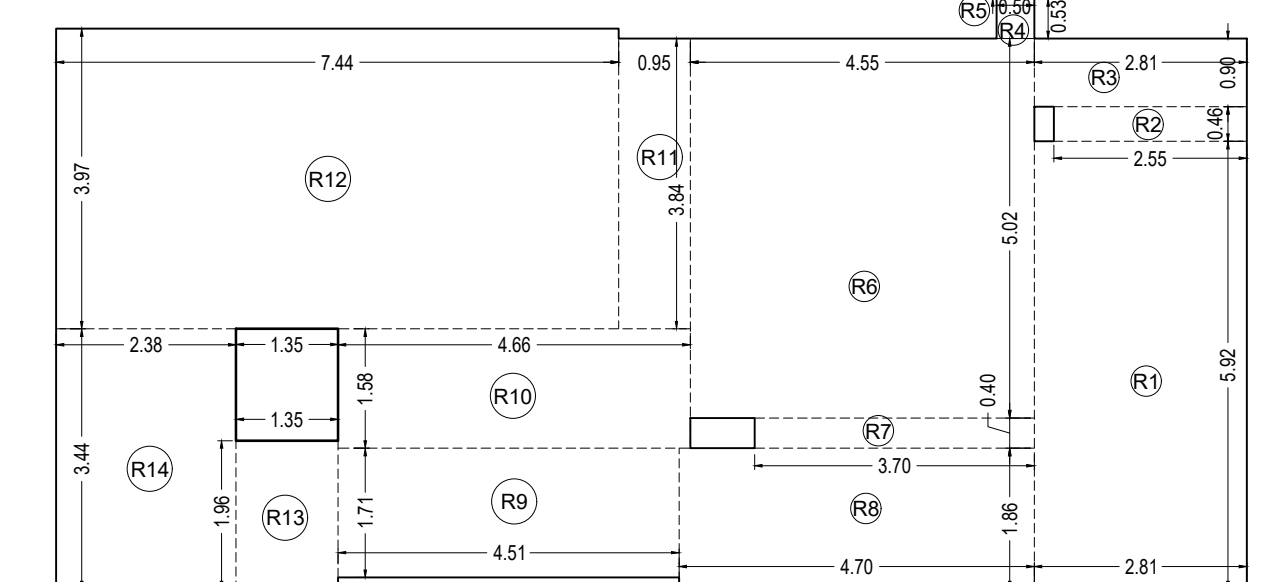
7TH & 21ST FLOOR REFUGE AREA DIAGRAM (WING - D)

SCALE :- 1:100

REFUGE AREA CALCULATION OF 7TH & 21ST FLOOR (WING - D)				
REFUGE AREA	R1	R2	R3	R4
R1	2.81 X 5.92 X 1 = 16.64			
R2	2.55 X 0.46 X 1 = 1.17			
R3	2.81 X 0.90 X 1 = 2.53			
R4	0.50 X 0.53 X 1 = 0.27			
R5	0.50 X 0.13 X 0.50 = 0.03			
R6	4.55 X 5.02 X 1 = 22.84			
R7	3.70 X 0.40 X 1 = 1.48			
R8	4.70 X 1.86 X 1 = 8.74			
R9	4.51 X 1.71 X 1 = 7.71			
R10	4.66 X 1.58 X 1 = 7.36			
R11	0.95 X 3.84 X 1 = 3.65			
R12	7.44 X 3.97 X 1 = 29.64			
R13	1.35 X 1.96 X 1 = 2.65			
R14	2.38 X 3.44 X 1 = 8.19			
TOTAL AREA OF REFUGE DEDUCTION	= 116.01			

REFUGE AREA STATEMENT 7TH FLOOR (WING - D)	
FLOOR	WING - D
10TH FLOOR	407.62
12TH FLOOR	407.62
11TH FLOOR	407.62
10TH FLOOR	407.62
9TH FLOOR	407.62
8TH FLOOR	407.62
7TH FLOOR	327.84
TOTAL AREA	2773.56
REQUIRED REFUGE AREA 4%	110.94
REQUIRED REFUGE AREA 4.25%	117.87
PROPOSED AREA	116.01
EXCESS REFUGE AREA COUNTED IN FSI	NIL

REFUGE AREA STATEMENT 21ST FLOOR (WING - D)	
FLOOR	WING - D
26TH FLOOR	248.91
25TH FLOOR	407.62
24TH FLOOR	407.62
23RD FLOOR	407.62
22ND FLOOR	407.62
21ST FLOOR	327.84
TOTAL AREA	2205.23
REQUIRED REFUGE AREA 4%	88.21
REQUIRED REFUGE AREA 4.25%	93.72
PROPOSED AREA	116.01
EXCESS REFUGE AREA COUNTED IN FSI	22.29



14TH FLOOR REFUGE AREA DIAGRAM (WING - D)

SCALE :- 1:100

REFUGE AREA CALCULATION OF 14TH FLOOR (WING - D)				
REFUGE AREA	R1	R2	R3	R4
R1	2.81 X 5.92 X 1 = 16.64			
R2	2.55 X 0.46 X 1 = 1.17			
R3	2.81 X 0.90 X 1 = 2.53			
R4	0.50 X 0.53 X 1 = 0.27			
R5	0.50 X 0.13 X 0.50 = 0.03			
R6	4.55 X 5.02 X 1 = 22.84			
R7	3.70 X 0.40 X 1 = 1.48			
R8	4.70 X 1.86 X 1 = 8.74			
R9	4.51 X 1.71 X 1 = 7.71			
R10	4.66 X 1.58 X 1 = 7.36			
R11	0.95 X 3.84 X 1 = 3.65			
R12	7.44 X 3.97 X 1 = 29.64			
R13	1.35 X 1.96 X 1 = 2.65			
R14	2.38 X 3.44 X 1 = 8.19			
TOTAL AREA OF REFUGE DEDUCTION	= 112.79			

REFUGE AREA STATEMENT 14TH FLOOR (WING - D)	
FLOOR	WING - D
20TH FLOOR	407.62
19TH FLOOR	407.62
18TH FLOOR	407.62
17TH FLOOR	407.62
16TH FLOOR	407.62
15TH FLOOR	407.62
14TH FLOOR	327.84
TOTAL AREA	2773.56
REQUIRED REFUGE AREA 4%	110.94
REQUIRED REFUGE AREA 4.25%	117.88
PROPOSED AREA	112.79
EXCESS REFUGE AREA COUNTED IN FSI	NIL

- THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN REQUIRED.
 - THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER
 NO. MHADA-41/2240/2025 DATED - 18 JULY '25.
 - APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE
 LETTER UNDER NO. MHADA-41/2240/2025 DATED -

PROFORMA - B

CONTENT OF SHEET

FOR SALE :- 7TH, 14TH & 21ST REFUGE FLOOR PLAN & REFUGE
 AREA DIAGRAM

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO. 447(PT)
 AT DNYANESHWAR NAGAR, R. A. KIDWAI MARG & D.G. MAHAJANI ROAD,
 SEWREE, WADALA, MUMBAI-400031.
 BUILDING NO. A1, A2, A3, B1, C1, C2 & C3 KNOWN AS
 DHYANESHWAR NAGAR CHS

NAME OF OWNER

M/S XCELLENT REALTY PVT. LTD. CA TO DHYANESHWAR NAGAR CHS.

Nishant
 Gajanan
 Wagmar
 e

Digitally signed
 by Nishant
 Gajanan
 Wagmar
 Date: 2025.11.21
 17:24:53 +05'30'

Amit
 Anil
 Kadam
 e

Digitally signed
 by Amit
 Anil
 Kadam
 Date: 2025.11.21
 18:17:23 +05'30'

Rupesh
 Muralidhar
 ar
 Totewar
 e

Digitally signed
 by Rupesh
 Muralidhar
 ar
 Date: 2025.11.21
 18:35:49 +05'30'

S.E./B.P.(GM)/
 MHADA

DY.ENG./B.P.(GM)/
 MHADA

EXECUTIVE ENGINEER
 B.P.(GM)/MHADA



SANGITA
 SUTYOG
 SHET

ARCHITECT

ARCHITECT'S NAME, ADDRESS & SIGNATURE

Designers & Planners Pvt. Ltd.

NEW JAGRUTI CHS. S.V. ROAD, 1ST FLOOR, PLAT NO. 7,
 SANDRA (W), MUMBAI-50

Email: mitie.pvt.ltd@gmail.com

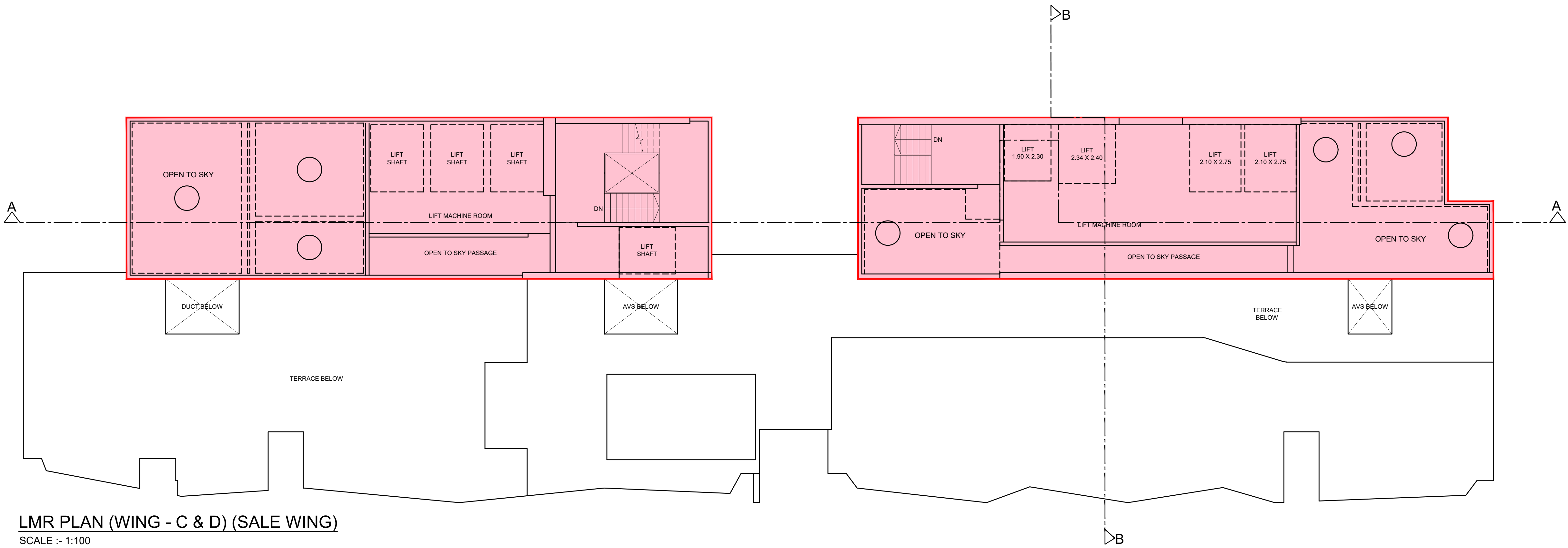


SHOVIR
 PARVEZ
 IRANI

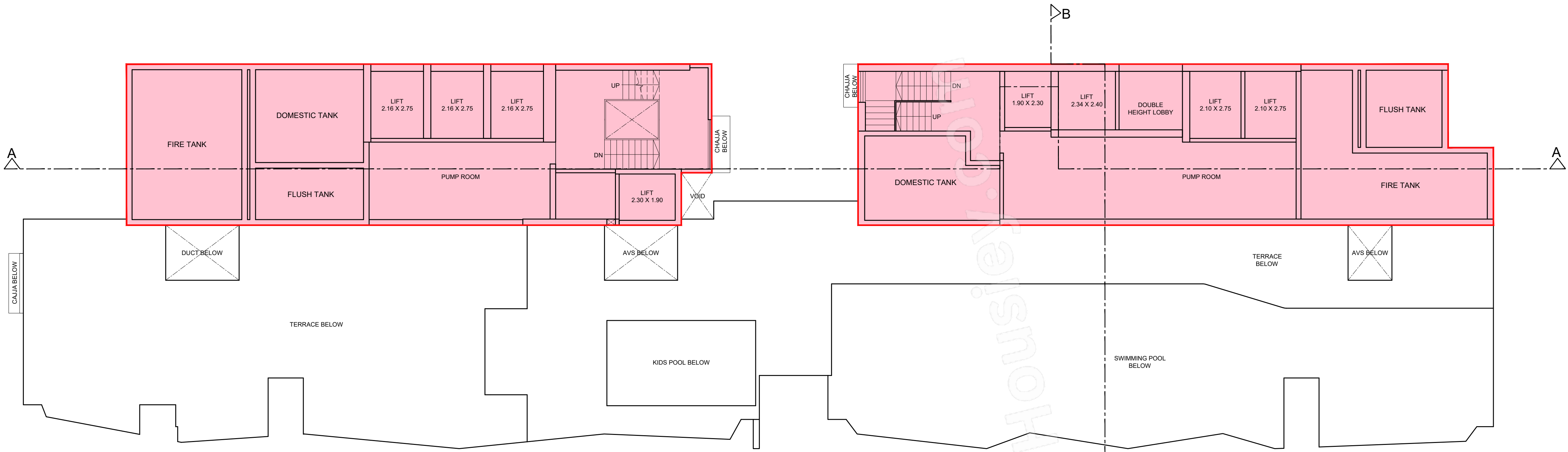
Digitally signed
 by SHOVIR
 PARVEZ
 IRANI
 Date: 2025.11.21
 16:35:31 +05'30'

OWNER

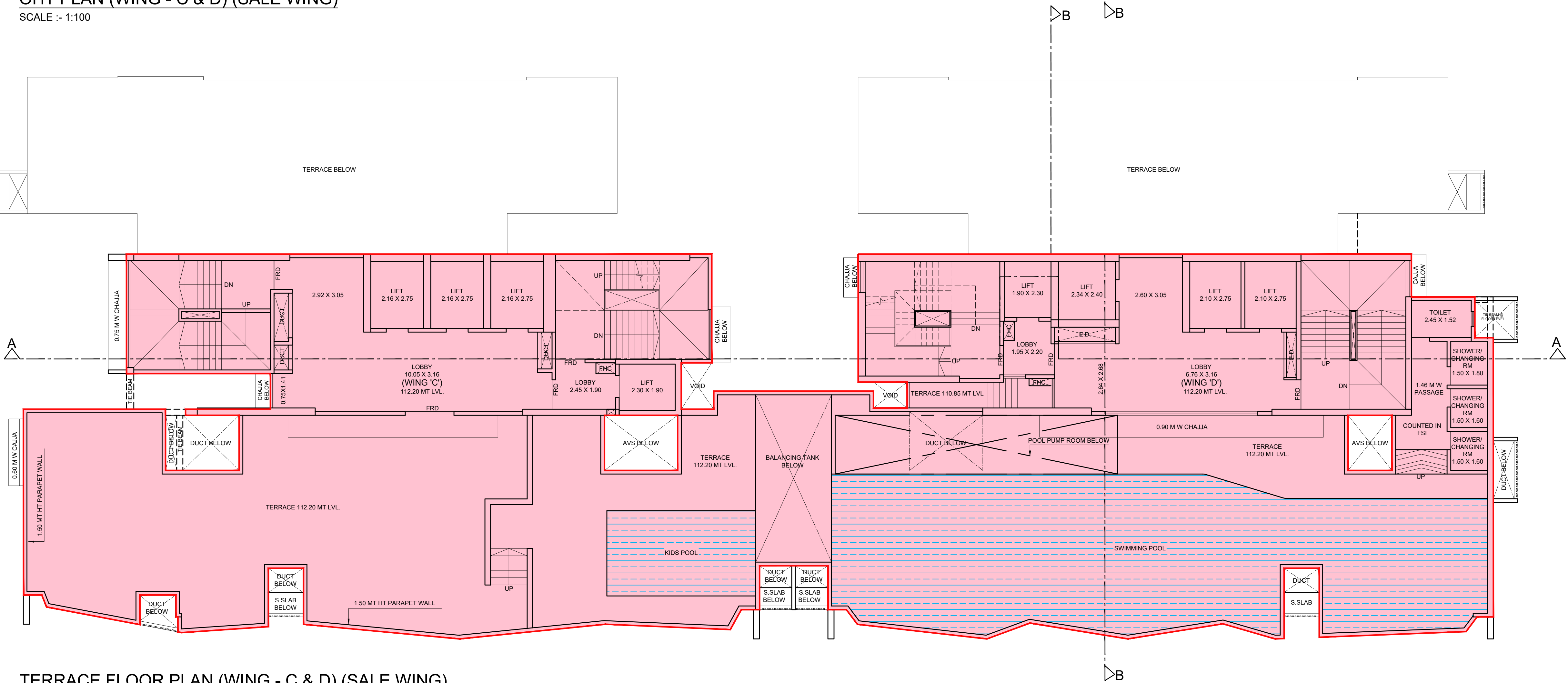
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 PERMISSION SHALL BE VIOLATION OF INTELLECTUAL PROPERTY RIGHT OF M/S MITI



LMR PLAN (WING - C & D) (SALE WING)
SCALE :- 1:100



OHT PLAN (WING - C & D) (SALE WING)
SCALE :- 1:100



TERRACE FLOOR PLAN (WING - C & D) (SALE WING)
SCALE :- 1:100

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- THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. MHADA-41/2240/2025 DATED - 18 JULY '25.
- APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER UNDER NO. MHADA-41/2240/2025 DATED -

PROFORMA - B

CONTENT OF SHEET
FOR SALE :- TERRACE FLOOR PLAN & OHT PLAN.

DESCRIPTION OF PROPOSAL AND PROPERTY

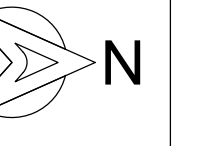
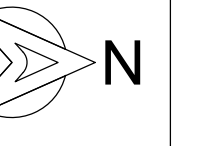
PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO.447(PT)
AT DNYANESHWAR NAGAR, R. A. KIDWAI MARG & D. G. MAHAJANI ROAD,
SEWREE, WADALA, MUMBAI-400031.
BUILDING NO. A1, A2, A3, B1, C1, C2 & C3 KNOWN AS
DHYANESHWAR NAGAR CHS

NAME OF OWNER

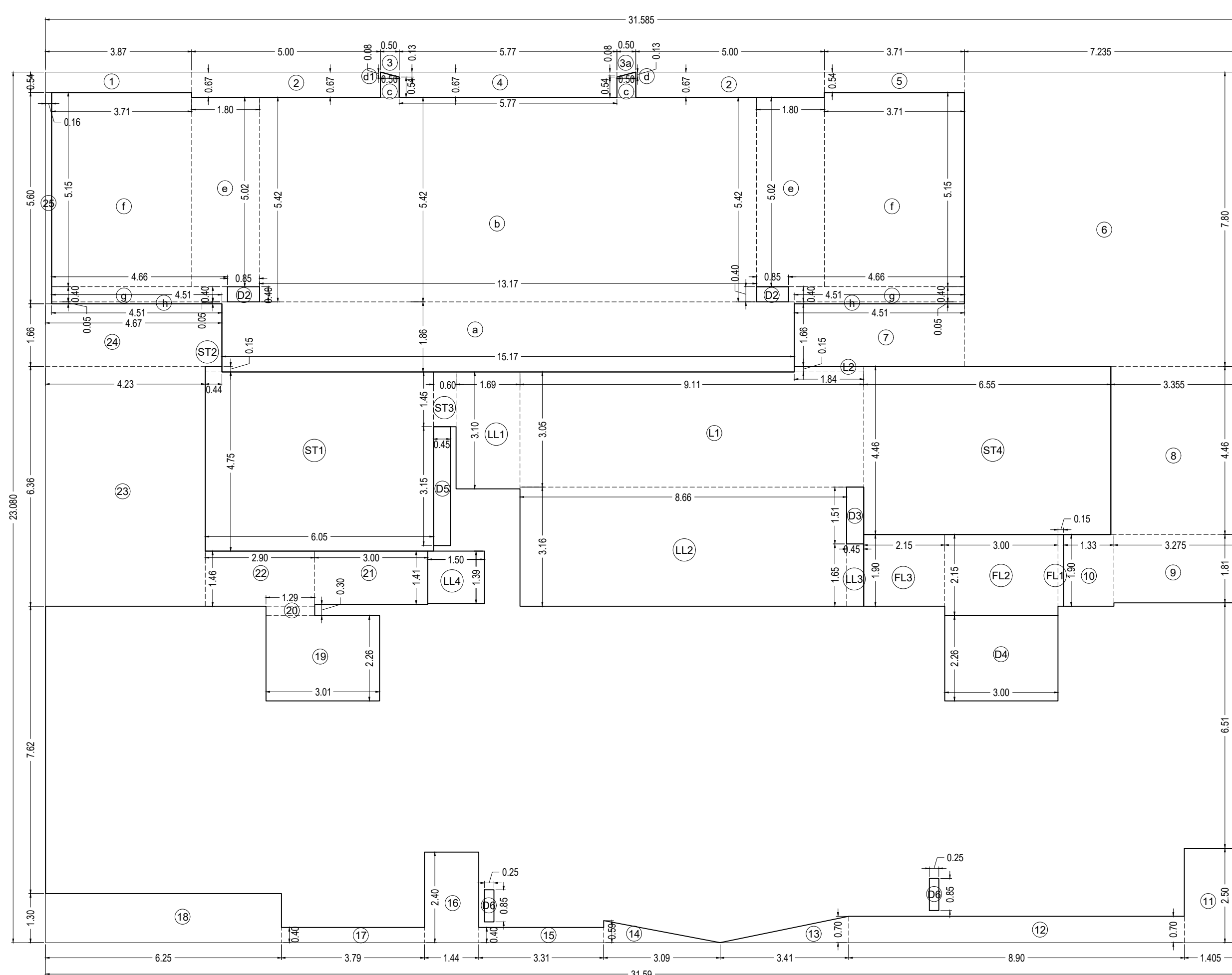
M/S XCELLENT REALTY PVT. LTD. CA TO DHYANESHWAR NAGAR CHS.

Nishant Gajanan Waghmare Digitally signed by Nishant Gajanan Waghmare Date: 2025.11.21 17:25:16 +05'30'	Anil Kadam Digitally signed by Anil Kadam Date: 2025.11.21 18:17:37 +05'30'	Rupesh Muralidhar Totewar Digitally signed by Rupesh Muralidhar Totewar Date: 2025.11.21 18:40:04 +05'30'
S.E./B.P. (GM) / MHADA	DY.ENG./B.P.(GM) / MHADA	EXECUTIVE ENGINEER B.P. (GM) / MHADA

 SANGITA SUYOG SHET ARCHITECT	 SHOIVIR PARVEZ Z IRANI OWNER
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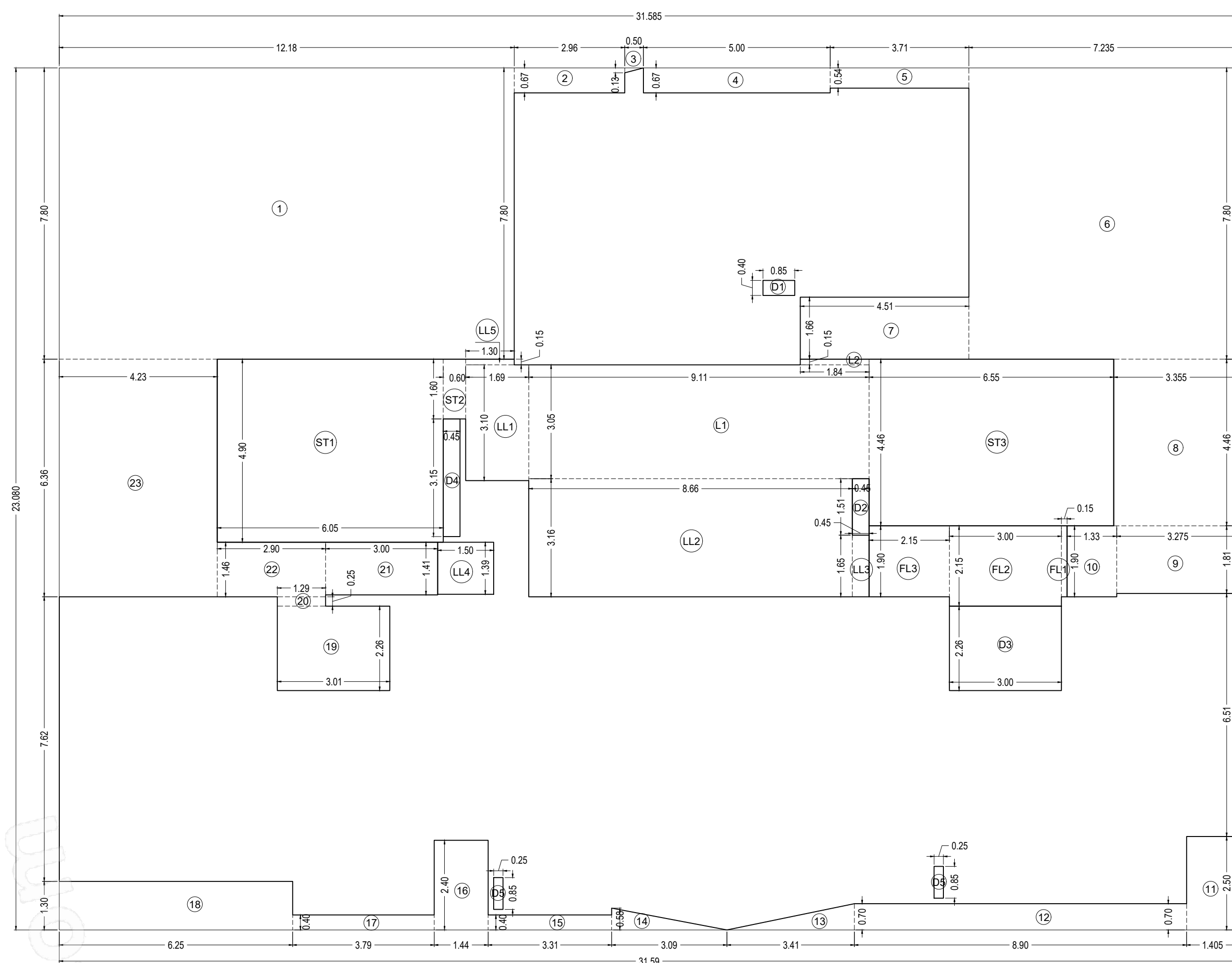
 ARCHITECT'S NAME, ADDRESS & SIGNATURE	 mitie Designers & Planners Pvt. Ltd. NEW JAGRUTI CHS. S.V. ROAD, 1ST FLOOR, FLAT NO. 7, BANDRA (W), MUMBAI - 40 Email: mitie.pvt.ltd@gmail.com
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14TH FLOOR AREA DIAGRAM (WING - C) (SALE WING)

SCALE :- 1:100

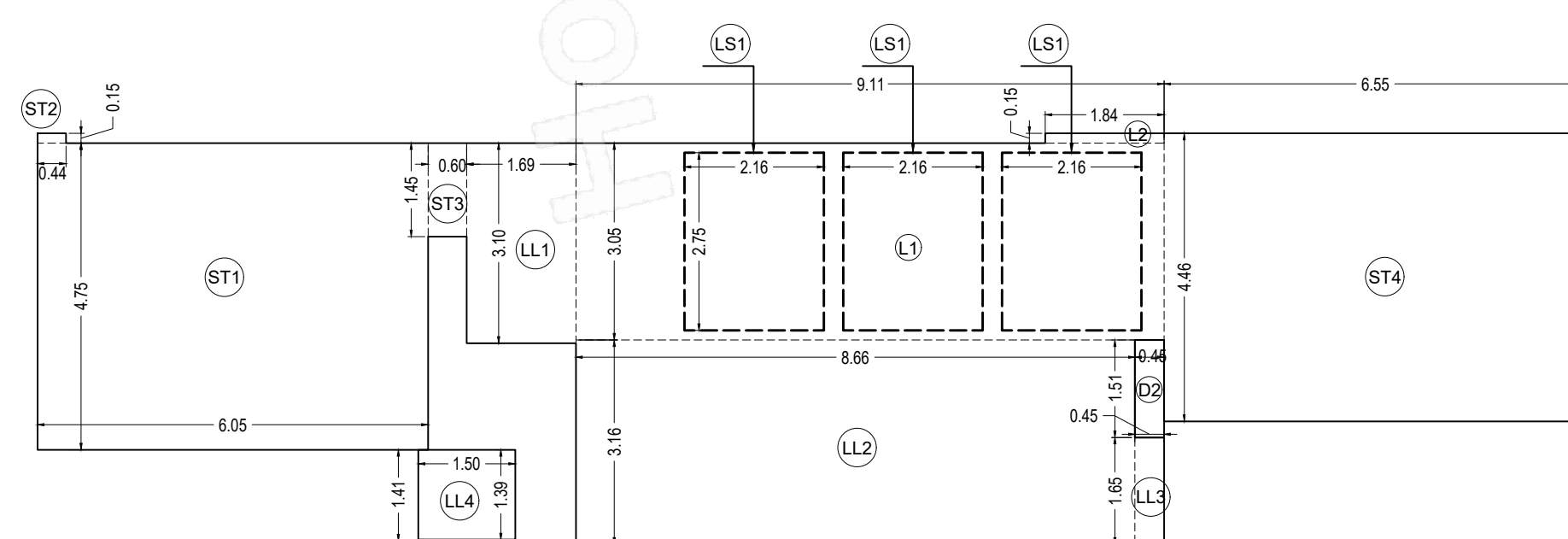


26TH FLOOR AREA DIAGRAM (WING - C) (SALE WING)

SCALE :- 1:100

BUILT UP AREA CALCULATION OF 14TH FLOOR (WING - C)									
A	31.585	X	23.080	X	1	=	728.98		
DEDUCTIONS AREA									
1	3.87	X	0.54	X	1	=	2.09		
2	5.00	X	0.67	X	2	=	6.70		
3	0.50	X	0.13	X	0.50	=	0.03		
3a	0.50	X	0.13	X	0.50	=	0.03		
4	5.77	X	0.67	X	1	=	3.87		
5	3.71	X	0.54	X	1	=	2.00		
6	7.235	X	7.80	X	1	=	56.43		
7	4.51	X	1.66	X	1	=	7.49		
8	3.355	X	4.46	X	1	=	14.96		
9	3.275	X	1.81	X	1	=	5.93		
10	1.33	X	1.90	X	1	=	2.53		
11	1.405	X	2.50	X	1	=	3.51		
12	8.90	X	0.70	X	1	=	6.23		
13	3.41	X	0.70	X	0.50	=	1.19		
14	3.09	X	0.58	X	0.50	=	0.90		
15	3.31	X	0.40	X	1	=	1.32		
16	1.44	X	2.40	X	1	=	3.46		
17	3.79	X	0.40	X	1	=	1.52		
18	6.25	X	1.30	X	1	=	8.13		
19	3.01	X	2.26	X	1	=	6.80		
20	1.30	X	0.25	X	1	=	0.33		
21	3.00	X	1.41	X	1	=	4.23		
22	2.90	X	1.46	X	1	=	4.23		
23	4.23	X	6.36	X	1	=	26.90		
24	4.67	X	1.66	X	1	=	7.75		
25	0.16	X	5.60	X	1	=	0.90		
D1	0.85	X	0.40	X	2	=	0.68		
D2	0.45	X	1.51	X	1	=	0.68		
D3	3.00	X	2.26	X	1	=	6.78		
D4	0.45	X	3.15	X	1	=	1.42		
D5	0.25	X	0.85	X	2	=	0.43		
TOTAL AREA OF DEDUCTION							=	189.44	
TOTAL							=	728.98	- 189.44 = 539.54
DEDUCTION FOR REFUGE & FIRE BREAK TANK AREA									
a	15.17	X	1.86	X	1	=	28.22		
b	13.17	X	5.42	X	1	=	71.38		
c	0.50	X	0.59	X	2	=	0.59		
d	0.50	X	0.13	X	0.50	=	0.03		
d1	0.50	X	0.13	X	0.50	=	0.03		
e	1.80	X	5.02	X	2	=	18.07		
f	3.71	X	5.15	X	2	=	38.21		
g	4.66	X	0.40	X	2	=	3.73		
h	4.51	X	0.05	X	2	=	0.45		
TOTAL AREA OF DEDUCTION							=	160.72	
DEDUCTIONS FOR STAIRCASE, LIFT & LIFT LOBBY AREA									
ST1	6.05	X	4.75	X	1	=	28.74		
ST2	0.44	X	0.15	X	1	=	0.07		
ST3	0.60	X	1.45	X	1	=	0.87		
ST4	6.55	X	4.46	X	1	=	29.21		
LL1	9.11	X	3.05	X	1	=	27.79		
LL2	1.84	X	0.15	X	1	=	0.28		
LL3	1.69	X	3.10	X	1	=	5.24		
LL4	1.50	X	1.39	X	1	=	2.08		
LL5	1.30	X	0.15	X	1	=	0.20		
TOTAL AREA OF STAIRCASE, LIFT & LIFT LOBBY DEDUCTION							=	122.38	
DEDUCTIONS FOR FIRE LIFT & LIFT LOBBY AREA									
FL1	0.15	X	1.90	X	1	=	0.29		
FL2	3.00	X	2.15	X	1	=	6.45		
FL3	2.15	X	1.90	X	1	=	4.08		
TOTAL AREA OF FIRE LIFT & LIFT LOBBY DEDUCTION							=	10.82	
TOTAL DEDUCTIONS (REFUGE AREA + STAIRCASE, LIFT & LIFT LOBBY + FIRE LIFT & LIFT LOBBY)									
TOTAL							=	293.92	
TOTAL							=	539.54	- 293.92 = 245.63

BUILT UP AREA CALCULATION OF 26TH FLOOR (WING - C)									
A	31.585	X	23.080	X	1	=	728.98		
DEDUCTIONS AREA									
1	12.18	X	7.80	X	1	=	95.00		
2	2.96	X	0.67	X	1	=	1.98		
3	0.50	X	0.13	X	0.50	=	0.03		
4	5.00	X	0.67	X	1	=	3.35		
5	3.71	X	0.54	X	1	=	2.00		
6	7.235	X	7.80	X	1	=	56.43		
7	4.51	X	1.66	X	1	=	7.49		
8	3.355	X	4.46	X	1	=	14.96		
9	3.275	X	1.81	X	1	=	5.93		
10	1.33	X	1.90	X	1	=	2.53		
11	1.405	X	2.50	X	1	=	3.51		
12	8.90	X	0.70	X	1	=	6.23		
13	3.41	X	0.70	X	0.50	=	1.19		
14	3.09	X	0.58	X	0.50	=	0.90		
15	3.31	X	0.40	X	1	=	1.32		
16	1.44	X	2.40	X	1	=	3.46		
17	3.79	X	0.40	X	1	=	1.52		
18	6.25	X	1.30	X	1	=	8.13		
19	3.01	X	2.26	X	1	=	6.80		
20	1.29	X	0.25	X	1	=	0.32		
21	3.00	X	1.41	X	1	=	4.23		
22	2.90	X	1.46	X	1	=	4.23		
23	4.23	X	6.36	X	1	=	26.90		
D1	0.85	X	0.40	X	1	=	0.34		
D2	0.45	X	1.51	X	1	=	0.68		
D3	3.00	X	2.26	X	1	=	6.78		
D4	0.45	X	3.15	X	1	=	1.42		
D5	0.25	X	0.85	X	2	=	0.43		
TOTAL AREA OF DEDUCTION							=	268.10	
TOTAL							=	728.98	- 268.10 = 460.88
DEDUCTIONS FOR STAIRCASE, LIFT & LIFT LOBBY AREA									
ST1	6.05	X	4.90	X	1	=	29.65		
ST2	0.60	X	1.60	X	1	=	0.96		
ST3	6.55	X	4.46	X	1	=	29.21		
LL1	9.11	X	3.05	X	1	=	27.79		
LL2	1.84	X	0.15	X	1	=	0.28		
LL3	1.69	X	3.10	X	1	=	5.24		
LL4	1.50	X	1.39	X	1	=	2.08		
LL5	1.30	X	0.15	X	1	=	0.20		
TOTAL AREA OF STAIRCASE, LIFT & LIFT LOBBY DEDUCTION							=	123.51	
DEDUCTIONS FOR FIRE LIFT & LIFT LOBBY AREA									
FL1	0.15	X	1.90	X	1	=	0.29		
FL2	3.00	X	2.15	X	1	=	6.45		
FL3	2.15	X	1.90	X	1	=	4.08		
TOTAL AREA OF FIRE LIFT & LIFT LOBBY DEDUCTION							=	10.82	
TOTAL DEDUCTIONS (REFUGE AREA + STAIRCASE, LIFT & LIFT LOBBY + FIRE LIFT & LIFT LOBBY)									
TOTAL							=	134.33	
TOTAL							=	460.88	- 134.33 = 326.56



STAIRCASE' LIFT, LIFT LOBBY AREA DIAGRAM (1ST TO 26TH FLOOR) SALE WING - C

SCALE :- 1:100

1ST TO 26TH FLOOR (SALE WING C)									
FOR STAIRCASE, LIFT & LIFT LOBBY AREA									
ST1	6.05	X	4.75	X	1	=	28.74		
ST2	0.44	X	0.15	X	1	=	0.07		
ST3	0.60	X	1.45	X	1	=	0.87		
ST4	6.55	X	4.46	X	1	=	29.21		
L1	9.11	X	3.05	X	1	=	27.79		
L2	1.84	X	0.15	X	1	=	0.28		
LL1	1.69	X	3.10	X	1	=	5.24		
LL2	8.66	X	3.16	X	1	=	27.37		
LL3	0.45	X	1.65	X	1	=	0.74		
LL4	1.50	X	1.39	X	1	=	2.08		
LL5	1.30	X	0.15	X	1	=	0.20		
TOTAL AREA							=	122.38	
LIFT SHAFT AREA									
LS1	2.16	X	2.75	X	3	=	17.82		
TOTAL AREA LIFT SHAFT AREA							=	17.82	
TOTAL AREA OF STAIRCASE, LIFT & LIFT LOBBY DEDUCTION							=	104.58	

THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN REQUIRED.
 THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. MHADA-41/2240/2025 DATED - 18' JULY '25.
 APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER UNDER NO. MHADA-41/2240/2025 DATED -

PROFORMA - B

CONTENT OF SHEET

FOR SALE :- WING C FLOOR AREA DIAGRAM & CALCULATION, STAIRCASE AREA DIAGRAM & CALCULATION .

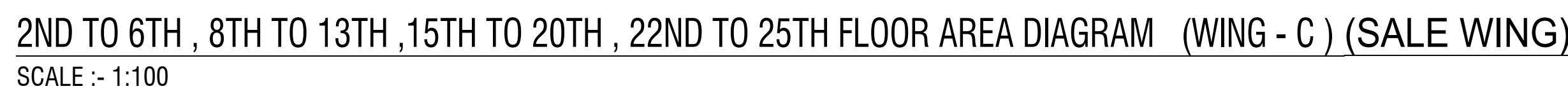
DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO.447(P.T) AT DNYANESHWAR NAGAR, R. A. KIDWAI MARG & D.G. MAHAJANI ROAD, SEWREE, WADALA, MUMBAI-400031.
 BUILDING NO. A1, A2, A3, B1, C1, C2 & C3 KNOWN AS DHYANESHWAR NAGAR CHS

NAME OF OWNER

M/S XCELLENT REALTY PVT. LTD. CA TO DHYANESHWAR NAGAR CHS.

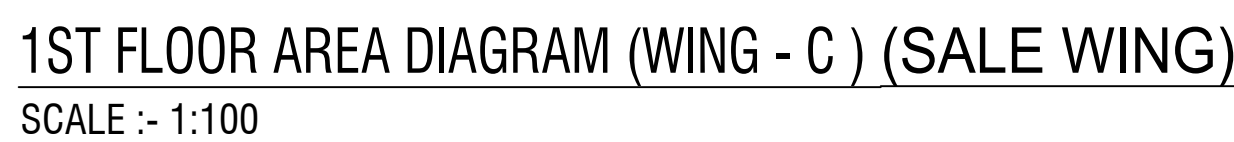
Nishant Gajanan Waghmare Digitally signed by Nishant Gajanan Waghmare Date: 2025.11.21 17:25:32 +05'30' S.E./B.P. (GM) / MHADA	Amit Anil Kadam Digitally signed by Amit Anil Kadam Date: 2025.11.21 18:17:51 +05'30' DY.ENG./B.P.(GM) / MHADA	Rupesh Muralidhar Totewar Digitally signed by Rupesh Muralidhar Totewar Date: 2025.11.21 18:40:19 +05'30' EXECUTIVE ENGINEER B.P.(GM) / MHADA
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BUILD UP AREA CALCULATION OF 1ST FLOOR (WING - C)						
A	28.07	X	14.410	X	1	= 404.49
DEDUCTIONS AREA						
1	3.71	X	0.54	X	1	= 2.00
2	5.00	X	0.67	X	2	= 6.70
3	0.50	X	0.13	X	0.50	= 0.03
3a	0.50	X	0.13	X	0.50	= 0.03
4	2.77	X	0.67	X	1	= 3.87
5	3.71	X	0.54	X	1	= 2.00
6	3.88	X	0.780	X	1	= 30.26
7	4.25	X	1.666	X	1	= 7.49
8	1.25	X	2.15	X	1	= 2.69
10	11.10	X	0.10	X	1	= 1.11
11	5.900	X	1.71	X	1	= 10.09
12	4.07	X	6.61	X	1	= 26.90
13	4.51	X	1.666	X	1	= 7.49
D1	0.85	X	0.40	X	2	= 0.68
D2	0.45	X	1.51	X	1	= 0.68
D3	0.45	X	3.15	X	1	= 1.42
TOTAL AREA OF DEDUCTION						= 103.44
TOTAL AREA = 404.49 - 103.35						= 301.05
DEDUCTIONS FOR STAIRCASE, LIFT & LIFT LOBBY AREA						
ST1	4.05	X	4.75	X	1	= 20.74
ST2	0.40	X	0.15	X	1	= 0.07
ST3	0.60	X	1.45	X	1	= 0.87
ST4	0.55	X	4.46	X	1	= 2.91
L1	0.11	X	3.90	X	1	= 0.29
L2	1.84	X	0.15	X	1	= 0.28
LL1	1.16	X	3.10	X	1	= 5.24
LL2	8.66	X	3.31	X	1	= 28.66
LL3	0.45	X	1.90	X	1	= 0.86
LL4	1.50	X	3.90	X	1	= 2.90
TOTAL AREA OF STAIRCASE, LIFT DEDUCTION						= 123.81
DEDUCTIONS FOR FIRE LIFT & LIFT LOBBY AREA						
FL1	3.15	X	2.15	X	1	= 6.77
FL2	2.15	X	1.90	X	1	= 4.09
TOTAL AREA OF FIRE LIFT & LIFT LOBBY DEDUCTION						= 10.85
TOTAL DEDUCTIONS (REFUGEE AREA + STAIRCASE, LIFT & LIFT LOBBY + FIRE LIFT & LIFT LOBBY)						134.66
(103.81+10.85)						
TOTAL AREA = 301.05 - 132.57						= 168.49

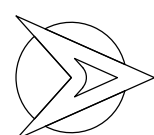
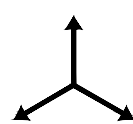


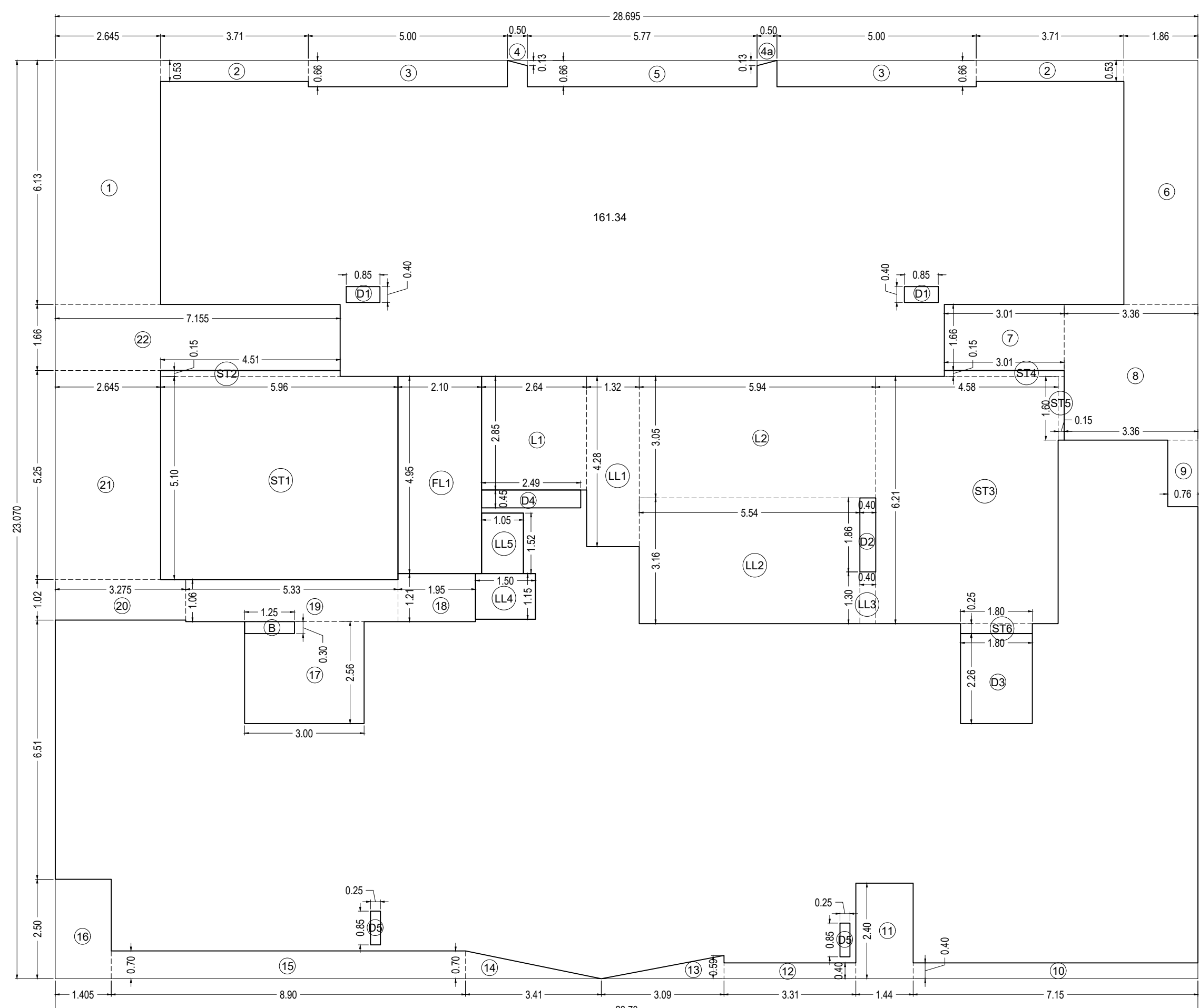
BUILT UP AREA CALCULATION OF 7/17 & 21ST FLOOR (WING - C)						
	A	31.585	X	23.000	X	1 = 728.98
DEDUCTIONS AREA						
1	3.87	X	0.64	X	1 =	2.49
2	3.87	X	0.67	X	2 =	6.70
3	0.50	X	0.13	X	0.50 =	0.00
3a	0.50	X	0.13	X	0.50 =	0.00
4	5.77	X	0.67	X	1 =	3.87
5	3.71	X	0.54	X	1 =	2.00
6	7.235	X	1.780	X	1 =	58.43
7	4.31	X	1.441	X	1 =	7.43
8	3.355	X	1.446	X	1 =	14.96
9	3.275	X	1.181	X	1 =	5.93
10	1.33	X	1.90	X	1 =	2.53
11	1.1405	X	2.250	X	1 =	3.51
12	8.46	X	0.40	X	1 =	6.20
13	3.41	X	0.70	X	0.50 =	1.19
14	3.09	X	0.58	X	0.50 =	0.90
15	3.31	X	0.40	X	1 =	1.32
16	1.44	X	2.40	X	1 =	3.46
17	6.25	X	1.30	X	1 =	15.52
18	6.25	X	1.30	X	1 =	8.13
19	3.01	X	2.26	X	1 =	6.80
20	1.29	X	0.25	X	1 =	0.32
21	3.00	X	1.41	X	1 =	4.23
22	2.28	X	1.46	X	1 =	4.23
23	4.23	X	6.30	X	1 =	26.90
24	4.67	X	1.66	X	1 =	7.75
25	0.16	X	5.60	X	1 =	0.90
26	1.05	X	0.40	X	2 =	0.50
D2	0.45	X	1.51	X	1 =	0.68
D3	3.00	X	2.25	X	1 =	6.75
D4	0.45	X	3.15	X	1 =	1.42
D5	0.25	X	0.85	X	2 =	0.43
TOTAL AREA OF DEDUCTION						= 189.44
TOTAL						728.98 - 189.44 = 539.54
DEDUCTIONS FOR REFUGE AREA						
1	7.51	X	1.86	X	1 =	13.97
2	2.81	X	0.42	X	1 =	15.23
3	0.50	X	0.59	X	1 =	0.30
4	0.50	X	0.13	X	0.50 =	0.00
5	3.71	X	0.54	X	1 =	20.23
6	1.80	X	5.02	X	1 =	9.04
7	3.71	X	5.15	X	1 =	19.11
8	4.66	X	0.40	X	1 =	1.86
9	4.43	X	0.05	X	1 =	72.81
TOTAL AREA OF REFUGE DEDUCTION						= 99.23
DEDUCTIONS FOR STAIRCASE, LIFT & LIFT LOBBY AREA						
ST1	6.05	X	4.75	X	1 =	28.74
ST2	0.44	X	0.15	X	1 =	0.07
ST3	0.66	X	1.45	X	1 =	0.87
ST4	0.66	X	4.40	X	1 =	26.61
L1	1.91	X	3.05	X	1 =	27.79
L2	1.84	X	3.10	X	1 =	5.24
L1	1.69	X	3.10	X	1 =	0.28
LL2	8.66	X	3.16	X	1 =	27.37
LL3	0.45	X	1.65	X	1 =	0.74
LL4	1.54	X	1.35	X	1 =	2.00
TOTAL AREA OF STAIRCASE, LIFT, DEDUCTION						= 122.38
DEDUCTIONS FOR FIRE LIFT & LIFT LOBBY AREA						
FL1	0.15	X	1.90	X	1 =	0.29
FL2	3.00	X	2.15	X	1 =	6.45
L2	2.10	X	1.10	X	1 =	4.09
TOTAL AREA OF FIRE LIFT & LIFT LOBBY DEDUCTION						= 10.82
TOTAL AREA OF DEDUCTIONS (REFUGE AREA + STAIRCASE, LIFT & LIFT LOBBY + FIRE LIFT & LIFT LOBBY)						= 213.01
TOTAL						539.54 - 213.01 = 326.53



BUILT UP AREA CALCULATION OF 20TH (PART) FLOOR (WING - C)				
A	31 585	X 12,580	X 1	= 482.62
DEDUCTIONS AREA				
1	3.355	X 4.46	X 1	= 14.96
2	3.275	X 1.81	X 1	= 5.93
3	1.135	X 1.50	X 1	= 2.51
4	1.405	X 2.50	X 1	= 3.51
5	0.950	X 0.70	X 1	= 0.67
6	3.41	X 0.70	X 0.50	= 1.19
7	3.09	X 0.58	X 0.50	= 0.90
8	3.71	X 0.40	X 1	= 1.52
9	1.44	X 2.40	X 1	= 3.46
10	3.39	X 0.40	X 1	= 1.32
11	6.25	X 1.30	X 1	= 8.13
12	3.01	X 2.20	X 1	= 6.80
13	1.29	X 0.25	X 1	= 0.32
14	0.90	X 1.41	X 1	= 1.27
15	2.90	X 1.46	X 1	= 4.23
16	4.23	X 1.36	X 1	= 26.90
D1	0.45	X 0.51	X 1	= 0.69
D2	0.50	X 2.26	X 1	= 6.78
D3	0.45	X 0.35	X 1	= 0.43
D4	0.25	X 0.85	X 2	= 0.43
TOTAL AREA OF DEDUCTION				381.15
				101.47
DEDUCTIONS FOR STAIRCASE, LIFT & LIFT LOBBY AREA				
ST1	6.05	X 4.90	X 1	= 29.65
ST2	6.05	X 1.60	X 1	= 0.96
ST3	6.65	X 4.46	X 1	= 29.21
ST4	0.11	X 2.30	X 1	= 25.15
LL1	1.89	X 3.25	X 2	= 12.46
LL2	8.66	X 1.16	X 1	= 27.37
LL3	0.45	X 3.65	X 1	= 0.742500
LL4	5.00	X 1.39	X 1	= 2.06
TOTAL AREA OF STAIRCASE, LIFT & LIFT LOBBY				124.66
DEDUCTIONS FOR STAIRCASE, LIFT & LIFT LOBBY AREA				
FL1	3.05	X 1.90	X 1	= 0.29
FL2	0.10	X 2.15	X 1	= 0.45
FL3	0.15	X 1.90	X 1	= 4.08
TOTAL AREA OF FRIEFLIFT & LIFT LOBBY				10.82
TOTAL DEDUCTIONS (REFUGUE AREA + STAIRCASE, LIFT & LIFT LOBBY + FIRE LIFT & LOBBY)				
				135.48
				245.88 (102.62)
TOTAL				381.15 - 135.48 = 245.67

BUILT UP AREA CALCULATION OF 7TH (ECO DECK) FL. (WING - C)					
A	28.07	X	14.410	X	1 = 404.40
DEDUCTIONS AREA					
1	3.71	X	0.54	X	1 = 2.00
2	5.00	X	0.67	X	2 = 6.70
3	0.50	X	0.13	X	0.50 = 0.03
4	5.77	X	0.67	X	1 = 3.87
5	3.71	X	0.54	X	1 = 2.00
6	3.88	X	1.80	X	1 = 30.28
7	4.21	X	1.13	X	1 = 2.69
8	1.25	X	2.15	X	1 = 2.69
9	13.70	X	0.25	X	1 = 3.43
10	5.900	X	1.71	X	1 = 10.09
11	4.07	X	6.61	X	1 = 26.80
12	4.55	X	1.45	X	1 = 7.49
D1	0.85	X	0.40	X	2 = 0.68
D2	0.45	X	1.51	X	1 = 0.68
D3	0.45	X	3.15	X	1 = 1.42
TOTAL AREA OF DEDUCTION					106.76
TOTAL					= 404.49 - 106.76 = 298.73
DEDUCTIONS FOR STAIRCASE, LIFT & LIFT LOBBY AREA					
ST1	7.07	X	4.75	X	1 = 33.58
ST2	0.44	X	0.45	X	1 = 0.97
ST3	2.15	X	1.45	X	1 = 3.12
ST4	6.50	X	4.48	X	1 = 29.21
L1	9.11	X	3.05	X	1 = 27.79
L2	1.84	X	0.15	X	1 = 0.28
L11	0.67	X	2.70	X	1 = 1.81
L12	8.86	X	3.16	X	1 = 28.37
L13	0.40	X	1.90	X	1 = 0.76
L14	0.50	X	1.39	X	1 = 2.09
TOTAL AREA OF STAIRCASE, LIFT, DEDUCTION					123.81
DEDUCTIONS FOR FIRE LIFT & LIFT LOBBY AREA					
FL1	3.15	X	2.15	X	1 = 6.77
FL2	2.15	X	1.90	X	1 = 4.08
TOTAL AREA OF FIRE LIFT & LIFT LOBBY DEDUCTION					10.85
TOTAL AREA OF REFUSE AREA + STAIRCASE, LIFT & LIFT LOBBY + FIRE LIFT & LOBBY					134.66
(123.81+10.85)					
TOTAL					= 298.73 - 134.66 = 164.07

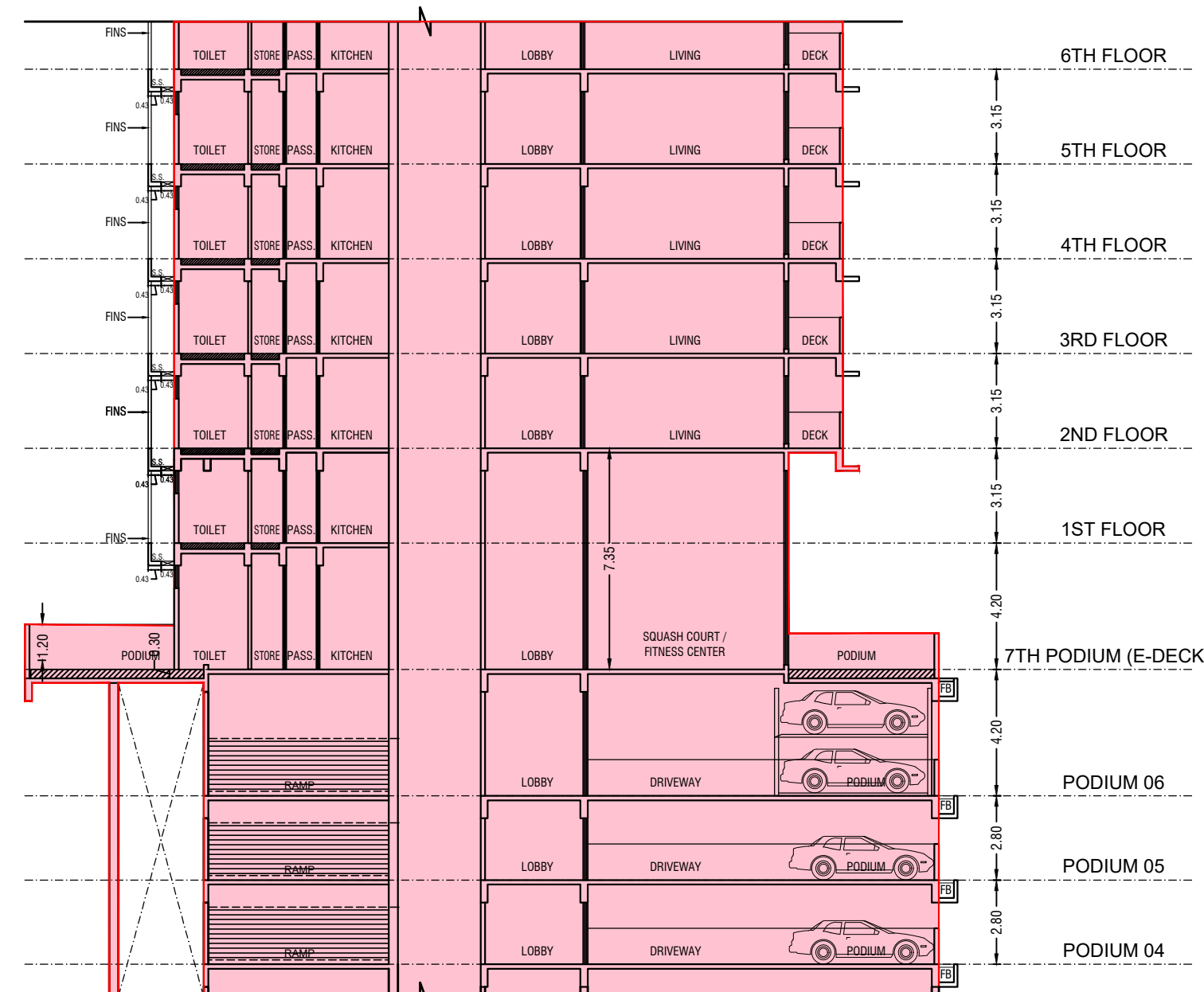
PROFORMA - B			
CONTENT OF SHEET			
FOR SALE : WING C FLOOR AREA DIAGRAM & CALCULATION, STAIRCASE AREA DIAGRAM & CALCULATION .			
DESCRIPTION OF PROPOSAL AND PROPERTY			
PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO.447(PT) AT DNYANESHWAR NAGAR, R. A. KIDWAI MARG & D.G. MAHAJANI ROAD, SEEWRE, WADALA, MUMBAI-400031.			
BUILDING NO. A1, A2, A3, B1, C1, C2 & C3 KNOWN AS DNYANESHWAR NAGAR CHS			
NAME OF OWNER			
M/S XCELLENT REALTY PVT. LTD. CA TO DNYANESHWAR NAGAR CHS.			
Nishant Gajanan Waghmare Digitally signed by Nishant Gajanan Waghmare Date: 2025.11.21 12:55:37 +05'30'	Amrit Anil Kadam Digitally signed by Amrit Anil Kadam Date: 2025.11.21 18:16:17 +05'30'	Rupesh Muralidhar Totewar Digitally signed by Rupesh Muralidhar Totewar Date: 2025.11.21 18:40:32 +05'30'	
S.E./B.P. (GM) / MHADA	DY.ENG.B.P.(GM) / MHADA	EXECUTIVE ENGINEER B.P. (GM) / MHADA	
	SANGITA SHYET Issued pursuant to Statutory Order No. 19/2015, dt. 24.04.2015 issued by the Government of Maharashtra, Mumbai. The said order provides that the use of the word "Architect" shall be restricted to persons who are registered with the Council of Architecture, Mumbai. The said order also provides that the use of the word "Architect" shall be restricted to persons who are registered with the Council of Architecture, Mumbai. The said order also provides that the use of the word "Architect" shall be restricted to persons who are registered with the Council of Architecture, Mumbai. ARCHITECT	SHOVI PARVE ZIRANI Digitally signed by SHOVI PARVE ZIRANI Date: 2025.11.21 16:36:30 +05'30' OWNER	
ARCHITECT 'S NAME, ADDRESS & SIGNATURE			
 N	 mitie Designers & Planners Pvt. Ltd. NEW AGRIHUS S.S. S.V. ROAD, 1ST FLOOR, LALIT NO. 7, BANORA W. MUMBAI- 40 Email: mitie.pvt.ltd@gmail.com		
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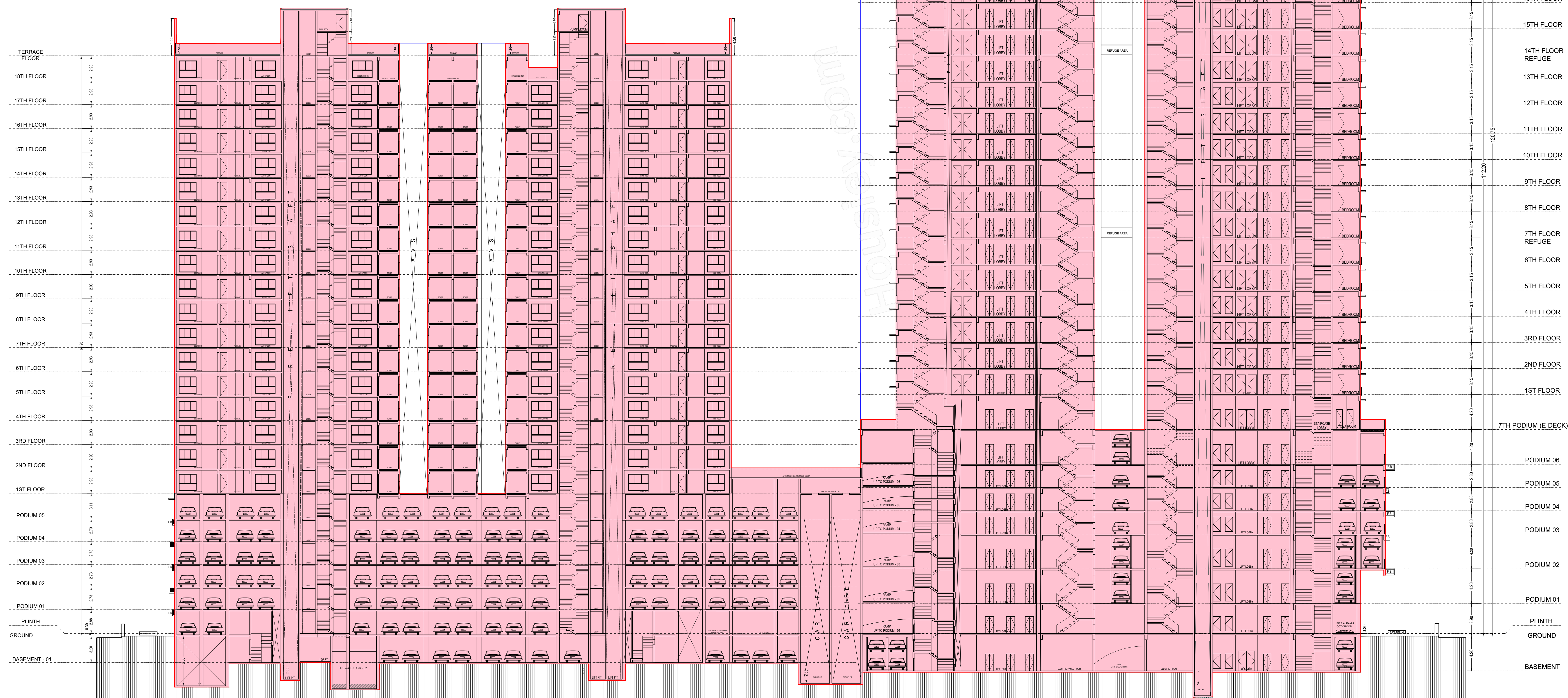
2ND TO 6TH, 8TH TO 13TH, 15TH TO 20TH, 22ND TO 25TH FLOOR AREA DIAGRAM (WING - D)
(SALE WING)

SCALE :- 1:100

BUILT UP AREA CALCULATION OF 2ND TO 6TH, 8TH TO 13TH, 15TH TO 20TH, 22ND TO 25TH FLOOR (WING - D)									
A	28.695	X	23.070	X	1	=	661.99		
B	1.250	X	0.300	X	1	=	0.375000		
DEDUCTIONS AREA									
1	2.645	X	6.13	X	1	=	16.21		
2	3.71	X	0.53	X	2	=	3.93		
3	5.00	X	0.13	X	0.50	=	0.03		
4a	0.50	X	0.13	X	0.50	=	0.03		
5	5.77	X	0.66	X	1	=	3.81		
6	1.86	X	6.13	X	1	=	11.40		
7	3.01	X	1.66	X	1	=	5.00		
8	3.36	X	3.41	X	1	=	11.46		
9	0.76	X	0.40	X	1	=	1.27		
10	7.15	X	0.40	X	1	=	2.86		
11	1.44	X	2.40	X	1	=	3.46		
12	3.31	X	0.40	X	1	=	1.32		
13	3.41	X	0.70	X	0.50	=	1.19		
15	8.90	X	0.70	X	1	=	6.23		
16	1.405	X	2.50	X	1	=	3.51		
17	3.00	X	2.56	X	1	=	7.68		
18	1.95	X	1.21	X	1	=	2.36		
19	5.33	X	1.06	X	1	=	5.65		
20	3.275	X	1.02	X	1	=	3.34		
21	2.645	X	5.25	X	1	=	13.89		
22	7.155	X	1.66	X	1	=	11.88		
D1	0.85	X	0.40	X	2	=	0.68		
D2	0.40	X	1.86	X	1	=	0.74		
D3	1.80	X	2.26	X	1	=	4.07		
D4	2.49	X	0.45	X	1	=	1.12		
D5	0.25	X	0.85	X	2	=	0.43		
TOTAL AREA OF DEDUCTION = 131.06									
TOTAL = 662.37 - 131.06 = 531.31									
DEDUCTIONS FOR STAIRCASE, LIFT & LIFT LOBBY AREA									
ST1	5.96	X	5.10	X	1	=	30.40		
ST2	4.51	X	0.15	X	1	=	0.68		
ST3	4.58	X	6.21	X	1	=	28.44		
ST4	3.01	X	0.15	X	1	=	0.45		
ST5	0.15	X	1.61	X	1	=	0.24		
ST6	1.80	X	0.25	X	1	=	0.45		
ST7	1.80	X	0.25	X	1	=	0.45		
ST8	1.80	X	0.25	X	1	=	0.45		
ST9	1.80	X	0.25	X	1	=	0.45		
ST10	1.80	X	0.25	X	1	=	0.45		
ST11	1.80	X	0.25	X	1	=	0.45		
ST12	1.80	X	0.25	X	1	=	0.45		
ST13	1.80	X	0.25	X	1	=	0.45		
ST14	1.80	X	0.25	X	1	=	0.45		
ST15	1.80	X	0.25	X	1	=	0.45		
ST16	1.80	X	0.25	X	1	=	0.45		
ST17	1.80	X	0.25	X	1	=	0.45		
ST18	1.80	X	0.25	X	1	=	0.45		
ST19	1.80	X	0.25	X	1	=	0.45		
ST20	1.80	X	0.25	X	1	=	0.45		
ST21	1.80	X	0.25	X	1	=	0.45		
ST22	1.80	X	0.25	X	1	=	0.45		
ST23	1.80	X	0.25	X	1	=	0.45		
ST24	1.80	X	0.25	X	1	=	0.45		
ST25	1.80	X	0.25	X	1	=	0.45		
ST26	1.80	X	0.25	X	1	=	0.45		
ST27	1.80	X	0.25	X	1	=	0.45		
ST28	1.80	X	0.25	X	1	=	0.45		
ST29	1.80	X	0.25	X	1	=	0.45		
ST30	1.80	X	0.25	X	1	=	0.45		
ST31	1.80	X	0.25	X	1	=	0.45		
ST32	1.80	X	0.25	X	1	=	0.45		
ST33	1.80	X	0.25	X	1	=	0.45		
ST34	1.80	X	0.25	X	1	=	0.45		
ST35	1.80	X	0.25	X	1	=	0.45		
ST36	1.80	X	0.25	X	1	=	0.45		
ST37	1.80	X	0.25	X	1	=	0.45		
ST38	1.80	X	0.25	X	1	=	0.45		
ST39	1.80	X	0.25	X	1	=	0.45		
ST40	1.80	X	0.25	X	1	=	0.45		
ST41	1.80	X	0.25	X	1	=	0.45		
ST42	1.80	X	0.25	X	1	=	0.45		
ST43	1.80	X	0.25	X	1	=	0.45		
ST44	1.80	X	0.25	X	1	=	0.45		
ST45	1.80	X	0.25	X	1	=	0.45		
ST46	1.80	X	0.25	X	1	=	0.45		
ST47	1.80	X	0.25	X	1	=	0.45		
ST48	1.80	X	0.25	X	1	=	0.45		
ST49	1.80	X	0.25	X	1	=	0.45		
ST50	1.80	X	0.25	X	1	=	0.45		
ST51	1.80	X	0.25	X	1	=	0.45		
ST52	1.80	X	0.25	X	1	=	0.45		
ST53	1.80	X	0.25	X	1	=	0.45		
ST54	1.80	X	0.25	X	1	=	0.45		
ST55	1.80	X	0.25	X	1	=	0.45		
ST56	1.80	X	0.25	X	1	=	0.45		
ST57	1.80	X	0.25	X	1	=	0.45		
ST58	1.80	X	0.25	X	1	=	0.45		
ST59	1.80	X	0.25	X	1	=	0.45		
ST60	1.80	X	0.25	X	1	=	0.45		
ST61	1.80	X	0.25	X	1	=	0.45		
ST62	1.80	X	0.25	X	1	=	0.45		
ST63	1.80	X	0.25	X	1	=	0.45		
ST64	1.80	X	0.25	X	1	=	0.45		
ST65	1.80	X	0.25	X	1	=	0.45		
ST66	1.80	X	0.25	X	1	=	0.45		
ST67	1.80	X	0.25	X	1	=	0.45		
ST68	1.80	X	0.25	X	1	=	0.45		
ST69	1.80	X	0.25	X	1	=	0.45		
ST70	1.80	X	0.25	X	1	=	0.45		
ST71	1.80	X	0.25	X	1	=	0.45		
ST72	1.80	X	0.25	X	1	=	0.45		
ST73	1.80	X	0.25	X	1	=	0.45		
ST74	1.80	X	0.25	X	1	=	0.45		
ST75	1.80	X	0.25	X	1	=	0.45		
ST76	1.80	X	0.25	X	1	=	0.45		
ST77	1.80	X	0.25	X	1	=	0.45		
ST78	1.80	X	0.25	X	1	=	0.45		
ST79	1.80	X	0.25	X	1	=	0.45		
ST80	1.80	X	0.25	X	1	=	0.45		
ST81	1.80	X	0.25	X	1	=	0.45		
ST82	1.80	X	0.25	X	1	=	0.45		
ST83	1.80	X	0.25	X	1	=	0.45		
ST84	1.80	X	0.25	X	1	=	0.45		
ST85	1.80	X	0.25	X	1	=	0.45		
ST86	1.80	X	0.25	X	1	=	0.45		
ST87	1.80	X	0.25	X	1	=	0.45		
ST88	1.80	X	0.25	X	1	=	0.45		
ST89	1.80	X	0.25	X	1	=	0.45		
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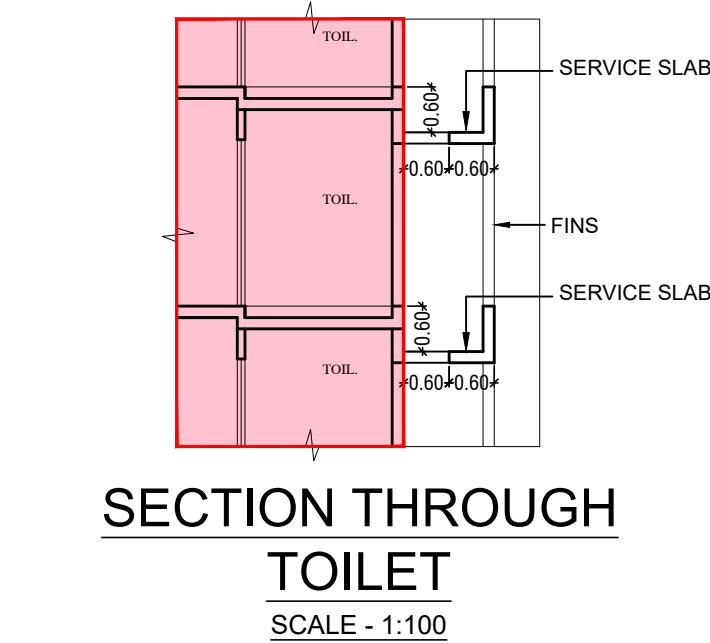
PART SECTION C-C
SECTION THROUGH FITNESS CENTER
SCALE: 1:100



SECTION A-A (REHAB & SALE WING)

SCALE: 1:200

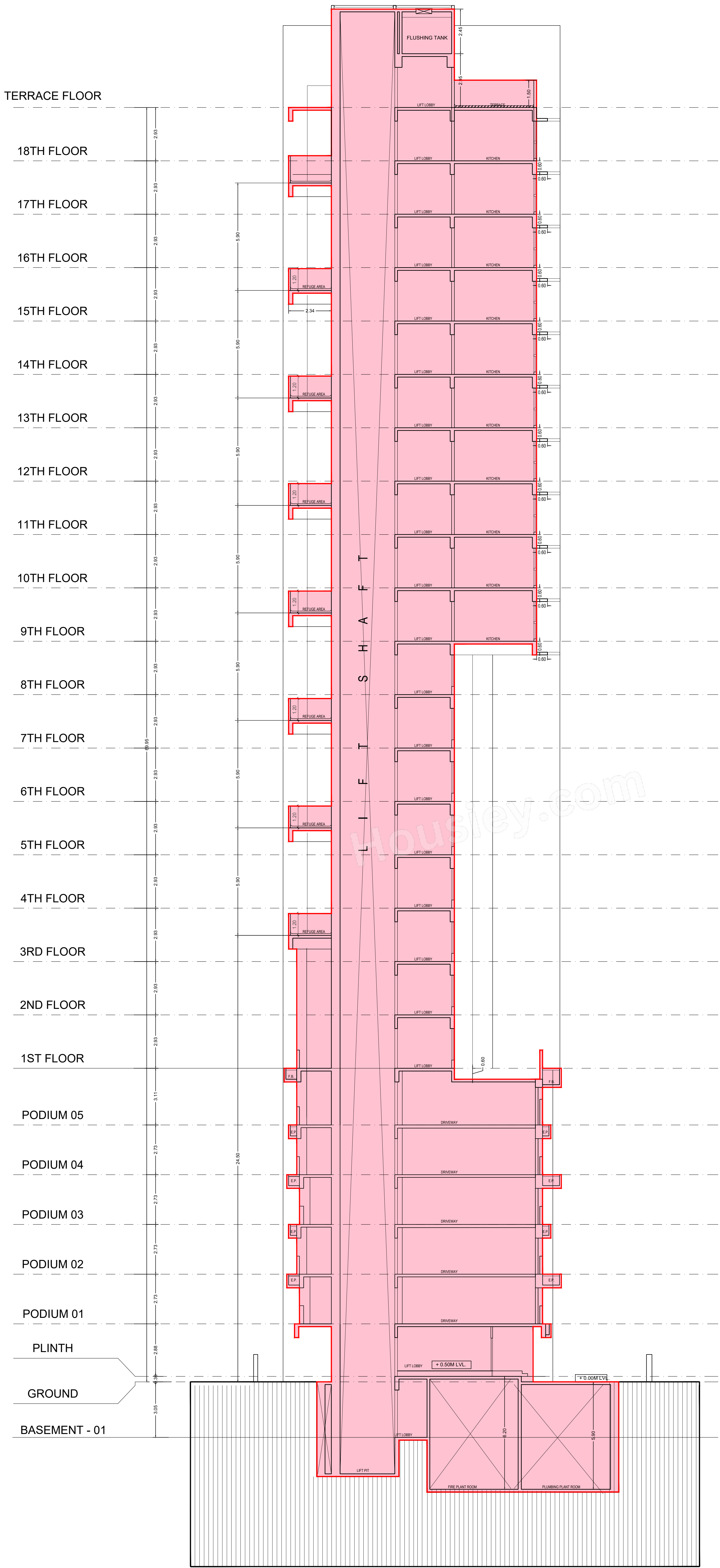
THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN REQUIRED. THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. MHADA/4/2020/2021 DATED: 16.01.2021 APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. MHADA/4/2020/2021 DATED: 16.01.2021			
PROFORMA - B			
CONTENT OF SHEET			
FOR REHAB & SALE WING			
DESCRIPTION OF PROPOSAL AND PROPERTY			
PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO.447(P1) AT DRYANESHWAR NAGAR, R. A. KIDAWA MARG & D.G. MAHAJAN ROAD, SEWREE, WAHOLA, MUMBAI-400031.			
BUILDING NO. A1, A2, A3, B1, C1, C2 & C3 KNOWN AS DRYANESHWAR NAGAR CHS			
NAME OF OWNER			
M/S XCELLENT REALTY PVT. LTD. CA TO DRYANESHWAR NAGAR CHS			
Nishant Gupta Manager Weightage #	Anil Kadam Manager Weightage #	Rupesh Mankar Manager Weightage #	
S.E./B.P.(GM)/ MHADA	DY.ENG./B.P.(GM)/ MHADA	EXECUTIVE ENGINEER B.P.(GM)/MHADA	
ARCHITECT			
ARCHITECT'S NAME, ADDRESS & SIGNATURE			
SANGITA SINGH SHEET			
OWNER			
SHIVR PARKER IRANI			
DESIGNER & FINDER PVT. LTD. Design & Finders Pvt. Ltd. Design & Finders Pvt. Ltd. Design & Finders Pvt. Ltd.			
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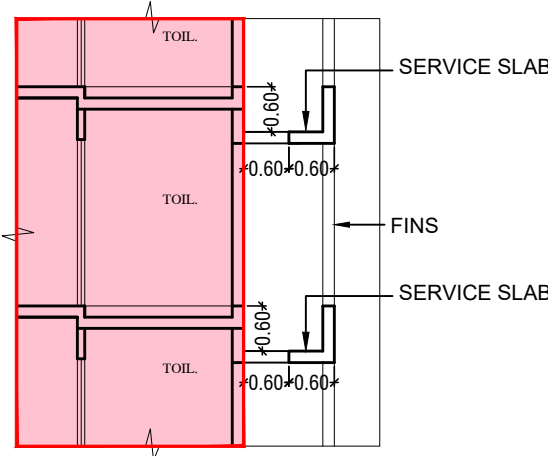
- THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN REQUIRED
- THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. MHADA-41/2240/2025 DATED - 18' JULY '25.
- APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER UNDER NO. MHADA-41/2240/2025 DATED -

PROFORMA - B			
CONTENT OF SHEET FOR SALE - SECTION B-B (SALE WING).			
DESCRIPTION OF PROPOSAL AND PROPERTY			
PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO 447(PT) AT DYHANESHWAR NAGAR - B. KIDWAI MARG & D. G. MAHAJANI ROAD, SEVIRKE, WADALA, MUMBAI-400031. BUILDING NO. A1, A2, A3, B1, C1, C2 & 3 KNOWN AS DYHANESHWAR NAGAR CHS			
NAME OF OWNER			
M/S XCELLENT REALTY PVT. LTD. CA TO DYHANESHWAR NAGAR CHS.			
Nishant Gajanan Waghmare Digitally signed by Nishant Gajanan Waghmare DN: cn=Nishant Gajanan Waghmare, o=, ou=, email=, c=IN 2025.11.27 17:50:05 +05'30'	Amit Anil Kadam Digitally signed by Amit Anil Kadam DN: cn=Amit Anil Kadam, o=, ou=, email=, c=IN 2025.11.27 18:10:59 +05'30'	Rupesh T Muralidhar Digitally signed by Rupesh T Muralidhar DN: cn=Rupesh T Muralidhar, o=, ou=, email=, c=IN 2025.11.27 18:21:10 +05'30'	S. E. B. P. (GM) / MHADA Digitally signed by S. E. B. P. (GM) / MHADA DN: cn=S. E. B. P. (GM) / MHADA, o=, ou=, email=, c=IN 2025.11.27 17:50:05 +05'30'
DI. ENG. B. P. (GM) / MHADA		EXECUTIVE ENGINEER B.P. (GM) / MHADA	
 SANGITA SUDHOG SHET Digitally signed by Sangita Sudhogg Shet DN: cn=Sangita Sudhogg Shet, o=, ou=, email=, c=IN 2025.11.27 17:50:05 +05'30'	SHOVIN PARVEZ IRANI Digitally signed by Shovin Parvez Irani DN: cn=SHOVIN PARVEZ IRANI, o=, ou=, email=, c=IN 2025.11.27 18:27:59 +05'30'	OWNER	
ARCHITECT		OWNER	
ARCHITECT'S NAME, ADDRESS & SIGNATURE			
 Designers & Planners Pvt. Ltd. New JAGRUTI A-3, 2/1 ROAD, 1ST FLOOR, FLAT J-7, SECTOR-14, Gurgaon - 122001 (Haryana) Email: mitte.pvt.ltd@gmail.com			

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SECTION B - B (REHA WING)
SCALE : 1:100



SECTION THROUGH
TOILET
SCALE - 1:100

:- THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN REQUIRED.
:- THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER
NO. MHADA-41/2240/2025 DATED - 18 JULY '25.
:- APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE
LETTER UNDER NO. MHADA-41/2240/2025 DATED -

PROFORMA - B		
CONTENT OF SHEET FOR SALE :- SECTION B-B (SALE WING).		
DESCRIPTION OF PROPOSAL AND PROPERTY PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO.447(PT) AT DNYANESHWAR NAGAR, R. A. KIDWAI MARG & D.G. MAHAJANI ROAD, SEWREE, WADALA, MUMBAI-400031. BUILDING NO. A1, A2, A3, B1, C1, C2 & C3 KNOWN AS DHYANESHWAR NAGAR CHS		
NAME OF OWNER M/S XCELLENT REALTY PVT. LTD. CA TO DHYANESHWAR NAGAR CHS.		
Nishant Gajanan Waghmare re Digitally signed by Nishant Gajanan Waghmare Date: 2025.11.21 17:29:15 +05'30'	Amit Anil Kadam Digitally signed by Amit Anil Kadam Date: 2025.11.21 18:20:47 +05'30'	Rupesh Muralidhar ar Totewar Digitally signed by Rupesh Muralidhar ar Date: 2025.11.21 18:43:18 +05'30'
S.E./B.P./(GM) / MHADA	DY.ENG./B.P./(GM) / MHADA	EXECUTIVE ENGINEER B.P./(GM) / MHADA
	SANGITA SUVOG SHET Digitally signed by SANGITA SUVOG SHET Date: 2025.11.21 18:20:47 +05'30'	SHOVI PARVE Z IRANI Digitally signed by SHOVI PARVEZ IRANI Date: 2025.11.21 18:20:47 +05'30'
ARCHITECT		OWNER
ARCHITECT'S NAME, ADDRESS & SIGNATURE mitie Designers & Planners Pvt. Ltd. NEW JAGRUTI CHS. S.V. ROAD, 1ST FLOOR, FLAT NO. 7, BANDRA (W), MUMBAI - 40 Email: mitie.pvt.ltd@gmail.com		
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