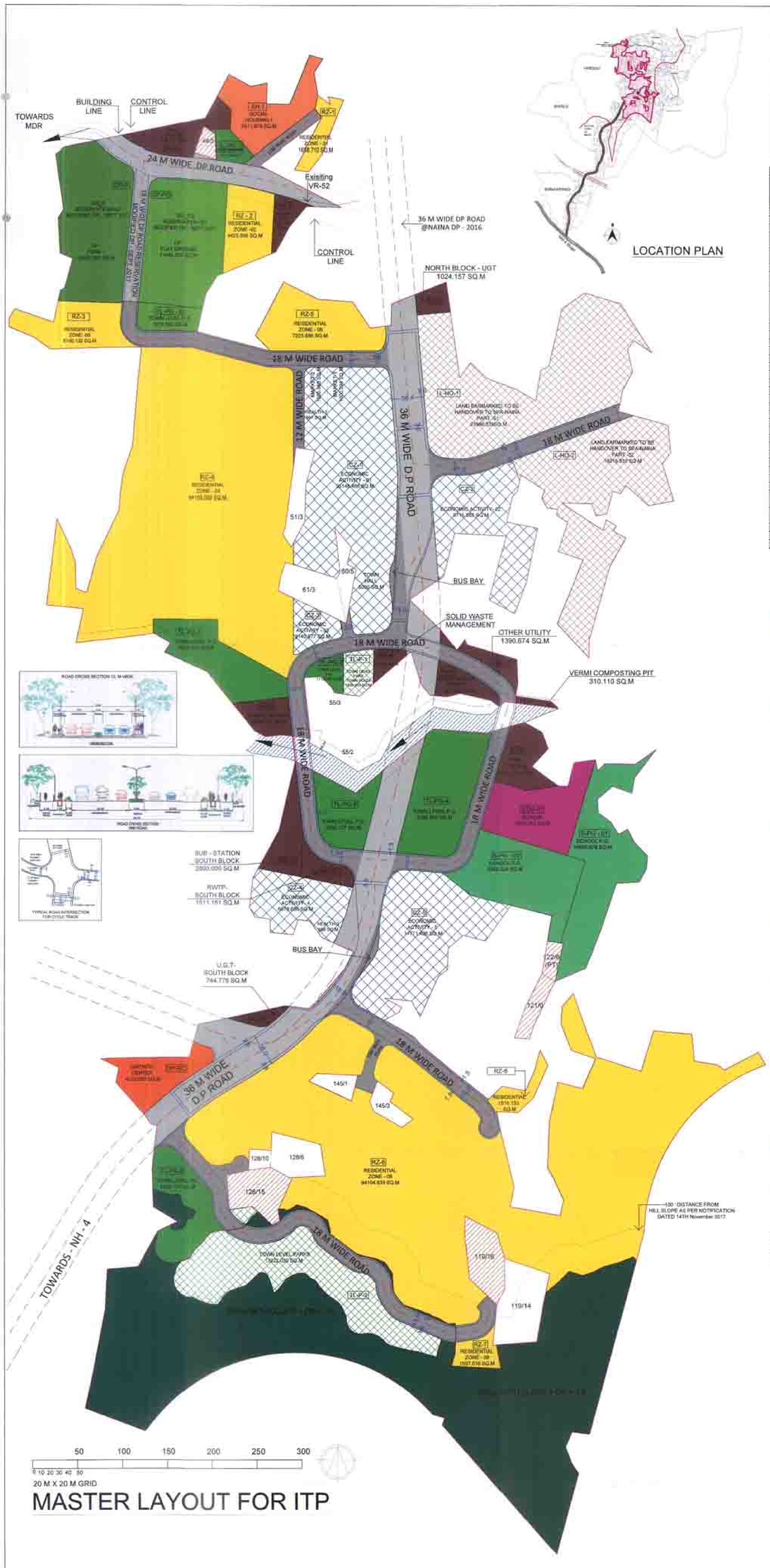

MASTER LAYOUT FOR ITP

PLOT AREA AS PER $\frac{7}{12}$(LC) - 574540 SQ.M
PLOT AREA AS PER DWG- 556880.97 SQ.M

ANNEXURE - I		
Sr. No.	PLOT AREA STATEMENT	LAND AREA IN SQ.M.
1.	Area of the Plot as per location Clearance	574540.000
2.	Deductions	
a.	Area for which Divisional Commissioner has not given NOC	10220.000
b.	Difference in Area of 1.Nos. adjacent to MRSF Buffer Line	7480.030
c	Gross Area of Proposal (Including Lands under Hill slopes and DP Reservations) 1. (Net)	556880.970
4	Area as 7/12 and Physical Survey	560085.120
5.	Area Considered for Layout permission (Lesser of 3 and 4)	556880.970
6	FSI Permissible	
	a. Basic FSI	1.000
	b. Additional Permissible FSI by payment of Premium	0.700
	c. Additional FSI availed on payment of Premium	0.700
	d. Total FSI (Basic + Premium)	1.700
	e. Maximum Permissible Built Up Area (5 x 6d)	946897.649
7	Nos. of Trees to be planted (100 Trees / Hectare) As per clause 12.5 of ITP Notification dtd. 20.11.2018	8253

ANNEXURE - II				
	LAND USE DESIGNATION	LAND AREA REQUIRED IN SQ.M.	LAND AREA PROVIDED IN SQ.M.	PROPOSED BUILT UP AREA IN SQ.M.
A	Project Area	556880.970		0.00
B	Area under Slopes	88851.174	88851.174	0.00
C	Net plot area	556880.970		0.00
D	Land to be Surrendered to CIDCO (A x 7.5%)*	41766.073	42006.469	0.00
E	Town Level Play groups (7.5% of A)	41766.073	41855.086	0.00
F	Town Level Parks (5% of A)	27844.049		0.00
F1	50% of Parks in Non Hill Slopes area	13922.024	14005.835	0.00
F2	50% of Parks Shown on Hill Slopes governed by ITP Policy. (Slope area more than or equal to 1:5)	13922.024	13922.024	0.00
F3	School Playground	20020.000	20020.000	0.00
	Economic Activity (As per Clause 7.5.f; Gamut Note for amenities (a) to (h) i)			
H	School	8961.012	7046.372	13200.00
I	Health	55888.097	57854.700	3550.00
J	Market			1700.00
K	Town Hall			8500.00
L	Economic Activities			162390.11
	Total Economic Activity	55888.097	64901.072	189940.11
M	Growth Center		4225.680	0.00
N	Roads		74523.956	0.00
N1	Bus Bays		410.390	27.20
	Utilities			
O1	Fire Station	3000.000	3143.238	2500.00
O2	Sewage Waste Management	4000.000	4949.287	85.00
O3	Burial Ground	2000.000	2003.793	85.00
O4	Bus Station	3000.000	3026.719	893.87
O5	Police Station	1000.000	1271.008	850.00
O6	Solid Waste Management	As per Requirement	825.396	0.00
O7	Other Utilities		0.000	0.00
O8	Under Ground Tank		1768.985	0.00
O9	Substation		2600.000	120.00
P	Land for Residential Development		185292.980	361129.77
P1	Additional FSI on Payment of Premium availed			309816.67
P2	EWS Built Up			83532.14
	TOTAL		556880.970	946897.64

Total Residential Built Up area = @ 19.53% of Total FSI (is More than 60% of total permissible FSI)

ANNEXURE - IV					
BUILT UP AREA CALCULATIONS FOR RESIDENTIAL AND SOCIAL HOUSING (EWS/LIG)					
					(Sq.m.)
A	Permissible Basic BUA				556,880.97
B	Required Residential BUA - (Minimum 60% of A)				334,128.58
C	Proposed Basic Residential BUA				362,129.77
D	Permissible Premium BUA (0.7 of B)				389,816.60
E	Proposed Premium FSI Component as per clause 7.2.f				309,816.67
F	Proposed Social Housing BUA (10% of A)				83,532.14
POPULATION PROJECTION					
RESIDENTIAL BUA	752946.453				
	UNIT TYPE	BUILT UP IN SQ.M OF	BUILT UP AREA	DISTRIBUTION PERCENTAGE OF	NO OF UNITS
	1 RK	28.67	35.80	10.3%	2227
	1 BHK	40.21	50.27	13.6%	2930
	1.5 BHK	45.17	56.71	16.6%	4295
	2 BHK	57.75	72.19	59.4%	15368
	TOTAL NUMBER OF UNITS			100.0%	25819
	CONSIDERING 4.5 PEOPLE PER UNIT				
	GENERAL POPULATION (NO OF UNITS X 4.5)				116187
TOTAL BUA FOR SOCIAL HOUSING	83532.140				
	UNIT TYPE	BUILT UP IN SQ.M OF	BUILT UP AREA	DISTRIBUTION PERCENTAGE OF	NO OF UNITS
25% FOR EWS	1 RK	28.67	35.80	25%	583
75% FOR LIG	1 BHK	40.21	50.27	75%	1749
	TOTAL NUMBER OF UNITS				2332
	CONSIDERING 4.5 PEOPLE PER UNIT				
	EWS POPULATION (NO OF EWS UNITS X 4.5)				8230
	TOTAL POPULATION (RESIDENTIAL USE)				124417
POPULATION CONSIDERED FOR CALCULATIONS OF AMENITIES					124000

ANNEXURE - III			
Requirements of Amenities/Utilities as per ITP Policy 2018			
Note: Required BUA as per point No (i) of General Notes of clause 7.3 of the ITP Policy dated 20.11.2018, layout BUA requirement is considering 1.70 FSI			
Particulars	Area of Master Plan	Required Land Area As per ITP Policy 2018	Required Built Up Area As per ITP Policy 2018
School	400000.00	5000.000	5000.000
	556880.97	6961.012	11833.721
Health	400000.00	1000.000	1500.000
	556880.97	1392.202	3550.116
Mutton Market	For Layout	1000.000	850.000
Fish Market	Upto 200 HA	1000.000	850.000
Town Hall	For Layout Upto 100 HA	5000.000	8500.000
Economic Activities	400000.00	40000.000	80000.000
	556880.97	55688.097	189339.530
Requirement of Utilities - as per ITP Policy 2018			
Particulars	Area of Master Plan	Required Land Area As per ITP Policy 2018	Proposed Land Area
Fire Station	For Layout Upto 200 HA	3000	3143.238
Sewage Waste Management		4000	4949.287
Burial Ground		2000	2003.793
Bus Station		3000	3026.719
Police Station		1000	1271.008

ANNEXURE - V		
School Play Ground Calculations		
Proposed Built Up Area for School	13200.000	Sq.Mt.
Distribution of Built Up Area - 1979 GR Norms		
	Built Up Area	Area Per Student	No. of Students
Primary (2/3rd)	8800.000	5	1760
Secondary (1/3rd)	4400.000	4	1100
Total No. of Students			2860
Area of Playground - Per Student as per ITP Policy-2018			7
Total Playground Required			20030.000

Land area under various DP Reservations	
Road area	41400.190
Growth Center	4225.680
Playground	11948.553
Parks	12469.355
Total	70043.778

ANNEXURE - VI PLOT AREA STATEMENT						
Plot Name	LAND USE	Plot Area	Required Built Up Area	Premium Built Up Area	Total Proposed Built Up Area
EDU	EDUCATION				
EDU-01	School	7046.372	13833.721		13200.000
TOTAL		7046.372	13833.721		13200.000
CZ	ECONOMIC ACTIVITIES				
CZ-1	Commercial (Economic Activity)	25140.464	104958.193		103890.193
	Market (Economic Activity)		1700.000		1700.000
	Town Hall - (Economic Activity)		8500.000		8500.000
	Health (Economic Activity)		1771.000		1771.000
CZ-2	Commercial (Economic Activity)	9771.587	30867.123		30867.123
CZ-3	Commercial (Economic Activity)	3140.577	6861.071		6861.071
CZ-4	Commercial (Economic Activity)	4678.685	25248.340		25248.340
	Health (Economic Activity)		1771.000		1771.000
CZ-5	Commercial (Economic Activity)	14771.400	64973.541		64973.541
TOTAL	Total Economic Activity	55888.097	189940.119		189940.119
RZ	RESIDENTIAL				
RZ-1	(a) Residential	5008.710	1998.195		1998.195
	(b) LIG (Social Housing)		276.027		276.027
RZ-2	(a) Residential	8425.366	15119.530	15000.000	30119.530
	(b) Div		3208.341		3208.341
RZ-3	(a) Residential	9100.122	15026.485	17000.000	32026.485
	(b) Div		3006.399		3006.399
RZ-4	(a) Residential	14139.000	33000.000		33000.000
RZ-5	(b) Social Housing	7011.878	9101.719		9101.719
RZ-6	(a) Residential	7225.686	11995.404	22500.000	44989.404
	(b) Div		6882.089		6882.089
RZ-7	(a) Residential	5120.132	0.000		0.000
	(b) Div				0.000
RZ-8	(a) Residential	3180.000	0.000		0.000
	(b) Div				0.000
RZ-9	(a) Residential	94104.839	154823.224	240000.000	389823.224
	(b) Div		20007.812		20007.812
TOTAL	RESIDENTIAL (B)	185292.980	301129.774	309816.670	753946.453
	TOTAL EWS (B)		83532.140		83532.140
	PUBLIC UTILITIES				
PU-1	Bus Station	3026.719	903.877		903.877
PU-2	Police Station	1271.008	850.000		850.000
PU-3	Burial Ground	2003.793	85.000		85.000
PU-4	Solid Waste Management	825.396	0.000		0.000
PU-5	Other Utility	1390.674	0.000		0.000
PU-6	North Block UGT	2131.202	42.500		42.500
PU-7	Vermi Composting Pit (Part of SWMP)	310.110	0.000		0.000
PU-8	Fire Station	3143.238	2500.000		2500.000
PU-9	North Block UGT	1024.157	0.000		0.000
PU-10	South Block RWTP	1511.151	42.500		42.500
PU-11	South Block UGT	744.778	0.000		0.000
PU-12	South Block Substation	2600.000	120.000		120.000
TOTAL		19861.226	4543.877		4543.877
TL-PG	TOWN LEVEL PLAY GROUND				
TL-PG-1		8934.364	0.000		0.000
TL-PG-2		8118.020	0.000		0.000
TL-PG-3		8288.127	0.000		0.000
TL-PG-4		8288.160	0.000		0.000
TL-PG-5		8320.770	0.000		0.000
TL-PG-6		8175.660	0.000		0.000
TL-PG-7		8288.106	0.000		0.000
TOTAL		58413.213	0.000		0.000
DP	D.P. RESERVATION PG				
D.P-PG	200_PG RESERVATION NO. 40/2016-17 DP - SEPT 2017	13948.353	0.000		0.000
TOTAL		13948.353	0.000		0.000
GU	TOWN LEVEL PARKS				
TL-P-1	Town Parks as per Clause 7.5.a.i	13948.353	0.000		0.000
TL-P-2	Town Hill Slopes as governed by Clause 7.5.a.iv	13922.024	0.000		0.000
TOTAL		27870.377	0.000		0.000
(H)	DP RESERVATION PARKS				
D.P-P	240_P RESERVATION NO. 40/2016-17 DP - SEPT 2017	13948.353	0.000		0.000
TOTAL		13948.353	0.000		0.000
SP	SCHOOL PLAYGROUND				
S-PG-01		10020.000	0.000		0.000
S-PG-02		10020.000	0.000		0.000
TOTAL		20040.000	0.000		0.000
DR	DP ROAD				
		83480.280	0.000		0.000
TOTAL		83480.280	0.000		0.000
LR	LAYOUT ROADS				
		101131.960	0.000		0.000
TOTAL		101131.960	0.000		0.000
	BUS BAYS				
		410.390	27.200		27.200
TOTAL		410.390	27.200		27.200
GC	DP-GROWTH CENTER				
		4225.680	0.000		0.000
TOTAL		4225.680	0.000		0.000
	LAND SURRENDER AS PER SANCTIONED DP (DPR OF NAINA 25 VILLAGES)				
L-HO-1	Special Resolution Clause No. 14	23966.830	0.000		0.000
L-HO-2	of CT Board 21.12.2017	18018.830	0.000		0.000
TOTAL		41985.660			0.000
	HILL SLOPES				
		88851.174	0.000		0.000
TOTAL		88851.174	0.000		0.000
	TOTAL (A to D)	556880.970	946897.649	309816.670	946897.649
	TOTAL BUA - SOCIAL HOUSING				83532.140
	TOTAL BUA (INCLUDING SOCIAL HOUSING)				1030429.790

Note-
The BUA mentioned above are tentative and may change as per actual calculations while processing proposals of Commencement Certificate of particular building .

LEGEND

Sr.No	COLOUR CODE	ZONE USER	ABBREVIATIONS USED IN MASTER PLAN
01		RESIDENTIAL	RZ
02		EDUCATION	EDU
03		ECONOMIC ACTIVITY	CZ
04		PUBLIC UTILITIES	PU
05		TOWN - LEVEL GARDENS	TL-G
06		TOWN - LEVEL PLAY GROUND	TL-PG
07		SCHOOL PLAYGROUND	S-PG
08		SOCIAL HOUSING	SH
09		PROPOSED LAYOUT ROADS	
10		PROPOSED D.P ROAD	
11		1:5 SLOPE AREA	
12		LAND -SURRENDER SUBJECT TO FINALIZATION OF NAINA DDPR & DP	L-HO
13		D.P RESERVATION PG	DP-PG
14		D.P RESERVATION GARDEN	DP-G
15		D.P RESERVATION GROWTH CENTER	DP-GC
16		LAND NOT IN DIVISIONAL COMMISIONER'S NOC	

STAMP OF APPROVAL

01/01

LAYOUT PLAN OF ITP

LAYOUT
AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter No.
CIDCO/NAINA/Panvel/Vardoli/ITP/BP-2018/Amended plans/2019/CTS/SAP/162
Dated 20 MAY 2019
Associate Planner (NAINA)

CERTIFICATE OF AREA
Certified that, the plot under reference was surveyed by me on 04.05.2016 and the dimensions of sides etc. of plot stated on the plan are as measured on site and the area so worked out comes to 560085.12 Sq.m

Signature of Architect

CONTENTS OF THE SHEET

LOCATION PLAN
LAYOUT PLAN
LAND USE AREA STATEMENT
POPULATION PROJECTION

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED AMENDED MASTER LAYOUT OF TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE VARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

WADHWA CONSTRUCTION & INFRASTRUCTURE PRIVATE LIMITED, AS PER AGREEMENT FOR JOINT DEVELOPMENT NO. PANVEL-3/1009/2014 DATED 18-02-2014

NAME & SIGNATURE OF PLANNER

Mr. Gurudatta Deshmukh

NAME & SIGNATURE OF ARCHITECT

Ar.HITEN SETHI (CA/93/16484)

HSA
HITEN SETHI ARCHITECTS

NORTH	SCALE	DWG NO	DATE	CHK BY	DRN BY
	AS SHOWN	PNVL-WC/WG/ITP-MP-2+	30/04/2019	TEJASWINI	BALAJI

FLAT NO.	FLAT TYPE	BUA	PASSAGE AREA	TOTAL BUA	PROPOSED SOCIAL HOUSING								
					BLDG.5 WING D5				BLDG. 5 WING D4		BLDG.1 WING A3		
		in Sq.M.	in Sq.M.	in Sq.M.	EWS UNITS	BUA	LIG UNITS	BUA	LIG UNITS	BUA	Area	LIG UNITS	BUA
1	1RK	29.964	9.442	39.406	16	630.492					1BHK	49.58	4	198.338
2	1BHK	39.958	9.442	49.400			26	1284.393			2BHK	66.49	0	0.000
3	1BHK	39.608	9.442	49.050			25	1226.243			1BHK	49.09	4	196.355
4	1BHK	39.608	9.442	49.050			26	1275.293			1BHK	49.09	4	196.355
5	1BHK	39.958	9.442	49.400			26	1284.393	21	1037.394	2BHK	66.49	0	0.000
6	1RK	29.964	9.442	39.406	16	630.492					1BHK	49.58	4	198.338
7	1RK	29.964	9.442	39.406	16	630.492					1BHK	42.88	4	171.501
8	1BHK	39.958	9.442	49.400			20	987.995	21	1037.394	1BHK	43.17	4	172.674
9	1RK	29.800	9.442	39.242	17	667.109					1BHK	43.17	4	172.674
10	1RK	29.800	9.442	39.242	17	667.109					1BHK	42.88	4	171.501
11	1BHK	39.958	9.442	49.400			20	987.995	21	1037.394				
12	1RK	29.964	9.442	39.406	17	669.897								
TOTAL		418.504	113.301	531.805	99	9895.591	143	7046.311	63	3112.183	902.409961	32	1477.738

REQUIRED SOCIAL HOUSING COMPONENT		
Sr. No.	DETAILS	AREA IN SQ.M.
1	Basic FSI of the Project (1.0)	556880.970
2	Required Social Housing in Project (15% of 1)	83532.146
3	Basic Residential FSI component in ITP	363129.774
4	Premium FSI Availed (70% of 1)	389816.675
5	Permissible FSI in ITP	946697.649
6	Base FSI Proposed in RZ8	102930.479
7	Premium FSI Proposed in RZ8	71959.086
8	Required proportionate Social Housing for RZ8 = (6÷7)X2	15431.432
9	REQUIRED BUA FOR EWS (25% of 8)	3857.858
10	REQUIRED BUA FOR LIG (75% of 8)	11573.574
11	PROPOSED BUA FOR EWS	3895.591
12	PROPOSED BUA FOR LIG	11636.231
13	PROPOSED BUA FOR SOCIAL HOUSING	15531.822

UPPER GROUND FLOOR PLAN

PROPOSED SOCIAL HOUSING (UNIT LOCATIONS)										
FLAT NO.	FLAT TYPE		BLDG.5 WING D5				BLDG. 5 WING D4	BLDG.1 WING A3		
		Unit Location	EWS UNITS	Unit Location	LIG UNITS	Unit Location	LIG UNITS		Unit Location	LIG UNITS
1	1RK	Ground + 1st - 15th Floor	16					1BHK	Ground + 1st - 3rd Floor	4
2	1BHK			Ground + 1st - 25th Floor	26			2BHK	66.49	0
3	1BHK			1st - 25th Floor	25			1BHK	Ground + 1st - 3rd Floor	4
4	1BHK			Ground + 1st - 25th Floor	26			1BHK	Ground + 1st - 3rd Floor	4
5	1BHK			Ground + 1st - 25th Floor	26	5th - 25th Floor	21	2BHK	66.49	0
6	1RK	Ground + 1st - 15th Floor	16					1BHK	Ground + 1st - 3rd Floor	4
7	1RK	Ground + 1st - 15th Floor	16					1BHK	Ground + 1st - 3rd Floor	4
8	1BHK			6th - 25th Floor	20	5th - 25th Floor	21	1BHK	Ground + 1st - 3rd Floor	4
9	1RK	Ground + 1st - 16th Floor	17					1BHK	Ground + 1st - 3rd Floor	4
10	1RK	Ground + 1st - 16th Floor	17					1BHK	Ground + 1st - 3rd Floor	4
11	1BHK			6th - 25th Floor	20	5th - 25th Floor	21			
12	1RK	Ground + 1st - 16th Floor	17							
TOTAL			99		143		63			32
TOTAL NUMBER OF SOCIAL HOUSING UNITS			337							

PROVIDED CAR PARKINGS (RZ-08)			
	BIG CARS	SMALL CARS	TWO WHEELER PARKINGS
	2.5 X 5.00	2.30 X 4.50	1.00X2.00
GROUND FLOOR	21	461	379
L0	28	54	16
L1	142	80	20
L2	191	145	45
L3	227	238	48
L4	227	238	48
L5	227	238	48
TOTAL	1063	1454	604
TOTAL PARKINGS	2517		604

BUILT-UP AREA SUMMARY (PLOT RZ-08)																								
BUILDING TYPE	BLDG 1 (TYPE A)			BLDG 6 (TYPE A)	BLDG 2 (TYPE B)	BLDG 3 (TYPE B)				BLDG 4 (TYPE B)			BLDG 5 (TYPE A)										TOTAL
WING	A1	A2	A3	A4	B3	C1	C2		C3	F2	F3	F4	D1		D2		D3		D4		D5			
													FLOOR	AREA	FLOOR	AREA	FLOOR	AREA	FLOOR	AREA	FLOOR	AREA		
																					Ground / L0	279.128		
																			Ground / L1	342.978	1ST / L1	272.459		
LOWER GROUND 2						261.219									LOWER GR./2	221.634	Ground / L2	343.265	1ST / L2	336.500	2ND / L2	272.459		
LOWER GROUND						333.875			222.114		222.114	222.114	Ground / L3	328.181	UPPER GR/3	335.396	1ST / L3	337.009	2ND / L3	336.500	3RD / L3	272.459		
UPPER GROUND	498.818	498.818	479.443	479.443	455.587	455.587	L G	336.112	590.771	455.587	590.771	590.771	1ST / L4	335.597	1ST / L4	335.607	2ND / L4	337.009	3RD / L4	336.500	4TH / L4	272.459		
1ST	555.489	555.489	555.489	555.489	574.826	574.826	U G	590.771	574.826	574.826	574.826	574.826	2ND / L5	335.597	2ND / L5	335.607	3RD / L5	337.009	4TH / L5	336.500	5TH / L5	272.459		
2ND	555.489	555.489	555.489	555.489	574.826	574.826	1ST	574.826	574.826	574.826	574.826	574.826	3RD / L6	536.543	3RD / L6	535.763	4TH / L6	535.379	5TH /L6	535.763	6th /L6	535.763		
3RD	555.105	555.105	555.105	555.105	585.689	585.689	2ND	574.826	585.689	585.689	585.689	585.689	4TH	536.159	4TH	535.379	5TH	535.763	6th	535.763	7th	535.763		
4th	555.489	555.489	555.489	555.489	574.826	574.826	3RD	585.689	574.826	574.826	574.826	574.826	5TH	536.543	5TH	535.763	6th	535.763	7th	535.763	8th (REFUGE)	459.974		
5th	555.489	555.489	555.489	555.489	574.826	574.826	4th	574.826	574.826	574.826	574.826	574.826	6th	536.543	6th	535.763	7th	535.763	8th (REFUGE)	459.974	9th	535.763		
6th	555.489	555.489		555.489	574.826	574.826	5th	574.826	574.826	574.826	574.826	574.826	7th	536.543	7th	535.763	8th (REFUGE)	459.974	9th	535.763	10th	535.763		
7th	555.489	555.489		555.489	574.826	574.826	6th	574.826	574.826	574.826	574.826	574.826	8th (REFUGE)	460.755	8th (REFUGE)	459.974	9th	535.763	10th	535.763	11th	535.763		
8th (REFUGE)	494.063	521.789		494.063	521.387	521.387	7th	574.826	550.646	521.387	521.387	521.387	9th	536.543	9th	535.763	10th	535.763	11th	535.763	12th	535.379		
9th	555.489	555.489		555.489	574.826	574.826	8th (REFUGE)	521.387	574.826	574.826	574.826	574.826	10th	536.543	10th	535.763	11th	535.763	12th	535.379	13th (REFUGE)	457.186		
10th	555.489	555.489		555.489	574.826	574.826	9th	574.826	574.826	574.826	574.826	574.826	11th	536.543	11th	535.763	12th	535.379	13th (REFUGE)	457.186	14th	535.763		
11th	555.489			555.489	574.826	574.826	10th	574.826		574.826	574.826	574.826	12th	536.159	12th	535.379	13th (REFUGE)	457.186	14th	535.763	15th	535.763		
12th	555.489			555.489	574.826	574.826	11th	574.826		574.826	574.826	574.826	13th (REFUGE)	457.967	13th (REFUGE)	457.186	14th	535.763	15th	535.763	16th	535.379		
13th (REFUGE)	494.063			494.063	521.387	521.387	12th	574.826		521.387	521.387		14th	536.543	14th	535.763	15th	535.763	16th	535.379	17th	535.763		
14th	555.489			555.489	574.826	574.826	13th (REFUGE)	521.387		574.826	574.826		15th	536.543	15th	535.763	16th	535.379	17th	535.763	18th (REFUGE)	457.186		
15th	555.489			555.489	574.826	574.826	14th	574.826		574.826	574.826		16th	536.159	16th	535.379	17th	535.763	18th (REFUGE)	457.186	19th	535.763		
16th	555.489			555.489	574.826	574.826	15th	574.826		574.826	574.826		17th	536.543	17th	535.763	18th (REFUGE)	457.186	19th	535.763	20th	535.379		
17th	555.489			555.489	574.826	574.826	16th	574.826		574.826	574.826		18th (REFUGE)	457.967	18th (REFUGE)	457.186	19th	535.763	20th	535.379	21st	535.763		
18th (REFUGE)	494.063			494.063	521.387	521.387	17th	574.826		521.387	521.387		19th	536.543	19th	535.763	20th	535.379	21st	535.763	22nd	535.763		
19th	555.489			555.489	574.826	574.826	18th (REFUGE)	521.387		574.826	574.826		20th	536.159	20th	535.379	21st	535.763	22nd	535.763	23rd (REFUGE)	490.102		
20th	555.489			555.489	574.826	574.826	19th	574.826		574.826	574.826		21st	536.543	21st	535.763	22nd	535.763	23rd (REFUGE)	490.102	24th	535.379		
21st	555.489			555.489	574.826	574.826	20th	574.826		574.826	574.826		22nd	536.543	22nd	535.763	23rd (REFUGE)	490.102	24th	535.379	25th	535.763		
22nd	555.489			555.489	574.826	574.826	21st	574.826		574.826	574.826		23rd (REFUGE)	490.883	23rd (REFUGE)	490.102	24th	535.379	25th	535.763				
23rd (REFUGE)	521.789			521.789	550.646	550.646	22nd	574.826		550.646	550.646		24th	536.159	24th	535.379	25th	535.763						
24th	555.489			555.489	574.826	574.826	23rd (REFUGE)	550.646		574.826	574.826		25th	536.543	25th	535.763								
25th	555.489			555.489	574.826	574.826	24th	574.826		574.826	574.826													
							25th	574.826																
TOTAL	14167.673	6019.621	3256.502	14148.298	14652.600	15247.694		15123.896	6547.827	14652.600	15009.888	7668.219		13059.352		13270.263		12860.549		12659.856		12076.539		190421.387

APPROVAL STAMP

01/34

PLOT NO RZ-08
UPPER GROUND PLAN

DRAWING FOR BUILDING PERMISSION

CONTENT :-
UPPER GROUND FLOOR PLAN

APPROVAL STAMP

APPROVED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this letter's letter No.:
CIDCO/NAINA/Panvel/Vardhman/TP-23/Amended permit/2019/ on/ FAP/ To.
Date: 20 MAY 2019
Authority Chairman / Officer

PROFORMA 1 (RZ-08)		
A.	AREA STATEMENT	Area in Sq.mt.
1.	Area of the RZ8 plot as per Master Layout	94104.839
2.	Deductions	
	Area under reservation (if any)	-
	Total	0
3.	Gross Area of Plot (1-2)	94104.839
4.	Deduction for Amenity Space	0
5.	R.G. Open space required (10% of 1)	9410.484
6.	R.G. Open space provided	10724.983
7.	Net Plot Area (3-6)	94104.839
8.	Permissible FSI	N.A.
9.	Assigned Built Up Area as per Master Layout	Sale : 589123.893 Social Hsg: 65357.613
10.	Proposed Built Up Area (Free sale)	374899.565
a.	Built Up Area against basic residential FSI	102930.479
b.	Built Up Area against Premium FSI	71959.086
11.	Proportionate Social Housing BUA required on RZ-08 plot	15431.43211
a.	Required BUA for EWS (25% of 13)	3859.893
b.	Required BUA for LIG (75% of 13)	11580
12.	Total Proposed BUA for Social Housing proposed in RZ-08	15531.822
a.	proposed BUA for EWS	3895.591
b.	proposed BUA for LIG	11636.231
13	Total Proposed BUA of RZ-08 (including Social Housing)10+12	190421.387
14	Total No. of Units Proposed RZ-08 Plot	3263
a.	Free Sale Units	2926
b.	Social Housing Units	337
	- EWS	99
	- LIG	238
15	No of Trees proposed to be Planted as per DCPRs (5 per 100 Sq.m. of R6 Area and 1 per 100 Sq. m. of Infrastructure area)	1374

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PRIVATE LIMITED, AS PER AGREEMENT FOR JOINT DEVELOPMENT NO. PANVEL-3/1009/2014 DATED 18-02-2014.

SIGNATURE OF OWNER

ARJHITEN SETHI
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, ARJHITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

ARJHITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A, PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 8300 | F: +91-22-2757 2168.
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WAROCLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD. AS PER AGREEMENT FOR JOINT DEVELOPMENT NO. PANVEL-3/1009/2014 DATED 18-02-2014

NAME & SIGNATURE OF ARCHITECT

SCALE	1 : 800
DATE	27.04.2019
DRAWN BY :	ARJUN
CHECK BY :	Ar. TEJASWINI
CHKD. BY :	Ar. YASH
PROJECT No :	HSA R-01

AR.HITEN SETHI

ARCHITECTS

HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTS INC. | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
T: +91-22-2752 8300 | F: +91-22-2757 2168
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com

LOWER GROUND FLOOR PLAN

WATER STORAGE CAPACITY CALCULATION FOR RESIDENTIAL USER (RZ-08)								
Building Number	Total Number of Units	Addl. Toilet	Population	Water Requirement (In Liter) - Domestic		TOTAL WATER REQUIRED	Underground Water Tank provided	
				Addl. Toilet	Population		No. of Tank	Total Capacity provided
						in Liter		in Liter
1	2	3	4 = 2 x 5 nos.	5 = 3 X 180 lit.	6 = 4 X 189 lit	9 = 7 + 8	10	11
D1	285	285	1,425	51,300	269,325	320,625	1	300,000
D2	288	288	1,440	51,840	272,160	324,000	1	300,000
D3	279	279	1,395	50,220	263,655	313,875	1	300,000
D4	273	273	1,365	49,140	257,985	307,125	1	300,000
D5	255	255	1,275	45,900	240,975	286,875	1	300,000
B3	201	201	1,005	36,180	189,945	226,125	1	300,000
C1	208	208	1,040	37,440	196,560	234,000	1	300,000
C2	207	207	1,035	37,260	195,615	232,875	1	300,000
C3	88	88	440	15,840	83,160	99,000	1	300,000
F2	201	201	1,005	36,180	189,945	226,125	1	300,000
F3	205	205	1,025	36,900	193,725	230,625	1	300,000
F4	104	104	520	18,720	98,280	117,000	1	300,000
A1	253	253	1,265	45,540	239,085	284,625	1	300,000
A2	106	106	530	19,080	100,170	119,250	1	300,000
A3	57	57	285	10,260	53,865	64,125	1	300,000
A4	253	253	1,265	45,540	239,085	284,625	1	300,000
Total	3,263	3,263	16,315	587,340	3,083,535	3,670,875	16	4,800,000

Note:

i. For Residential unit 5 Person per tenement.

ii. Water Requirement per capita = 135 (Domestic) + 54 (Flushing) = 189 Liter per capita

iii. Water Requirement for additional toilet = 180 liter per tenement

iv. Size of water tank is excluding the freeboard.

APPROVAL STAMP

02/04

PLOT NO RZ-08
LOWER GROUND PLAN

DRAWING FOR BUILDING PERMISSION

CONTENT :-
LOWER GROUND FLOOR PLAN

APPROVAL STAMP

APPROVED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.
CIDCO/NAINA/Panvel/Vadaval/BP-106/2018/Revised part/2018/6/5 1/at/11.1
Dated 20 MAY 2019
Associate Planner, NAINA

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED,
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

SIGNATURE OF OWNER

HITEN SETHI
ARCHITECT NO.
SIGNATURE OF
ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE APPLICATION FORM AND FOUND THEM TO BE CORRECT.
DATE :

Ar. HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com
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NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

NAME & SIGNATURE OF ARCHITECT

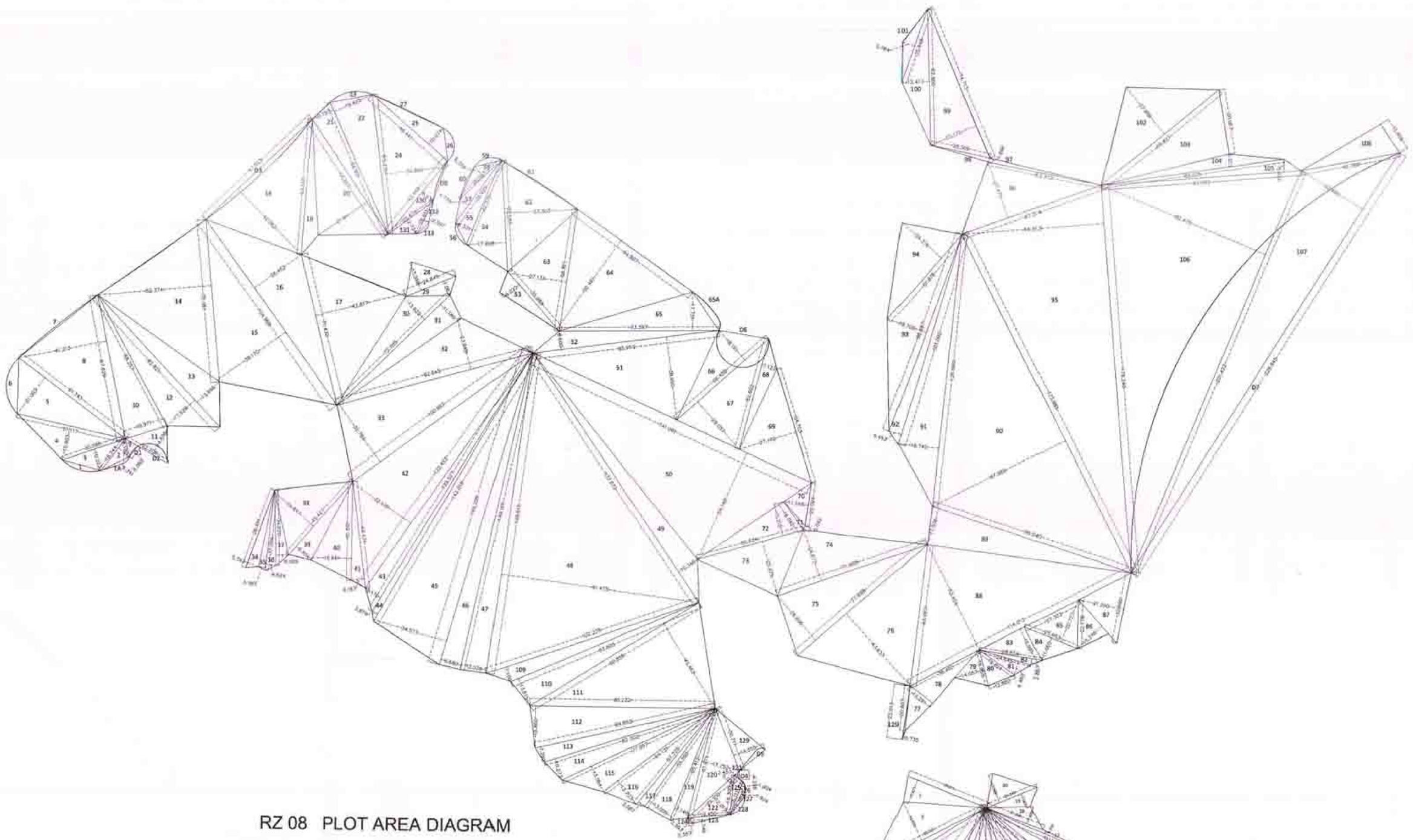
N

SCALE	1 : 100
DATE	07.04.2018
DRAWN BY	RAJU
DELT BY	Ar. TEJASWINI
CHKD BY	Ar. YASH
PROJECT No	HSA A203

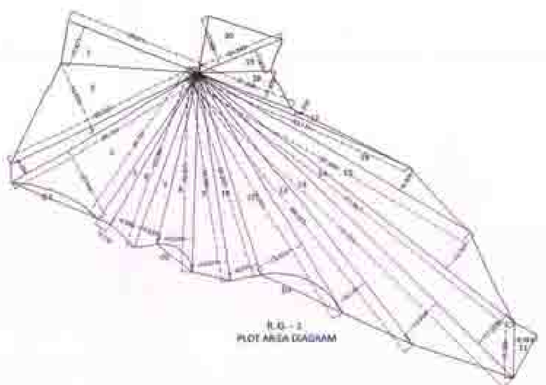
Ar.HITEN SETHI

ARCHITECTS

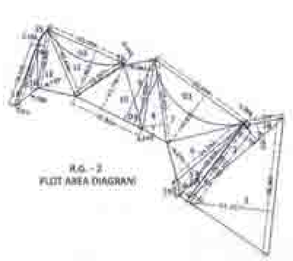
HSA
HITEN SETHI ASSOCIATES
ARCHITECTS | PLANNERS | INTERIOR DESIGNERS | CORE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com



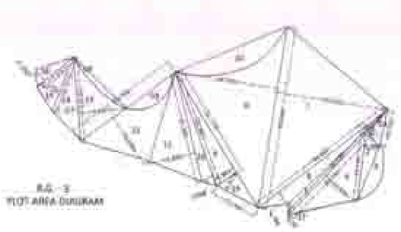
RZ 08 PLOT AREA DIAGRAM



R.G. - 1
PLOT AREA DIAGRAM



R.G. - 2
PLOT AREA DIAGRAM



R.G. - 2
PLOT AREA DIAGRAM

RG 1 PLOT AREA CALCULATION

1	39.611	X	11.677	/	2	=	231.269
2	58.020	X	19.602	/	2	=	568.654
3	60.102	X	4.484	/	2	=	134.749
4	60.102	X	20.949	/	2	=	629.538
5	49.721	X	3.730	/	2	=	92.730
6	52.096	X	8.680	/	2	=	226.097
7	52.096	X	5.634	/	2	=	146.754
8	55.871	X	10.025	/	2	=	280.053
9	58.988	X	10.114	/	2	=	301.252
10	59.293	X	8.571	/	2	=	254.100
11	78.027	X	13.512	/	2	=	527.150
12	96.527	X	10.130	/	2	=	488.909
13	121.919	X	12.906	/	2	=	786.741
14	121.919	X	11.208	/	2	=	683.234
15	111.967	X	12.300	/	2	=	688.597
16	87.069	X	6.926	/	2	=	301.520
17	63.137	X	1.378	/	2	=	43.501
18	27.209	X	7.929	/	2	=	107.870
19	24.845	X	7.063	/	2	=	87.740
20	24.845	X	13.598	/	2	=	168.921
21	15.368	X	6.293	/	2	=	48.355
			TOTAL			=	6797.738
LESS							
D1	P-LINE AREA						40.100
D2	P-LINE AREA						24.459
D3	P-LINE AREA						67.700
			TOTAL				132.259
			RG 1 PLOT AREA				6651.23

2 RG PLOT AREA CALCULATION

1	38.365	X	24.257	/	2	=	465.310
2	26.371	X	5.376	/	2	=	70.885
3	26.708	X	0.369	/	2	=	4.928
4	26.708	X	2.246	/	2	=	29.993
5	24.243	X	3.447	/	2	=	41.783
6	24.243	X	9.975	/	2	=	120.912
7	30.654	X	16.830	/	2	=	257.953
8	23.470	X	6.042	/	2	=	70.903
9	19.820	X	8.080	/	2	=	80.073
10	20.832	X	13.779	/	2	=	143.522
11	16.257	X	0.445	/	2	=	3.617
12	23.504	X	13.863	/	2	=	162.918
13	20.434	X	8.745	/	2	=	89.348
14	16.581	X	2.139	/	2	=	17.733
15	P-LINE AREA						0.995
16	17.642	X	6.098	/	2	=	16.148
17	18.226	X	0.611	/	2	=	5.568
18	11.054	X	4.769	/	2	=	26.358
19	4.550	X	2.241	/	2	=	5.088
				TOTAL		=	1634.046
LESS							
D1	P-LINE AREA						143.958
D2	P-LINE AREA						53.266
D3	P-LINE AREA						51.715
				TOTAL		=	254.939
			RG 2 PLOT AREA				1379.060

3 RG PLOT AREA CALCULATION

1	10.103	X	4.565	/	2	=	23.060
2	18.445	X	4.288	/	2	=	39.546
3	P-LINE AREA						44.239
4	30.743	X	10.976	/	2	=	168.718
5	39.758	X	2.181	/	2	=	43.356
6	44.981	X	4.184	/	2	=	94.100
7	50.994	X	31.070	/	2	=	792.192
8	50.994	X	28.740	/	2	=	732.784
9	32.736	X	6.562	/	2	=	107.407
10	33.387	X	3.558	/	2	=	59.395
11	31.200	X	12.956	/	2	=	202.114
12	32.755	X	15.656	/	2	=	256.606
13	23.373	X	13.514	/	2	=	157.931
14	23.373	X	7.183	/	2	=	83.944
15	16.075	X	6.239	/	2	=	50.146
16	13.040	X	4.088	/	2	=	26.654
17	P-LINE AREA						1.239
18		X		/	2	=	0.000
19	23.100	X	3.679	/	2	=	37.197
				TOTAL		=	2920.428
LESS							
D1	P-LINE AREA						18.729
D2	P-LINE AREA						140.060
D3	P-LINE AREA						43.835
D4	P-LINE AREA						23.738
				TOTAL		=	226.422
			RG 2 PLOT AREA				2693.979

RG AREA STATEMENT

RG 1 AREA	6651.232
RG 2 AREA	1379.060
RG 3 AREA	2693.979
TOTAL	10724.270

RZ - 08 & 09
PLOT AREA CALCULATION

Sr							
	BLOCK AREA						
1	P-LINE					=	30.349
1A	P-LINE					=	14.080
2	18.294	X	6.993	X	2	=	127.843
3	30.598	X	22.222	X	2	=	1356.980
4	51.517	X	19.909	X	2	=	4067.457
5	61.745	X	21.000	X	2	=	5445.990
6	P-LINE					=	57.930
7	P-LINE					=	28.533
8	67.679	X	45.102	X	2	=	6100.107
9	6.180	X	8.600	X	2	=	53.159
10	98.202	X	16.071	X	2	=	3481.985
11	86.630	X	11.700	X	2	=	2030.703
12	62.821	X	17.528	X	2	=	1725.843
13	53.661	X	33.940	X	2	=	3777.511
14	75.181	X	50.316	X	2	=	7568.768
15	104.960	X	38.170	X	2	=	8003.314
16	104.960	X	36.918	X	2	=	7741.795
17	71.384	X	43.771	X	2	=	6244.441
18	67.984	X	44.045	X	2	=	5939.980
19	43.138	X	1.000	X	2	=	375.195
20	44.221	X	22.432	X	2	=	991.603
21	44.177	X	31.492	X	2	=	1391.870
22	46.492	X	32.842	X	2	=	1526.188
23	P-LINE					=	42.201
24	75.230	X	44.601	X	2	=	3354.387
25	38.638	X	32.000	X	2	=	1235.242
26	P-LINE					=	41.221
27	P-LINE					=	7.732
28	24.853	X	11.597	X	2	=	288.054
29	24.837	X	7.069	X	2	=	87.739
30	72.401	X	13.848	X	2	=	499.638
31	72.401	X	11.196	X	2	=	404.756
32	82.016	X	23.528	X	2	=	1927.312
33	100.906	X	37.789	X	2	=	3814.305
34	39.401	X	5.362	X	2	=	210.777
35	37.394	X	6.180	X	2	=	230.956
36	37.394	X	5.014	X	2	=	187.403
37	34.926	X	9.904	X	2	=	345.771
38	91.427	X	34.847	X	2	=	3184.262
39	95.327	X	9.404	X	2	=	896.548
40	85.341	X	28.941	X	2	=	2470.417
41	89.997	X	8.167	X	2	=	734.684
42	192.327	X	32.936	X	2	=	6335.041
43	139.606	X	8.187	X	2	=	1142.444
44	142.944	X	1.819	X	2	=	259.788
45	248.238	X	44.573	X	2	=	11067.108
46	149.104	X	9.560	X	2	=	1425.873
47	148.584	X	12.098	X	2	=	1797.307
48	248.584	X	91.475	X	2	=	22734.848
49	157.085	X	10.466	X	2	=	1644.895
50	141.154	X	34.149	X	2	=	4821.674
51	96.048	X	34.582	X	2	=	3321.254
52	90.798	X	8.622	X	2	=	782.983
53	95.386	X	9.692	X	2	=	924.942
54	51.492	X	32.666	X	2	=	1682.860
55	43.726	X	8.832	X	2	=	386.276
56	P-LINE					=	12.793
57	91.929	X	6.724	X	2	=	618.348
58	36.497	X	6.228	X	2	=	227.371
59	P-LINE					=	22.858
60	P-LINE					=	8.315
61	P-LINE					=	12.304
62	32.492	X	31.294	X	2	=	1016.317
63	36.761	X	27.134	X	2	=	1197.630
64	64.927	X	30.591	X	2	=	1986.113
65	74.397	X	11.741	X	2	=	873.193
65A	P-LINE					=	43.000
66	36.408	X	38.101	X	2	=	1387.867
67	32.980	X	39.007	X	2	=	1286.339
68	32.902	X	5.121	X	2	=	337.343
69	34.951	X	37.180	X	2	=	1299.697
70	30.094	X	11.180	X	2	=	336.570
71	19.941	X	1.082	X	2	=	10.775
72	50.934	X	15.315	X	2	=	390.190
73	30.634	X	25.975	X	2	=	795.900
74	77.988	X	34.672	X	2	=	2702.646
75	77.988	X	36.406	X	2	=	2839.634
76	77.988	X	45.697	X	2	=	3565.334
77	21.764	X	14.163	X	2	=	308.524
78	36.780	X	13.381	X	2	=	492.251
79	30.094	X	16.067	X	2	=	483.591
80	24.834	X	13.883	X	2	=	344.846
81	34.641	X	8.402	X	2	=	291.180
82	38.854	X	1.687	X	2	=	65.570
83	28.854	X	16.951	X	2	=	489.430
84	25.464	X	11.060	X	2	=	281.614
85	37.970	X	28.771	X	2	=	1092.501
86	32.178	X	16.348	X	2	=	526.002
87	32.690	X	21.242	X	2	=	694.348
88	112.900	X	64.954	X	2	=	3673.680
89	96.040	X	17.534	X	2	=	842.070
90	173.580	X	57.969	X	2	=	5024.018
91	136.092	X	38.748	X	2	=	2633.308
92	101.202	X	5.454	X	2	=	275.982
93	98.687	X	18.731	X	2	=	1848.502
94	31.987	X	24.327	X	2	=	778.447
95	173.995	X	64.015	X	2	=	5565.964
96	47.914	X	27.350	X	2	=	1311.419
97	32.585	X	1.598	X	2	=	52.117
98	28.277	X	1.098	X	2	=	31.044
99	74.639	X	23.173	X	2	=	864.250
100	83.846	X	12.498	X	2	=	1047.850
101	35.646	X	5.784	X	2	=	206.084
102	69.837	X	27.946	X	2	=	1951.400
103	69.837	X	30.267	X	2	=	2113.744
104	85.071	X	4.513	X	2	=	191.776
105	92.631	X	3.881	X	2	=	179.387
106	101.146	X	80.630	X	2	=	8155.272
107	126.845	X	38.763	X	2	=	4917.144
108	61.833	X	33.503	X	2	=	2072.895
109	102.232	X	1.220	X	2	=	62.354
110	92.692	X	13.013	X	2	=	602.226
111	90.956	X	36.962	X	2	=	2363.192
112	94.834	X	33.982	X	2	=	3215.520
113	94.834	X	7.250	X	2	=	343.274
114	92.560	X	18.273	X	2	=	1692.772
115	77.997	X	15.464	X	2	=	1205.676
116	44.131	X	21.795	X	2	=	962.366
117	47.510	X	5.583	X	2	=	265.085
118	19.540	X	14.109	X	2	=	275.585
119	10.411	X	7.120	X	2	=	370.354
120	31.973	X	17.759	X	2	=	454.845
121	4.374	X	2.667	X	2	=	5.828
122	29.120	X	13.663	X	2	=	198.816
123	19.420	X	2.630	X	2	=	25.780
124	5.592	X	2.357	X	2	=	6.584
125	19.300	X	5.095	X	2	=	49.070
126	10.111	X	1.064	X	2	=	5.378
127	16.988	X	1.950	X	2	=	16.553
128	P-LINE					=	12.660
129	25.013	X	0.735	X	2	=	9.189
130	31.981	X	8.939	X	2	=	142.592
131	21.398	X	7.330	X	2	=	97.688
132	16.528	X	2.555	X	2	=	21.104
133	P-LINE					=	68.680
				TOTAL		=	200125.838
LESS							
D1	P-LINE						2.318
D2	P-LINE						98.722
D3	P-LINE						127.543
D4	P-LINE						2.757
D5	P-LINE						20.598
D6	P-LINE						350.421
D7	P-LINE						3529.453
D8	P-LINE						15.934
							4000.350
TOTAL PLOT AREA							196124.488

APPROVAL STAMP

03/04

PLOT NO RZ-08
UPPER STILT PLAN

DRAWING FOR BUILDING PERMISSION

CONTENT :-
RZ 08 PLOT AREA DIAGRAM

APPROVAL STAMP :

APPROVED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this officer's letter No.:
CFO/CIDCO/NAINA/Panvel/Vardoli/BP-23/Amended permit/2018 dated 20/05/2018
Dated : 20 MAY 2018
Associate Planner (Panvel)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED.
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF
ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

Ar. HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 8, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2186.
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

NAME & SIGNATURE OF ARCHITECT

SCALE	1:200
DATE	27.04.2015
DRAWN BY	SALIM
TEST BY	N. TUKARAM
CHKD. BY	AR. SSDM
PROJECT No.	HSA 0215

Ar.HITEN SETHI
(COMPANY SEAL)

ARCHITECTS

HITEN SETHI ARCHITECTS
ARCHITECTS • PLANNERS • INTERIOR ARCHITECTURE (PROJECT MANAGEMENT)
HSA OFFICE: Ground Floor, Yayati CHS, Plot no. 8, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2186
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com

PARKING AREA STATEMENT -(RZ-8 TYPE -A) BUILDING NO. 5 WING D1						
Sr. No.	Occupancy	One Parking for Every	Number of units	Standard	Required Parking	
				Car	Car	Scooter
1	2	3	4	5 = 3 X 4	6	7 = 6 X 10%
1	Upto 35 SQM	0.25	285	71.25	72.00	8.00
2	35 SQM TO 45 SQM	0.50				
3	45 SQM TO 60 SQM	1.00				
4	60 SQM ABOVE	2.00				
			285			
				Subtotal Parking required	72.00	8.00
				Total Parking required	72	8
				Total Parking Provided	72	8

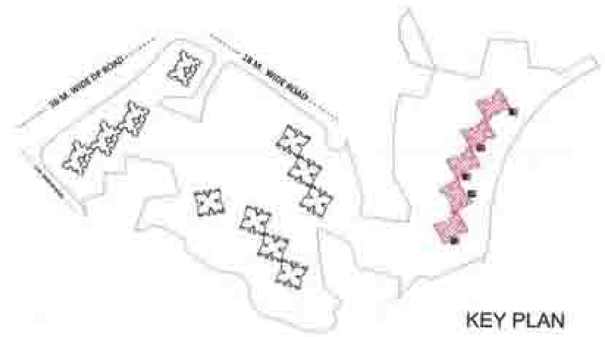
PROVIDED CAR PARKINGS (RZ-08)		
	BIG CARS	SMALL CARS
	2.5 X 5.00	2.30 X 4.50
GROUND FLOOR	402	215
L0	28	54
L1	142	80
L2	191	145
L3	227	238
L4	227	238
L5	227	238
TOTAL	1444	1208
TOTAL PARKINGS	2652	

PARKING AREA STATEMENT -(RZ-8 TYPE -A) BUILDING NO. 5 WING D2						
Sr. No.	Occupancy	One Parking for Every	Number of units	Standard	Required Parking	
				Car	Car	Scooter
1	2	3	4	5 = 3 X 4	6	7 = 6 X 10%
1	Upto 35 SQM	0.25	288	72	72.00	8.00
2	35 SQM TO 45 SQM	0.50				
3	45 SQM TO 60 SQM	1.00				
4	60 SQM ABOVE	2.00				
			288			
				Subtotal Parking required	72.00	8.00
				Total Parking required	72	8
				Total Parking Provided	72	8

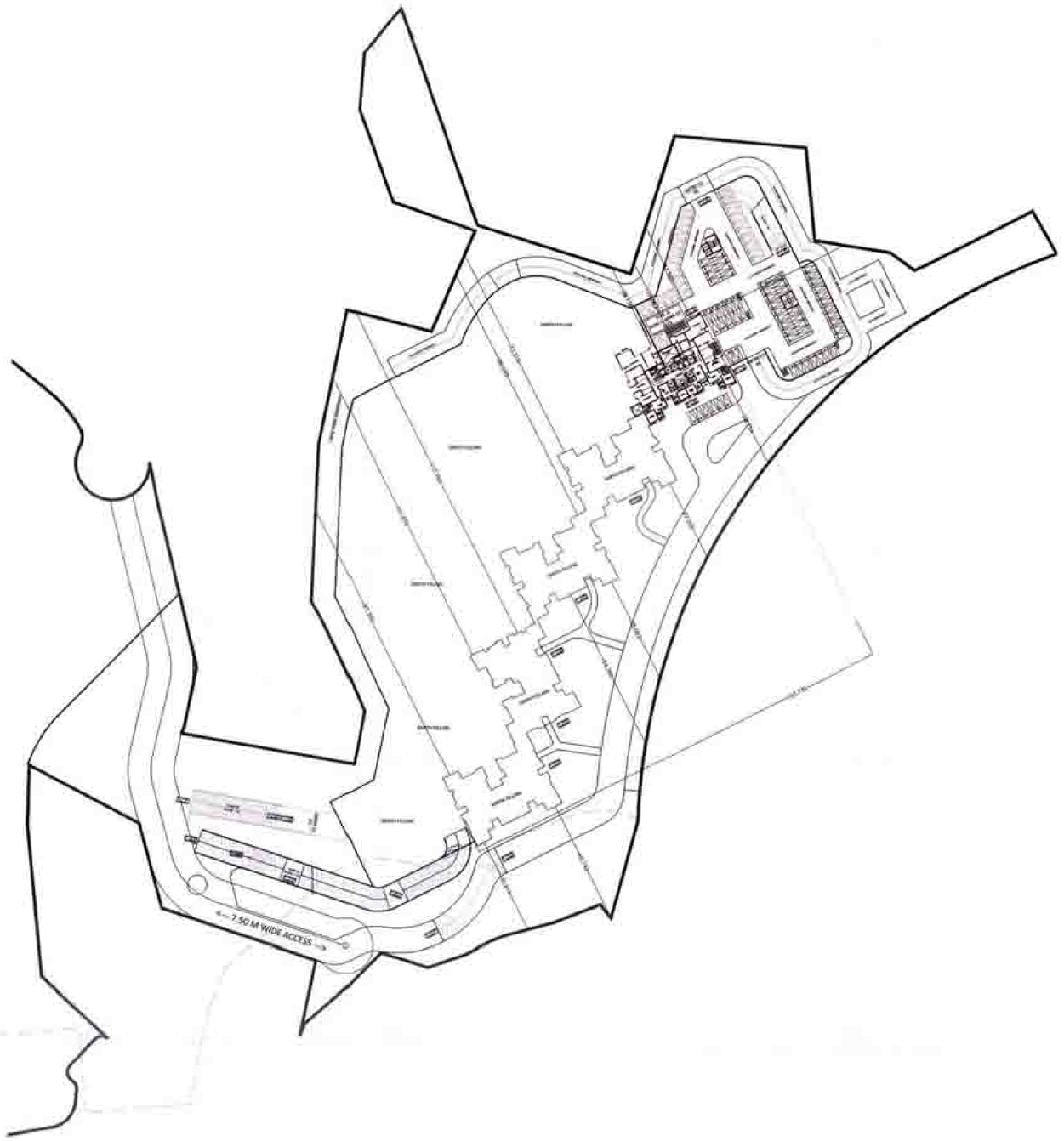
PARKING AREA STATEMENT -(RZ-8 TYPE -A) BUILDING NO. 5 WING D3						
Sr. No.	Occupancy	One Parking for Every	Number of units	Standard	Required Parking	
				Car	Car	Scooter
1	2	3	4	5 = 3 X 4	6	7 = 6 X 10%
1	Upto 35 SQM	0.25	279	69.75	70.00	7.00
2	35 SQM TO 45 SQM	0.50				
3	45 SQM TO 60 SQM	1.00				
4	60 SQM ABOVE	2.00				
			279			
				Subtotal Parking required	70.00	7.00
				Total Parking required	70	7
				Total Parking Provided	70	7

PARKING AREA STATEMENT -(RZ-8 TYPE -A) BUILDING NO. 5 WING D4						
Sr. No.	Occupancy	One Parking for Every	Number of units	Standard	Required Parking	
				Car	Car	Scooter
1	2	3	4	5 = 3 X 4	6	7 = 6 X 10%
1	Upto 35 SQM	0.25	273	68.25	69.00	7.00
2	35 SQM TO 45 SQM	0.50				
3	45 SQM TO 60 SQM	1.00				
4	60 SQM ABOVE	2.00				
			273			
				Subtotal Parking required	69.00	7.00
				Total Parking required	69	7
				Total Parking Provided	69	7

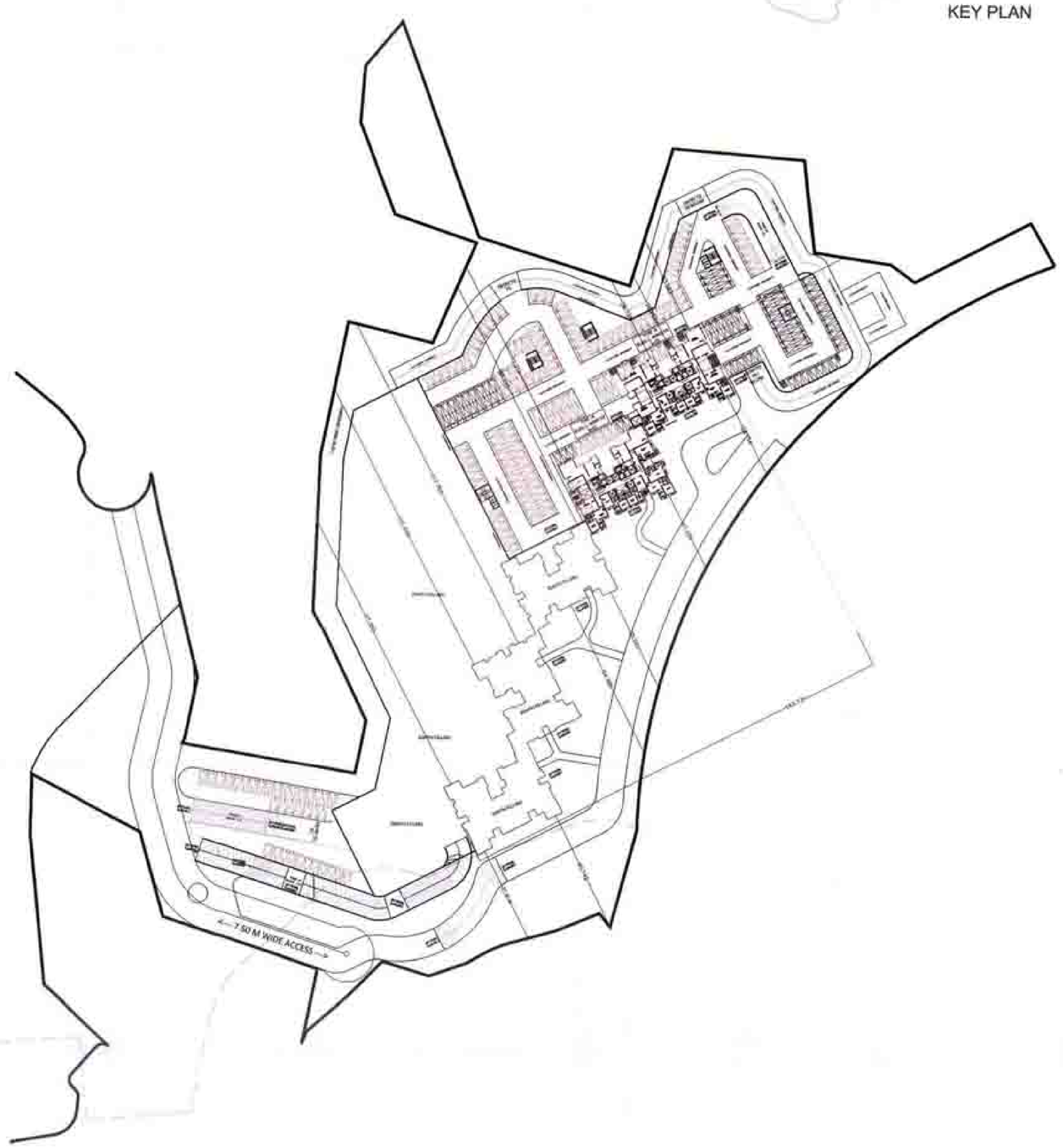
PARKING AREA STATEMENT -(RZ-8 TYPE -A) BUILDING NO. 5 WING D5						
Sr. No.	Occupancy	One Parking for Every	Number of units	Standard	Required Parking	
				Car	Car	Scooter
1	2	3	4	5 = 3 X 4	6	7 = 6 X 10%
1	Upto 35 SQM	0.25	255	63.75	64.00	7.00
2	35 SQM TO 45 SQM	0.50				
3	45 SQM TO 60 SQM	1.00				
4	60 SQM ABOVE	2.00				
			255			
				Subtotal Parking required	64.00	7.00
				Total Parking required	64	7
				Total Parking Provided	64	7



KEY PLAN



TOTAL PARKING 98
LEVEL L0 FLOOR PLAN



TOTAL PARKING 242
LEVEL L1 FLOOR PLAN

APPROVAL STAMP

04/34

PLOT NO RZ- 08
LEVEL L0 - L1

DRAWING FOR BUILDING PERMISSION

CONTENT :-

PODIUM PLANS
LEVEL L0 - L1

APPROVAL STAMP

APPROVED/REVISED PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No :
CIDCO/NAINA/Panvel/BP/TPS-2/Amended perm/2018/ 0100 /Acc
Dated 20 MAY 2018
Assistant Town Planner (NAINA)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED,
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF
ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

Ar. HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2188.
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

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PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

NAME & SIGNATURE OF ARCHITECT

SCALE	1:300
DATE	27-04-2016
DRAWN BY	BALAJI
DSIGN BY	AL TEJASWINI
CHKD BY	AL VANI
PROJECT No.	HSA P.015

Ar.HITEN SETHI

ARCHITECTS

HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2188.
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com

PARKING AREA STATEMENT -(RZ-8 TYPE -B) BUILDING NO. 3 WING C1

Sr. No.	Occupancy	One Parking for Every	Number of units	Standard Car	Required Parking Car	Required Parking Scooter
1	2	3	4	5 = 3 X 4	6	7 = 6 X 10%
1	Upto 35 SQM	0.25				
2	35 SQM TO 45 SQM	0.50	107	53.5	54.00	6.00
3	45 SQM TO 60 SQM	1.00	101	101	101.00	11.00
4	60 SQM ABOVE	2.00				
			208			
				Subtotal Parking required	155.00	17.00
				Total Parking required	155	17
				Total Parking Provided	155	17

PARKING AREA STATEMENT -(RZ-8 TYPE -B) BUILDING NO. 3 WING C3

Sr. No.	Occupancy	One Parking for Every	Number of units	Standard Car	Required Parking Car	Required Parking Scooter
1	2	3	4	5 = 3 X 4	6	7 = 6 X 10%
1	Upto 35 SQM	0.25				
2	35 SQM TO 45 SQM	0.50	44	22	22.00	3.00
3	45 SQM TO 60 SQM	1.00	44	44	44.00	5.00
4	60 SQM ABOVE	2.00				
			88			
				Subtotal Parking required	66.00	8.00
				Total Parking required	66	8
				Total Parking Provided	66	8

PARKING AREA STATEMENT -(RZ-8 TYPE -B) BUILDING NO. 4 WING F3

Sr. No.	Occupancy	One Parking for Every	Number of units	Standard Car	Required Parking Car	Required Parking Scooter
1	2	3	4	5 = 3 X 4	6	7 = 6 X 10%
1	Upto 35 SQM	0.25				
2	35 SQM TO 45 SQM	0.50	104	52	52.00	6.00
3	45 SQM TO 60 SQM	1.00	101	101	101.00	11.00
4	60 SQM ABOVE	2.00				
5						
			205			
				Subtotal Parking required	153.00	17.00
				Total Parking required	153	17
				Total Parking Provided	153	17

PARKING AREA STATEMENT -(RZ-8 TYPE -B) BUILDING NO. 4 WING F4

Sr. No.	Occupancy	One Parking for Every	Number of units	Standard Car	Required Parking Car	Required Parking Scooter
1	2	3	4	5 = 3 X 4	6	7 = 6 X 10%
1	Upto 35 SQM	0.25				
2	35 SQM TO 45 SQM	0.50	44	22	22.00	3.00
3	45 SQM TO 60 SQM	1.00	60	60	60.00	6.00
4	60 SQM ABOVE	2.00				
5						
			104			
				Subtotal Parking required	82.00	9.00
				Total Parking required	82	9
				Total Parking Provided	82	9

PARKING AREA STATEMENT -(RZ-8 TYPE -B) BUILDING NO. 3 WING C2

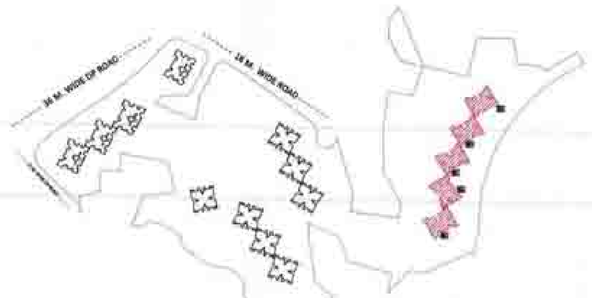
Sr. No.	Occupancy	One Parking for Every	Number of units	Standard Car	Required Parking Car	Required Parking Scooter
1	2	3	4	5 = 3 X 4	6	7 = 6 X 10%
1	Upto 35 SQM	0.25				
2	35 SQM TO 45 SQM	0.50	105	52.5	53.00	6.00
3	45 SQM TO 60 SQM	1.00	102	102	102.00	11.00
4	60 SQM ABOVE	2.00				
			207			
				Subtotal Parking required	155.00	17.00
				Visitor Parking 10% of above	16.00	2.00
				Total Parking required	171	19
				Total Parking Provided	171	19

PARKING AREA STATEMENT -(RZ-8 TYPE -B) BUILDING NO. 4 WING F2

Sr. No.	Occupancy	One Parking for Every	Number of units	Standard Car	Required Parking Car	Required Parking Scooter
1	2	3	4	5 = 3 X 4	6	7 = 6 X 10%
1	Upto 35 SQM	0.25				
2	35 SQM TO 45 SQM	0.50	104	52	52.00	6.00
3	45 SQM TO 60 SQM	1.00	101	101	101.00	11.00
4	60 SQM ABOVE	2.00				
5						
			205			
				Subtotal Parking required	153.00	17.00
				Total Parking required	153	17
				Total Parking Provided	153	17

PARKING AREA STATEMENT -(RZ-8 TYPE -B) BUILDING NO. 2 WING B3

Sr. No.	Occupancy	One Parking for Every	Number of units	Standard Car	Required Parking Car	Required Parking Scooter
1	2	3	4	5 = 3 X 4	6	7 = 6 X 10%
1	Upto 35 SQM	0.25				
2	35 SQM TO 45 SQM	0.50	102	51	51.00	6.00
3	45 SQM TO 60 SQM	1.00	99	99	99.00	10.00
4	60 SQM ABOVE	2.00				
5						
			201			
				Subtotal Parking required	150.00	16.00
				Total Parking required	150	16
				Total Parking Provided	150	16



KEY PLAN

TOTAL PARKING 381

LEVEL L2 FLOOR PLAN

TOTAL PARKING 531

LEVEL L3 FLOOR PLAN

APPROVAL STAMP

05/34

PLOT NO RZ- 08
LEVEL L2 - L3

DRAWING FOR BUILDING PERMISSION

CONTENT :-

PODIUM PLANS
LEVEL L2 - L3

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No:
CIDCO/NAINA/Panvel/Vardoli/AD TRP-238/Amended perm/2019/ 1055/5/AP/16 &
Dated 20 MAY 2019
Associate Planner (NAINA)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED,
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF
ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

Ar. HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2166.
Email. info@hitensethi.com | admin@hitensethi.com
Web site; www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

NAME & SIGNATURE OF ARCHITECT

SCALE :	1 : 800
DATE :	27.04.2016
DRAWN BY :	BALAJI
DES.T BY :	M. TEJASWINI
CHKD BY :	M. YASH
PROJECT No :	HSA P.015

Ar.HITEN SETHI (CA/92/16668)

ARCHITECTS

HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2166.
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**** PARKING AREA STATEMENT BLDG NO. - 1, 2, 3,4, 5 & 6 (RZ-8)**

Wing's	Occupancy	One Parking for Every	Flat Nos.	Required Parking
D1	Carpet Area UP TO 35 SQM	0.25	285	72
	Carpet Area 35 SQM TO 45 SQM	0.50		0
			TOTAL PARKING REQ.	72
D2	Carpet Area UP TO 35 SQM	0.25	288	72
	Carpet Area 35 SQM TO 45 SQM	0.50		0
			TOTAL PARKING REQ.	72
D3	Carpet Area UP TO 35 SQM	0.25	279	70
	Carpet Area 35 SQM TO 45 SQM	0.50		0
			TOTAL PARKING REQ.	70
D4	Carpet Area UP TO 35 SQM	0.25	278	69
	Carpet Area 35 SQM TO 45 SQM	0.50		0
			TOTAL PARKING REQ.	69
D5	Carpet Area UP TO 35 SQM	0.25	255	64
	Carpet Area 35 SQM TO 45 SQM	0.50		0
			TOTAL PARKING REQ.	64
C1	Carpet Area 35 SQM TO 45 SQM	0.50	107	54
	Carpet Area 45 SQM TO 60 SQM	1.00	101	101
			TOTAL PARKING REQ.	155
C2	Carpet Area 35 SQM TO 45 SQM	0.50	105	53
	Carpet Area 45 SQM TO 60 SQM	1.00	102	102
			TOTAL PARKING REQ.	155
C3	Carpet Area 35 SQM TO 45 SQM	0.50	44	22
	Carpet Area 45 SQM TO 60 SQM	1.00	44	44
			TOTAL PARKING REQ.	66
B3	Carpet Area 35 SQM TO 45 SQM	0.50	102	51
	Carpet Area 45 SQM TO 60 SQM	1.00	99	99
			TOTAL PARKING REQ.	150
F2	Carpet Area 35 SQM TO 45 SQM	0.50	102	51
	Carpet Area 45 SQM TO 60 SQM	1.00	99	99
			TOTAL PARKING REQ.	150
F3	Carpet Area 35 SQM TO 45 SQM	0.50	104	52
	Carpet Area 45 SQM TO 60 SQM	1.00	101	101
			TOTAL PARKING REQ.	153
F4	Carpet Area 35 SQM TO 45 SQM	0.50	44	22
	Carpet Area 45 SQM TO 60 SQM	1.00	60	60
			TOTAL PARKING REQ.	82
A1	Carpet Area Upto 35 SQM	0.25	155	39
	Carpet Area 35 SQM TO 45 SQM	0.50	50	25
	Carpet Area 45 SQM TO 60 SQM	1.00	48	48
			TOTAL PARKING REQ.	112
A2	Carpet Area Upto 35 SQM	0.25	65	17
	Carpet Area 35 SQM TO 45 SQM	0.50	20	10
	Carpet Area 45 SQM TO 60 SQM	1.00	21	21
			TOTAL PARKING REQ.	48
A3	Carpet Area Upto 35 SQM	0.25	35	9
	Carpet Area 35 SQM TO 45 SQM	0.50	10	5
	Carpet Area 45 SQM TO 60 SQM	1.00	12	12
			TOTAL PARKING REQ.	26
A4	Carpet Area Upto 35 SQM	0.25	155	39
	Carpet Area 35 SQM TO 45 SQM	0.50	50	25
	Carpet Area 45 SQM TO 60 SQM	1.00	48	48
			TOTAL PARKING REQ.	112
	TOTAL NO. OF FLAT		3263	
	TOTAL PARKINGS			**1556**
	REQUIRED VISITORS PARKING 10%			**156**
	TOTAL REQUIRED CAR PARKINGS			**1712**
	PERMISSIBLE SMALL CARS 50% SPACES			**856**
	REQUIRED TWO WHEELER PARKINGS 10%			**156**

PARKING AREA STATEMENT -(RZ-8 TYPE -C) BUILDING NO. 1 & 6 WING A1&A4

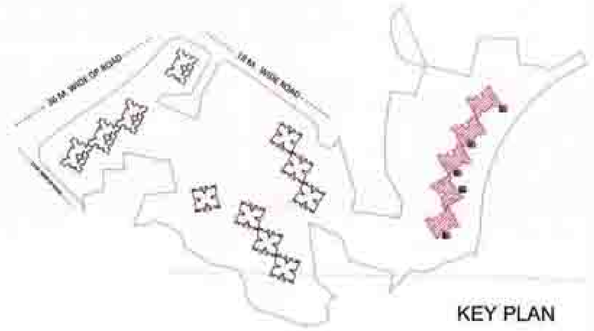
Sr. No.	Occupancy	One Parking for Every	Number of units	Standard Car	Required Parking Car	Required Parking Scooter
1	2	3	4	5 = 3 X 4	6	7 = 6 X 10%
1	Upto 35 SQM	0.25	155	38.75	39.00	4.00
2	35 SQM TO 45 SQM	0.50	50	25	25.00	3.00
3	45 SQM TO 60 SQM	1.00	48	48	48.00	5.00
4	60 SQM ABOVE	2.00				
5						
			253			
				Subtotal Parking required	112.00	12.00
				Total Parking required	112	12
				Total Parking Provided	112	12

PARKING AREA STATEMENT -(RZ-8 TYPE -C) BUILDING NO. 1 WING A2

Sr. No.	Occupancy	One Parking for Every	Number of units	Standard Car	Required Parking Car	Required Parking Scooter
1	2	3	4	5 = 3 X 4	6	7 = 6 X 10%
1	Upto 35 SQM	0.25	65	16.25	17.00	2.00
2	35 SQM TO 45 SQM	0.50	20	10	10.00	1.00
3	45 SQM TO 60 SQM	1.00	21	21	21.00	3.00
4	60 SQM ABOVE	2.00				
5						
			106			
				Subtotal Parking required	48.00	6.00
				Total Parking required	48	6
				Total Parking Provided	48	6

PARKING AREA STATEMENT -(RZ-8 TYPE -C) BUILDING NO. 1 WING A3

Sr. No.	Occupancy	One Parking for Every	Number of units	Standard Car	Required Parking Car	Required Parking Scooter
1	2	3	4	5 = 3 X 4	6	7 = 6 X 10%
1	Upto 35 SQM	0.25	35	8.75	9.00	1.00
2	35 SQM TO 45 SQM	0.50	10	5	5.00	1.00
3	45 SQM TO 60 SQM	1.00	12	12	12.00	2.00
4	60 SQM ABOVE	2.00				
5						
			57			
				Subtotal Parking required	26.00	4.00
				Total Parking required	26	4
				Total Parking Provided	26	4



KEY PLAN

TOTAL PARKING 531

LEVEL L4 FLOOR PLAN

TOTAL PARKING 531

LEVEL L5 FLOOR PLAN

APPROVAL STAMP

06/34

PLOT NO RZ- 08
LEVEL L4 - L5

DRAWING FOR BUILDING PERMISSION

CONTENT :-

PODIUM PLANS
LEVEL L4 - L5

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No :
KDMC/TP/BP-236/Amended plan/2019
Dated 20 MAY 2019
Assistant Director Town Planning

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED,
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF
ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

AR.HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

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NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

NAME & SIGNATURE OF ARCHITECT

SCALE :	1:200
DATE :	27.04.2016
DRAWN BY :	SNEJAL
CHK'D BY :	Ar. TEJASWINI
CHKD. BY :	Ar. YASH
PROJECT No :	HSA 9-212

Ar.HITEN SETHI

ARCHITECTS

HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com

BLDG. NO.	TYPE	Floor	Flat Number	Units	Carpet Area (Sqmt)	Balcony Area (Sqmt) Enclosed	Balcony Area (Sqmt) Projection A	Terrace Area (Sqmt)	Cupboard & Area (Sqmt)	Built-Up Area (Sqmt)
1, 2	A	GROUND								
			1	1	27.264					27.264
			2	1	34.964					34.964
			3	1	34.964					34.964
			4	1	34.964					34.964
			5	1	27.264					27.264
Total			11	5	186.420					186.420
1, 2	B	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239					36.239
			2	20	36.239					36.239
			3	20	36.239					36.239
			4	20	36.239					36.239
			5	20	36.239					36.239
			6	20	36.239					36.239
			7	20	36.239					36.239
			8	20	36.239					36.239
			9	20	36.239					36.239
			10	20	36.239					36.239
			11	20	36.239					36.239
Total			220							
1, 2	C	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239					36.239
			2	20	36.239	3.628		0.181		39.867
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239	3.628		0.181		39.867
			11	20	36.239			0.181		36.420
Total			220							
1, 2	D	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239					36.239
			2	20	36.239	3.628		0.181		39.867
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239	3.628		0.181		39.867
			11	20	36.239			0.181		36.420
Total			220							
1, 2	E	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239					36.239
			2	20	36.239	3.628		0.181		39.867
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239	3.628		0.181		39.867
			11	20	36.239			0.181		36.420
Total			220							
Total			880							

TENEMENT AREA STATEMENT (B) — BUILDING NO. 1 WING C1

BLDG. NO.	TYPE	Floor	Flat Number	Units	Carpet Area (Sqmt)	Balcony Area (Sqmt) Enclosed	Balcony Area (Sqmt) Projection A	Terrace Area (Sqmt)	Cupboard & Area (Sqmt)	Built-Up Area (Sqmt)
1	A	GROUND								
			1	1	34.964			0.181		35.145
			2	1	34.964			0.181		35.145
			3	1	34.964			0.181		35.145
			4	1	34.964			0.181		35.145
			5	1	34.964			0.181		35.145
Total			5							
1	B	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239			0.181		36.420
			2	20	36.239			0.181		36.420
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239			0.181		36.420
			11	20	36.239			0.181		36.420
Total			220							
1	C	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239			0.181		36.420
			2	20	36.239			0.181		36.420
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239			0.181		36.420
			11	20	36.239			0.181		36.420
Total			220							
1	D	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239			0.181		36.420
			2	20	36.239			0.181		36.420
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239			0.181		36.420
			11	20	36.239			0.181		36.420
Total			220							
1	E	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239			0.181		36.420
			2	20	36.239			0.181		36.420
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239			0.181		36.420
			11	20	36.239			0.181		36.420
Total			220							
Total			880							

TENEMENT AREA STATEMENT (B) — BUILDING NO. 1 WING C2

BLDG. NO.	TYPE	Floor	Flat Number	Units	Carpet Area (Sqmt)	Balcony Area (Sqmt) Enclosed	Balcony Area (Sqmt) Projection A	Terrace Area (Sqmt)	Cupboard & Area (Sqmt)	Built-Up Area (Sqmt)
1	A	GROUND								
			1	1	34.964			0.181		35.145
			2	1	34.964			0.181		35.145
			3	1	34.964			0.181		35.145
			4	1	34.964			0.181		35.145
			5	1	34.964			0.181		35.145
Total			5							
1	B	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239			0.181		36.420
			2	20	36.239			0.181		36.420
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239			0.181		36.420
			11	20	36.239			0.181		36.420
Total			220							
1	C	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239			0.181		36.420
			2	20	36.239			0.181		36.420
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239			0.181		36.420
			11	20	36.239			0.181		36.420
Total			220							
1	D	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239			0.181		36.420
			2	20	36.239			0.181		36.420
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239			0.181		36.420
			11	20	36.239			0.181		36.420
Total			220							
1	E	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239			0.181		36.420
			2	20	36.239			0.181		36.420
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239			0.181		36.420
			11	20	36.239			0.181		36.420
Total			220							
Total			880							

TENEMENT AREA STATEMENT (B) — BUILDING NO. 1 WING C3

BLDG. NO.	TYPE	Floor	Flat Number	Units	Carpet Area (Sqmt)	Balcony Area (Sqmt) Enclosed	Balcony Area (Sqmt) Projection A	Terrace Area (Sqmt)	Cupboard & Area (Sqmt)	Built-Up Area (Sqmt)
1	A	GROUND								
			1	1	34.964			0.181		35.145
			2	1	34.964			0.181		35.145
			3	1	34.964			0.181		35.145
			4	1	34.964			0.181		35.145
			5	1	34.964			0.181		35.145
Total			5							
1	B	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239			0.181		36.420
			2	20	36.239			0.181		36.420
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239			0.181		36.420
			11	20	36.239			0.181		36.420
Total			220							
1	C	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239			0.181		36.420
			2	20	36.239			0.181		36.420
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239			0.181		36.420
			11	20	36.239			0.181		36.420
Total			220							
1	D	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239			0.181		36.420
			2	20	36.239			0.181		36.420
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239			0.181		36.420
			11	20	36.239			0.181		36.420
Total			220							
1	E	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239			0.181		36.420
			2	20	36.239			0.181		36.420
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239			0.181		36.420
			11	20	36.239			0.181		36.420
Total			220							
Total			880							

TENEMENT AREA STATEMENT (B) — BUILDING NO. 2 WING D1

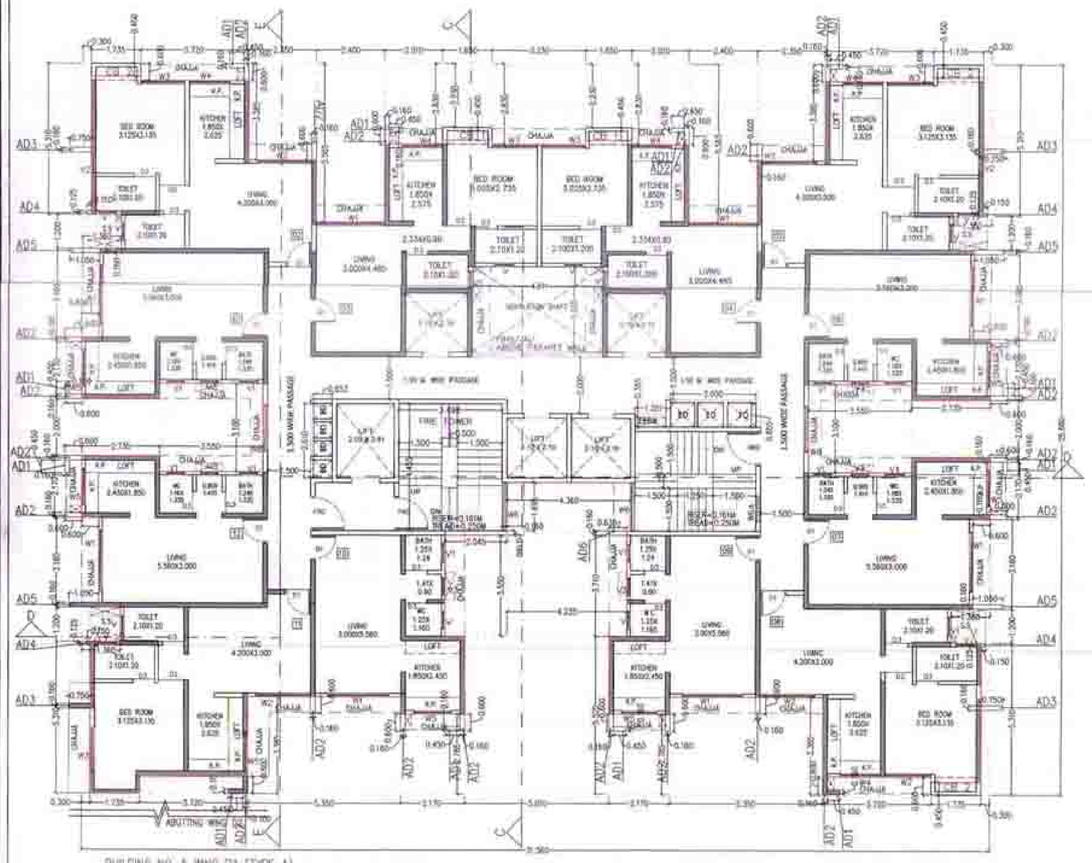
BLDG. NO.	TYPE	Floor	Flat Number	Units	Carpet Area (Sqmt)	Balcony Area (Sqmt) Enclosed	Balcony Area (Sqmt) Projection A	Terrace Area (Sqmt)	Cupboard & Area (Sqmt)	Built-Up Area (Sqmt)
2	A	GROUND								
			1	1	26.264					26.264
			2	1	34.964					34.964
			3	1	34.964					34.964
			4	1	34.964					34.964
			5	1	26.264					26.264
Total			5							
2	B	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239					36.239
			2	20	36.239			0.181		36.420
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239			0.181		36.420
			11	20	36.239			0.181		36.420
Total			220							
2	C	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239					36.239
			2	20	36.239	3.628		0.181		39.867
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239	3.628		0.181		39.867
			11	20	36.239			0.181		36.420
Total			220							
2	D	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239					36.239
			2	20	36.239	3.628		0.181		39.867
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239	3.628		0.181		39.867
			11	20	36.239			0.181		36.420
Total			220							
2	E	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239					36.239
			2	20	36.239	3.628		0.181		39.867
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239	3.628		0.181		39.867
			11	20	36.239			0.181		36.420
Total			220							
Total			880							

TENEMENT AREA STATEMENT (B) — BUILDING NO. 2 WING D2

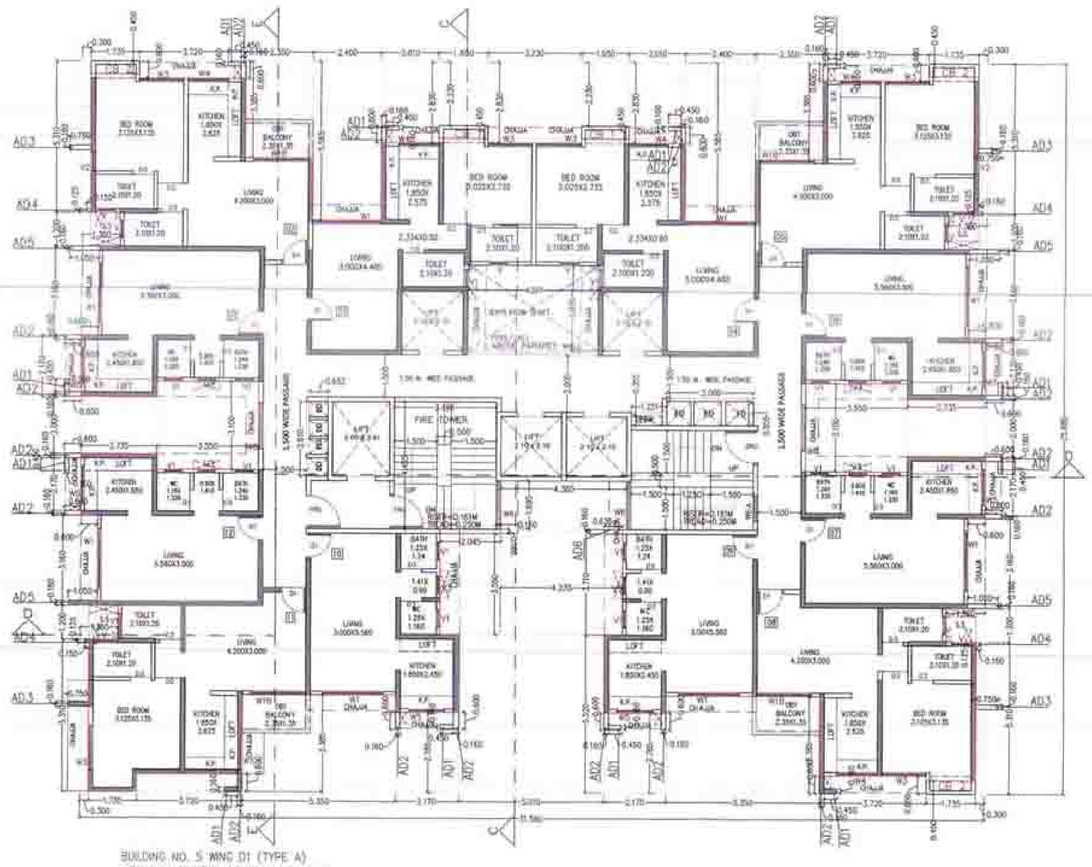
BLDG. NO.	TYPE	Floor	Flat Number	Units	Carpet Area (Sqmt)	Balcony Area (Sqmt) Enclosed	Balcony Area (Sqmt) Projection A	Terrace Area (Sqmt)	Cupboard & Area (Sqmt)	Built-Up Area (Sqmt)
2	A	GROUND								
			1	1	26.264					26.264
			2	1	34.964					34.964
			3	1	34.964					34.964
			4	1	34.964					34.964
			5	1	26.264					26.264
Total			5							
2	B	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239					36.239
			2	20	36.239			0.181		36.420
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239			0.181		36.420
			11	20	36.239			0.181		36.420
Total			220							
2	C	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239					36.239
			2	20	36.239	3.628		0.181		39.867
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239	3.628		0.181		39.867
			11	20	36.239			0.181		36.420
Total			220							
2	D	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239					36.239
			2	20	36.239	3.628		0.181		39.867
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239	3.628		0.181		39.867
			11	20	36.239			0.181		36.420
Total			220							
2	E	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239					36.239
			2	20	36.239	3.628		0.181		39.867
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239	3.628		0.181		39.867
			11	20	36.239			0.181		36.420
Total			220							
Total			880							

TENEMENT AREA STATEMENT (B) — BUILDING NO. 2 WING E1

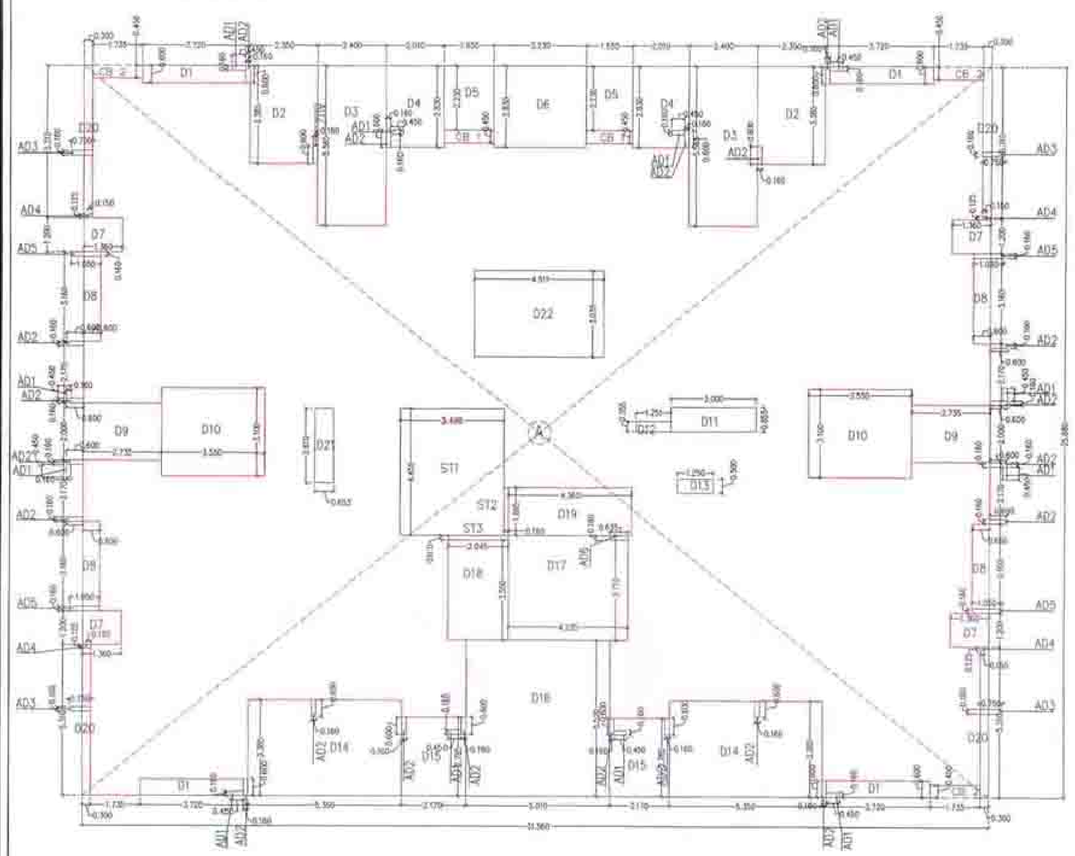
BLDG. NO.	TYPE	Floor	Flat Number	Units	Carpet Area (Sqmt)	Balcony Area (Sqmt) Enclosed	Balcony Area (Sqmt) Projection A	Terrace Area (Sqmt)	Cupboard & Area (Sqmt)	Built-Up Area (Sqmt)
2	A	GROUND								
			1	1	26.264					26.264
			2	1	34.964					34.964
			3	1	34.964					34.964
			4	1	34.964					34.964
			5	1	26.264					26.264
Total			5							
2	B	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239					36.239
			2	20	36.239			0.181		36.420
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239			0.181		36.420
			11	20	36.239			0.181		36.420
Total			220							
2	C	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239					36.239
			2	20	36.239	3.628		0.181		39.867
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239	3.628		0.181		39.867
			11	20	36.239			0.181		36.420
Total			220							
2	D	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239					36.239
			2	20	36.239	3.628		0.181		39.867
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181		36.420
			10	20	36.239	3.628		0.181		39.867
			11	20	36.239			0.181		36.420
Total			220							
2	E	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th	1	20	36.239					36.239
			2	20	36.239	3.628		0.181		39.867
			3	20	36.239			0.181		36.420
			4	20	36.239			0.181		36.420
			5	20	36.239			0.181		36.420
			6	20	36.239			0.181		36.420
			7	20	36.239			0.181		36.420
			8	20	36.239			0.181		36.420
			9	20	36.239			0.181	



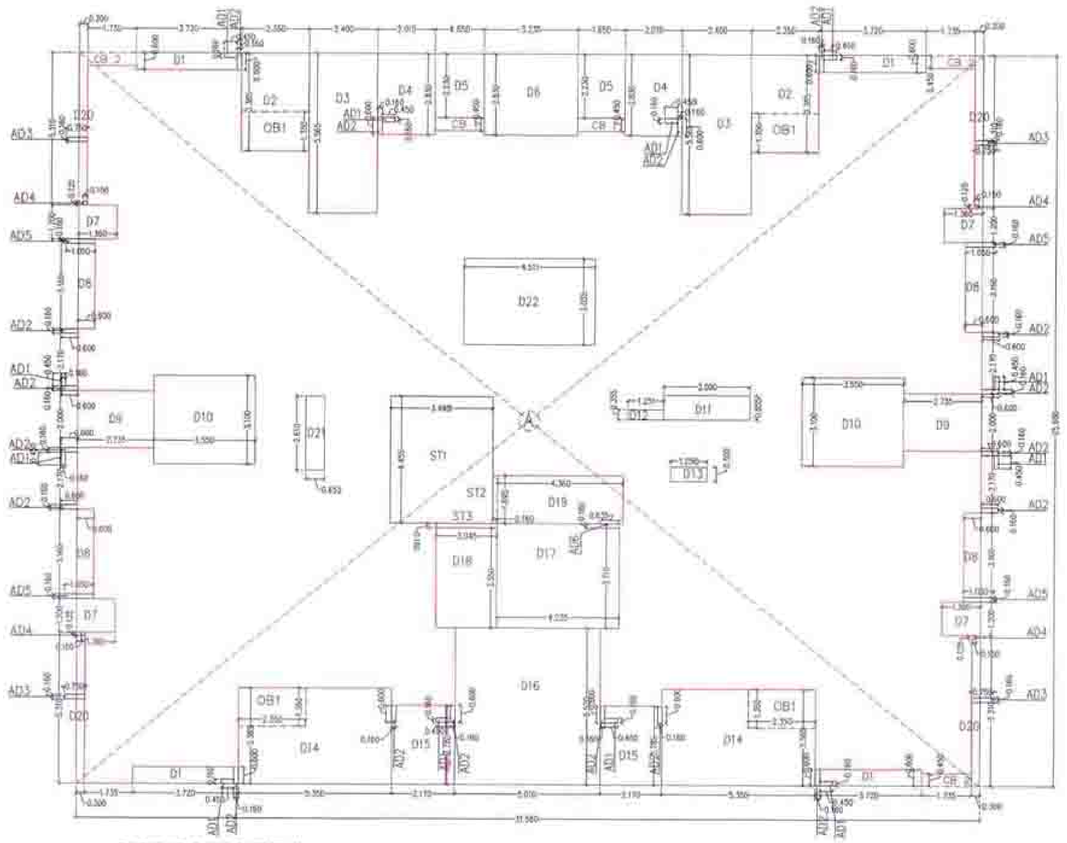
BUILDING NO. 5 WING D1 (TYPE A)
3RD, 5th, 6th,7th,9th,10th,11th,
14th,15th,17th,19th,21st,22nd,25th FLOOR PLAN



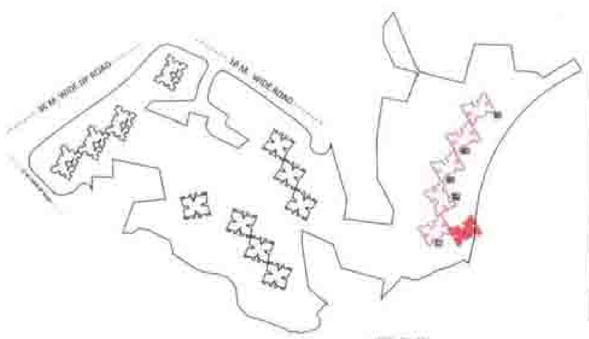
BUILDING NO. 5 WING D1 (TYPE A)
4TH,12TH,16TH,20TH&24TH FLOOR PLAN



BUILDING NO. 5 WING D1 (TYPE A)
5th, 6th,7th,9th,10th,11th,
14th,15th,17th,19th,21st,22nd,25th FLOOR AREA DIAGRAM



BUILDING NO. 5 WING D1 (TYPE A)
4TH,12TH,16TH,20TH&24TH FLOOR AREA DIAGRAM



KEY PLAN

BLDG 5 WING D1							(TYPE A)
3rd,5th,6th,7th,9th,10th,11th,14th,15th,17th,19th,21th,22th,25th AREA CALCULATION							
1) BLOCK AREA							
A	31.560	X	25.680	X	1	=	810.461
ELEVATION TREATMENT							
AD1	0.450	X	0.160	X	12	=	0.864
AD2	0.600	X	0.160	X	22	=	2.112
AD3	0.750	X	0.160	X	4	=	0.480
AD4	0.150	X	0.125	X	4	=	0.075
AD5	1.050	X	0.160	X	4	=	0.672
AD6	0.635	X	0.160	X	1	=	0.102
						=	4.305
				TOTAL		=	814.765
2) DEDUCTION							
D1	3.720	X	0.600	X	4	=	8.928
D2	2.350	X	3.385	X	2	=	15.910
D3	2.400	X	5.565	X	2	=	26.712
D4	2.010	X	2.830	X	2	=	11.377
D5	1.650	X	2.230	X	2	=	7.359
D6	3.230	X	2.830	X	1	=	9.141
D7	1.360	X	1.200	X	4	=	6.528
D8	3.160	X	0.600	X	4	=	7.584
D9	2.735	X	2.000	X	2	=	10.940
D10	3.550	X	3.100	X	2	=	22.010
D11	3.000	X	0.855	X	1	=	2.565
D12	1.251	X	0.355	X	1	=	0.444
D13	1.250	X	0.500	X	1	=	0.625
D14	5.350	X	3.385	X	2	=	36.220
D15	2.170	X	2.785	X	2	=	12.087
D16	5.010	X	5.520	X	1	=	27.655
D17	4.235	X	3.710	X	1	=	15.712
D18	2.045	X	3.550	X	1	=	7.260
D19	4.360	X	1.695	X	1	=	7.390
D20	0.300	X	5.310	X	4	=	6.372
D21	0.653	X	2.610	X	1	=	1.704
D22	4.511	X	3.035	X	1	=	13.691
				TOTAL		=	258.213
CB DEDUCTION							
CB1	1.650	X	0.450	X	2	=	1.485
CB2	1.735	X	0.450	X	3	=	2.342
				TOTAL		=	3.827
FIRE STAIRCASE DEDUCTION							
ST1	3.498	X	4.455	X	1	=	15.584
ST2	1.695	X	0.160	X	1	=	0.271
ST3	2.045	X	0.160	X	1	=	0.327
			TOTAL STAIRCASE AREA			=	16.182
TOTAL DEDUCTION						=	278.222
3) NBU AREA (1-2)						=	536.543
4) 15% PERMISSIBLE BALCONY						=	80.482
5) PROPOSED BALCONY						=	0.000
6) BALANCE BALCONY AREA						=	80.482

BLDG 5 WING D1							(TYPE A)
4TH,12TH,16TH,20TH&24TH FLOOR AREA CALCULATION							
1) BLOCK AREA							
A	31.560	X	25.680	X	1	=	810.461
ELEVATION TREATMENT							
AD1	0.450	X	0.160	X	12	=	0.864
AD2	0.600	X	0.160	X	18	=	1.728
AD3	0.750	X	0.160	X	4	=	0.480
AD4	0.150	X	0.125	X	4	=	0.075
AD5	1.050	X	0.160	X	4	=	0.672
AD6	0.635	X	0.160	X	1	=	0.102
						=	3.921
				TOTAL		=	814.381
2) DEDUCTION							
D1	3.720	X	0.600	X	4	=	8.928
D2	2.350	X	3.385	X	2	=	15.910
D3	2.400	X	5.565	X	2	=	26.712
D4	2.010	X	2.830	X	2	=	11.377
D5	1.650	X	2.230	X	2	=	7.359
D6	3.230	X	2.830	X	1	=	9.141
D7	1.360	X	1.200	X	4	=	6.528
D8	3.160	X	0.600	X	4	=	7.584
D9	2.735	X	2.000	X	2	=	10.940
D10	3.550	X	3.100	X	2	=	22.010
D11	3.000	X	0.855	X	1	=	2.565
D12	1.251	X	0.355	X	1	=	0.444
D13	1.250	X	0.500	X	1	=	0.625
D14	5.350	X	3.385	X	2	=	36.220
D15	2.170	X	2.785	X	2	=	12.087
D16	5.010	X	5.520	X	1	=	27.655
D17	4.235	X	3.710	X	1	=	15.712
D18	2.045	X	3.550	X	1	=	7.260
D19	4.360	X	1.695	X	1	=	7.390
D20	0.300	X	5.310	X	4	=	6.372
D21	0.653	X	2.610	X	1	=	1.704
D22	4.511	X	3.035	X	1	=	13.691
				TOTAL		=	258.213
CB DEDUCTION							
CB1	1.650	X	0.450	X	2	=	1.485
CB2	1.735	X	0.450	X	3	=	2.342
				TOTAL		=	3.827
FIRE STAIRCASE DEDUCTION							
ST1	3.498	X	4.455	X	1	=	15.584
ST2	1.695	X	0.160	X	1	=	0.271
ST3	2.045	X	0.160	X	1	=	0.327
			TOTAL STAIRCASE AREA			=	16.182
TOTAL DEDUCTION						=	278.222
3) NBU AREA (1-2)						=	536.159
4) 15% PERMISSIBLE BALCONY						=	80.424
5) OPEN BALCONY							
OB1	2.350	X	1.350	X	4	=	12.690
				TOTAL		=	12.690
6) BALANCE BALCONY AREA						=	67.734

BALCONY AREA STATEMENT							
BLDG 5 WING D1							(TYPE A)
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm)			
				Total	Enclosed	Open	Excess
1	2	3	4 = 3 X 15%	5	6	7	If 5 > 4, 8 = 5 – 4
	GR.	328.181					
	1st	335.597					
	2nd	335.597					
	3rd	536.543					
	4th	536.159	80.424	12.690		12.690	
	5th	536.543					
	6th	536.543					
	7th	536.543					
	8th	460.755	69.113	9.518		9.518	
	9th	536.543					
	10th	536.543					
	11th	536.543					
D1	12th	536.159	80.424	12.690		12.690	
	13th	457.967					
	14th	536.543					
	15th	536.543					
	16th	536.159	80.424	12.690		12.690	
	17th	536.543					
	18th	457.967					
	19th	536.543					
	20th	536.159	80.424	12.690		12.690	
	21st	536.543					
	22nd	536.543					
	23rd	490.883					
	24th	536.159	80.424	12.690		12.690	
	25TH	536.543					
Total		13059.352	471.233	72.968	0.000	72.968	0.000

TYPE-'A'							
SHEDULE OF DOOR & WINDOW						SILL	DESCRIPTION
FRD	1.200	X	2.350	=	2.820		FIRE FIGHTING DOOR
D	1.200	X	2.350	=	2.820		T.W FLUSH DOOR
D1	1.000	X	2.150	=	2.150		FLUSH DOOR WITH WOODEN FRAME
D2	0.900	X	2.150	=	1.935		FLUSH DOOR WITH WOODEN FRAME
D3	0.750	X	2.150	=	1.613		FLUSH DOOR WITH GRANITE FRAME
W1	2.200	X	1.800	=	3.960	0.400	AL. GLAZED SLIDING WINDOW
W1B	1.890	X	1.800	=	3.402	0.000	AL. GLAZED SLIDING WINDOW
W2	1.890	X	1.800	=	3.402	0.400	AL. GLAZED SLIDING WINDOW
W3	1.350	X	1.800	=	2.430	0.400	AL. GLAZED SLIDING WINDOW
W4	1.400	X	1.050	=	1.470	1.150	AL. GLAZED SLIDING WINDOW
W5	1.250	X	1.050	=	1.313	1.150	AL. GLAZED FIX+SLIDING WINDOW
W6	1.655	X	1.150	=	1.949	1.050	AL. GLAZED FIX+SLIDING WINDOW
W6A	0.900	X	1.300	=	1.170	0.900	AL. GLAZED SLIDING WINDOW
W8	1.600	X	1.300	=	2.080	0.900	AL. GLAZED SLIDING WINDOW
V	0.600	X	1.000	=	0.600	1.200	AL. LOURVES
V1	0.600	X	1.000	=	0.600	1.200	AL. LOURVES
V2	0.600	X	1.000	=	0.600	1.200	AL. LOURVES
V3	0.600	X	0.400	=	0.240	1.800	AL. LOURVES

TYPE-'A'								
LIGHT & VENTILATION STATAMENT								
ROOM	ROOM SIZE				CARPET AREA IN SQ.MT	1/6 REQUIRED	TYPE	AREA IN SQ.MT
LIVING	3.000	X	5.560	=	16.680	2.780	W1	3.960
LIVING	3.000	X	4.485	=	13.455	2.243	W1	3.960
LIVING	4.200	X	3.000	=	12.600	2.100	W2	3.402
LIVING	4.200	X	3.000	=	12.600	2.100	W1B	3.402
BED ROOM	3.125	X	3.135	=	9.797	1.633	W3	2.430
BED ROOM	3.025	X	2.735	=	8.273	1.379	W3	2.430
KITCHEN	1.850	X	2.625	=	4.856	0.809	W4	1.470
KITCHEN	1.850	X	2.450	=	4.533	0.755	W5	1.313
TOILET	2.100	X	1.200	=	2.520	0.420	V1	0.600
BATH/W.C	1.160	X	1.335	=	1.549	0.258	V	0.600

APPROVAL STAMP

08/34

PLOT NO RZ- 08
BLDG. 5 WING D1 (TYPE A)

DRAWING FOR BUILDING PERMISSION

CONTENT :-
TYPICAL FLOOR PLAN,AREA DIAGRAM & CALCULATION
DOOR WINDOW SCHEDULE & KEY PLAN

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/Panvel/Vardoli/TPRP-230/Amended permi/2019/B-85/CAP/N.A.
Dated 20 MAY 2019
Associate Planner (NAINA)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED.
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF
ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2166.
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

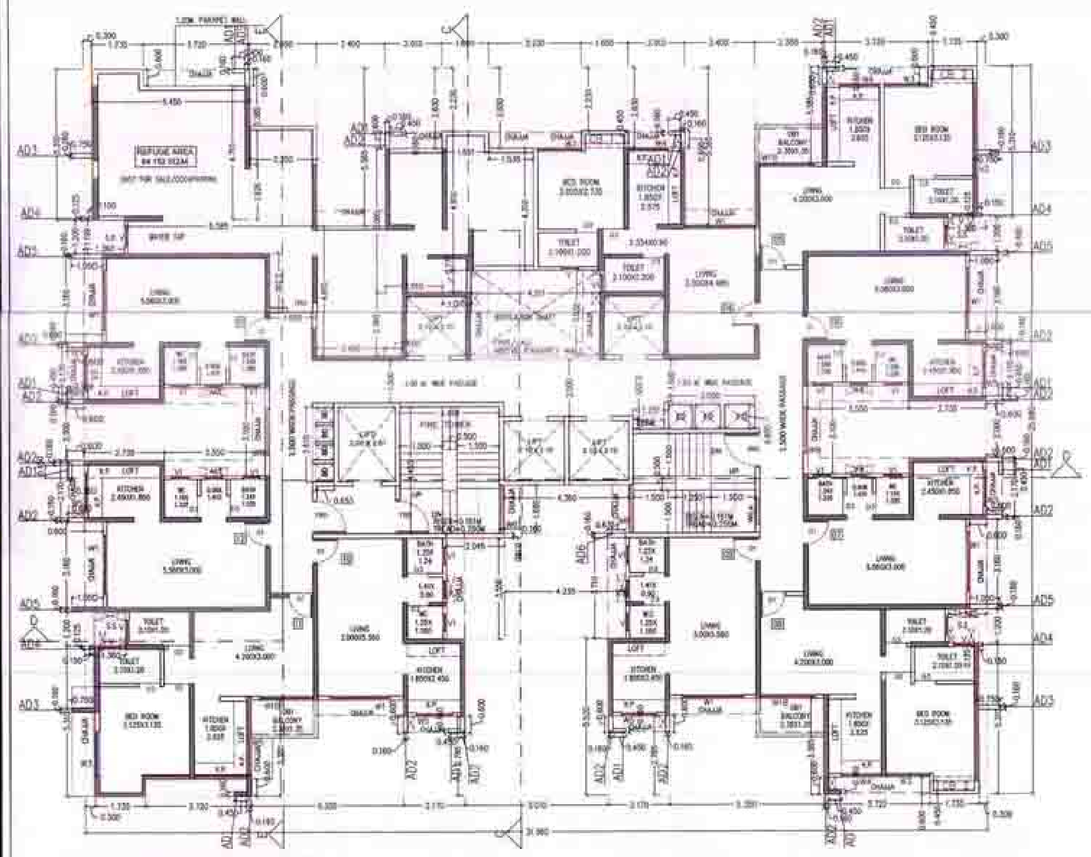
NAME & SIGNATURE OF ARCHITECT

SCALE	1:100
DATE	22.04.2019
DRAWN BY	BALAJI
DELT. BY	A. TEJASWIN
CHKD BY	AJ YADI
PROJECT No	HSA P-270

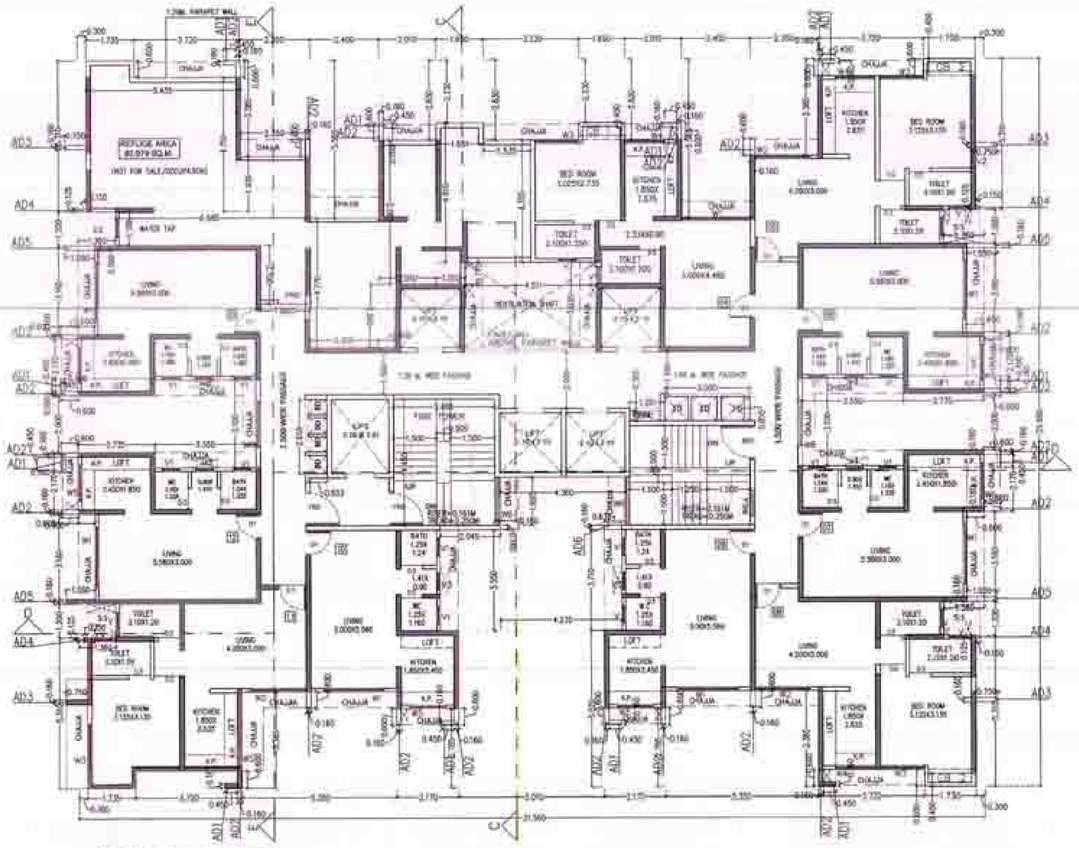
Ar.HITEN SETHI (CA/93/14444)

ARCHITECTS

HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com

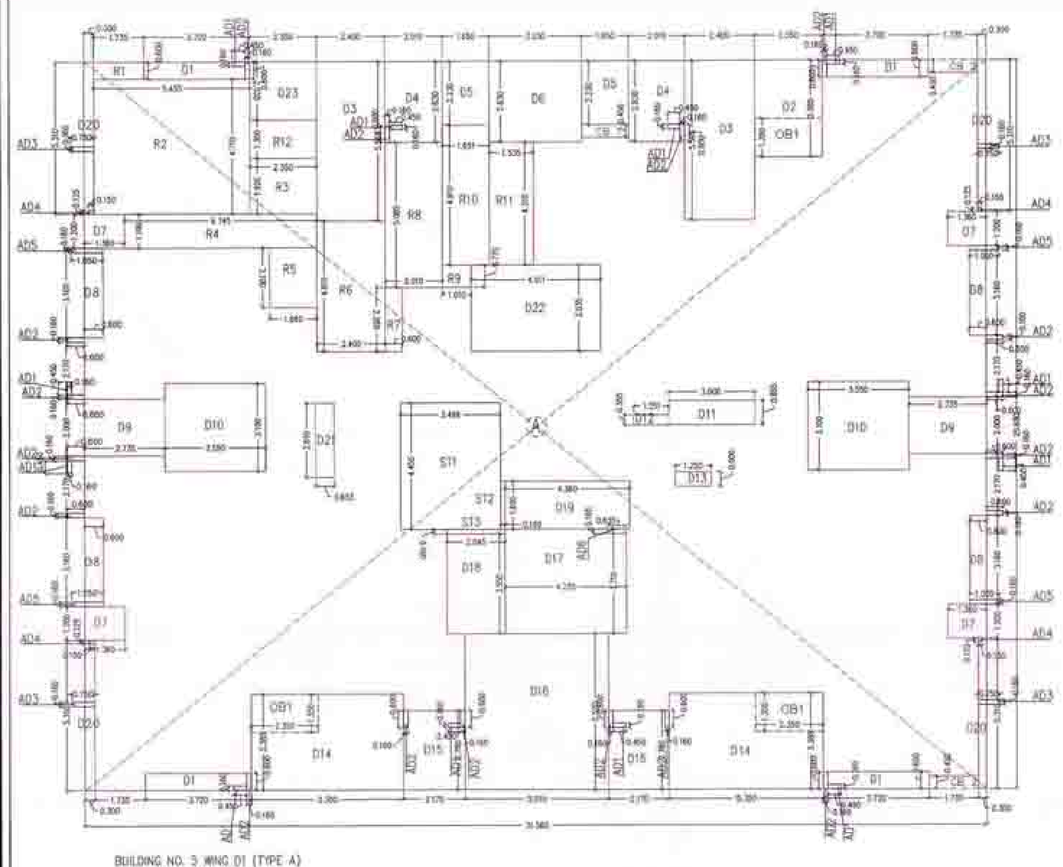


BUILDING NO. 5 WING D1 (TYPE A)
8TH FLOOR PLAN

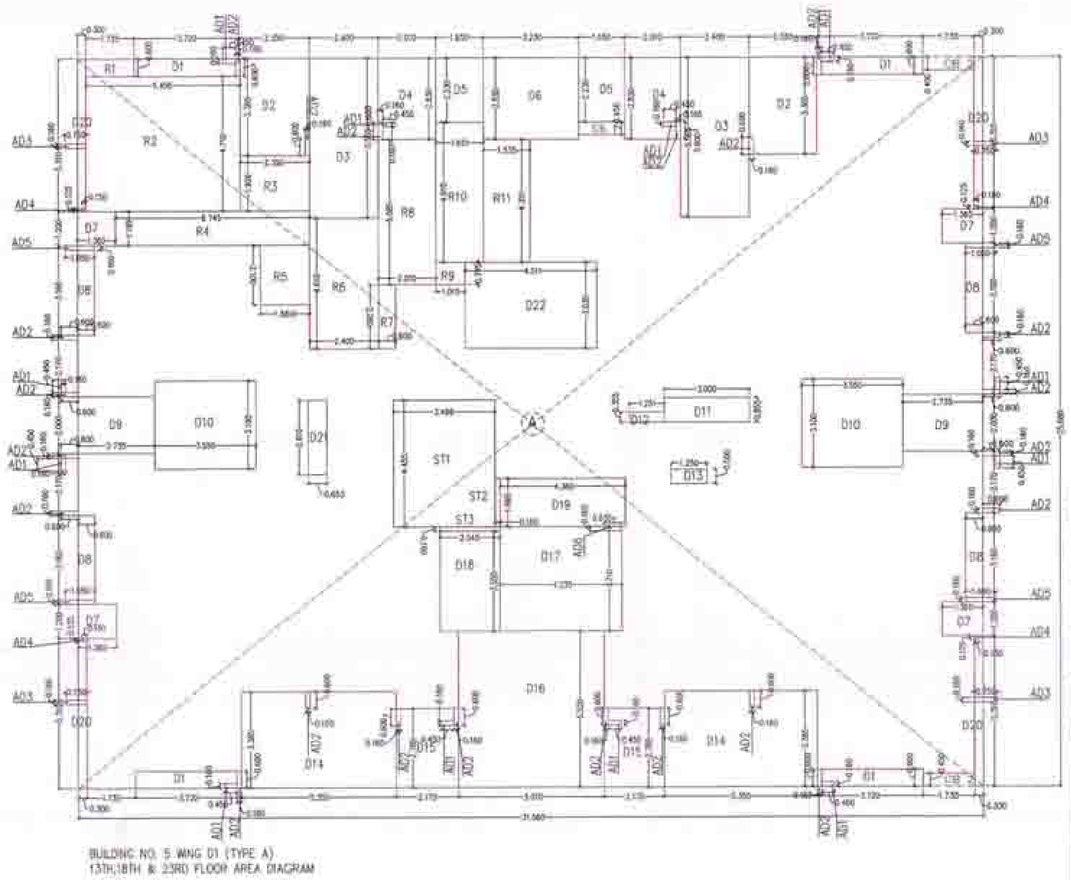


BUILDING NO. 5 WING D1 (TYPE A)
13TH,18TH & 23RD FLOOR PLAN

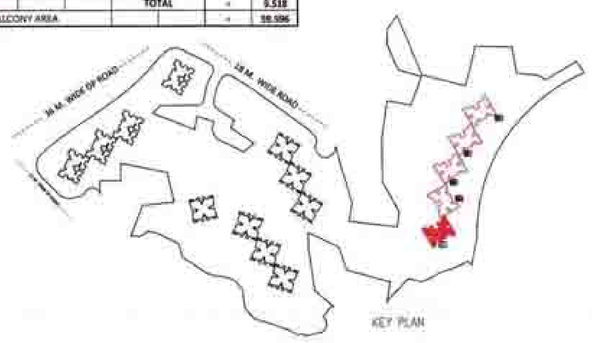
BLDG 5 WING D1							(TYPE A)
8th FLOOR AREA CALCULATION (REFUGE)							
1) BLOCK AREA							
A	31.560	X	25.680	X	1	=	810.461
ELEVATION TREATMENT							
AD1	0.450	X	0.160	X	12	=	0.864
AD2	0.600	X	0.160	X	18	=	1.728
AD3	0.750	X	0.160	X	4	=	0.480
AD4	0.150	X	0.125	X	4	=	0.075
AD5	1.050	X	0.160	X	4	=	0.672
AD6	0.635	X	0.160	X	1	=	0.102
						=	3.921
				TOTAL		=	814.381
2) DEDUCTION							
D1	3.720	X	0.600	X	4	=	8.928
D2	2.350	X	3.385	X	2	=	15.910
D3	2.400	X	5.565	X	2	=	26.712
D4	2.010	X	2.830	X	2	=	11.377
D5	1.650	X	2.230	X	2	=	7.359
D6	3.230	X	2.830	X	1	=	9.141
D7	1.860	X	1.200	X	4	=	6.528
D8	3.160	X	0.600	X	4	=	7.584
D9	2.735	X	2.000	X	2	=	10.940
D10	3.550	X	3.100	X	2	=	22.010
D11	3.000	X	0.855	X	1	=	2.565
D12	1.251	X	0.355	X	1	=	0.444
D13	1.250	X	0.500	X	1	=	0.625
D14	5.350	X	3.385	X	2	=	36.220
D15	2.170	X	2.785	X	2	=	12.087
D16	5.010	X	5.520	X	1	=	27.655
D17	4.235	X	3.710	X	1	=	15.712
D18	2.045	X	3.550	X	1	=	7.260
D19	4.360	X	1.695	X	1	=	7.390
D20	0.300	X	5.310	X	4	=	6.372
D21	0.653	X	2.610	X	1	=	1.704
D22	4.511	X	3.035	X	1	=	13.691
	2.350	X	2.035	X	1	=	4.782
				TOTAL		=	255.040
REFUGE AREA							
R1	1.735	X	0.600	X	1	=	1.041
R2	5.455	X	4.710	X	1	=	25.693
R3	2.350	X	1.926	X	1	=	4.526
R4	6.745	X	1.199	X	1	=	8.087
R5	1.660	X	2.100	X	1	=	3.486
R6	2.400	X	4.610	X	1	=	11.064
R7	0.600	X	2.260	X	1	=	1.356
R8	2.010	X	5.085	X	1	=	10.221
R9	1.010	X	0.775	X	1	=	0.783
R10	1.651	X	4.910	X	1	=	8.106
R11	1.535	X	4.310	X	1	=	6.616
TOTAL REFUGE AREA							80.979
CB DEDUCTION							
CB1	1.650	X	0.450	X	1	=	0.743
CB2	1.735	X	0.450	X	2	=	1.562
				TOTAL		=	2.304
FIRE STAIRCASE DEDUCTION							
ST1	3.498	X	4.455	X	1	=	15.584
ST2	1.695	X	0.160	X	1	=	0.271
ST3	2.045	X	0.160	X	1	=	0.327
			TOTAL STAIRCASE AREA			=	16.182
TOTAL DEDUCTION						=	357.678
3) NBU AREA (1-2)						=	456.703
4) ADD EXCESS REFUGE AREA						=	4.052
5) TOTAL NET BUILT U/P AREA (3+4)						=	460.755
6) 15% PERMISSIBLE BALCONY						=	69.113
7) OPEN BALCONY							
OB1	2.350	X	1.350	X	3	=	9.518
				TOTAL		=	9.518
8) BALANCE BALCONY AREA						=	59.596



BUILDING NO. 5 WING D1 (TYPE A)
8TH FLOOR AREA DIAGRAM



BUILDING NO. 5 WING D1 (TYPE A)
13TH,18TH & 23RD FLOOR AREA DIAGRAM



KEY PLAN

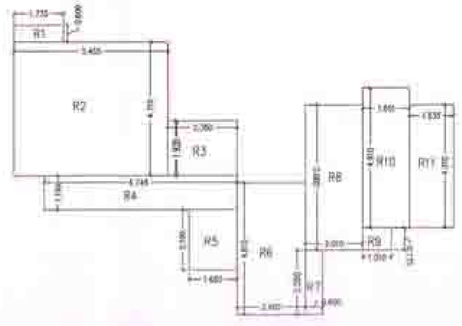
BLDG 5 WING D1							(TYPE A)
13,18th, FLOOR AREA CALCULATION (REFUGE)							
1) BLOCK AREA							
A	31.560	X	25.680	X	1	=	810.461
ELEVATION TREATMENT							
AD1	0.450	X	0.160	X	12	=	0.864
AD2	0.600	X	0.160	X	22	=	2.112
AD3	0.750	X	0.160	X	4	=	0.480
AD4	0.150	X	0.125	X	4	=	0.075
AD5	1.050	X	0.160	X	4	=	0.672
AD6	0.635	X	0.160	X	1	=	0.102
						=	4.305
				TOTAL		=	814.765
2) DEDUCTION							
D1	3.720	X	0.600	X	4	=	8.928
D2	2.350	X	3.385	X	2	=	15.910
D3	2.400	X	5.565	X	2	=	26.712
D4	2.010	X	2.830	X	2	=	11.377
D5	1.650	X	2.230	X	2	=	7.359
D6	3.230	X	2.830	X	1	=	9.141
D7	1.860	X	1.200	X	4	=	6.528
D8	3.160	X	0.600	X	4	=	7.584
D9	2.735	X	2.000	X	2	=	10.940
D10	3.550	X	3.100	X	2	=	22.010
D11	3.000	X	0.855	X	1	=	2.565
D12	1.251	X	0.355	X	1	=	0.444
D13	1.250	X	0.500	X	1	=	0.625
D14	5.350	X	3.385	X	2	=	36.220
D15	2.170	X	2.785	X	2	=	12.087
D16	5.010	X	5.520	X	1	=	27.655
D17	4.235	X	3.710	X	1	=	15.712
D18	2.045	X	3.550	X	1	=	7.260
D19	4.360	X	1.695	X	1	=	7.390
D20	0.300	X	5.310	X	4	=	6.372
D21	0.653	X	2.610	X	1	=	1.704
D22	4.511	X	3.035	X	1	=	13.691
				TOTAL		=	258.213
REFUGE AREA							
R1	1.735	X	0.600	X	1	=	1.041
R2	5.455	X	4.710	X	1	=	25.693
R3	2.350	X	1.926	X	1	=	4.526
R4	6.745	X	1.199	X	1	=	8.087
R5	1.660	X	2.100	X	1	=	3.486
R6	2.400	X	4.610	X	1	=	11.064
R7	0.600	X	2.260	X	1	=	1.356
R8	2.010	X	5.085	X	1	=	10.221
R9	1.010	X	0.775	X	1	=	0.783
R10	1.651	X	4.910	X	1	=	8.106
R11	1.535	X	4.310	X	1	=	6.616
TOTAL REFUGE AREA							80.979
CB DEDUCTION							
CB1	1.650	X	0.450	X	1	=	0.743
CB2	1.735	X	0.450	X	2	=	1.562
				TOTAL		=	2.304
FIRE STAIRCASE DEDUCTION							
ST1	3.498	X	4.455	X	1	=	15.584
ST2	1.695	X	0.160	X	1	=	0.271
ST3	2.045	X	0.160	X	1	=	0.327
			TOTAL STAIRCASE AREA			=	16.182
TOTAL DEDUCTION						=	357.678
3) NBU AREA (1-2)						=	457.087
4) ADD EXCESS REFUGE AREA						=	0.879
5) TOTAL NET BUILT U/P AREA (3+4)						=	457.967
6) 15% PERMISSIBLE BALCONY						=	68.695
7) PROPOSED BALCONY						=	0
8) BALANCE BALCONY AREA						=	68.695

BLDG 5 WING D1							(TYPE A)
23rd FLOOR AREA CALCULATION (REFUGE)							
1) BLOCK AREA							
A	31.560	X	25.680	X	1	=	810.461
ELEVATION TREATMENT							
AD1	0.450	X	0.160	X	12	=	0.864
AD2	0.600	X	0.160	X	18	=	1.728
AD3	0.750	X	0.160	X	4	=	0.480
AD4	0.150	X	0.125	X	4	=	0.075
AD5	1.050	X	0.160	X	4	=	0.672
AD6	0.635	X	0.160	X	1	=	0.102
						=	3.921
				TOTAL		=	814.381
2) DEDUCTION							
D1	3.720	X	0.600	X	4	=	8.928
D2	2.350	X	3.385	X	2	=	15.910
D3	2.400	X	5.565	X	2	=	26.712
D4	2.010	X	2.830	X	2	=	11.377
D5	1.650	X	2.230	X	2	=	7.359
D6	3.230	X	2.830	X	1	=	9.141
D7	1.860	X	1.200	X	4	=	6.528
D8	3.160	X	0.600	X	4	=	7.584
D9	2.735	X	2.000	X	2	=	10.940
D10	3.550	X	3.100	X	2	=	22.010
D11	3.000	X	0.855	X	1	=	2.565
D12	1.251	X	0.355	X	1	=	0.444
D13	1.250	X	0.500	X	1	=	0.625
D14	5.350	X	3.385	X	2	=	36.220
D15	2.170	X	2.785	X	2	=	12.087
D16	5.010	X	5.520	X	1	=	27.655
D17	4.235	X	3.710	X	1	=	15.712
D18	2.045	X	3.550	X	1	=	7.260
D19	4.360	X	1.695	X	1	=	7.390
D20	0.300	X	5.310	X	4	=	6.372
D21	0.653	X	2.610	X	1	=	1.704
D22	4.511	X	3.035	X	1	=	13.691
				TOTAL		=	258.213
REFUGE AREA							
R1	1.735	X	0.600	X	1	=	1.041
R2	5.455	X	4.710	X	1	=	25.693
R3	2.350	X	1.926	X	1	=	4.526
R4	6.745	X	1.199	X	1	=	8.087
R5	1.660	X	2.100	X	1	=	3.486
R6	2.400	X	4.610	X	1	=	11.064
R7	0.600	X	2.260	X	1	=	1.356
R8	2.010	X	5.085	X	1	=	10.221
R9	1.010	X	0.775	X	1	=	0.783
R10	1.651	X	4.910	X	1	=	8.106
R11	1.535	X	4.310	X	1	=	6.616
TOTAL REFUGE AREA							80.979
CB DEDUCTION							
CB1	1.650	X	0.450	X	1	=	0.743
CB2	1.735	X	0.450	X	2	=	1.562
				TOTAL		=	2.304
FIRE STAIRCASE DEDUCTION							
ST1	3.498	X	4.455	X	1	=	15.584
ST2	1.695	X	0.160	X	1	=	0.271
ST3	2.045	X	0.160	X	1	=	0.327
			TOTAL STAIRCASE AREA			=	16.182
TOTAL DEDUCTION						=	357.678
3) NBU AREA (1-2)						=	456.703
4) ADD EXCESS REFUGE AREA						=	34.179
5) TOTAL NET BUILT U/P AREA (3+4)						=	490.883
6) 15% PERMISSIBLE BALCONY						=	73.632
7) PROPOSED BALCONY						=	0
8) BALANCE BALCONY AREA						=	73.632

REFUGE AREA STATEMENT								
8TH FLOOR	AS PER OCCUPANT LOAD				AS PER NO OF PERSON			
	BUA	X	FLOOR	TOTAL	NO. OF FLAT	X	FLOOR	TOTAL
UPPER FLOOR	552.725	X	4	2210.900	12	X	4	48
PART REFUGE FLOOR	566.551	X	1	566.551	10	X	1	10
	TOTAL AREA			2777.451	TOTAL NOS OF FLAT			58
	OCCUPANT LOAD			13.6	PERSON PER FLAT			4.5
	NO OF PERSONS			222	NO OF PERSONS			261
REFUGE AREA 0.30 SQ.MT/PERSON				66.660				78.300
EQUIRED REFUGE AREA MAXIMUM OF ABOVE							=	78.300
AREA FOR WHEELCHAIR							=	1.8
TOTAL REQUIRED REFUGE AREA							=	80.100
TOTAL PROPOSED REFUGE AREA							=	84.152
EXCESS REFUGE AREA							=	4.052

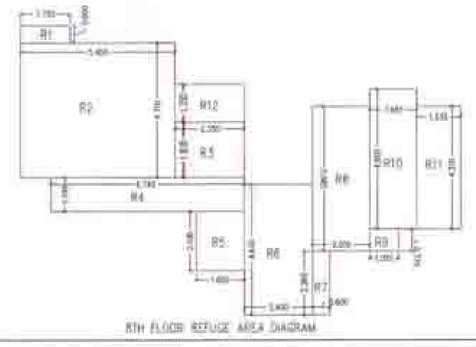
REFUGE AREA STATEMENT								
13TH & 18TH FLOOR	AS PER OCCUPANT LOAD				AS PER NO OF PERSON			
	BUA	X	FLOOR	TOTAL	NO. OF FLAT	X	FLOOR	TOTAL
UPPER FLOOR	552.725	X	3	1658.175	12	X	3	36
UPPER FLOOR BALC	565.551	X	1	565.551	12	X	1	12
PART REFUGE FLOOR	554.241	X	1	554.241	10	X	1	10
	TOTAL AREA			2777.458	TOTAL NOS OF FLAT			58.00
	OCCUPANT LOAD			13.5	PERSON PER FLAT			4.5
	NO OF PERSONS			222.21	NO OF PERSONS			261.00
REFUGE AREA 0.30 SQ.MT/PERSON				66.663				78.30
EQUIRED REFUGE AREA MAXIMUM OF ABOVE							=	78.300
AREA FOR WHEELCHAIR							=	1.8
TOTAL REQUIRED REFUGE AREA							=	80.100
TOTAL PROPOSED REFUGE AREA							=	80.979
EXCESS REFUGE AREA							=	0.879

REFUGE AREA STATEMENT								
23RD FLOOR	AS PER OCCUPANT LOAD				AS PER NO OF PERSON			
	BUA	X	FLOOR	TOTAL	NO. OF FLAT	X	FLOORS	TOTAL
UPPER FLOOR	552.725	X	3	1658.175	12	X	3	36
UPPER FLOOR BALC	565.551	X	1	565.551	12	X	1	12
PART REFUGE FLOOR	551.985	X	1	551.985	10	X	1	10
	TOTAL AREA			2775.711	TOTAL NOS OF FLAT			58.00
	OCCUPANT LOAD			13.5	PERSON PER FLAT			4.5
	NO OF PERSONS			222.71	NO OF PERSONS			261.00
REFUGE AREA 0.30 SQ.MT/PERSON				66.813				78.30
EQUIRED REFUGE AREA MAXIMUM OF ABOVE							=	78.300
AREA FOR WHEELCHAIR							=	1.8
TOTAL REQUIRED REFUGE AREA							=	80.100
TOTAL PROPOSED REFUGE AREA							=	80.979
EXCESS REFUGE AREA							=	34.179



13TH,18TH & 23RD FLOOR REFUGE AREA DIAGRAM

REFUGE AREA							
R1	1.735	X	0.600	X	1	=	1.041
R2	5.455	X	4.710	X	1	=	25.693
R3	2.350	X	1.926	X	1	=	4.526
R4	6.745	X	1.199	X	1	=	8.087
R5	1.660	X	2.100	X	1	=	3.486
R6	2.400	X	4.610	X	1	=	11.064
R7	0.600	X	2.260	X	1	=	1.356
R8	2.010	X	5.085	X	1	=	10.221
R9	1.010	X	0.775	X	1	=	0.783
R10	1.651	X	4.910	X	1	=	8.106
R11	1.535	X	4.310	X	1	=	6.616
TOTAL REFUGE AREA							80.979



8TH FLOOR REFUGE AREA DIAGRAM

REFUGE AREA							
R1	1.735	X	0.600	X	1	=	1.041
R2	5.455	X	4.710	X	1	=	25.693
R3	2.350	X	1.926	X	1	=	4.526
R4	6.745	X	1.199	X	1	=	8.087
R5	1.660	X	2.100	X	1	=	3.486
R6	2.400	X	4.610	X	1	=	11.064
R7	0.600	X	2.260	X	1	=	1.356
R8	2.010	X	5.085	X	1	=	10.221
R9	1.010	X	0.775	X	1	=	0.783
R10	1.651	X	4.910	X	1	=	8.106
R11	1.535	X	4.310	X	1	=	6.616
R12	2.350	X	1.350	X	1	=	3.173
TOTAL REFUGE AREA							84.152

APPROVAL STAMP

09/34

PLOT NO RZ- 08
BLDG. 5 WING D1 (TYPE A)

DRAWING FOR BUILDING PERMISSION

CONTENT :-

8TH,13TH,18TH & 23RD FLOOR PLAN (REFUGE), AREA DIAGRAM & CALCULATION

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.
CIDCO/NAINA/Panvel/Vardoli/TPBP-234/Amended permit/2018/5/EXP/1123
Dated 20 MAY 2019
Assistant Town Planner (NAINA)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED.
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF
ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

AR. HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS. PLOT NO. 8, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2168
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

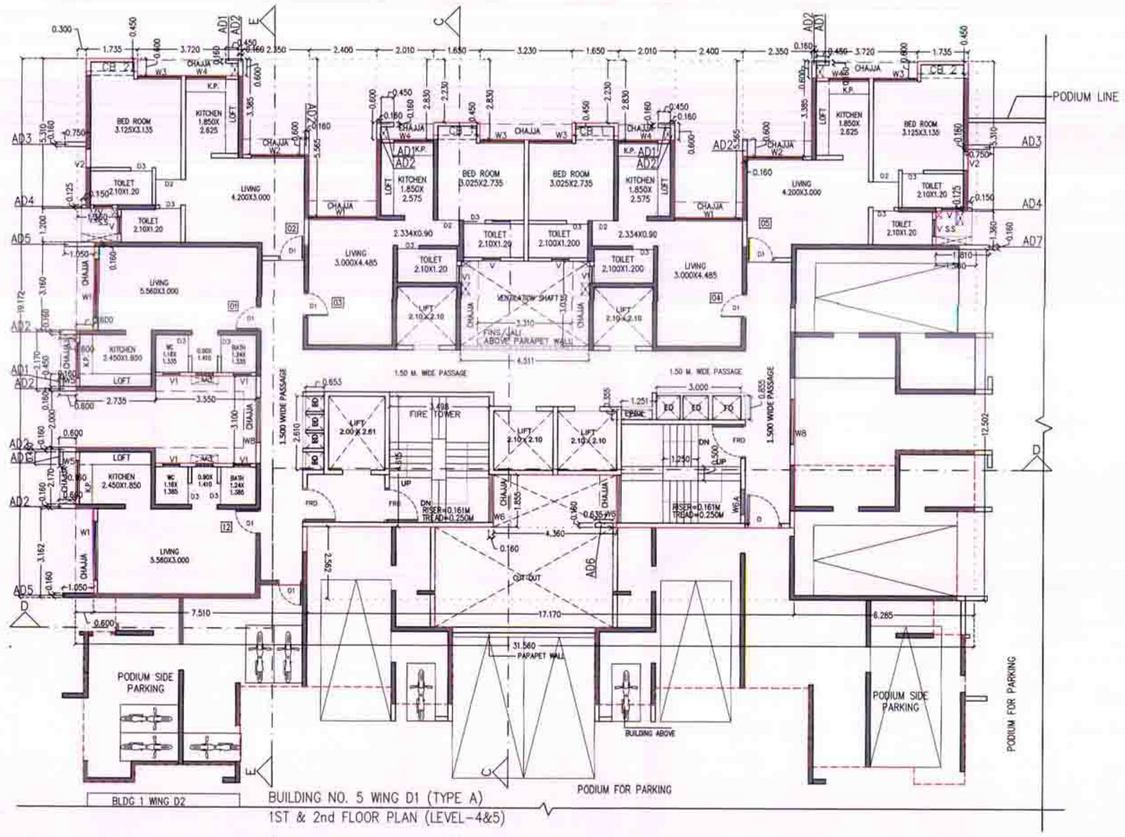
NAME & SIGNATURE OF ARCHITECT

SCALE	1:100
DATE	27-04-2018
DRAWN BY	SALAJ
CKD. BY	Ar. HITEN SETHI
CHKD. BY	Ar. YASH
PROJECT No.	HSA P-213

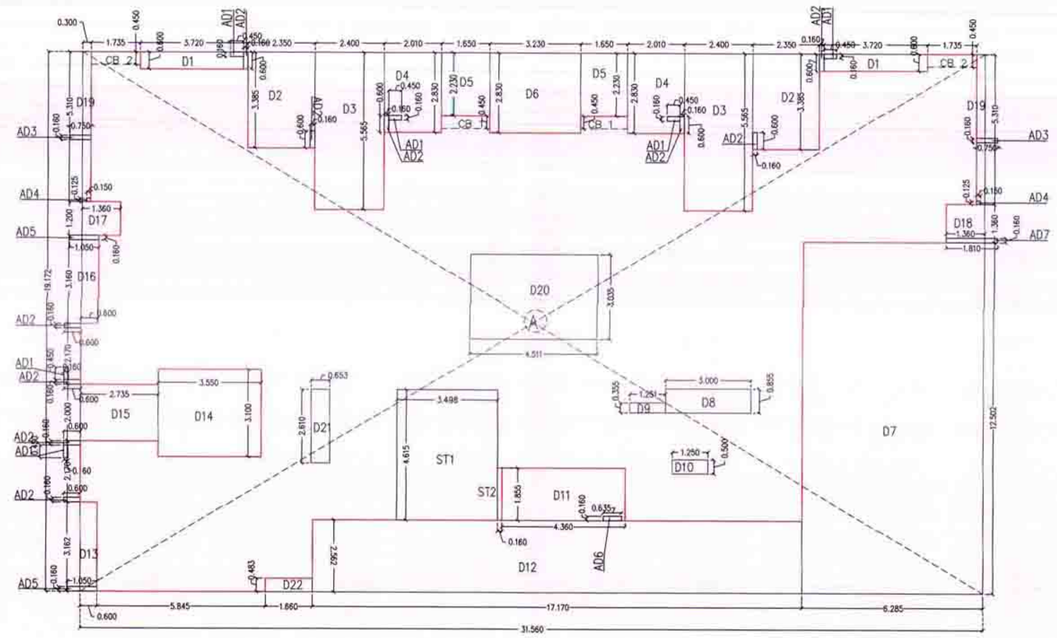
Ar.HITEN SETHI

ARCHITECTS

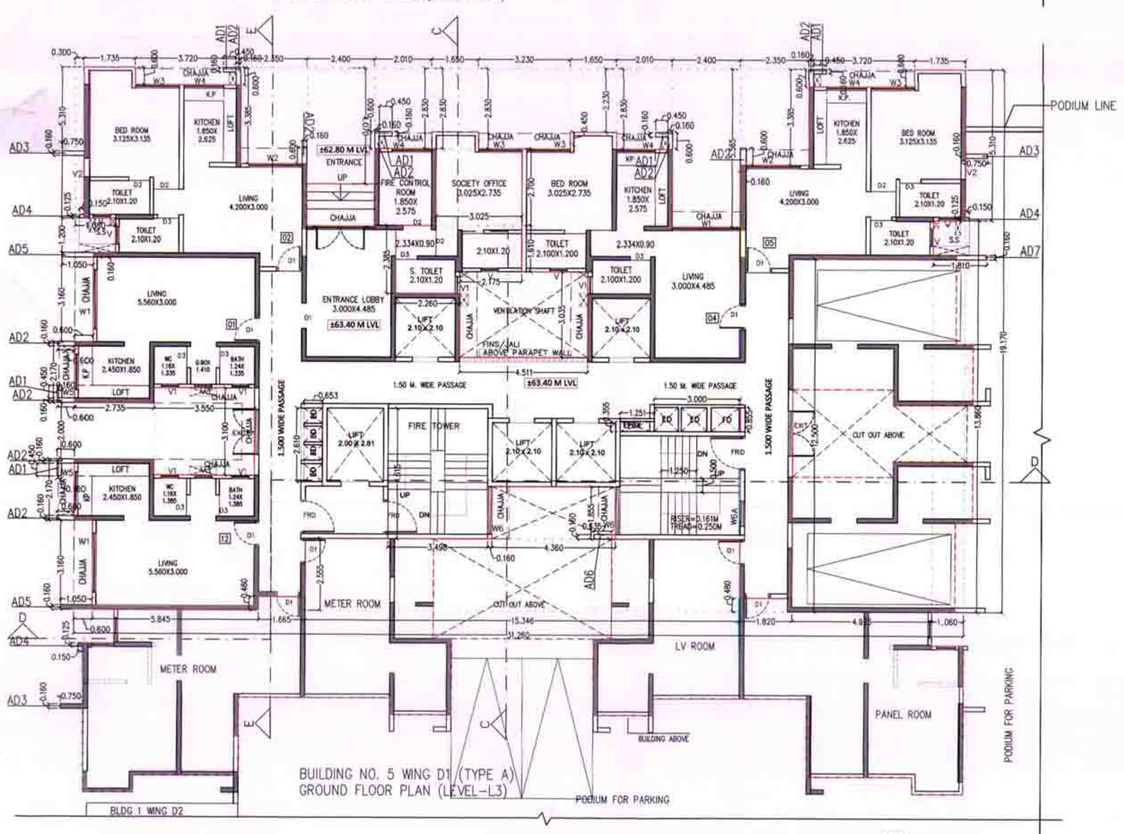
HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no 8, Sector 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2168
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com



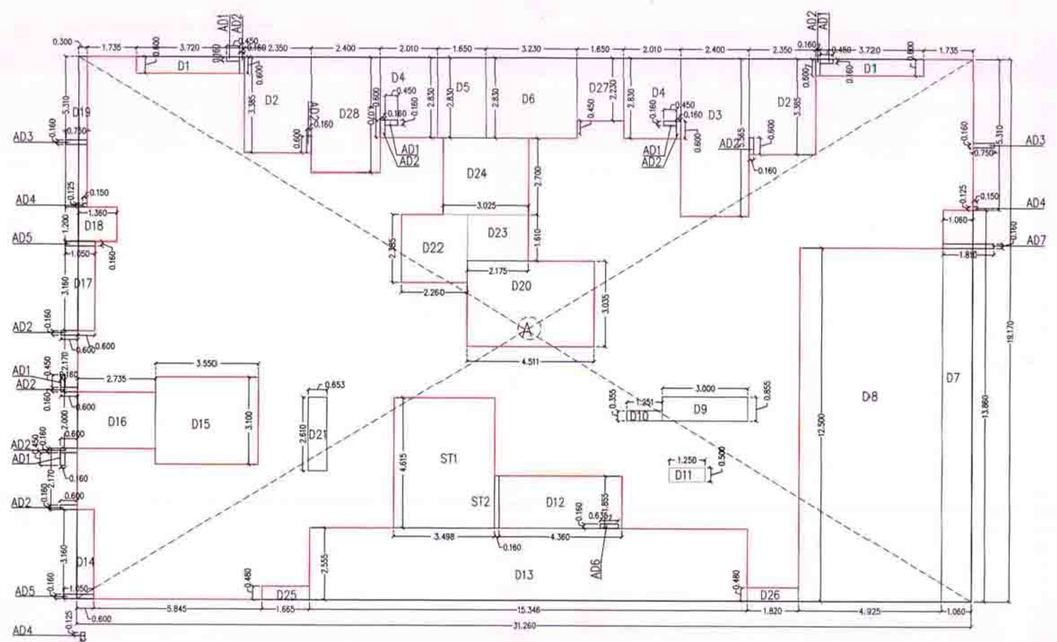
BUILDING NO. 5 WING D1 (TYPE A)
1ST & 2nd FLOOR PLAN (LEVEL-4&5)



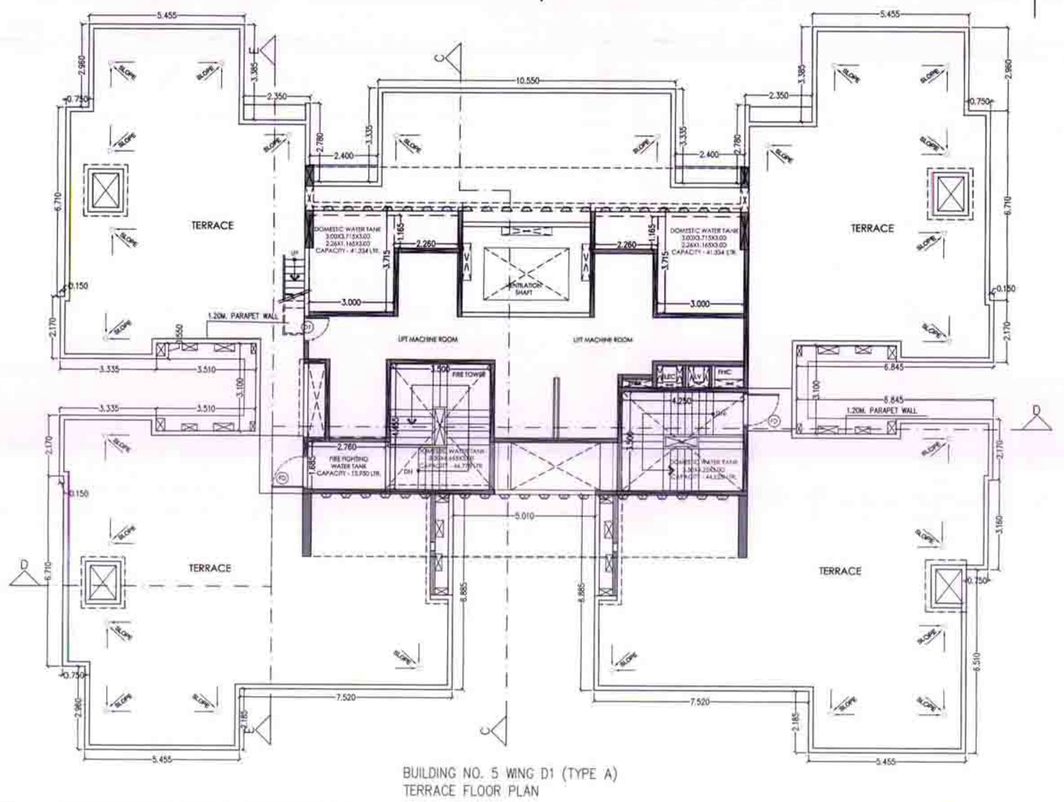
BUILDING NO. 5 WING D1 (TYPE A)
1ST & 2ND FLOOR AREA DIAGRAM (LEVEL-4&5)



BUILDING NO. 5 WING D1 (TYPE A)
GROUND FLOOR PLAN (LEVEL-L3)



BUILDING NO. 5 WING D1 (TYPE A)
GROUND FLOOR AREA DIAGRAM (LEVEL-L3)

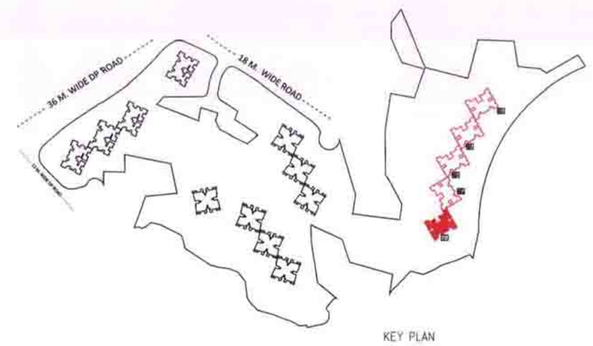


BUILDING NO. 5 WING D1 (TYPE A)
TERRACE FLOOR PLAN

BLDG 5 WING D1								(TYPE A)
1ST & 2ND (L4 & L5) FLOOR AREA CALCULATION								
1)	BLOCK AREA							
	A	31.560	X	19.172	X	1	=	605.068
	ELEVATION TREATMENT							
	AD1	0.450	X	0.160	X	6	=	0.432
	AD2	0.600	X	0.160	X	10	=	0.960
	AD3	0.750	X	0.160	X	2	=	0.240
	AD4	0.150	X	0.125	X	2	=	0.038
	AD5	1.050	X	0.160	X	2	=	0.336
	AD6	0.635	X	0.160	X	1	=	0.102
	AD7	1.810	X	0.160	X	1	=	0.290
							=	2.397
					TOTAL		=	607.465
2)	DEDUCTION							
	D1	3.720	X	0.600	X	2	=	4.464
	D2	2.350	X	3.385	X	2	=	15.910
	D3	2.400	X	5.565	X	2	=	26.712
	D4	2.010	X	2.830	X	2	=	11.377
	D5	1.650	X	2.230	X	2	=	7.359
	D6	3.230	X	2.830	X	1	=	9.141
	D7	6.285	X	12.502	X	1	=	78.575
	D8	3.000	X	0.855	X	1	=	2.565
	D9	1.251	X	0.355	X	1	=	0.444
	D10	1.250	X	0.500	X	1	=	0.625
	D11	4.360	X	1.855	X	1	=	8.088
	D12	17.170	X	2.562	X	1	=	43.990
	D13	0.600	X	3.162	X	1	=	1.897
	D14	3.550	X	3.100	X	1	=	11.005
	D15	2.735	X	2.000	X	1	=	5.470
	D16	0.600	X	3.160	X	1	=	1.896
	D17	1.360	X	1.200	X	1	=	1.632
	D18	1.360	X	1.360	X	1	=	1.850
	D19	0.300	X	5.310	X	2	=	3.186
	D20	4.511	X	3.035	X	1	=	13.691
	D21	0.653	X	2.610	X	1	=	1.704
	D22	1.660	X	0.483	X	1	=	0.802
					TOTAL		=	252.381
	CB DEDUCTION							
	CB1	1.650	X	0.450	X	2	=	1.485
	CB2	1.735	X	0.450	X	2	=	1.562
					TOTAL		=	3.047
	FIRE STAIRCASE DEDUCTION							
	ST1	3.498	X	4.615	X	1	=	16.143
	ST2	0.160	X	1.855	X	1	=	0.297
					TOTAL		=	16.440
	TOTAL DEDUCTION						=	271.868
3)	NBU AREA (1-2)						=	335.597

BLDG 5 WING D1								(TYPE A)
GROUND FLOOR AREA CALCULATION (LEVEL-L3)								
1)	BLOCK AREA							
	A	31.260	X	19.170	X	1	=	599.254
	ELEVATION TREATMENT							
	AD1	0.450	X	0.160	X	6	=	0.432
	AD2	0.600	X	0.160	X	10	=	0.960
	AD3	0.750	X	0.160	X	3	=	0.360
	AD4	0.150	X	0.125	X	3	=	0.056
	AD5	1.050	X	0.160	X	2	=	0.336
	AD6	0.635	X	0.160	X	1	=	0.102
	AD7	1.810	X	0.160	X	1	=	0.290
							=	2.535
					TOTAL		=	601.790
2)	DEDUCTION							
	D1	3.720	X	0.600	X	2	=	4.464
	D2	2.350	X	3.385	X	2	=	15.910
	D3	2.400	X	5.565	X	1	=	13.356
	D4	2.010	X	2.830	X	2	=	11.377
	D5	1.650	X	2.830	X	1	=	4.670
	D6	3.230	X	2.830	X	1	=	9.141
	D7	1.060	X	13.860	X	1	=	14.692
	D8	4.925	X	12.500	X	1	=	61.563
	D9	3.000	X	0.855	X	1	=	2.565
	D10	1.251	X	0.355	X	1	=	0.444
	D11	1.250	X	0.500	X	1	=	0.625
	D12	4.360	X	1.855	X	1	=	8.088
	D13	15.346	X	2.555	X	1	=	39.209
	D14	0.600	X	3.160	X	1	=	1.896
	D15	3.550	X	3.100	X	1	=	11.005
	D16	2.735	X	2.000	X	1	=	5.470
	D17	0.600	X	3.160	X	1	=	1.896
	D18	1.360	X	1.200	X	1	=	1.632
	D19	0.300	X	5.310	X	1	=	1.593
	D20	4.511	X	3.035	X	1	=	13.691
	D21	0.653	X	2.610	X	1	=	1.704
	D22	2.260	X	2.385	X	1	=	5.390
	D23	2.175	X	1.610	X	1	=	3.502
	D24	3.025	X	2.700	X	1	=	8.168
	D25	1.665	X	0.480	X	1	=	0.799
	D26	1.820	X	0.480	X	1	=	0.874
	D27	1.650	X	2.230	X	1	=	3.680
	D28	2.400	X	4.070	X	1	=	9.768
					TOTAL		=	257.168
	FIRE STAIRCASE DEDUCTION							
	ST1	3.498	X	4.615	X	1	=	16.143
	ST2	0.160	X	1.855	X	1	=	0.297
					TOTAL		=	16.440
	TOTAL DEDUCTION						=	273.608
3)	NBU AREA (1-2)						=	328.181

OVERHEAD WATER TANK CAPACITY CALCULATION - BLDG. NO. 5 (TYPE A)						
TOTAL WATER REQUIREMENT (IN LITERS)				=	320,625	
WING	Water Required 50% of Total	Overhead water tank provision			REQUIRED OH FIRE FIGHTING TANK	PROPOSED OH FIRE FIGHTING TANK
		Tank size	Number of tank	Proposed Capacity		
	(Liter)	(Meter)		(Liter)	(Liter)	(Liter)
D1	160,313	4.375X2.425X2.20	2	46,681	10,000	12,967
		5.01X3.10X2.20	2	68,336		
		2.17X0.6X2.20	2	5,729		
		4.25X3.50X2.20	1	32,725		
Total	160,313			153,471	10,000	12,967
Note:						
i.	Overhead tank capacity shall be minimum 50% of water requirement.					
ii.	Size of Overhead tank is excluding freeboard.					



KEY PLAN

APPROVAL STAMP

10/34

PLOT NO RZ-08
BLDG. 5 WING D1 (TYPE A)

DRAWING FOR BUILDING PERMISSION

CONTENT :-
GROUND ,UPPER FLOOR PLAN,AREA DIAGRAM,CALCULATION
TERRACE FLOOR PLAN & OH WATER TANK CAPACITY CALCULATION

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/Panvel/Vardoli/TP/BP-23/Amended perm/2019/655/SAP/162
Dated 20 MAY 2019
Associate Planner (NAINA)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED.
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

SIGNATURE OF OWNER

ARCHITECT
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

Ar. HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2166.
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

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PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

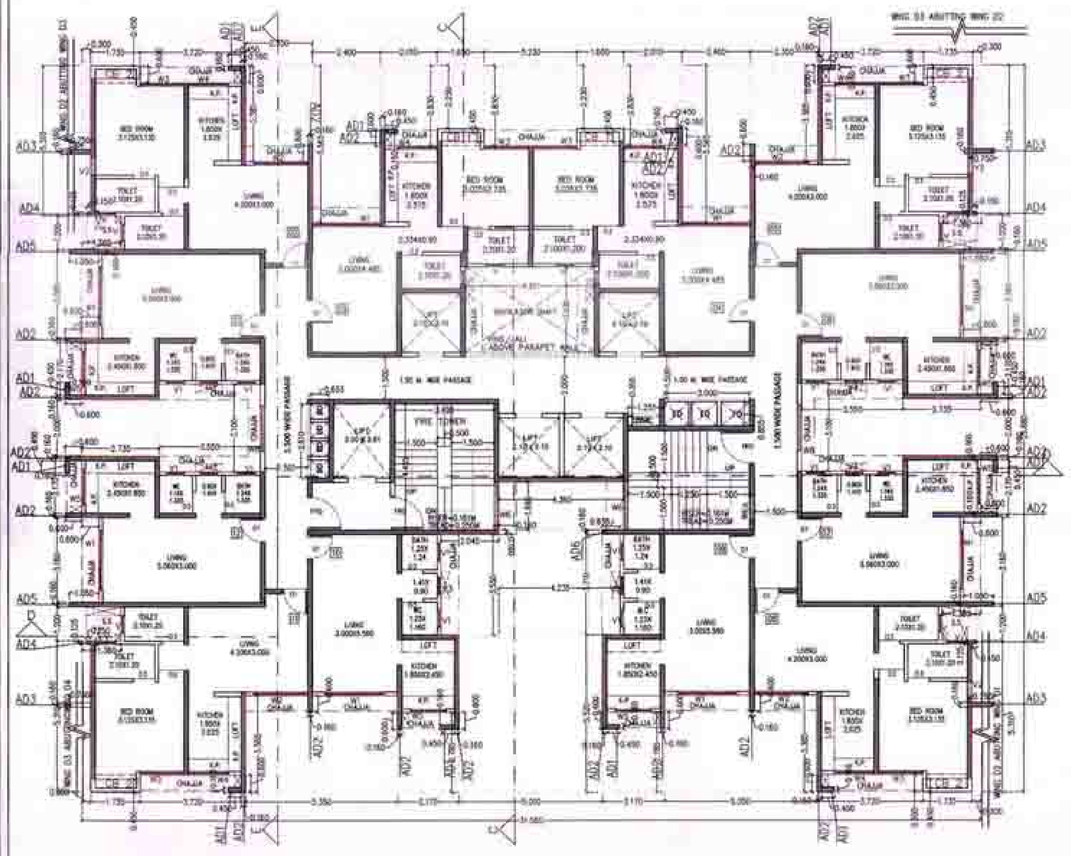
NAME & SIGNATURE OF ARCHITECT

SCALE >	1:100
DATE >	27-04-2019
DRAWN. BY :- >	BALAJI
DELT. BY. >	Ar. TEJASWINI
CHKD. BY. >	Ar. YASH
PROJECT No >	HSA P-213

Ar.HITEN SETHI (CA/93/16484)

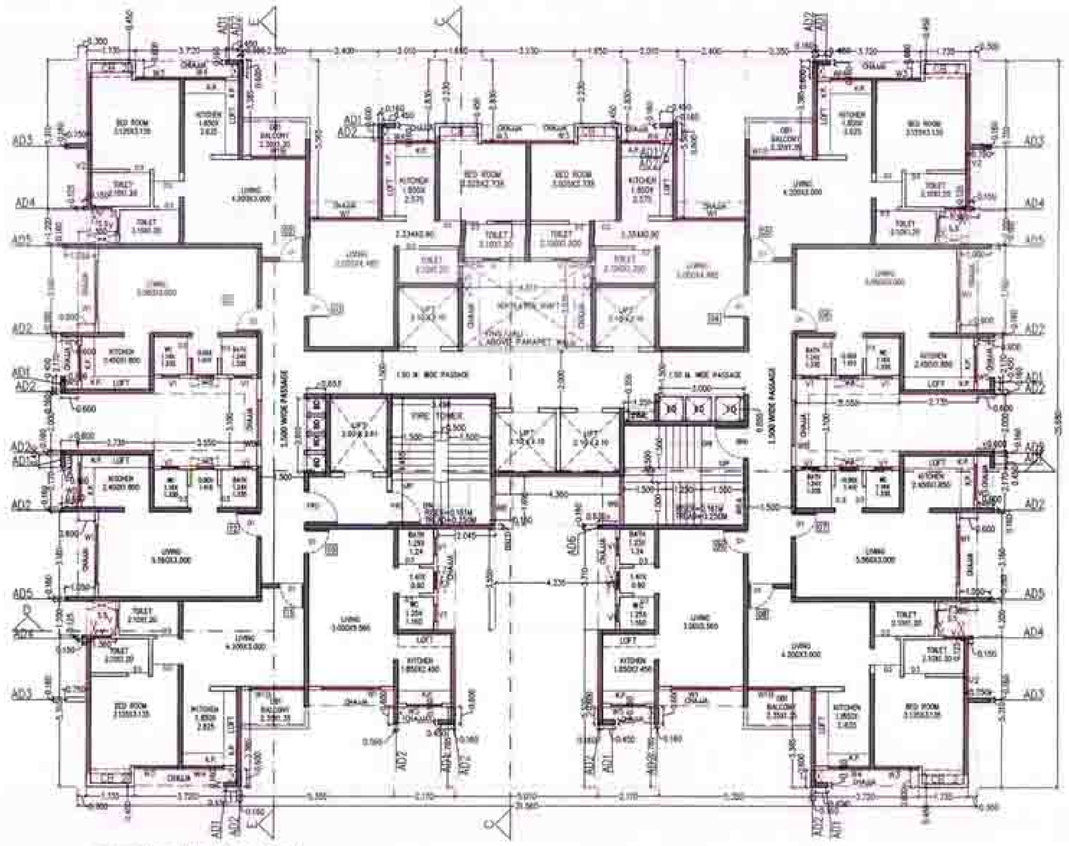
ARCHITECTS

HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com

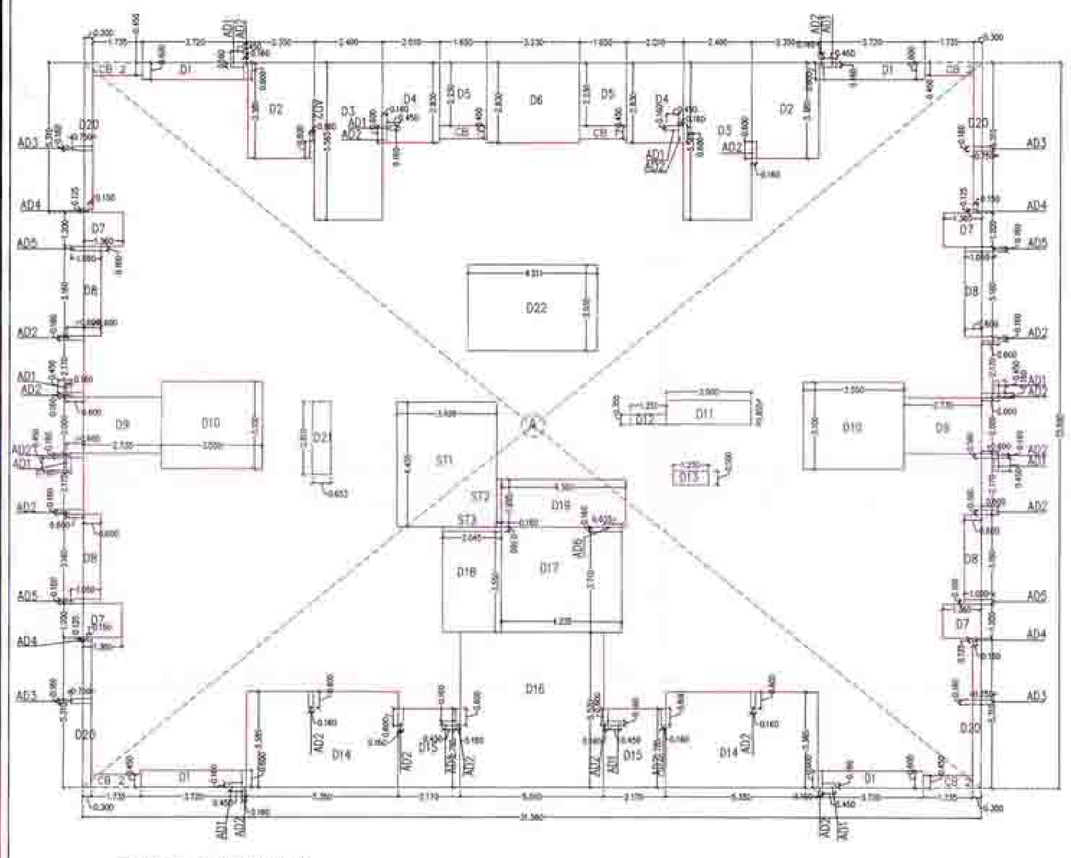


BUILDING NO. 5 WING D2 (TYPE A)
3RD, 5th, 6th,7th,9th,10th,11th,
14th,15th,17th,19th,21th,22th,25th FLOOR PLAN

BUILDING NO. 5 WING D3 (TYPE A)
5th, 6th,7th,9th,10th,11th,
14th,15th,17th,19th,21st,22nd,25th FLOOR PLAN

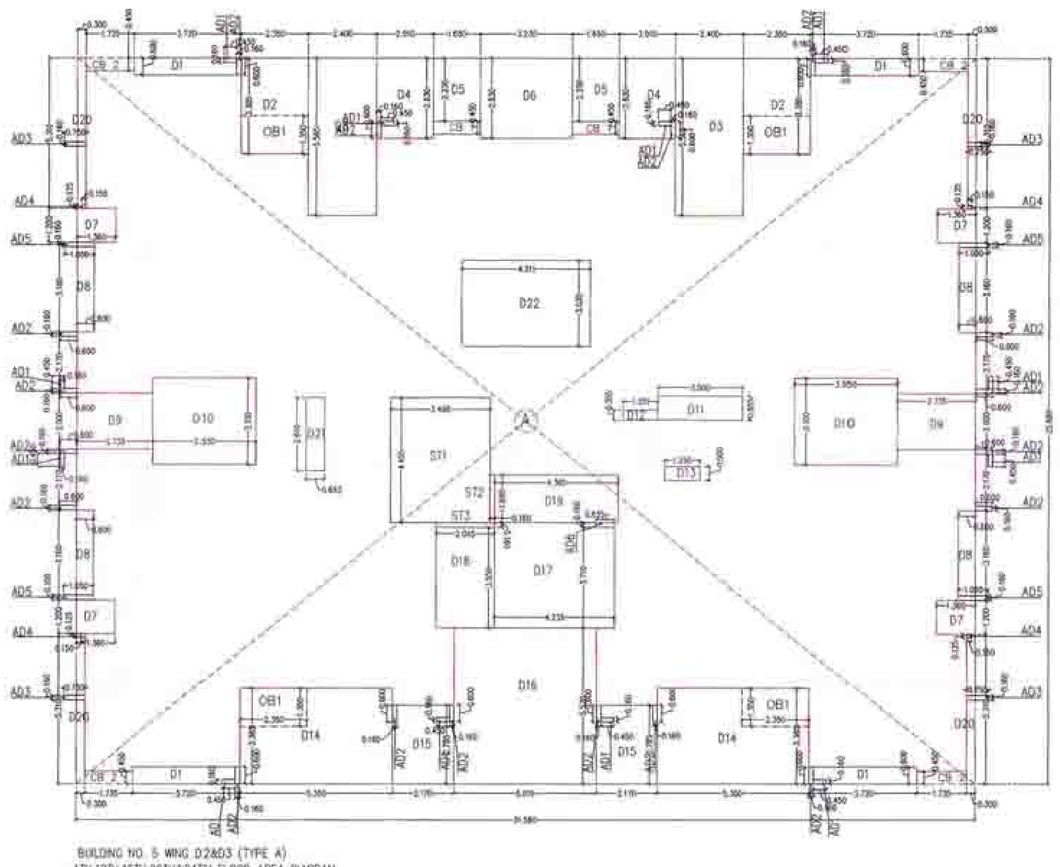


BUILDING NO. 5 WING D2&D3 (TYPE A)
4TH,12TH,16TH,20TH&24TH FLOOR PLAN

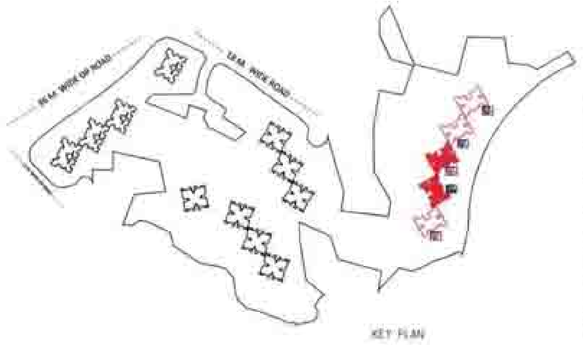


BUILDING NO. 5 WING D2 (TYPE A)
3RD, 5th, 6th,7th,9th,10th,11th,
14th,15th,17th,19th,21th,22th,25th FLOOR AREA DIAGRAM

BUILDING NO. 5 WING D3 (TYPE A)
5th, 6th,7th,9th,10th,11th,
14th,15th,17th,19th,21st,22nd,25th FLOOR AREA DIAGRAM



BUILDING NO. 5 WING D2&D3 (TYPE A)
4TH,12TH,16TH,20TH&24TH FLOOR AREA DIAGRAM



KEY PLAN

BLDG 5 WING D2							(TYPE A)
3rd,5th,6th,7th,9th,10th,11th,14th,15th,17th,19th,21th,22th,25th AREA							
BLDG 5 WING D3							(TYPE A)
5th,6th,7th,9th,10th,11th,14th,15th,17th,19th,21th,22th,25th AREA CALCULATION							
1)	BLOCK AREA						
	A	31.560	X	25.680	X	1	= 810.461
	ELEVATION TREATMENT						
	AD1	0.450	X	0.160	X	12	= 0.864
	AD2	0.600	X	0.160	X	22	= 2.112
	AD3	0.750	X	0.160	X	4	= 0.480
	AD4	0.150	X	0.125	X	4	= 0.075
	AD5	1.050	X	0.160	X	4	= 0.672
	AD6	0.635	X	0.160	X	1	= 0.102
							= 4.305
				TOTAL			= 814.765
2)	DEDUCTION						
	D1	3.720	X	0.600	X	4	= 8.928
	D2	2.350	X	3.385	X	2	= 15.910
	D3	2.400	X	5.565	X	2	= 26.712
	D4	2.010	X	2.830	X	2	= 11.377
	D5	1.650	X	2.230	X	2	= 7.359
	D6	3.230	X	2.830	X	1	= 9.141
	D7	1.360	X	1.200	X	4	= 6.528
	D8	3.160	X	0.600	X	4	= 7.584
	D9	2.735	X	2.000	X	2	= 10.940
	D10	3.550	X	3.100	X	2	= 22.010
	D11	3.000	X	0.855	X	1	= 2.565
	D12	1.251	X	0.355	X	1	= 0.444
	D13	1.250	X	0.500	X	1	= 0.625
	D14	5.350	X	3.385	X	2	= 36.220
	D15	2.170	X	2.785	X	2	= 12.087
	D16	5.010	X	5.520	X	1	= 27.655
	D17	4.235	X	3.710	X	1	= 15.712
	D18	2.045	X	3.550	X	1	= 7.260
	D19	4.360	X	1.695	X	1	= 7.390
	D20	0.300	X	5.310	X	4	= 6.372
	D21	0.653	X	2.610	X	1	= 1.704
	D22	4.511	X	3.035	X	1	= 13.691
				TOTAL			= 258.213
	CB DEDUCTION						
	CB1	1.650	X	0.450	X	2	= 1.485
	CB2	1.735	X	0.450	X	4	= 3.123
				TOTAL			= 4.608
	FIRE STAIRCASE DEDUCTION						
	ST1	3.498	X	4.455	X	1	= 15.584
	ST2	1.695	X	0.160	X	1	= 0.271
	ST3	2.045	X	0.160	X	1	= 0.327
				TOTAL STAIRCASE AREA			= 16.182
	TOTAL DEDUCTION						= 279.003
3)	NBU AREA (1-2)						= 535.763
4)	15% PERMISSIBLE BALCONY						= 80.364
5)	PROPOSED BALCONY						= 0.000
6)	BALANCE BALCONY AREA						= 80.364

BLDG 5 WING D3							(TYPE A)
12TH,16TH,20TH&24TH FLOOR AREA CALCULATION							
BLDG 5 WING D2							
4TH,12TH,16TH,20TH&24TH FLOOR AREA CALCULATION							
1)	BLOCK AREA						
	A	31.560	X	25.680	X	1	= 810.461
	ELEVATION TREATMENT						
	AD1	0.450	X	0.160	X	12	= 0.864
	AD2	0.600	X	0.160	X	18	= 1.728
	AD3	0.750	X	0.160	X	4	= 0.480
	AD4	0.150	X	0.125	X	4	= 0.075
	AD5	1.050	X	0.160	X	4	= 0.672
	AD6	0.635	X	0.160	X	1	= 0.102
							= 3.921
				TOTAL			= 814.381
2)	DEDUCTION						
	D1	3.720	X	0.600	X	4	= 8.928
	D2	2.350	X	3.385	X	2	= 15.910
	D3	2.400	X	5.565	X	2	= 26.712
	D4	2.010	X	2.830	X	2	= 11.377
	D5	1.650	X	2.230	X	2	= 7.359
	D6	3.230	X	2.830	X	1	= 9.141
	D7	1.360	X	1.200	X	4	= 6.528
	D8	3.160	X	0.600	X	4	= 7.584
	D9	2.735	X	2.000	X	2	= 10.940
	D10	3.550	X	3.100	X	2	= 22.010
	D11	3.000	X	0.855	X	1	= 2.565
	D12	1.251	X	0.355	X	1	= 0.444
	D13	1.250	X	0.500	X	1	= 0.625
	D14	5.350	X	3.385	X	2	= 36.220
	D15	2.170	X	2.785	X	2	= 12.087
	D16	5.010	X	5.520	X	1	= 27.655
	D17	4.235	X	3.710	X	1	= 15.712
	D18	2.045	X	3.550	X	1	= 7.260
	D19	4.360	X	1.695	X	1	= 7.390
	D20	0.300	X	5.310	X	4	= 6.372
	D21	0.653	X	2.610	X	1	= 1.704
	D22	4.511	X	3.035	X	1	= 13.691
				TOTAL			= 258.213
	CB DEDUCTION						
	CB1	1.650	X	0.450	X	2	= 1.485
	CB2	1.735	X	0.450	X	4	= 3.123
				TOTAL			= 4.608
	FIRE STAIRCASE DEDUCTION						
	ST1	3.498	X	4.455	X	1	= 15.584
	ST2	1.695	X	0.160	X	1	= 0.271
	ST3	2.045	X	0.160	X	1	= 0.327
				TOTAL STAIRCASE AREA			= 16.182
	TOTAL DEDUCTION						= 279.003
3)	NBU AREA (1-2)						= 535.379
4)	15% PERMISSIBLE BALCONY						= 80.307
5)	OPEN BALCONY						
	OB1	2.350	X	1.350	X	4	= 12.690
				TOTAL			= 12.690
6)	BALANCE BALCONY AREA						= 67.617

TYPE-'A'							
SHEDULE OF DOOR & WINDOW						SILL	DESCRIPTION
FRD	1.200	X	2.350	=	2.820		FIRE FIGHTING DOOR
D	1.200	X	2.350	=	2.820		T.W FLUSH DOOR
D1	1.000	X	2.150	=	2.150		FLUSH DOOR WITH WOODEN FRAME
D2	0.900	X	2.150	=	1.935		FLUSH DOOR WITH WOODEN FRAME
D3	0.750	X	2.150	=	1.613		FLUSH DOOR WITH GRANITE FRAME
W1	2.200	X	1.800	=	3.960	0.400	AL. GLAZED SLIDING WINDOW
W1B	1.890	X	1.800	=	3.402	0.000	AL. GLAZED SLIDING WINDOW
W2	1.890	X	1.800	=	3.402	0.400	AL. GLAZED SLIDING WINDOW
W3	1.350	X	1.800	=	2.430	0.400	AL. GLAZED SLIDING WINDOW
W4	1.400	X	1.050	=	1.470	1.150	AL. GLAZED SLIDING WINDOW
W5	1.250	X	1.050	=	1.313	1.150	AL. GLAZED FIX+SLIDING WINDOW
W6	1.695	X	1.150	=	1.949	1.050	AL. GLAZED FIX+SLIDING WINDOW
W6A	0.900	X	1.300	=	1.170	0.900	AL. GLAZED SLIDING WINDOW
W8	1.600	X	1.300	=	2.080	0.900	AL. GLAZED SLIDING WINDOW
V	0.600	X	1.000	=	0.600	1.200	AL. LOUVRES
V1	0.600	X	1.000	=	0.600	1.200	AL. LOUVRES
V2	0.600	X	1.000	=	0.600	1.200	AL. LOUVRES
V3	0.600	X	0.400	=	0.240	1.800	AL. LOUVRES

TYPE-'A'							
LIGHT & VENTILATION STATAMENT							
ROOM	ROOM SIZE				CARPET AREA IN SQ.MT	1/6 REQUIRED	TYPE	AREA IN SQ.MT
LIVING	3.000	X	5.560	=	16.680	2.780	W1	3.960
LIVING	3.000	X	4.485	=	13.455	2.243	W1	3.960
LIVING	4.200	X	3.000	=	12.600	2.100	W2	3.402
LIVING	4.200	X	3.000	=	12.600	2.100	W1B	3.402
BED ROOM	3.125	X	3.135	=	9.797	1.633	W3	2.430
BED ROOM	3.025	X	2.735	=	8.273	1.379	W3	2.430
KITCHEN	1.850	X	2.625	=	4.856	0.809	W4	1.470
KITCHEN	1.850	X	2.450	=	4.533	0.755	W5	1.313
TOILET	2.100	X	1.200	=	2.520	0.420	V1	0.600
BATH/W.C	1.160	X	1.335	=	1.549	0.258	V	0.600

BALCONY AREA STATEMENT								
BLDG 5 WING D2								(TYPE A)
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm)				
				Total	Enclosed	Open	Excess If 5 > 4, 8 > 5 – 4	
1	2	3	4 = 3 X 15%	5	6	7		
	LOWER	221.694						
	UPPER	153.386						
D2	1st	535.607						
	2nd	535.607						
	3rd	535.763						
	4th	535.379	80.307	12.690		12.690		
	5th	535.763						
	6th	535.763						
	7th	535.763						
	8th	459.974	68.996	9.518		9.518		
	9th	535.763						
	10th	535.763						
	11th	535.763						
	12th	535.379	80.307	12.690		12.690		
	13th	457.186						
	14th	535.763						
	15th	535.763						
	16th	535.379	80.307	12.690		12.690		
	17th	535.763						
	18th	457.186						
	19th	535.763						
	20th	535.379	80.307	12.690		12.690		
	21st	535.763						
	22nd	535.763						
	23rd	490.102						
	24th	535.379	80.307	12.690		12.690		
	25TH	535.763						
Total		13270.263	670.530	72.968	0.000	72.968	0.000	

BALCONY AREA STATEMENT								
BLDG 5 WING D3								(TYPE A)
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm)				
				Total	Enclosed	Open	Excess If 5 > 4, 8 > 5 – 4	
1	2	3	4 = 3 X 15%	5	6	7		
	GROUND	343.205						
D3	1st	337.009						
	2nd	337.009						
	3rd	337.009						
	4th	535.379						
	5th	535.763						
	6th	535.763						
	7th	535.763						
	8th	459.974	68.996	9.518		9.518		
	9th	535.763						
	10th	535.763						
	11th	535.763						
	12th	535.379	80.307	12.690		12.690		
	13th	457.186						
	14th	535.763						
	15th	535.763						
	16th	535.379	80.307	12.690		12.690		
	17th	535.763						
	18th	457.186						
	19th	535.763						
	20th	535.379	80.307	12.690		12.690		
	21st	535.763						
	22nd	535.763						
	23rd	490.102						
	24th	535.379	80.307	12.690		12.690		
	25TH	535.763						
Total		12860.549	590.123	60.278	0.000	60.278	0.000	

APPROVAL STAMP

11/34

PLOT NO RZ- 08
BLDG. 5 WING D2&D3 (TYPE A)

DRAWING FOR BUILDING PERMISSION

CONTENT :-
TYPICAL FLOOR PLAN,AREA DIAGRAM & CALCULATION
DOOR WINDOW SCHEDULE & KEY PLAN

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/PANVEL/Wardoli/TP-23/Amended permission/1215/2018
Dated 20 MAY 2019
Associate Planner (Admin)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED.
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014

SIGNATURE OF OWNER

AR HITEN SETHI
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

AR.HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 8, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2166.
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

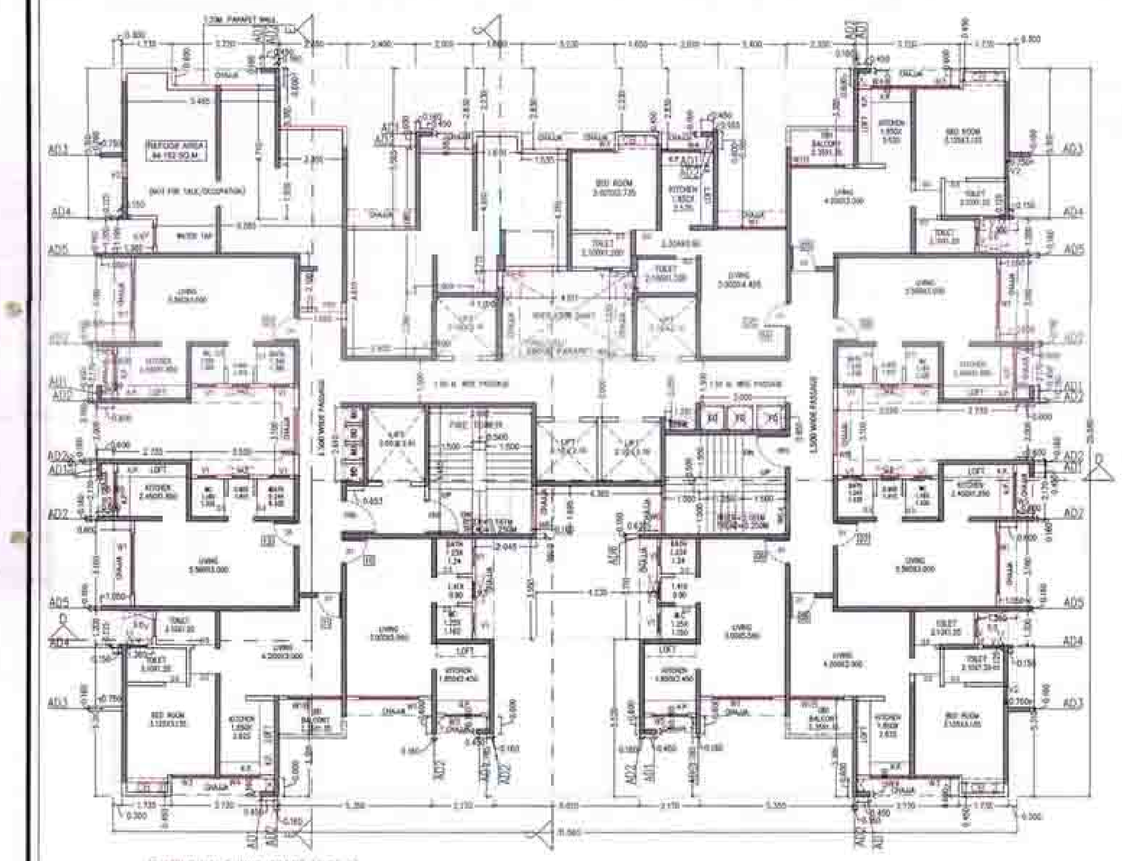
NAME & SIGNATURE OF ARCHITECT

SCALE	:-	1:100
DATE	:-	27.04.2018
DRAWN BY	:-	RAJAJI
DES. BY	:-	Ar. TEJASWINI
CHKD. BY	:-	Ar. YASH
PROJECT No	:-	HSA. P.211

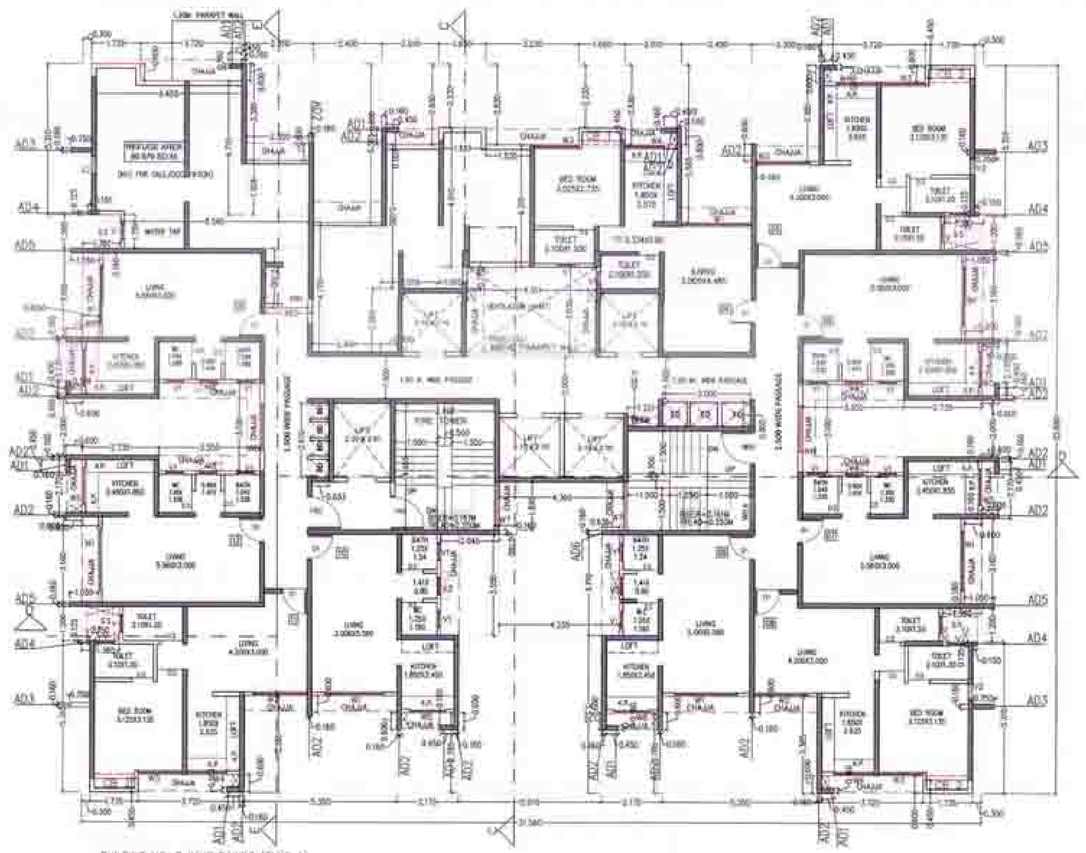
Ar HITEN SETHI (CA/97/18661)

ARCHITECTS

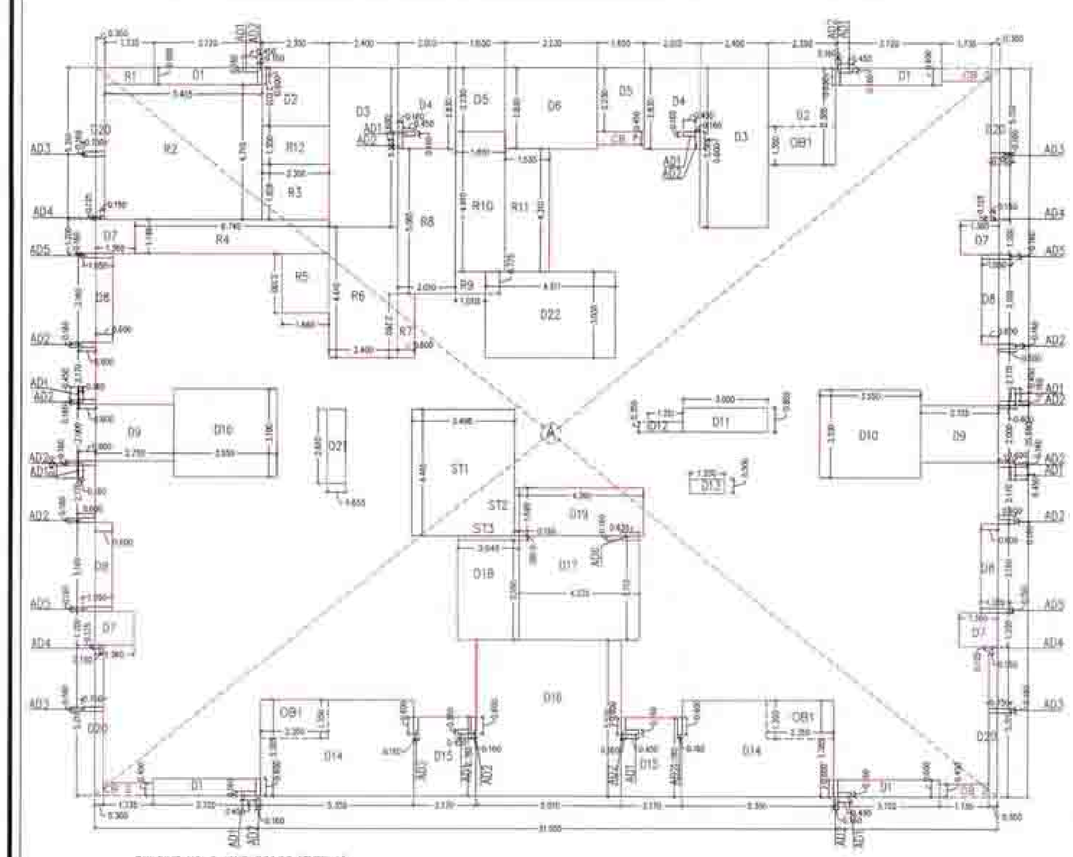
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 8, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2166
E-mail: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com



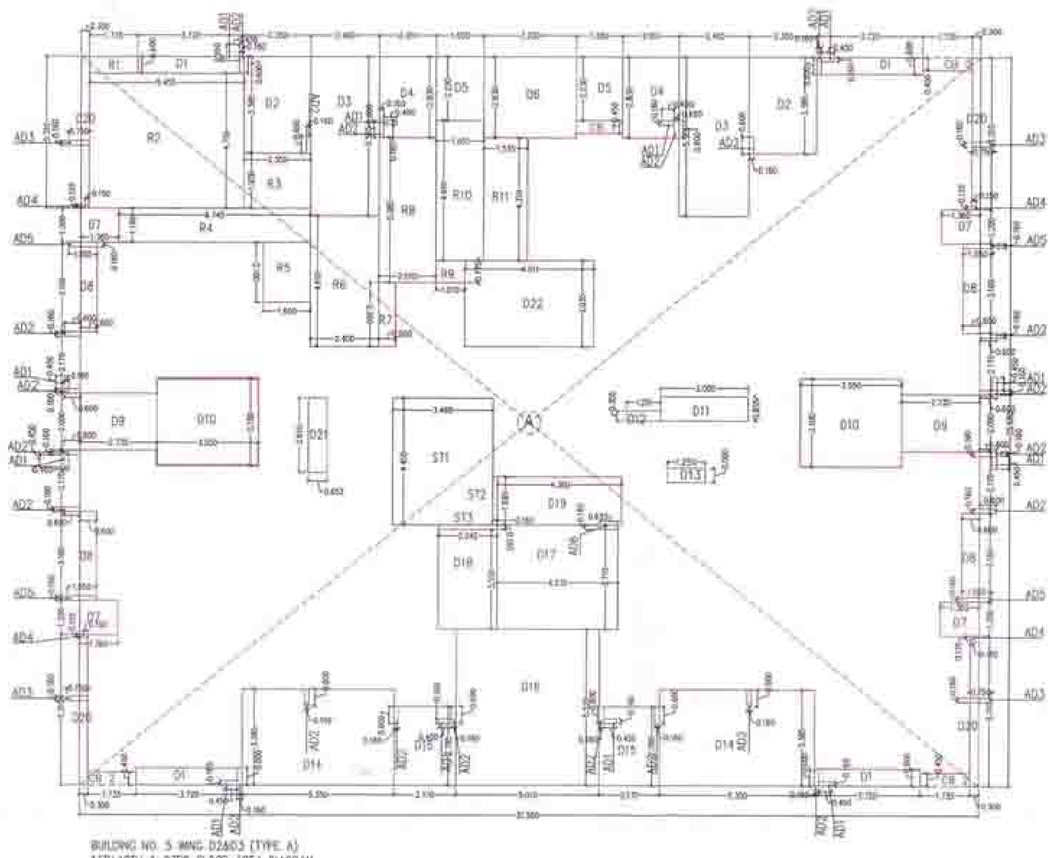
BUILDING NO. 5 WING D2&D3 (TYPE A)
8TH FLOOR PLAN



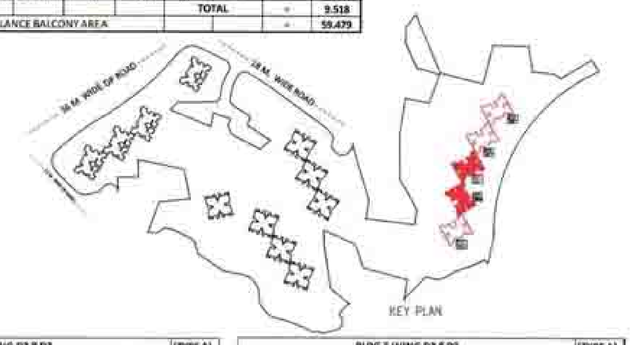
BUILDING NO. 5 WING D2&D3 (TYPE A)
13TH,18TH & 23RD FLOOR PLAN



BUILDING NO. 5 WING D2&D3 (TYPE A)
8TH FLOOR AREA DIAGRAM



BUILDING NO. 5 WING D2&D3 (TYPE A)
13TH,18TH & 23RD FLOOR AREA DIAGRAM



KEY PLAN

BLDG 5 WING D2 &D3								(TYPE A)
8th FLOOR AREA CALCULATION (REFUGE)								
1) BLOCK AREA								
	A	31.560	X	25.680	X	1	=	810.461
ELEVATION TREATMENT								
	AD1	0.450	X	0.160	X	12	=	0.864
	AD2	0.600	X	0.160	X	18	=	1.728
	AD3	0.750	X	0.160	X	4	=	0.480
	AD4	0.150	X	0.125	X	4	=	0.075
	AD5	1.050	X	0.160	X	4	=	0.672
	AD6	0.635	X	0.160	X	1	=	0.102
							=	3.921
					TOTAL		=	814.381
2) DEDUCTION								
	D1	3.720	X	0.600	X	4	=	8.928
	D2	2.350	X	4.385	X	1	=	7.955
	D3	2.400	X	5.565	X	2	=	26.712
	D4	2.010	X	2.830	X	2	=	11.377
	D5	1.650	X	2.230	X	2	=	7.359
	D6	1.230	X	2.830	X	1	=	3.481
	D7	1.360	X	1.200	X	4	=	6.528
	D8	3.160	X	0.600	X	4	=	7.584
	D9	2.735	X	2.000	X	2	=	10.940
	D10	3.550	X	3.100	X	2	=	22.010
	D11	3.000	X	0.855	X	1	=	2.565
	D12	1.251	X	0.355	X	1	=	0.444
	D13	1.250	X	0.500	X	1	=	0.625
	D14	5.350	X	3.385	X	2	=	36.220
	D15	2.170	X	2.785	X	2	=	12.087
	D16	5.010	X	5.520	X	1	=	27.655
	D17	4.235	X	3.710	X	1	=	15.712
	D18	2.045	X	3.550	X	1	=	7.260
	D19	4.360	X	1.695	X	1	=	7.390
	D20	0.300	X	5.310	X	4	=	6.372
	D21	0.653	X	2.610	X	1	=	1.704
	D22	4.511	X	3.035	X	1	=	13.691
							=	255.040
					TOTAL		=	
REFUGE AREA								
	R1	1.735	X	0.600	X	1	=	1.041
	R2	5.455	X	4.710	X	1	=	25.693
	R3	2.350	X	1.926	X	1	=	4.526
	R4	6.745	X	1.199	X	1	=	8.087
	R5	1.660	X	2.100	X	1	=	3.486
	R6	2.400	X	4.610	X	1	=	11.064
	R7	0.600	X	2.260	X	1	=	1.356
	R8	2.010	X	5.085	X	1	=	10.221
	R9	1.010	X	0.775	X	1	=	0.783
	R10	1.651	X	4.910	X	1	=	8.106
	R11	1.535	X	4.310	X	1	=	6.616
	R12	2.350	X	1.350	X	1	=	3.173
TOTAL REFUGE AREA								86.152
CB DEDUCTION								
	CB1	1.650	X	0.450	X	1	=	0.743
	CB2	1.735	X	0.450	X	1	=	0.781
					TOTAL		=	1.524
FIRE STAIRCASE DEDUCTION								
	ST1	3.498	X	4.455	X	1	=	15.584
	ST2	1.695	X	0.160	X	1	=	0.271
	ST3	2.045	X	0.160	X	1	=	0.327
				TOTAL STAIRCASE AREA			=	16.182
TOTAL DEDUCTION							=	358.459
3) NBU AREA (1-2)							=	455.923
4) ADD EXCESS REFUGE AREA							=	4.052
5) TOTAL NET BUILT UUP AREA (3+4)							=	459.974
6) 15% PERMISSIBLE BALCONY							=	68.996
7) OPEN BALCONY								
	OB1	2.350	X	1.350	X	3	=	9.518
					TOTAL		=	9.518
8) BALANCE BALCONY AREA							=	59.479

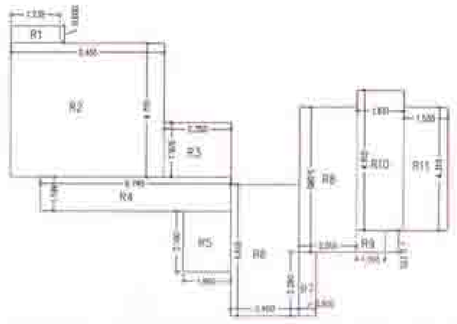
BLDG 5 WING D2 &D3								(TYPE A)
13,18th FLOOR AREA CALCULATION (REFUGE)								
1) BLOCK AREA								
	A	31.560	X	25.680	X	1	=	810.461
ELEVATION TREATMENT								
	AD1	0.450	X	0.160	X	12	=	0.864
	AD2	0.600	X	0.160	X	22	=	2.112
	AD3	0.750	X	0.160	X	4	=	0.480
	AD4	0.150	X	0.125	X	4	=	0.075
	AD5	1.050	X	0.160	X	4	=	0.672
	AD6	0.635	X	0.160	X	1	=	0.102
							=	4.305
					TOTAL		=	814.765
2) DEDUCTION								
	D1	3.720	X	0.600	X	4	=	8.928
	D2	2.350	X	3.385	X	2	=	15.910
	D3	2.400	X	5.565	X	2	=	26.712
	D4	2.010	X	2.830	X	2	=	11.377
	D5	1.650	X	2.230	X	2	=	7.359
	D6	1.230	X	2.830	X	1	=	3.481
	D7	1.360	X	1.200	X	4	=	6.528
	D8	3.160	X	0.600	X	4	=	7.584
	D9	2.735	X	2.000	X	2	=	10.940
	D10	3.550	X	3.100	X	2	=	22.010
	D11	3.000	X	0.855	X	1	=	2.565
	D12	1.251	X	0.355	X	1	=	0.444
	D13	1.250	X	0.500	X	1	=	0.625
	D14	5.350	X	3.385	X	2	=	36.220
	D15	2.170	X	2.785	X	2	=	12.087
	D16	5.010	X	5.520	X	1	=	27.655
	D17	4.235	X	3.710	X	1	=	15.712
	D18	2.045	X	3.550	X	1	=	7.260
	D19	4.360	X	1.695	X	1	=	7.390
	D20	0.300	X	5.310	X	4	=	6.372
	D21	0.653	X	2.610	X	1	=	1.704
	D22	4.511	X	3.035	X	1	=	13.691
					TOTAL		=	258.213
REFUGE AREA								
	R1	1.735	X	0.600	X	1	=	1.041
	R2	5.455	X	4.710	X	1	=	25.693
	R3	2.350	X	1.926	X	1	=	4.526
	R4	6.745	X	1.199	X	1	=	8.087
	R5	1.660	X	2.100	X	1	=	3.486
	R6	2.400	X	4.610	X	1	=	11.064
	R7	0.600	X	2.260	X	1	=	1.356
	R8	2.010	X	5.085	X	1	=	10.221
	R9	1.010	X	0.775	X	1	=	0.783
	R10	1.651	X	4.910	X	1	=	8.106
	R11	1.535	X	4.310	X	1	=	6.616
TOTAL REFUGE AREA								80.979
CB DEDUCTION								
	CB1	1.650	X	0.450	X	1	=	0.743
	CB2	1.735	X	0.450	X	1	=	0.781
					TOTAL		=	1.524
FIRE STAIRCASE DEDUCTION								
	ST1	3.498	X	4.455	X	1	=	15.584
	ST2	1.695	X	0.160	X	1	=	0.271
	ST3	2.045	X	0.160	X	1	=	0.327
				TOTAL STAIRCASE AREA			=	16.182
TOTAL DEDUCTION							=	358.459
3) NBU AREA (1-2)							=	456.307
4) ADD EXCESS REFUGE AREA							=	0.879
5) TOTAL NET BUILT UUP AREA (3+4)							=	457.186
6) 15% PERMISSIBLE BALCONY							=	68.578
7) OPEN BALCONY							=	0
8) BALANCE BALCONY AREA							=	68.578

BLDG 5 WING D2 &D3								(TYPE A)
23RD FLOOR AREA CALCULATION (REFUGE)								
1) BLOCK AREA								
	A	31.560	X	25.680	X	1	=	810.461
ELEVATION TREATMENT								
	AD1	0.450	X	0.160	X	12	=	0.864
	AD2	0.600	X	0.160	X	18	=	1.728
	AD3	0.750	X	0.160	X	4	=	0.480
	AD4	0.150	X	0.125	X	4	=	0.075
	AD5	1.050	X	0.160	X	4	=	0.672
	AD6	0.635	X	0.160	X	1	=	0.102
							=	3.921
					TOTAL		=	814.381
2) DEDUCTION								
	D1	3.720	X	0.600	X	4	=	8.928
	D2	2.350	X	3.385	X	2	=	15.910
	D3	2.400	X	5.565	X	2	=	26.712
	D4	2.010	X	2.830	X	2	=	11.377
	D5	1.650	X	2.230	X	2	=	7.359
	D6	1.230	X	2.830	X	1	=	3.481
	D7	1.360	X	1.200	X	4	=	6.528
	D8	3.160	X	0.600	X	4	=	7.584
	D9	2.735	X	2.000	X	2	=	10.940
	D10	3.550	X	3.100	X	2	=	22.010
	D11	3.000	X	0.855	X	1	=	2.565
	D12	1.251	X	0.355	X	1	=	0.444
	D13	1.250	X	0.500	X	1	=	0.625
	D14	5.350	X	3.385	X	2	=	36.220
	D15	2.170	X	2.785	X	2	=	12.087
	D16	5.010	X	5.520	X	1	=	27.655
	D17	4.235	X	3.710	X	1	=	15.712
	D18	2.045	X	3.550	X	1	=	7.260
	D19	4.360	X	1.695	X	1	=	7.390
	D20	0.300	X	5.310	X	4	=	6.372
	D21	0.653	X	2.610	X	1	=	1.704
	D22	4.511	X	3.035	X	1	=	13.691
					TOTAL		=	258.213
REFUGE AREA								
	R1	1.735	X	0.600	X	1	=	1.041
	R2	5.455	X	4.710	X	1	=	25.693
	R3	2.350	X	1.926	X	1	=	4.526
	R4	6.745	X	1.199	X	1	=	8.087
	R5	1.660	X	2.100	X	1	=	3.486
	R6	2.400	X	4.610	X	1	=	11.064
	R7	0.600	X	2.260	X	1	=	1.356
	R8	2.010	X	5.085	X	1	=	10.221
	R9	1.010	X	0.775	X	1	=	0.783
	R10	1.651	X	4.910	X	1	=	8.106
	R11	1.535	X	4.310	X	1	=	6.616
TOTAL REFUGE AREA								80.979
CB DEDUCTION								
	CB1	1.650	X	0.450	X	1	=	0.743
	CB2	1.735	X	0.450	X	1	=	0.781
					TOTAL		=	1.524
FIRE STAIRCASE DEDUCTION								
	ST1	3.498	X	4.455	X	1	=	15.584
	ST2	1.695	X	0.160	X	1	=	0.271
	ST3	2.045	X	0.160	X	1	=	0.327
				TOTAL STAIRCASE AREA			=	16.182
TOTAL DEDUCTION							=	358.459
3) NBU AREA (1-2)							=	455.921
4) ADD EXCESS REFUGE AREA							=	34.179
5) TOTAL NET BUILT UUP AREA (3+4)							=	490.102
6) 15% PERMISSIBLE BALCONY							=	73.515
7) OPEN BALCONY							=	0
8) BALANCE BALCONY AREA							=	73.515

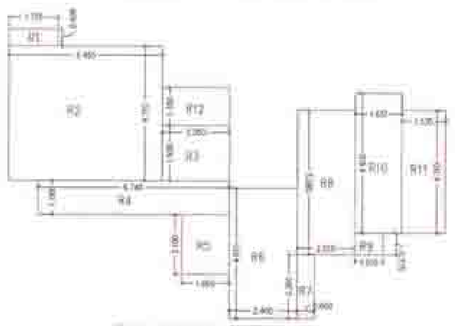
REFUGE AREA STATEMENT								
8TH FLOOR	AS PER OCCUPANT LOAD				AS PER NO OF PERSON			
	BUA	X	FLOOR	TOTAL	NO. OF FLAT	X	FLOOR	TOTAL
UPPER FLOOR	351.040	X	4	1207.776	11	X	4	48
PART REFUGE FLOOR	355.774	X	1	355.774	12	X	4	53
			TOTAL AREA	2779.553			TOTAL NOS OF FLAT	98
		OCCUPANT LOAD		12.5			PERSON PER FLAT	4.5
		NO OF PERSONS		242			NO OF PERSONS	263
REFUGE AREA 0.30 SQ.MT/PERSON				86.565				78.900
				REQUIRED REFUGE AREA MAXIMUM OF ABOVE			=	78.900
				AREA FOR WHEELCHAIR			=	1.6
				TOTAL REQUIRED REFUGE AREA			=	80.500
				TOTAL PROPOSED REFUGE AREA			=	84.152
				EXCESS REFUGE AREA			=	3.652

REFUGE AREA STATEMENT								
13TH & 18TH FLOOR	AS PER OCCUPANT LOAD				AS PER NO OF PERSON			
	BUA	X	FLOOR	TOTAL	NO. OF FLAT	X	FLOOR	TOTAL
UPPER FLOOR	351.040	X	3	1053.324	12	X	3	36
UPPER FLOOR BALC	364.261	X	1	364.261	12	X	1	12
PART REFUGE FLOOR	352.468	X	1	352.468	10	X	1	10
			TOTAL AREA	2770.053			TOTAL NOS OF FLAT	58.00
		OCCUPANT LOAD		12.5			PERSON PER FLAT	4.5
		NO OF PERSONS		221.04			NO OF PERSONS	261.00
REFUGE AREA 0.30 SQ.MT/PERSON				66.565				78.30
				REQUIRED REFUGE AREA MAXIMUM OF ABOVE			=	78.300
				AREA FOR WHEELCHAIR			=	1.6
				TOTAL REQUIRED REFUGE AREA			=	80.100
				TOTAL PROPOSED REFUGE AREA			=	80.979
				EXCESS REFUGE AREA			=	0.879

REFUGE AREA STATEMENT								
23RD FLOOR	AS PER OCCUPANT LOAD				AS PER NO OF PERSON			
	BUA	X	FLOOR	TOTAL	NO. OF FLAT	X	FLOORS	TOTAL
UPPER FLOOR	351.040	X	1	351.040	12	X	1	12
UPPER FLOOR BALC.	364.261	X	1	364.261	12	X	1	12
PART REFUGE FLOOR	353.084	X	1	353.084	10	X	1	10
			TOTAL AREA	1068.279			TOTAL NOS OF FLAT	34.00
		OCCUPANT LOAD		12.5			PERSON PER FLAT	4.5
		NO OF PERSONS		153.54			NO OF PERSONS	153.00
REFUGE AREA 0.30 SQ.MT/PERSON				46.063				45.90
				REQUIRED REFUGE AREA MAXIMUM OF ABOVE			=	45.900
				AREA FOR WHEELCHAIR			=	0.9
				TOTAL REQUIRED REFUGE AREA			=	46.800
				TOTAL PROPOSED REFUGE AREA			=	46.979
				EXCESS REFUGE AREA			=	34.179



13TH,18TH & 23RD FLOOR REFUGE AREA DIAGRAM



8TH FLOOR REFUGE AREA DIAGRAM

REFUGE AREA								
	R1	1.735	X	0.600	X	1	=	1.041
	R2	5.455	X	4.710	X	1	=	25.693
	R3	2.350	X	1.926	X	1	=	4.526
	R4	6.745	X	1.199	X	1	=	8.087
	R5	1.660	X	2.100	X	1	=	3.486
	R6	2.400	X	4.610	X	1	=	11.064
	R7	0.600	X	2.260	X	1	=	1.356
	R8	2.010	X	5.085	X	1	=	10.221
	R9	1.010	X	0.775	X	1	=	0.783
	R10	1.651	X	4.910	X	1	=	8.106
	R11	1.535	X	4.310	X	1	=	6.616
TOTAL REFUGE AREA								80.979

REFUGE AREA								
	R1	1.735	X	0.600	X	1	=	1.041
	R2	5.455	X	4.710	X	1	=	25.693
	R3	2.350	X	1.926	X	1	=	4.526
	R4	6.745	X	1.199	X	1	=	8.087
	R5	1.660	X	2.100	X	1	=	3.486
	R6	2.400	X	4.610	X	1	=	11.064
	R7	0.600	X	2.260	X	1	=	1.356
	R8	2.010	X	5.085	X	1	=	10.221
	R9	1.010	X	0.775	X	1	=	0.783
	R10	1.651	X	4.910	X	1	=	8.106
	R11	1.535	X	4.310	X	1	=	6.616
	R12	2.350	X	1.350	X	1	=	3.173
TOTAL REFUGE AREA								84.152

APPROVAL STAMP

12/14

PLOT NO RZ. 08
BLDG. 5 WING D2&D3 (TYPE A)

DRAWING FOR BUILDING PERMISSION

CONTENT :-
8TH,13TH,18TH & 23RD FLOOR PLAN (REFUGE), AREA DIAGRAM & CALCULATION

APPROVAL STAMP:

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter No.
CIDCO/NAINA/Panvel/Vardoli/BP/BP-230/Amended perm/2018/5449/SAP/N.A.
Dated 29 MAY 2018
Associate Planner (MNAA)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/s. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED.
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014

SIGNATURE OF OWNER

AR. HITEN SETHI
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2166.
Email: info@hitensethi.com | admin@hitensethi.com
Web site. www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

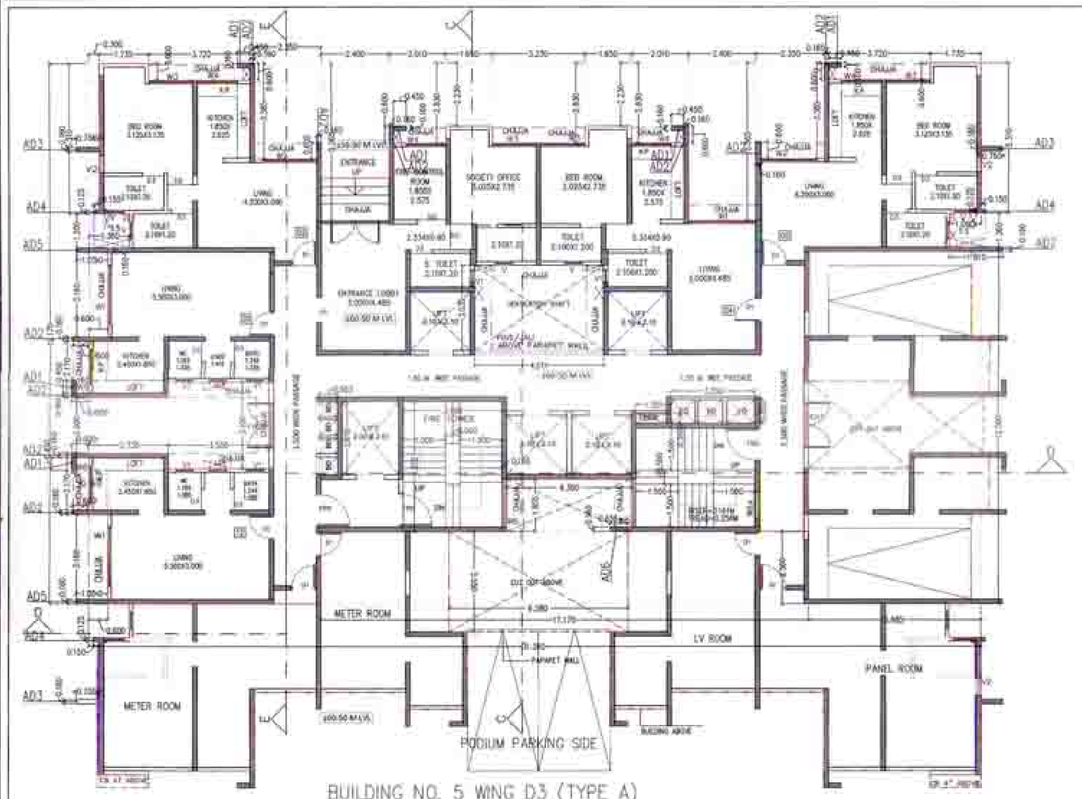
NAME & SIGNATURE OF ARCHITECT

SCALE	1:100
DATE	27.04.2016
DRAWN BY	BALAJI
DEST BY	Ar. Tejashree
CHKD BY	Ar. Yashi
PROJECT No	HSA P-72

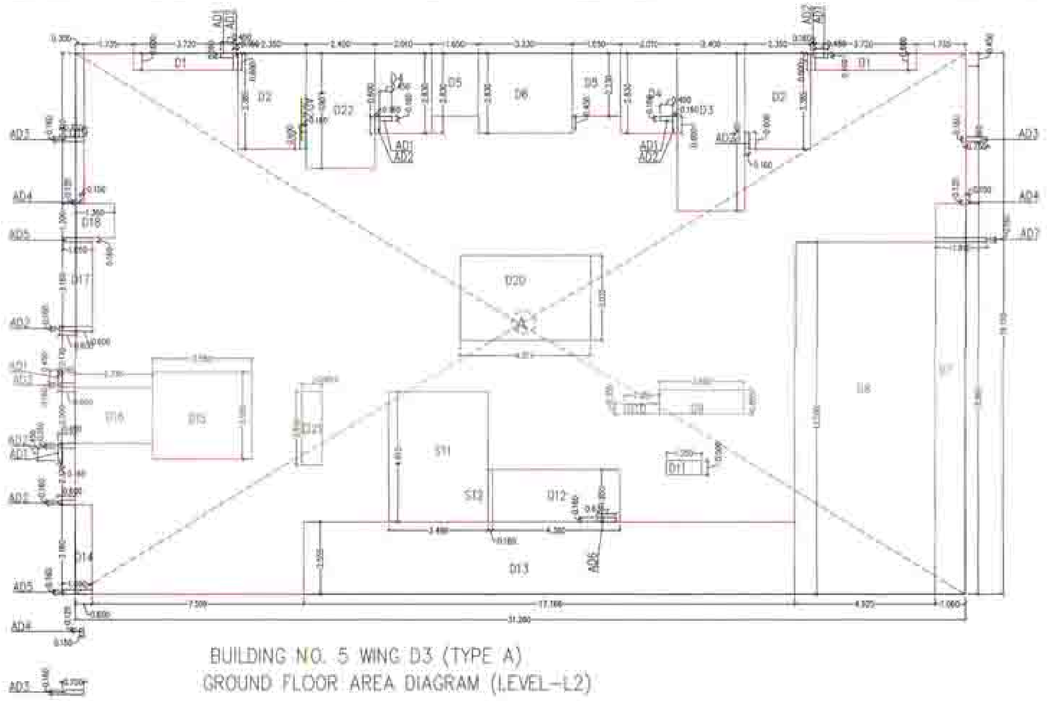
AR.HITEN SETHI (CA/92/10444)

ARCHITECTS

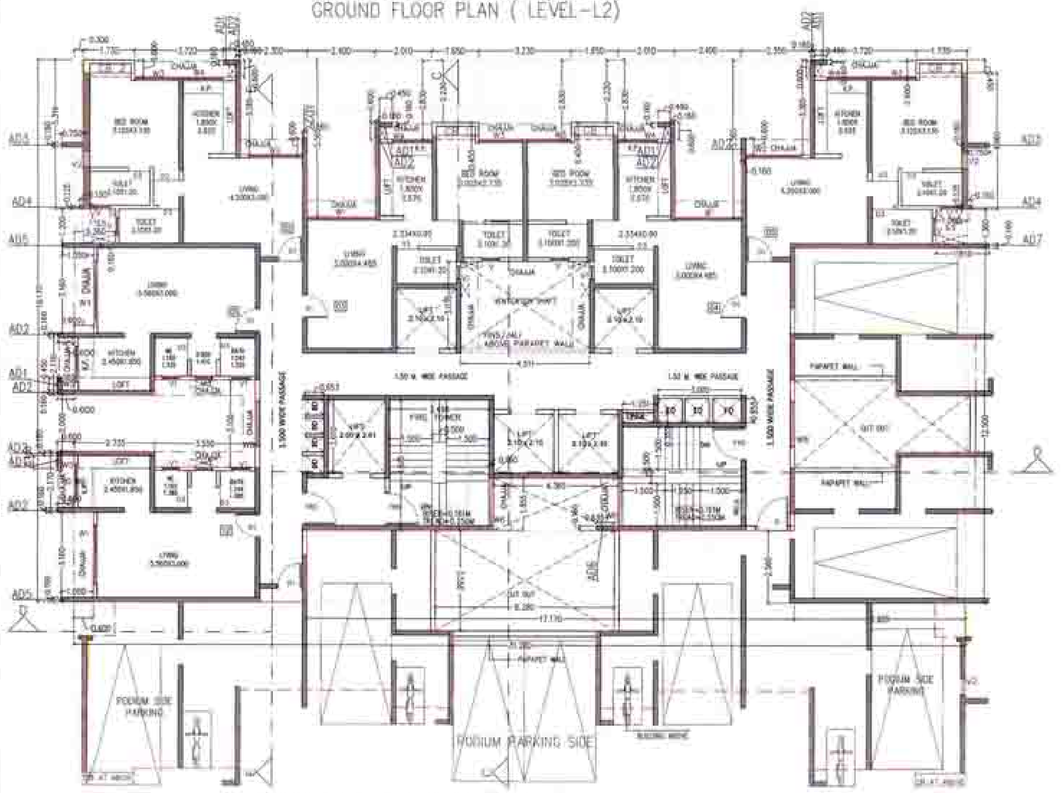
HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR DESIGNERS | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra India - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com



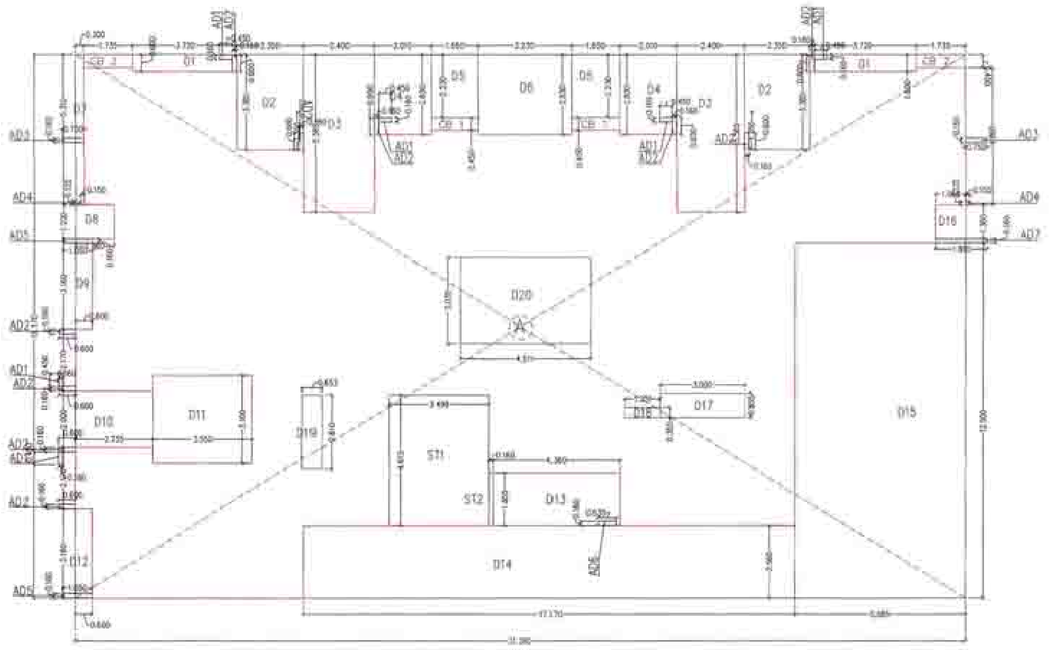
BUILDING NO. 5 WING D3 (TYPE A)
GROUND FLOOR PLAN (LEVEL-L2)



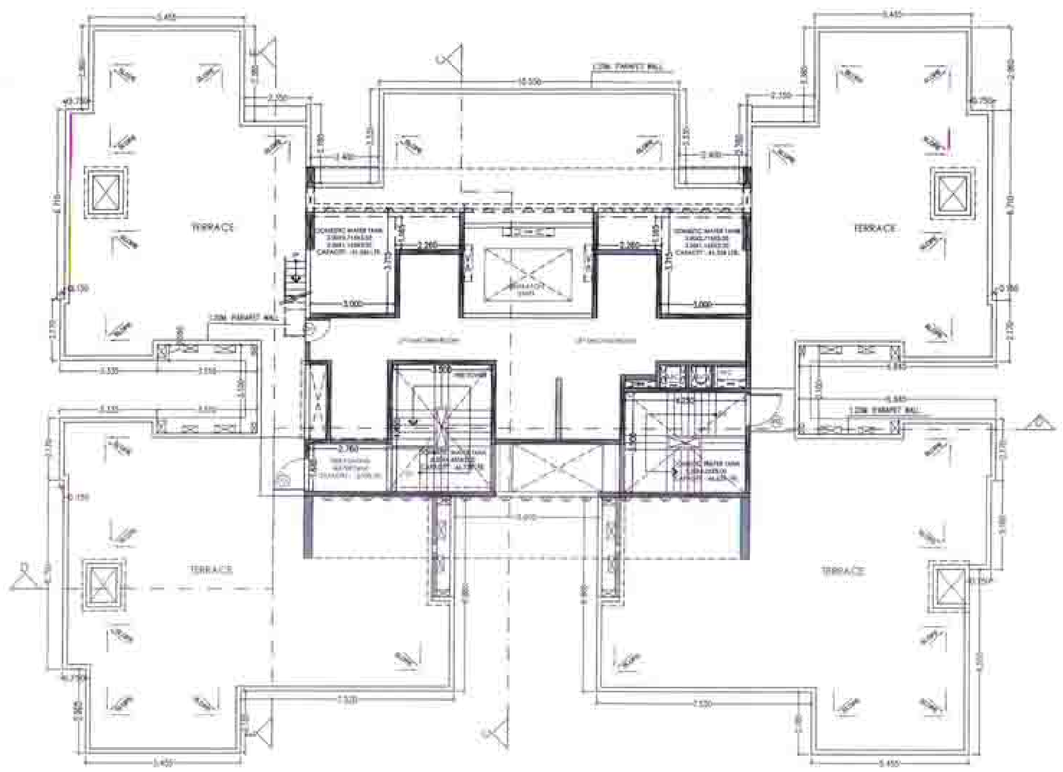
BUILDING NO. 5 WING D3 (TYPE A)
GROUND FLOOR AREA DIAGRAM (LEVEL-L2)



BUILDING NO. 5 WING D3 (TYPE A)
1ST,2ND,3RD FLOOR PLAN (LEVEL-3,4&5)



BUILDING NO. 5 WING D3 (TYPE A)
1ST,2ND,3RD FLOOR AREA DIAGRAM (LEVEL-3,4&5)



BUILDING NO. 5 WING D2&D3 (TYPE A)
TERRACE FLOOR PLAN

OVERHEAD WATER TANK CAPACITY CALCULATION - BLDG. NO. 5 (TYPE A)						
TOTAL WATER REQUIREMENT (IN LITERS)					=	324,000
WING	Water Required 50% of Total	Overhead water tank provision			REQUIRED OH FIRE FIGHTING TANK	PROPOSED OH FIRE FIGHTING TANK
		Tank size	Number of tank	Proposed Capacity		
	(Liter)	(Meter)		(Liter)	(Liter)	(Liter)
D2	162,000	2.76X1.685x3.00	1	13,952	10,000	13,952
		3.0X3.715X3.00	2	66,870		
		2.26X1.165X3.00	2	15,797		
		3.50X4.455X3.00	1	46,778		
		3.50X4.25X3.00	1	44,625		
Total	162,000			188,022	10,000	13,952

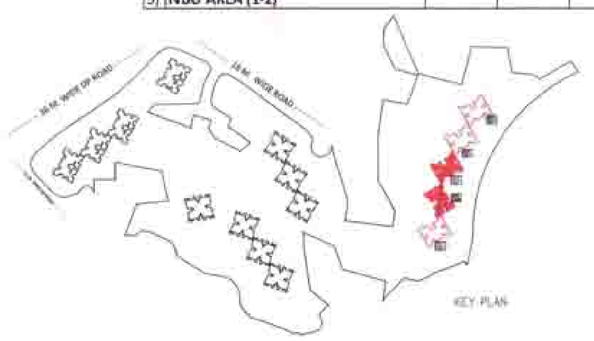
Note:
i. Overhead tank capacity shall be minimum 50% of water requirement.
ii. Size of Overhead tank is excluding freeboard.

OVERHEAD WATER TANK CAPACITY CALCULATION - BLDG. NO. 5 (TYPE A)						
TOTAL WATER REQUIREMENT (IN LITERS)					=	313,875
WING	Water Required 50% of Total	Overhead water tank provision			REQUIRED OH FIRE FIGHTING TANK	PROPOSED OH FIRE FIGHTING TANK
		Tank size	Number of tank	Proposed Capacity		
	(Liter)	(Meter)		(Liter)	(Liter)	(Liter)
D3	156,938	2.76X1.685x3.00	1	13,952	10,000	13,952
		3.0X3.715X3.00	2	66,870		
		2.26X1.165X3.00	2	15,797		
		3.50X4.455X3.00	1	46,778		
		3.50X4.25X3.00	1	44,625		
Total	156,938			188,022	10,000	13,952

Note:
i. Overhead tank capacity shall be minimum 50% of water requirement.
ii. Size of Overhead tank is excluding freeboard.

BLDG 5 WING D3								(TYPE A)
GROUND FLOOR AREA CALCULATION (LEVEL-L2)								
1)	BLOCK AREA							
	A	31.260	X	19.170	X	1	=	599.254
	ELEVATION TREATMENT							
	AD1	0.450	X	0.160	X	6	=	0.432
	AD2	0.600	X	0.160	X	10	=	0.960
	AD3	0.750	X	0.160	X	3	=	0.360
	AD4	0.150	X	0.125	X	3	=	0.056
	AD5	1.050	X	0.160	X	2	=	0.336
	AD6	0.635	X	0.160	X	1	=	0.102
	AD7	1.810	X	0.160	X	1	=	0.290
							=	**2.535**
					TOTAL		=	**601.790**
2)	DEDUCTION							
	D1	3.720	X	0.600	X	2	=	4.464
	D2	2.350	X	3.385	X	2	=	15.910
	D3	2.400	X	5.565	X	1	=	13.356
	D4	2.010	X	2.830	X	2	=	11.377
	D5	1.650	X	2.230	X	2	=	7.359
	D6	3.230	X	2.830	X	1	=	9.141
	D7	1.060	X	13.860	X	1	=	14.692
	D8	4.925	X	12.500	X	1	=	61.563
	D9	3.000	X	0.855	X	1	=	2.565
	D10	1.251	X	0.355	X	1	=	0.444
	D11	1.250	X	0.500	X	1	=	0.625
	D12	4.360	X	1.855	X	1	=	8.088
	D13	17.166	X	2.555	X	1	=	43.859
	D14	0.600	X	3.160	X	1	=	1.896
	D15	3.550	X	3.100	X	1	=	11.005
	D16	2.735	X	2.000	X	1	=	5.470
	D17	0.600	X	3.160	X	1	=	1.896
	D18	1.360	X	1.200	X	1	=	1.632
	D19	0.300	X	5.310	X	1	=	1.593
	D20	4.511	X	3.035	X	1	=	13.691
	D21	0.653	X	2.610	X	1		1.704
	D22	2.400	X	4.065	X	1	=	9.756
					TOTAL		=	**242.084**
	FIRE STAIRCASE DEDUCTION							
	ST1	3.498	X	4.615	X	1	=	16.143
	ST2	0.160	X	1.855	X	1	=	0.297
					TOTAL		=	**16.440**
	TOTAL DEDUCTION						=	**258.524**
3)	NBU AREA (1-2)						=	**343.265**

BLDG 5 WING D3								(TYPE A)
1ST,2ND,3RD FLOOR AREA CALCULATION (L3 TO L5)								
1)	BLOCK AREA							
	A	31.260	X	19.170	X	1	=	599.254
	ELEVATION TREATMENT							
	AD1	0.450	X	0.160	X	6	=	0.432
	AD2	0.600	X	0.160	X	10	=	0.960
	AD3	0.750	X	0.160	X	2	=	0.240
	AD4	0.150	X	0.125	X	2	=	0.038
	AD5	1.050	X	0.160	X	2	=	0.336
	AD6	0.635	X	0.160	X	1	=	0.102
	AD7	1.810	X	0.160	X	1	=	0.290
							=	**2.397**
					TOTAL		=	**601.651**
2)	DEDUCTION							
	D1	3.720	X	0.600	X	2	=	4.464
	D2	2.350	X	3.385	X	2	=	15.910
	D3	2.400	X	5.565	X	2	=	26.712
	D4	2.010	X	2.830	X	2	=	11.377
	D5	1.650	X	2.230	X	2	=	7.359
	D6	3.230	X	2.830	X	1	=	9.141
	D7	0.300	X	5.310	X	1	=	1.593
	D8	1.360	X	1.200	X	1	=	1.632
	D9	0.600	X	3.160	X	1	=	1.896
	D10	2.735	X	2.000	X	1	=	5.470
	D11	3.550	X	3.100	X	1	=	11.005
	D12	0.600	X	3.160	X	1	=	1.896
	D13	4.360	X	1.855	X	1	=	8.088
	D14	17.170	X	2.560	X	1	=	43.955
	D15	5.985	X	12.500	X	1	=	74.813
	D16	1.060	X	1.360	X	1	=	1.442
	D17	3.000	X	0.855	X	1	=	2.565
	D18	1.251	X	0.355	X	1	=	0.444
	D19	0.653	X	2.610	X	1	=	1.704
	D20	4.511	X	3.035	X	1	=	13.691
					TOTAL		=	**245.155**
	CB DEDUCTION							
	CB1	1.650	X	0.450	X	2	=	1.485
	CB2	1.735	X	0.450	X	2	=	1.562
					TOTAL		=	**3.047**
	FIRE STAIRCASE DEDUCTION							
	ST1	3.498	X	4.615	X	1	=	16.143
	ST2	0.160	X	1.855	X	1	=	0.297
					TOTAL		=	**16.440**
	TOTAL DEDUCTION						=	**264.642**
3)	NBU AREA (1-2)						=	**337.009**



KEY PLAN

APPROVAL STAMP

13/34
PLOT NO RZ- 08
BLDG 5 WING D2&D3 (TYPE A)

DRAWING FOR BUILDING PERMISSION

CONTENT :-
GROUND ,UPPER FLOOR PLAN,AREA DIAGRAM,CALCULATION
TERRACE FLOOR PLAN & OH WATER TANK CAPACITY CALCULATION

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/ Panvel/Wardoli/TPRP-23/Amended perm/221/2019/5487/ARP/NA
Dated 20 MAY 2019
Associate Town Planner

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED.
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

AR.HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T. +91-22-2752 5300 | F. +91-22-2757 2186.
Email: info@hitenseethi.com | admin@hitenseethi.com
Web site: www.hitenseethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

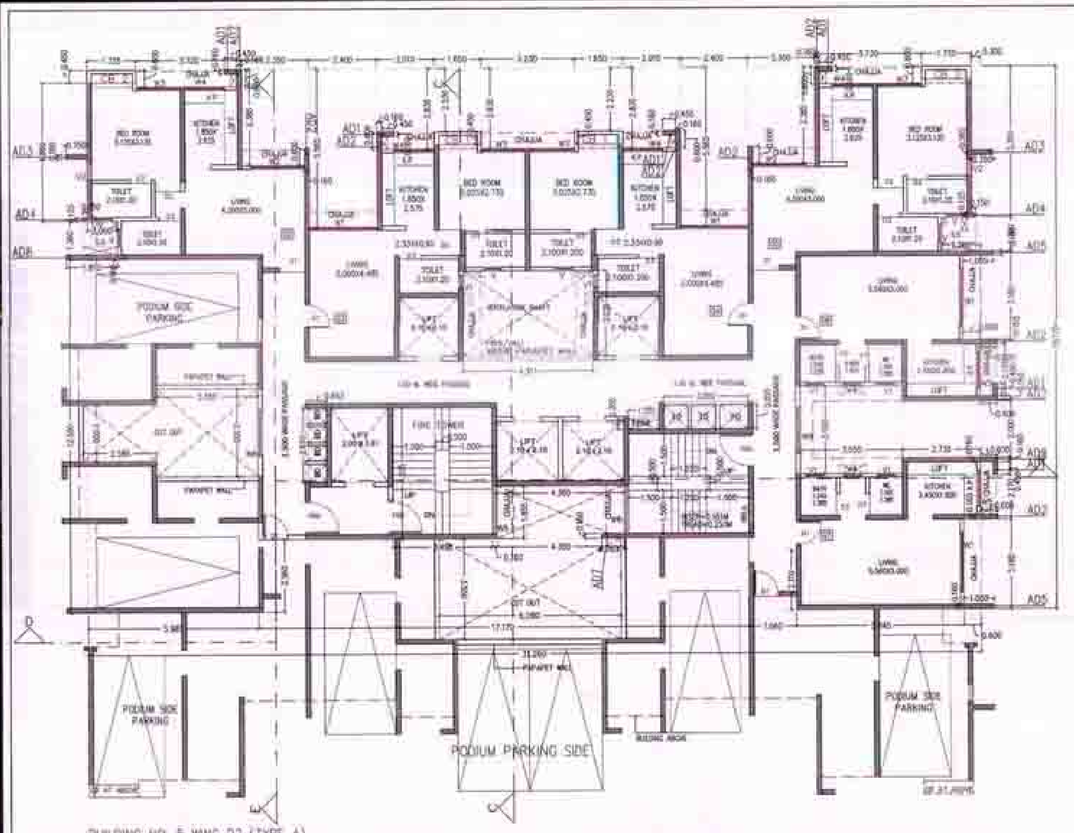
M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

NAME & SIGNATURE OF ARCHITECT

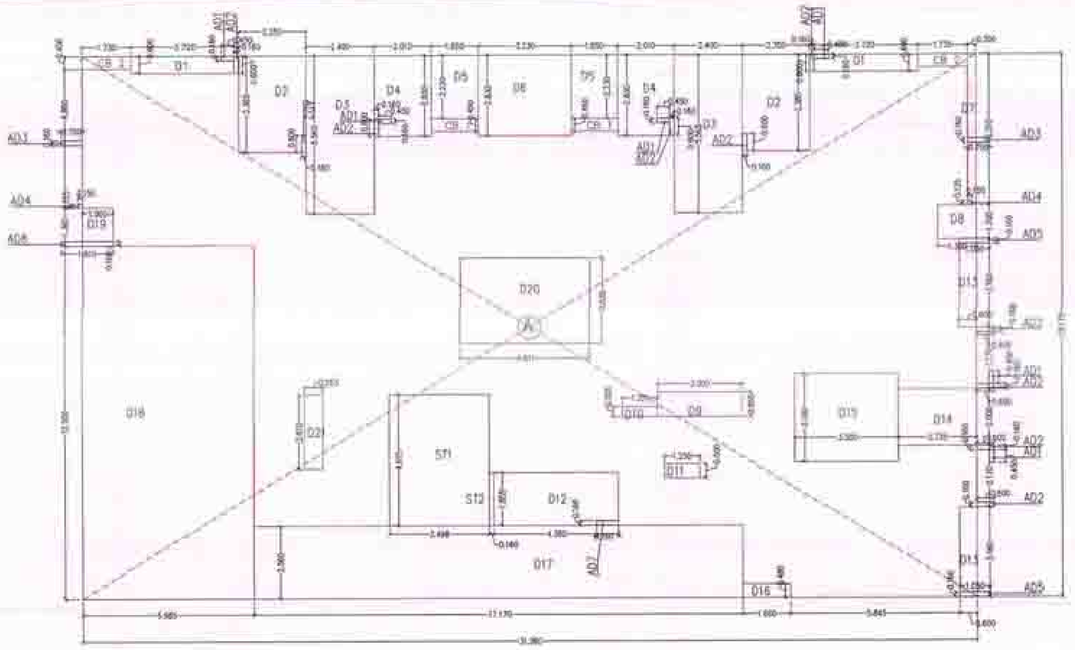
SCALE :	1 : 100
DATE :	27-04-2018
DRAWN BY :	BALAJI
DSGT. BY :	Ar. TEJSWARI
CHKD. BY :	Ar. TANVI
PROJECT No. :	HSA P-213

Ar.HITEN SETHI (CA/93-10444)

ARCHITECTS
HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
T. +91-22-2752 5300 | F. +91-22-2757 2186
E-mail - info@hitenseethi.com | admin@hitenseethi.com | Web site: www.hitenseethi.com

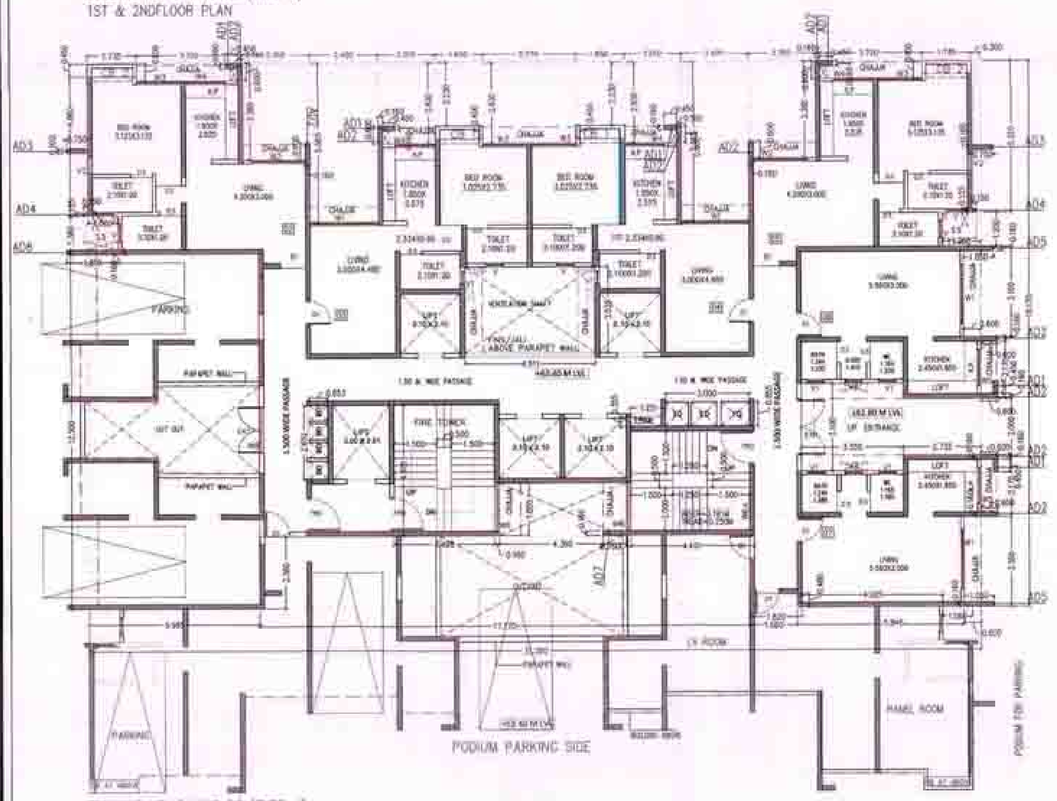


BUILDING NO. 5 WING D2 (TYPE A)
1ST & 2NDFLOOR PLAN

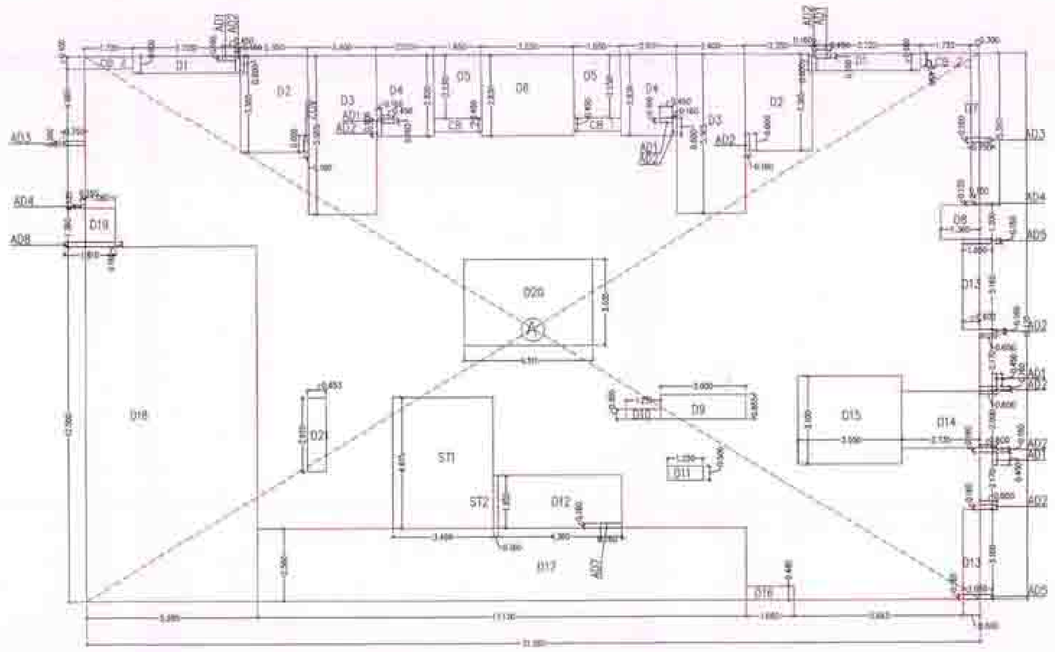


BUILDING NO. 5 WING D2 (TYPE A)
1ST & 2ND FLOOR AREA DIAGRAM (LEVEL-4&5)

BLDG 5 WING D2 (TYPE A)								
1ST & 2ND FLOOR AREA CALCULATION (L4 & L5)								
1) BLOCK AREA								
A	31.260	X	19.170	X		1	=	599.254
ELEVATION TREATMENT								
AD1	0.450	X	0.160	X		6	=	0.432
AD2	0.600	X	0.160	X		10	=	0.960
AD3	0.750	X	0.160	X		2	=	0.240
AD4	0.150	X	0.125	X		2	=	0.038
AD5	1.050	X	0.160	X		2	=	0.336
AD7	0.760	X	0.160	X		1	=	0.122
AD8	1.810	X	0.160	X		1	=	0.290
							=	2.417
				TOTAL			=	601.671
2) DEDUCTION								
D1	3.720	X	0.600	X		2	=	4.464
D2	2.350	X	0.385	X		2	=	15.910
D3	2.400	X	5.565	X		2	=	26.712
D4	2.010	X	2.830	X		2	=	11.377
D5	1.650	X	2.230	X		2	=	7.359
D6	3.230	X	2.830	X		1	=	9.141
D7	0.300	X	5.310	X		1	=	1.593
D8	1.360	X	1.200	X		1	=	1.632
D9	3.000	X	0.855	X		1	=	2.565
D10	1.251	X	0.355	X		1	=	0.444
D11	1.250	X	0.500	X		1	=	0.625
D12	4.360	X	1.855	X		1	=	8.088
D13	0.600	X	3.160	X		2	=	3.792
D14	2.735	X	2.000	X		1	=	5.470
D15	3.550	X	3.100	X		1	=	11.005
D16	1.660	X	0.480	X		1	=	0.797
D17	17.170	X	2.560	X		1	=	43.955
D18	5.985	X	12.500	X		1	=	74.813
D19	1.060	X	1.360	X		1	=	1.442
D20	4.511	X	3.035	X		1	=	13.691
D21	0.653	X	2.610	X		1	=	1.704
				TOTAL			=	246.577
CB DEDUCTION								
CB1	1.650	X	0.450	X		2	=	1.485
CB2	1.735	X	0.450	X		2	=	1.562
				TOTAL			=	3.047
FIRE STAIRCASE DEDUCTION								
ST1	3.498	X	4.615	X		1	=	16.143
ST2	0.160	X	1.855	X		1	=	0.297
				TOTAL			=	16.440
TOTAL DEDUCTION							=	266.064
3) NBU AREA (1-2)							=	335.607

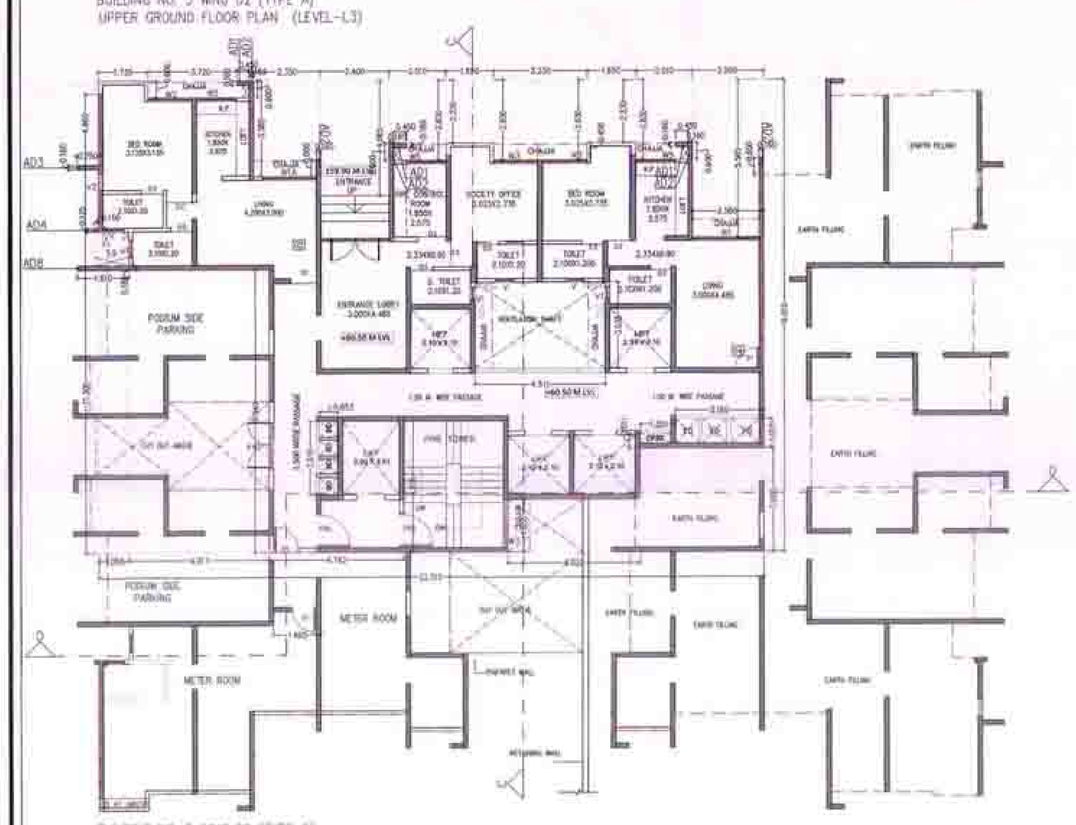


BUILDING NO. 5 WING D2 (TYPE A)
UPPER GROUND FLOOR PLAN (LEVEL-L3)

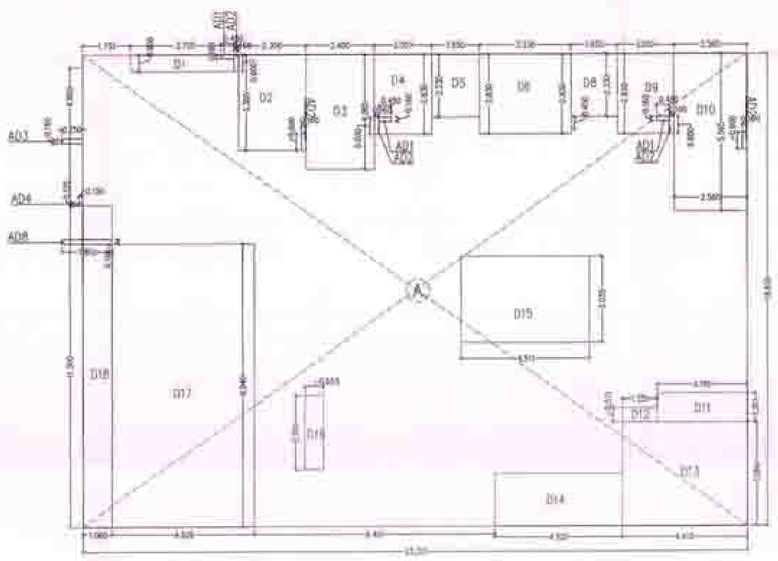


BUILDING NO. 5 WING D2 (TYPE A)
UPPER GROUND FLOOR AREA DIAGRAM (LEVEL-L3)

BLDG 5 WING D2 (TYPE A)								
UPPER GROUNDFLOOR AREA CALCULATION (LEVEL-3)								
1) BLOCK AREA								
A	31.260	X	19.170	X		1	=	599.254
ELEVATION TREATMENT								
AD1	0.450	X	0.160	X		6	=	0.432
AD2	0.600	X	0.160	X		10	=	0.960
AD3	0.750	X	0.160	X		2	=	0.240
AD4	0.150	X	0.125	X		2	=	0.038
AD5	1.050	X	0.160	X		2	=	0.336
AD7	0.760	X	0.160	X		1	=	0.122
AD8	1.810	X	0.160	X		1	=	0.290
							=	2.417
				TOTAL			=	601.671
2) DEDUCTION								
D1	3.720	X	0.600	X		2	=	4.464
D2	2.350	X	3.385	X		2	=	15.910
D3	2.400	X	5.565	X		2	=	26.712
D4	2.010	X	2.830	X		2	=	11.377
D5	1.650	X	2.230	X		2	=	7.359
D6	3.230	X	2.830	X		1	=	9.141
D7	0.300	X	5.310	X		1	=	1.593
D8	1.360	X	1.200	X		1	=	1.632
D9	3.000	X	0.855	X		1	=	2.565
D10	1.251	X	0.355	X		1	=	0.444
D11	1.250	X	0.500	X		1	=	0.625
D12	4.360	X	1.855	X		1	=	8.088
D13	0.600	X	3.160	X		2	=	3.792
D14	2.735	X	2.000	X		1	=	5.470
D15	3.550	X	3.100	X		1	=	11.005
D16	0.480	X	2.100	X		1	=	1.008
D17	17.170	X	2.560	X		1	=	43.955
D18	5.985	X	12.500	X		1	=	74.813
D19	1.060	X	1.360	X		1	=	1.442
D20	4.511	X	3.035	X		1	=	13.691
D21	0.653	X	2.610	X		1	=	1.704
				TOTAL			=	246.788
CB DEDUCTION								
CB1	1.650	X	0.450	X		2	=	1.485
CB2	1.735	X	0.450	X		2	=	1.562
				TOTAL			=	3.047
FIRE STAIRCASE DEDUCTION								
ST1	3.498	X	4.615	X		1	=	16.143
ST2	0.160	X	1.855	X		1	=	0.297
				TOTAL			=	16.440
TOTAL DEDUCTION							=	266.275
3) NBU AREA (1-2)							=	335.396

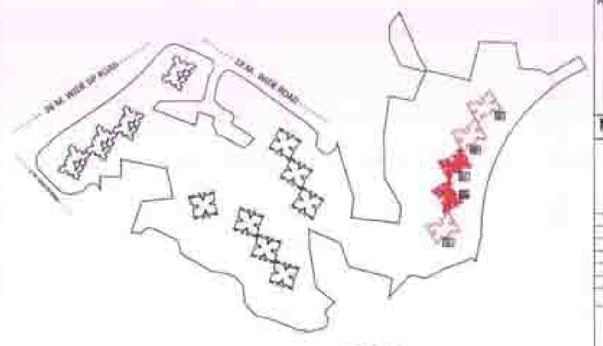


BUILDING NO. 5 WING D2 (TYPE A)
GROUND FLOOR PLAN (LEVEL-L2)



BUILDING NO. 5 WING D2 (TYPE A)
GROUND FLOOR AREA DIAGRAM (LEVEL -L2)

BLDG 5 WING D2 (TYPE A)								
LOWER GROUND FLOOR AREA CALCULATION (LEVEL-L2)								
1) BLOCK AREA								
A	23.315	X	16.610	X		1	=	387.262
ELEVATION TREATMENT								
AD1	0.450	X	0.160	X		3	=	0.216
AD2	0.600	X	0.160	X		5	=	0.480
AD3	0.750	X	0.160	X		1	=	0.120
AD4	0.150	X	0.125	X		1	=	0.019
AD8	1.810	X	0.160	X		1	=	0.290
							=	1.124
				TOTAL			=	388.387
2) DEDUCTION								
D1	3.720	X	0.600	X		1	=	2.232
D2	2.350	X	3.385	X		1	=	7.955
D3	2.400	X	4.065	X		1	=	9.756
D4	2.010	X	2.830	X		1	=	5.688
D5	1.650	X	2.230	X		1	=	3.680
D6	3.230	X	2.830	X		1	=	9.141
D8	1.650	X	2.230	X		1	=	3.680
D9	2.010	X	2.830	X		1	=	5.688
D10	2.560	X	5.565	X		1	=	14.246
D11	3.160	X	1.013	X		1	=	3.195
D12	1.251	X	0.513	X		1	=	0.639
D13	4.410	X	3.660	X		1	=	16.141
D14	4.520	X	1.855	X		1	=	8.385
D15	4.511	X	3.035	X		1	=	13.691
D16	0.653	X	2.610	X		1	=	1.704
D17	4.925	X	9.940	X		1	=	48.955
D18	1.060	X	11.300	X		1	=	11.978
				TOTAL			=	166.753
FIRE STAIRCASE DEDUCTION								
				TOTAL			=	0.000
TOTAL DEDUCTION							=	166.753
3) NBU AREA (1-2)							=	221.634



KEY PLAN

APPROVAL STAMP

14/34

PLOT NO RZ- 08
BLDG 5 WING D2&D3 (TYPE A)

DRAWING FOR BUILDING PERMISSION

CONTENT :-
GROUND ,UPPER FLOOR PLAN,AREA DIAGRAM,CALCULATION
TERRACE FLOOR PLAN

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.
CIDCO/NAINA/Panvel/Vardoli/TTP/BP-3101/Amended permission/2016/ 545/ CAP / 15-16
Dated 20 MAY 2016
Associate Town Planner (NAINA)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED.
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

AR.HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

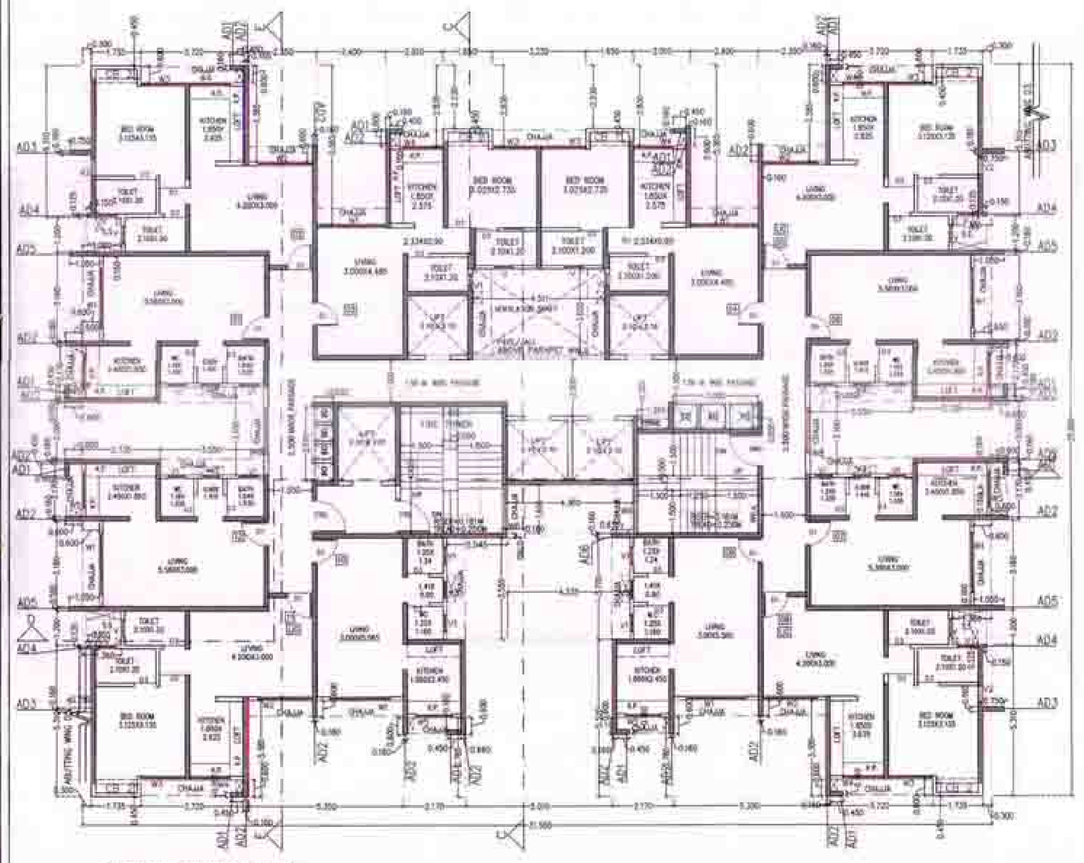
M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

NAME & SIGNATURE OF ARCHITECT

SCALE	1:100
DATE	27-04-2016
DRAWN BY	BALAJI
DES.T BY	AI TEJASWI
CHKD BY	AI YASH
PROJECT No	HSA P-213

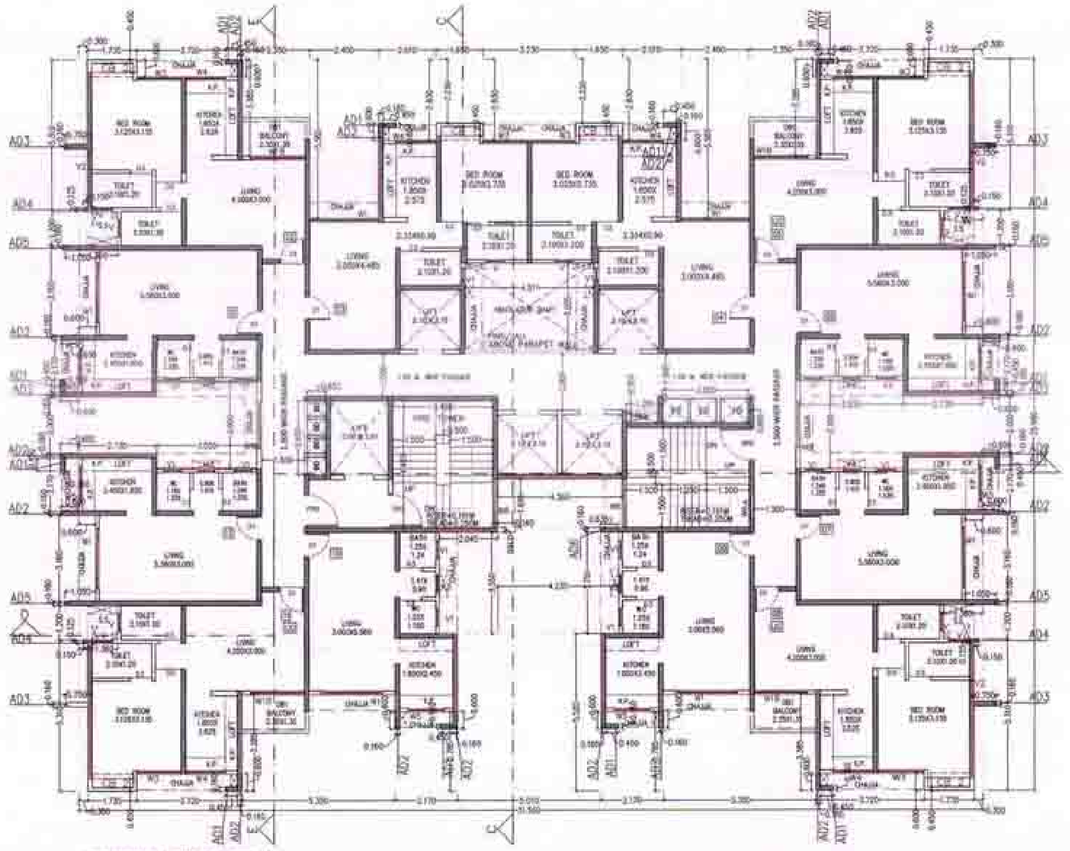
AR.HITEN SETHI (CA/95/14488)

ARCHITECTS
HSA
HITEN SETHI ASSOCIATES
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTS | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com



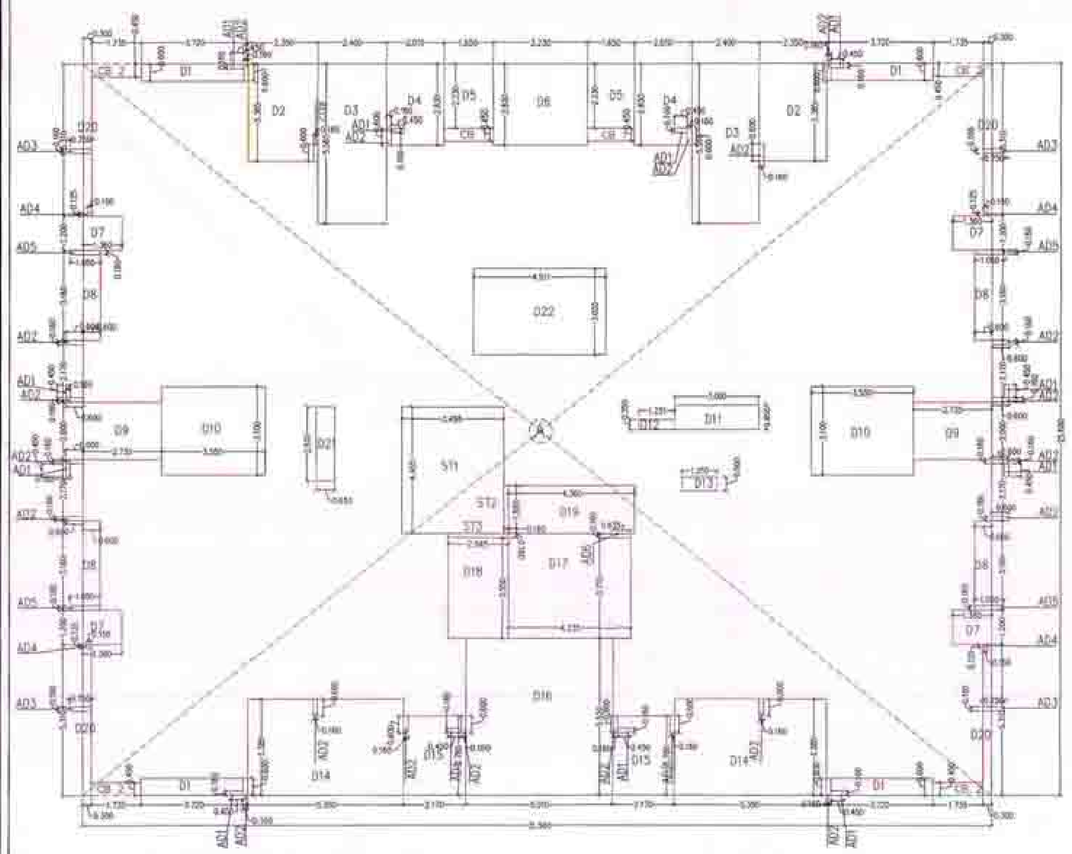
BUILDING NO. 5 WING D4 (TYPE A)
5th, 6th,7th,9th,10th,11th,
14th,15th,17th,19th,21st,22nd,25th FLOOR PLAN

UNIT NO 8 & 11 – UG UNITS ONLY AT 5th, 6th,7th,9th,10th,11th,14th,15th,17th,19th,21st,22nd &25th FLOOR IN BUILDING NO. D4
UNIT NO 5 – UG UNITS ONLY AT 5th, 6th,7th,9th,10th,11th,14th,15th FLOOR IN BUILDING NO. D4

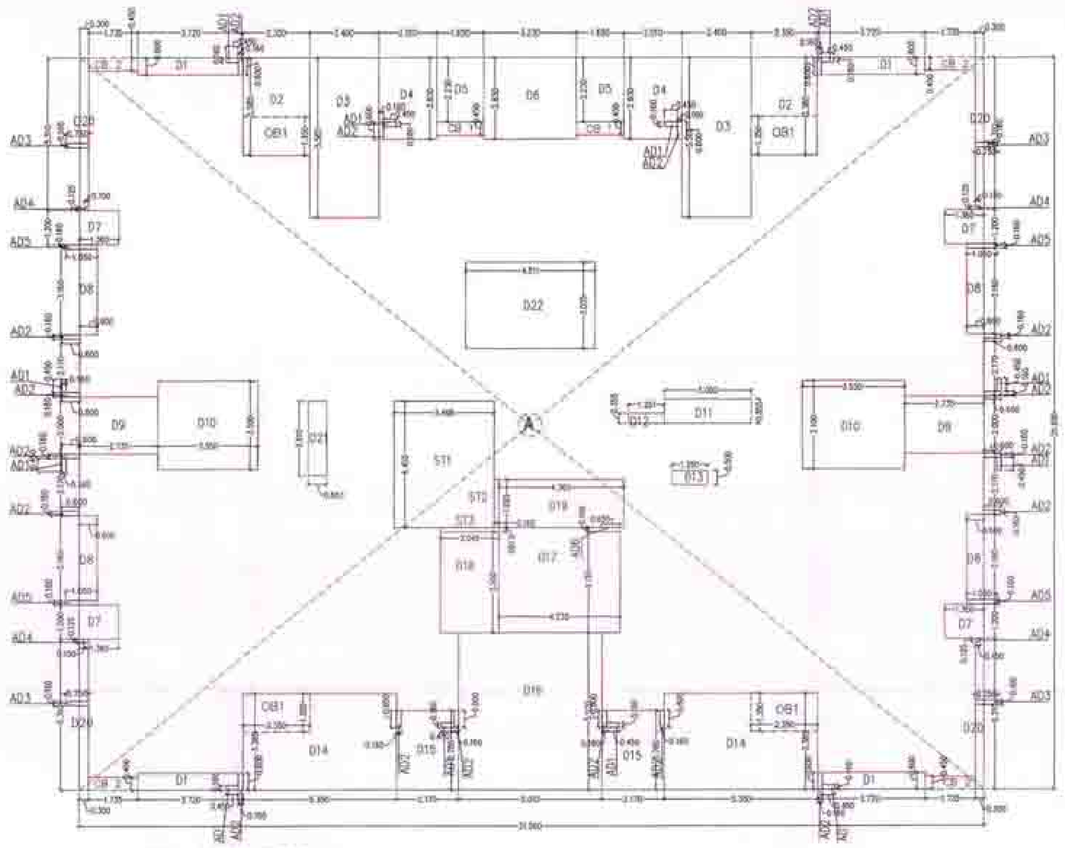


BUILDING NO. 5 WING D4 (TYPE A)
12TH,16TH,20TH&24TH FLOOR PLAN

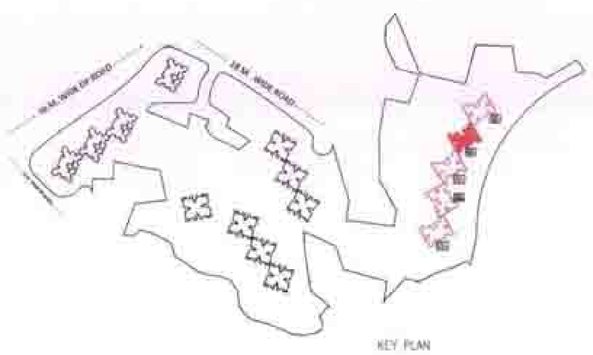
UG UNITS 8&11 ONLY AT 12th,16th,20th,24th FLOOR IN BUILDING NO. D4
UNIT NO 5 – UG UNITS ONLY AT 12th,16th FLOOR IN BUILDING NO. D4



BUILDING NO. 5 WING D4 (TYPE A)
5th, 6th,7th,9th,10th,11th,
14th,15th,17th,19th,21st,22nd,25th FLOOR AREA DIAGRAM



BUILDING NO. 5 WING D4 (TYPE A)
4TH,12th,16TH,20TH&24TH FLOOR AREA DIAGRAM



KEY PLAN

BLDG 5 WING D4							(TYPE A)
5th,6th,7th,9th,10th,11th,14th,15th,17th,19th,21th,22th,25th AREA CALCULATION							
1)	BLOCK AREA						
	A	31.560	X	25.680	X	1	= 810.461
	ELEVATION TREATMENT						
	AD1	0.450	X	0.160	X	12	= 0.864
	AD2	0.600	X	0.160	X	22	= 2.112
	AD3	0.750	X	0.160	X	4	= 0.480
	AD4	0.150	X	0.125	X	4	= 0.075
	AD5	1.050	X	0.160	X	4	= 0.672
	AD6	0.635	X	0.160	X	1	= 0.102
							= 4.305
					TOTAL		= 814.765
2)	DEDUCTION						
	D1	3.720	X	0.600	X	4	= 8.928
	D2	2.350	X	3.385	X	2	= 15.910
	D3	2.400	X	5.565	X	2	= 26.712
	D4	2.010	X	2.830	X	2	= 11.377
	D5	1.650	X	2.230	X	2	= 7.359
	D6	3.230	X	2.830	X	1	= 9.141
	D7	1.360	X	1.200	X	4	= 6.528
	D8	3.160	X	0.600	X	4	= 7.584
	D9	2.735	X	2.000	X	2	= 10.940
	D10	3.550	X	3.100	X	2	= 22.010
	D11	3.000	X	0.855	X	1	= 2.565
	D12	1.251	X	0.355	X	1	= 0.444
	D13	1.250	X	0.500	X	1	= 0.625
	D14	5.350	X	3.385	X	2	= 36.220
	D15	2.170	X	2.785	X	2	= 12.087
	D16	5.010	X	5.520	X	1	= 27.655
	D17	4.235	X	3.710	X	1	= 15.712
	D18	2.045	X	3.550	X	1	= 7.260
	D19	4.360	X	1.695	X	1	= 7.390
	D20	0.300	X	5.310	X	4	= 6.372
	D21	0.653	X	2.610	X	1	= 1.704
	D22	4.511	X	3.035	X	1	= 13.691
					TOTAL		= 258.213
	CB DEDUCTION						
	CB1	1.650	X	0.450	X	2	= 1.485
	CB2	1.735	X	0.450	X	4	= 3.123
					TOTAL		= 4.608
	FIRE STAIRCASE DEDUCTION						
	ST1	3.498	X	4.455	X	1	= 15.584
	ST2	1.695	X	0.160	X	1	= 0.271
	ST3	2.045	X	0.160	X	1	= 0.327
				TOTAL STAIRCASE AREA			= 16.182
	TOTAL DEDUCTION						= 279.003
3)	NBU AREA (1-2)						= 535.763
4)	15% PERMISSIBLE BALCONY						= 80.364
5)	PROPOSED BALCONY						= 0.000
6)	BALANCE BALCONY AREA						= 80.364

BLDG 5 WING D4							(TYPE A)
12TH,16TH,20TH&24TH FLOOR AREA CALCULATION							
1)	BLOCK AREA						
	A	31.560	X	25.680	X	1	= 810.461
	ELEVATION TREATMENT						
	AD1	0.450	X	0.160	X	12	= 0.864
	AD2	0.600	X	0.160	X	18	= 1.728
	AD3	0.750	X	0.160	X	4	= 0.480
	AD4	0.150	X	0.125	X	4	= 0.075
	AD5	1.050	X	0.160	X	4	= 0.672
	AD6	0.635	X	0.160	X	1	= 0.102
							= 3.921
					TOTAL		= 814.381
2)	DEDUCTION						
	D1	3.720	X	0.600	X	4	= 8.928
	D2	2.350	X	3.385	X	2	= 15.910
	D3	2.400	X	5.565	X	2	= 26.712
	D4	2.010	X	2.830	X	2	= 11.377
	D5	1.650	X	2.230	X	2	= 7.359
	D6	3.230	X	2.830	X	1	= 9.141
	D7	1.360	X	1.200	X	4	= 6.528
	D8	3.160	X	0.600	X	4	= 7.584
	D9	2.735	X	2.000	X	2	= 10.940
	D10	3.550	X	3.100	X	2	= 22.010
	D11	3.000	X	0.855	X	1	= 2.565
	D12	1.251	X	0.355	X	1	= 0.444
	D13	1.250	X	0.500	X	1	= 0.625
	D14	5.350	X	3.385	X	2	= 36.220
	D15	2.170	X	2.785	X	2	= 12.087
	D16	5.010	X	5.520	X	1	= 27.655
	D17	4.235	X	3.710	X	1	= 15.712
	D18	2.045	X	3.550	X	1	= 7.260
	D19	4.360	X	1.695	X	1	= 7.390
	D20	0.300	X	5.310	X	4	= 6.372
	D21	0.653	X	2.610	X	1	= 1.704
	D22	4.511	X	3.035	X	1	= 13.691
					TOTAL		= 258.213
	CB DEDUCTION						
	CB1	1.650	X	0.450	X	2	= 1.485
	CB2	1.735	X	0.450	X	4	= 3.123
					TOTAL		= 4.608
	FIRE STAIRCASE DEDUCTION						
	ST1	3.498	X	4.455	X	1	= 15.584
	ST2	1.695	X	0.160	X	1	= 0.271
	ST3	2.045	X	0.160	X	1	= 0.327
				TOTAL STAIRCASE AREA			= 16.182
	TOTAL DEDUCTION						= 279.003
3)	NBU AREA (1-2)						= 535.379
4)	15% PERMISSIBLE BALCONY						= 80.307
5)	OPEN BALCONY						
	OB1	2.350	X	1.350	X	4	= 12.690
					TOTAL		= 12.690
6)	BALANCE BALCONY AREA						= 67.617

TYPE-'A'							
SHEDULE OF DOOR & WINDOW						SILL	DESCRIPTION
FRD	1.200	X	2.350	=	2.820		FIRE FIGHTING DOOR
D	1.200	X	2.350	=	2.820		T.W FLUSH DOOR
D1	1.000	X	2.150	=	2.150		FLUSH DOOR WITH WOODEN FRAME
D2	0.900	X	2.150	=	1.935		FLUSH DOOR WITH WOODEN FRAME
D3	0.750	X	2.150	=	1.613		FLUSH DOOR WITH GRANITE FRAME
W1	2.200	X	1.800	=	3.960	0.400	AL. GLAZED SLIDING WINDOW
W1B	1.890	X	1.800	=	3.402	0.000	AL. GLAZED SLIDING WINDOW
W2	1.890	X	1.800	=	3.402	0.400	AL. GLAZED SLIDING WINDOW
W3	1.350	X	1.800	=	2.430	0.400	AL. GLAZED SLIDING WINDOW
W4	1.400	X	1.050	=	1.470	1.150	AL. GLAZED SLIDING WINDOW
W5	1.250	X	1.050	=	1.313	1.150	AL. GLAZED FIX+SLIDING WINDOW
W6	1.695	X	1.150	=	1.949	1.050	AL. GLAZED FIX+SLIDING WINDOW
W6A	0.900	X	1.300	=	1.170	0.900	AL. GLAZED SLIDING WINDOW
W8	1.600	X	1.300	=	2.080	0.900	AL. GLAZED SLIDING WINDOW
V	0.600	X	1.000	=	0.600	1.200	AL. LOUVRES
V1	0.600	X	1.000	=	0.600	1.200	AL. LOUVRES
V2	0.600	X	1.000	=	0.600	1.200	AL. LOUVRES
V3	0.600	X	0.400	=	0.240	1.800	AL. LOUVRES

TYPE-'A'							
LIGHT & VENTILATION STATAMENT							
ROOM	ROOM SIZE				CARPET AREA IN SQ.MT	1/6 REQUIRED	TYPE	AREA IN SQ.MT
LIVING	3.000	X	5.560	=	16.680	2.780	W1	3.960
LIVING	3.000	X	4.485	=	13.455	2.243	W1	3.960
LIVING	4.200	X	3.000	=	12.600	2.100	W2	3.402
LIVING	4.200	X	3.000	=	12.600	2.100	W1B	3.402
BED ROOM	3.125	X	3.135	=	9.797	1.633	W3	2.430
BED ROOM	3.025	X	2.735	=	8.273	1.379	W3	2.430
KITCHEN	1.850	X	2.625	=	4.856	0.809	W4	1.470
KITCHEN	1.850	X	2.450	=	4.533	0.755	W5	1.313
TOILET	2.100	X	1.200	=	2.520	0.420	V1	0.600
BATH/W.C	1.160	X	1.335	=	1.549	0.258	V	0.600

BALCONY AREA STATEMENT							
BLDG 5 WING D4							(TYPE A)
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm)			
				Total	Enclosed	Open	Excess
1	2	3	4 = 3 X 15%	5	6	7	If 5 > 4, 8 = 5 – 4
D4	GROUND	342.978					
	1st	336.500					
	2nd	336.500					
	3rd	336.500					
	4th	336.500	80.307	12.690		12.690	
	5th	535.763					
	6th	535.763					
	7th	535.763					
	8th	459.974	68.996	9.518		9.518	
	9th	535.763					
	10th	535.763					
	11th	535.763					
	12th	535.379	80.307	12.690		12.690	
	13th	457.186					
	14th	535.763					
	15th	535.763					
	16th	535.379	80.307	12.690		12.690	
	17th	535.763					
	18th	457.186					
	19th	535.763					
	20th	535.379	80.307	12.690		12.690	
	21st	535.763					
	22nd	535.763					
	23rd	490.100					
	24th	535.379	80.307	12.690		12.690	
	25TH	535.763					
Total		12659.856	470.530	72.968	0.000	72.968	0.000

APPROVAL STAMP

15/04

PLOT NO RZ- 08
BLDG. 5 WING D4 (TYPE A)

DRAWING FOR BUILDING PERMISSION

CONTENT :-
TYPICAL FLOOR PLAN,AREA DIAGRAM & CALCULATION
DOOR WINDOW SCHEDULE & KEY PLAN

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No:
CIDCO/NAINA/ PanvelWardoli/BTRBP-23/Amended permit/2018/ 0645/CAP/ 193
Dated 20 MAY 2018
Assistant Planner (NAINA)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED,
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

SIGNATURE OF OWNER

HITEN SETHI
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

HITEN SETHI
Ar. HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2782 5300 | F: +91-22-2787 2166.
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD

NAME & SIGNATURE OF OWNER

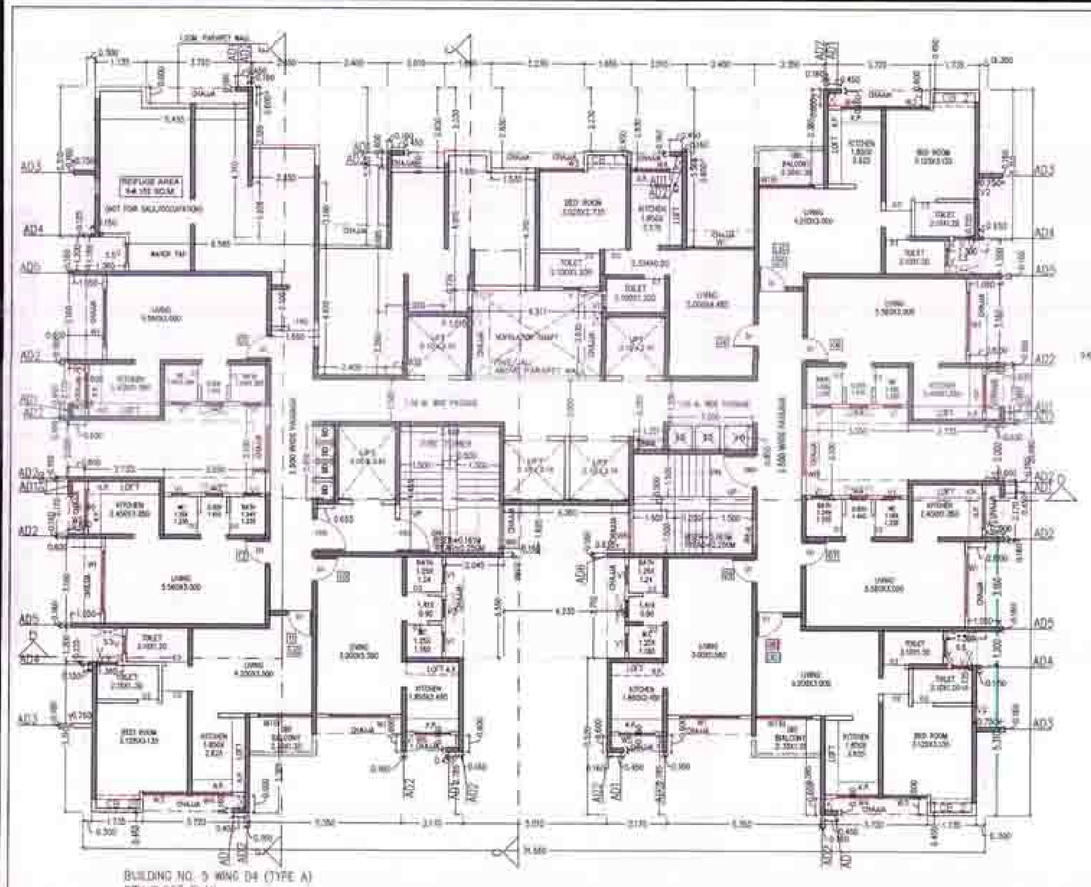
M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

NAME & SIGNATURE OF ARCHITECT

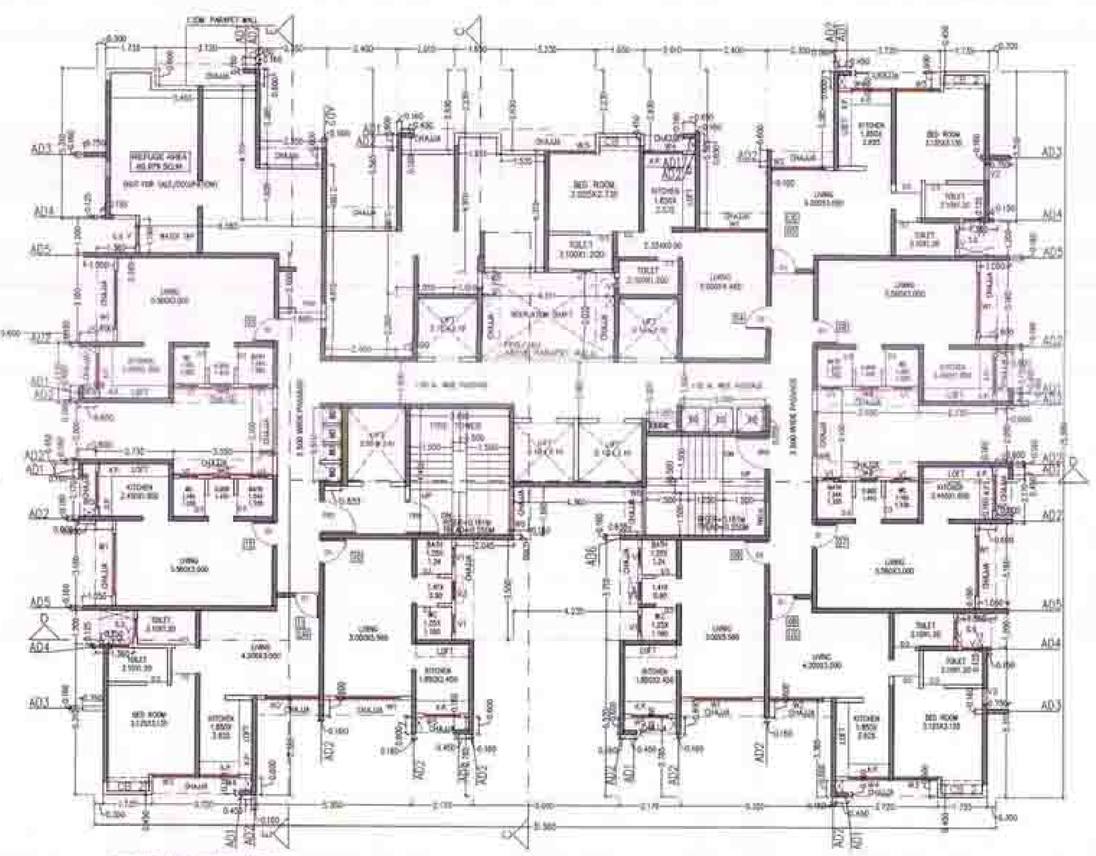
SCALE	:	1:100
DATE	:	25.04.2016
DRAWN BY	:	MN,AJ
CHK'T BY	:	Ar. TEJASWINI
CHKD BY	:	Ar. YASH
PROJECT No	:	HSA 1121

Ar.HITEN SETHI (CONSULTANT)

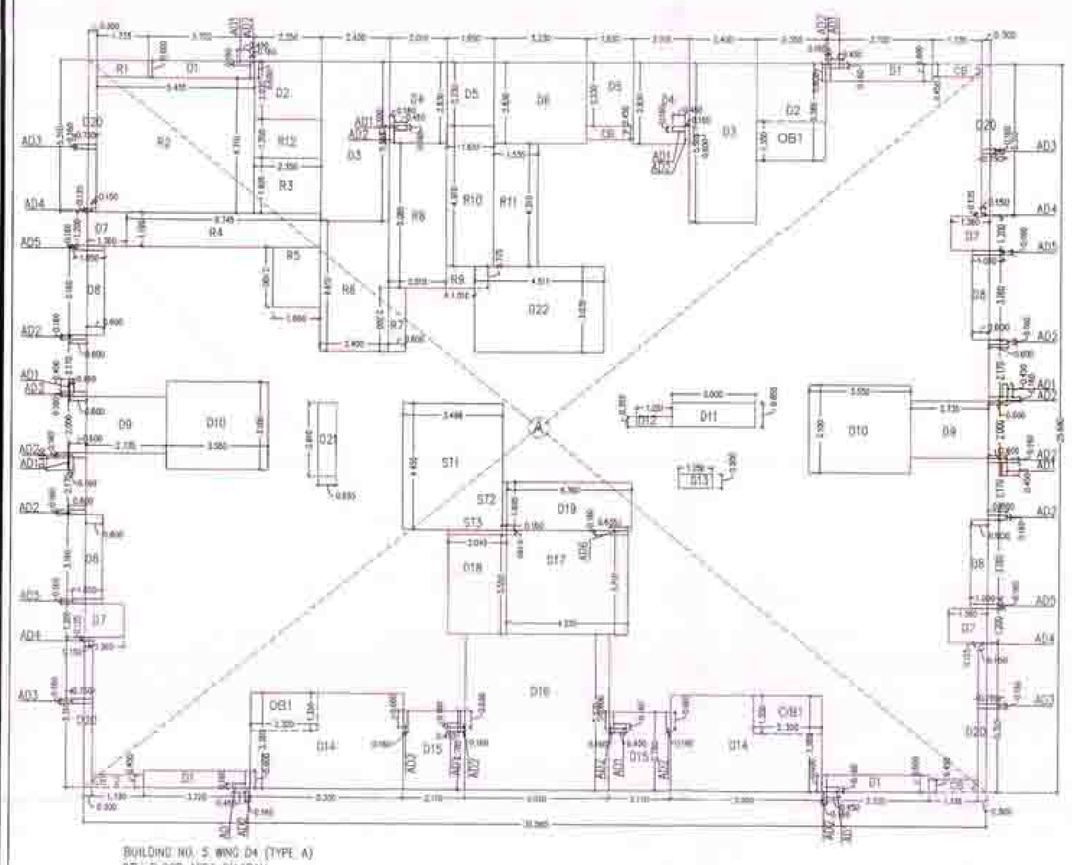
ARCHITECTS
HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTS | PROJECT MANAGEMENT
HEAD OFFICE : Ground Floor, Yayati CHS, Plot no 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
T: +91-22-2782 5300 | F: +91-22-2787 2166
E-mail : info@hitensethi.com | admin@hitensethi.com | Web site : www.hitensethi.com



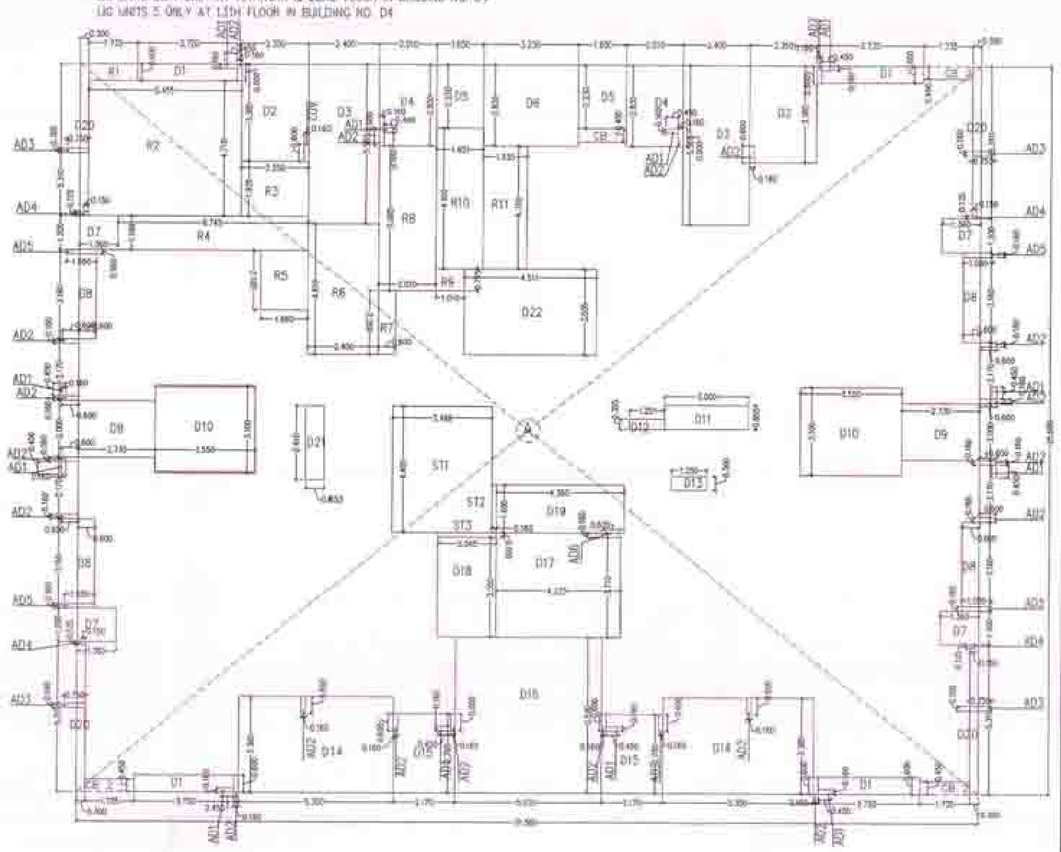
BUILDING NO. 5 WING D4 (TYPE A)
8TH FLOOR PLAN



BUILDING NO. 5 WING D4 (TYPE A)
13TH,18TH & 23RD FLOOR PLAN
LIG UNITS 5&6 ONLY AT 13TH,18TH & 23RD FLOOR IN BUILDING NO. D4
LIG UNITS 5 ONLY AT 13TH FLOOR IN BUILDING NO. D4

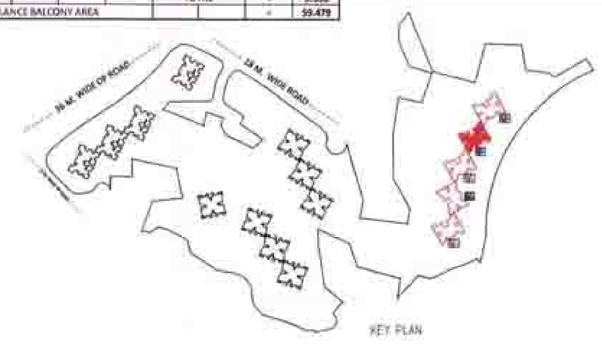


BUILDING NO. 5 WING D4 (TYPE A)
8TH FLOOR AREA DIAGRAM



BUILDING NO. 5 WING D4 (TYPE A)
13TH,18TH & 23RD FLOOR AREA DIAGRAM

BLDG 5 WING D4								(TYPE A)
8th FLOOR AREA CALCULATION (REFUGE)								
1)	BLOCK AREA							
	A	31.560	X	25.680	X	1	=	810.461
	ELEVATION TREATMENT							
	AD1	0.450	X	0.160	X	12	=	0.864
	AD2	0.600	X	0.160	X	18	=	1.728
	AD3	0.750	X	0.160	X	4	=	0.480
	AD4	0.150	X	0.125	X	4	=	0.075
	AD5	1.050	X	0.160	X	4	=	0.672
	AD6	0.635	X	0.160	X	1	=	0.102
							=	3.921
				TOTAL			=	814.381
2)	DEDUCTION							
	D1	3.720	X	0.600	X	4	=	8.928
	D2	3.350	X	3.385	X	1	=	7.955
	D3	2.400	X	5.565	X	2	=	26.712
	D4	2.010	X	2.830	X	2	=	11.377
	D5	1.650	X	2.230	X	2	=	7.359
	D6	3.230	X	2.830	X	1	=	9.141
	D7	1.300	X	1.200	X	4	=	6.528
	D8	3.160	X	0.600	X	4	=	7.584
	D9	2.735	X	2.000	X	2	=	10.940
	D10	3.550	X	3.100	X	2	=	22.010
	D11	3.000	X	0.855	X	1	=	2.565
	D12	1.251	X	0.355	X	1	=	0.444
	D13	1.250	X	0.500	X	1	=	0.625
	D14	5.350	X	3.385	X	2	=	36.220
	D15	2.170	X	2.785	X	2	=	12.087
	D16	5.010	X	5.520	X	1	=	27.655
	D17	4.235	X	3.710	X	1	=	15.712
	D18	2.045	X	3.550	X	1	=	7.260
	D19	4.360	X	1.695	X	1	=	7.390
	D20	0.300	X	5.310	X	4	=	6.372
	D21	0.653	X	2.610	X	1	=	1.704
	D22	4.511	X	3.035	X	1	=	13.691
				TOTAL			=	255.040
	REFUGE AREA							
	R1	1.735	X	0.600	X	1	=	1.041
	R2	5.455	X	4.710	X	1	=	25.693
	R3	2.350	X	1.926	X	1	=	4.526
	R4	6.745	X	1.199	X	1	=	8.087
	R5	1.660	X	2.100	X	1	=	3.486
	R6	2.400	X	4.610	X	1	=	11.064
	R7	0.600	X	2.260	X	1	=	1.356
	R8	2.010	X	5.085	X	1	=	10.221
	R9	1.010	X	0.775	X	1	=	0.783
	R10	1.651	X	4.910	X	1	=	8.106
	R11	1.535	X	4.310	X	1	=	6.616
	R12	2.350	X	1.350	X	1	=	3.173
	TOTAL REFUGE AREA							94.152
	CB DEDUCTION							
	CB1	1.650	X	0.450	X	1	=	0.743
	CB2	1.735	X	0.450	X	3	=	2.342
				TOTAL			=	3.085
	FIRE STAIRCASE DEDUCTION							
	ST1	3.498	X	4.455	X	1	=	15.584
	ST2	1.695	X	0.160	X	1	=	0.271
	ST3	2.045	X	0.160	X	1	=	0.327
	TOTAL STAIRCASE AREA						=	16.182
	TOTAL DEDUCTION						=	358.459
3)	NBU AREA (1-2)						=	455.923
4)	ADD EXCESS REFUGE AREA						=	4.052
5)	TOTAL NET BUILT UUP AREA (3+4)						=	459.974
6)	15% PERMISSIBLE BALCONY						=	68.996
7)	OPEN BALCONY							
	OB1	2.350	X	1.350	X	3	=	9.518
				TOTAL			=	9.518
8)	BALANCE BALCONY AREA						=	59.479



KEY PLAN

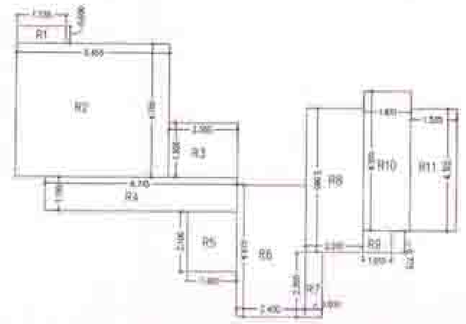
BLDG 5 WING D4								(TYPE A)
13,18th, FLOOR AREA CALCULATION (REFUGE)								
1)	BLOCK AREA							
	A	31.560	X	25.680	X	1	=	810.461
	ELEVATION TREATMENT							
	AD1	0.450	X	0.160	X	12	=	0.864
	AD2	0.600	X	0.160	X	22	=	2.112
	AD3	0.750	X	0.160	X	4	=	0.480
	AD4	0.150	X	0.125	X	4	=	0.075
	AD5	1.050	X	0.160	X	4	=	0.672
	AD6	0.635	X	0.160	X	1	=	0.102
							=	4.305
				TOTAL			=	814.766
2)	DEDUCTION							
	D1	3.720	X	0.600	X	4	=	8.928
	D2	3.350	X	3.385	X	2	=	15.910
	D3	2.400	X	5.565	X	2	=	26.712
	D4	2.010	X	2.830	X	2	=	11.377
	D5	1.650	X	2.230	X	2	=	7.359
	D6	3.230	X	2.830	X	1	=	9.141
	D7	1.300	X	1.200	X	4	=	6.528
	D8	3.160	X	0.600	X	4	=	7.584
	D9	2.735	X	2.000	X	2	=	10.940
	D10	3.550	X	3.100	X	2	=	22.010
	D11	3.000	X	0.855	X	1	=	2.565
	D12	1.251	X	0.355	X	1	=	0.444
	D13	1.250	X	0.500	X	1	=	0.625
	D14	5.350	X	3.385	X	2	=	36.220
	D15	2.170	X	2.785	X	2	=	12.087
	D16	5.010	X	5.520	X	1	=	27.655
	D17	4.235	X	3.710	X	1	=	15.712
	D18	2.045	X	3.550	X	1	=	7.260
	D19	4.360	X	1.695	X	1	=	7.390
	D20	0.300	X	5.310	X	4	=	6.372
	D21	0.653	X	2.610	X	1	=	1.704
	D22	4.511	X	3.035	X	1	=	13.691
				TOTAL			=	258.213
	REFUGE AREA							
	R1	1.735	X	0.600	X	1	=	1.041
	R2	5.455	X	4.710	X	1	=	25.693
	R3	2.350	X	1.926	X	1	=	4.526
	R4	6.745	X	1.199	X	1	=	8.087
	R5	1.660	X	2.100	X	1	=	3.486
	R6	2.400	X	4.610	X	1	=	11.064
	R7	0.600	X	2.260	X	1	=	1.356
	R8	2.010	X	5.085	X	1	=	10.221
	R9	1.010	X	0.775	X	1	=	0.783
	R10	1.651	X	4.910	X	1	=	8.106
	R11	1.535	X	4.310	X	1	=	6.616
	TOTAL REFUGE AREA							80.979
	CB DEDUCTION							
	CB1	1.650	X	0.450	X	1	=	0.743
	CB2	1.735	X	0.450	X	3	=	2.342
				TOTAL			=	3.085
	FIRE STAIRCASE DEDUCTION							
	ST1	3.498	X	4.455	X	1	=	15.584
	ST2	1.695	X	0.160	X	1	=	0.271
	ST3	2.045	X	0.160	X	1	=	0.327
	TOTAL STAIRCASE AREA						=	16.182
	TOTAL DEDUCTION						=	358.459
3)	NBU AREA (1-2)						=	456.307
4)	ADD EXCESS REFUGE AREA						=	0.879
5)	TOTAL NET BUILT UUP AREA (3+4)						=	457.186
6)	15% PERMISSIBLE BALCONY						=	68.578
7)	OPEN BALCONY						=	0
8)	BALANCE BALCONY AREA						=	68.578

BLDG 5 WING D4								(TYPE A)
23rd FLOOR AREA CALCULATION (REFUGE)								
1)	BLOCK AREA							
	A	31.560	X	25.680	X	1	=	810.461
	ELEVATION TREATMENT							
	AD1	0.450	X	0.160	X	12	=	0.864
	AD2	0.600	X	0.160	X	18	=	1.728
	AD3	0.750	X	0.160	X	4	=	0.480
	AD4	0.150	X	0.125	X	4	=	0.075
	AD5	1.050	X	0.160	X	4	=	0.672
	AD6	0.635	X	0.160	X	1	=	0.102
							=	3.921
				TOTAL			=	814.381
2)	DEDUCTION							
	D1	3.720	X	0.600	X	4	=	8.928
	D2	3.350	X	3.385	X	2	=	15.910
	D3	2.400	X	5.565	X	2	=	26.712
	D4	2.010	X	2.830	X	2	=	11.377
	D5	1.650	X	2.230	X	2	=	7.359
	D6	3.230	X	2.830	X	1	=	9.141
	D7	1.300	X	1.200	X	4	=	6.528
	D8	3.160	X	0.600	X	4	=	7.584
	D9	2.735	X	2.000	X	2	=	10.940
	D10	3.550	X	3.100	X	2	=	22.010
	D11	3.000	X	0.855	X	1	=	2.565
	D12	1.251	X	0.355	X	1	=	0.444
	D13	1.250	X	0.500	X	1	=	0.625
	D14	5.350	X	3.385	X	2	=	36.220
	D15	2.170	X	2.785	X	2	=	12.087
	D16	5.010	X	5.520	X	1	=	27.655
	D17	4.235	X	3.710	X	1	=	15.712
	D18	2.045	X	3.550	X	1	=	7.260
	D19	4.360	X	1.695	X	1	=	7.390
	D20	0.300	X	5.310	X	4	=	6.372
	D21	0.653	X	2.610	X	1	=	1.704
	D22	4.511	X	3.035	X	1	=	13.691
				TOTAL			=	258.213
	REFUGE AREA							
	R1	1.735	X	0.600	X	1	=	1.041
	R2	5.455	X	4.710	X	1	=	25.693
	R3	2.350	X	1.926	X	1	=	4.526
	R4	6.745	X	1.199	X	1	=	8.087
	R5	1.660	X	2.100	X	1	=	3.486
	R6	2.400	X	4.610	X	1	=	11.064
	R7	0.600	X	2.260	X	1	=	1.356
	R8	2.010	X	5.085	X	1	=	10.221
	R9	1.010	X	0.775	X	1	=	0.783
	R10	1.651	X	4.910	X	1	=	8.106
	R11	1.535	X	4.310	X	1	=	6.616
	TOTAL REFUGE AREA							80.979
	CB DEDUCTION							
	CB1	1.650	X	0.450	X	1	=	0.743
	CB2	1.735	X	0.450	X	3	=	2.342
				TOTAL			=	3.085
	FIRE STAIRCASE DEDUCTION							
	ST1	3.498	X	4.455	X	1	=	15.584
	ST2	1.695	X	0.160	X	1	=	0.271
	ST3	2.045	X	0.160	X	1	=	0.327
	TOTAL STAIRCASE AREA						=	16.182
	TOTAL DEDUCTION						=	358.459
3)	NBU AREA (1-2)						=	455.923
4)	ADD EXCESS REFUGE AREA						=	44.179
5)	TOTAL NET BUILT UUP AREA (3+4)						=	400.102
6)	15% PERMISSIBLE BALCONY						=	73.515
7)	OPEN BALCONY						=	0
8)	BALANCE BALCONY AREA						=	73.515

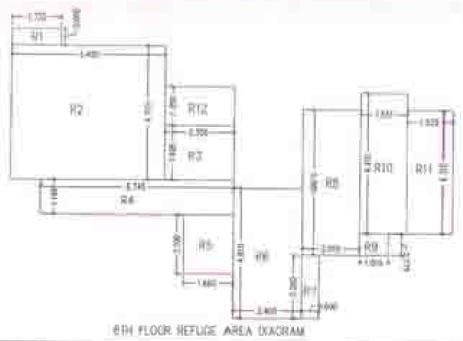
REFUGE AREA STATEMENT								
8TH FLOOR	AS PER OCCUPANT LOAD				AS PER NO OF PERSON			
	BUA	X	FLOOR	TOTAL	NO. OF FLAT	X	FLOOR	TOTAL
UPPER FLOOR	551.945	X	4	2207.779	12	X	4	48
PART REFUGE FLOOR	381.774	X	1	381.774	10	X	1	10
	TOTAL AREA: 2589.553				TOTAL NOS OF FLAT			58
	OCCUPANT LOAD			12.5	PERSON PER FLAT			4.5
	NO OF PERSONS			323	NO OF PERSONS			261
REFUGE AREA 0.30 SQ.MT/PERSON				96.900				78.300
REQUIRED REFUGE AREA MAXIMUM OF ABOVE							=	78.300
AREA FOR WHEELCHAIR							=	1.8
TOTAL REQUIRED REFUGE AREA							=	80.100
TOTAL PROPOSED REFUGE AREA							=	84.152
EXCESS REFUGE AREA							=	4.052

REFUGE AREA STATEMENT								
13TH & 18TH FLOOR	AS PER OCCUPANT LOAD				AS PER NO OF PERSON			
	BUA	X	FLOOR	TOTAL	NO. OF FLAT	X	FLOOR	TOTAL
UPPER FLOOR	551.945	X	2	1103.891	11	X	2	22
UPPER FLOOR BALC	504.231	X	1	504.231	11	X	1	11
PART REFUGE FLOOR	353.440	X	1	353.440	10	X	1	10
	TOTAL AREA: 2359.563				TOTAL NOS OF FLAT			43
	OCCUPANT LOAD			12.5	PERSON PER FLAT			4.5
	NO OF PERSONS			236.96	NO OF PERSONS			193.50
REFUGE AREA 0.30 SQ.MT/PERSON				96.900				58.05
REQUIRED REFUGE AREA MAXIMUM OF ABOVE							=	58.05
AREA FOR WHEELCHAIR							=	1.8
TOTAL REQUIRED REFUGE AREA							=	59.850
TOTAL PROPOSED REFUGE AREA							=	80.979
EXCESS REFUGE AREA							=	0.879

REFUGE AREA STATEMENT								
23RD FLOOR	AS PER OCCUPANT LOAD				AS PER NO OF PERSON			
	BUA	X	FLOOR	TOTAL	NO. OF FLAT	X	FLOOR	TOTAL
UPPER FLOOR	551.945	X	2	551.945	12	X	2	12
UPPER FLOOR BALC	504.231	X	1	504.231	12	X	1	12
PART REFUGE FLOOR	353.084	X	1	353.084	10	X	1	10
	TOTAL AREA: 1409.259				TOTAL NOS OF FLAT			34.00
	OCCUPANT LOAD			12.5	PERSON PER FLAT			4.5
	NO OF PERSONS			147.54	NO OF PERSONS			153.00
REFUGE AREA 0.30 SQ.MT/PERSON				49.362				45.90
REQUIRED REFUGE AREA MAXIMUM OF ABOVE							=	45.900
AREA FOR WHEELCHAIR							=	0.9
TOTAL REQUIRED REFUGE AREA							=	46.800
TOTAL PROPOSED REFUGE AREA							=	80.979
EXCESS REFUGE AREA							=	34.179



13TH,18TH & 23RD FLOOR REFUGE AREA DIAGRAM



8TH FLOOR REFUGE AREA DIAGRAM

REFUGE AREA								
R1	1.735	X	0.600	X	1	=	1.041
R2	5.455	X	4.710	X	1	=	25.693
R3	2.350	X	1.926	X	1	=	4.526
R4	6.745	X	1.199	X	1	=	8.087
R5	1.660	X	2.100	X	1	=	3.486
R6	2.400	X	4.610	X	1	=	11.064
R7	0.600	X	2.260	X	1	=	1.356
R8	2.010	X	5.085	X	1	=	10.221
R9	1.010	X	0.775	X	1	=	0.783
R10	1.651	X	4.910	X	1	=	8.106
R11	1.535	X	4.310	X	1	=	6.616
R12	2.350	X	1.350	X	1	=	3.173
TOTAL REFUGE AREA							84.152

REFUGE AREA								
R1	1.735	X	0.600	X	1	=	1.041
R2	5.455	X	4.710	X	1	=	25.693
R3	2.350	X	1.926	X	1	=	4.526
R4	6.745	X	1.199	X	1	=	8.087
R5	1.660	X	2.100	X	1	=	3.486
R6	2.400	X	4.610	X	1	=	11.064
R7	0.600	X	2.260	X	1	=	1.356
R8	2.010	X	5.085	X	1	=	10.221
R9	1.010	X	0.775	X	1	=	0.783
R10	1.651	X	4.910	X	1	=	8.106
R11	1.535	X	4.310	X	1	=	6.616
TOTAL REFUGE AREA							80.979
CB DEDUCTION							
CB1	1.650	X	0.450	X	1	=	0.743
CB2	1.735	X	0.450	X	3	=	2.342
				TOTAL		=	3.085
FIRE STAIRCASE DEDUCTION							
ST1	3.498	X	4.455	X	1	=	15.584
ST2	1.695	X	0.160	X	1	=	0.271
ST3	2.045	X	0.160	X	1	=	0.327
TOTAL STAIRCASE AREA						=	16.182
TOTAL DEDUCTION						=	358.459
3) NBU AREA (1-2)						=	455.923
4) ADD EXCESS REFUGE AREA						=	0.879
5) TOTAL NET BUILT UUP AREA (3+4)						=	456.802
6) 15% PERMISSIBLE BALCONY						=	68.520
7) OPEN BALCONY						=	0
8) BALANCE BALCONY AREA						=	68.520

APPROVAL STAMP

16/34

PLOT NO RZ-08
BLDG. 5 WING D4 (TYPE A)

DRAWING FOR BUILDING PERMISSION

CONTENT :-
8TH,13TH,18TH & 23RD FLOOR PLAN (REFUGE), AREA DIAGRAM & CALCULATION

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.
CIDCO/NAINA Panvel/Vandoli/TP(P-23)/Amended permit/2013/ 5 4 9/CAP/N.A.
Dated 20 MAY 2013
Associate Planner (NAINA)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED,
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014

SIGNATURE OF OWNER

HITEN SETHI
ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

AR. HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS. PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T. +91-22-2752 5300 | F. +91-22-2787 2166.
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

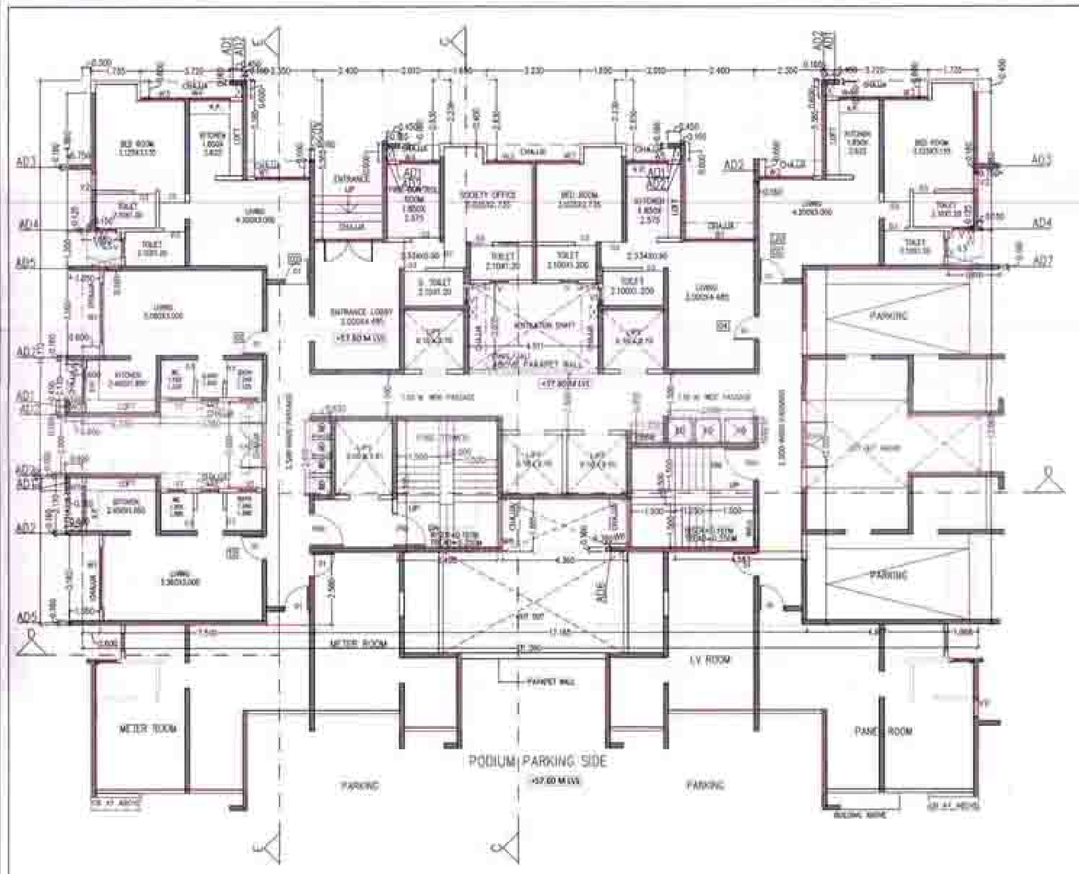
NAME & SIGNATURE OF ARCHITECT

SCALE	1 : 100
DATE	17.04.2016
DRAWN BY	SHLAS
CHK'D BY	A. H. SETHI
PROJECT NO	HSA #273

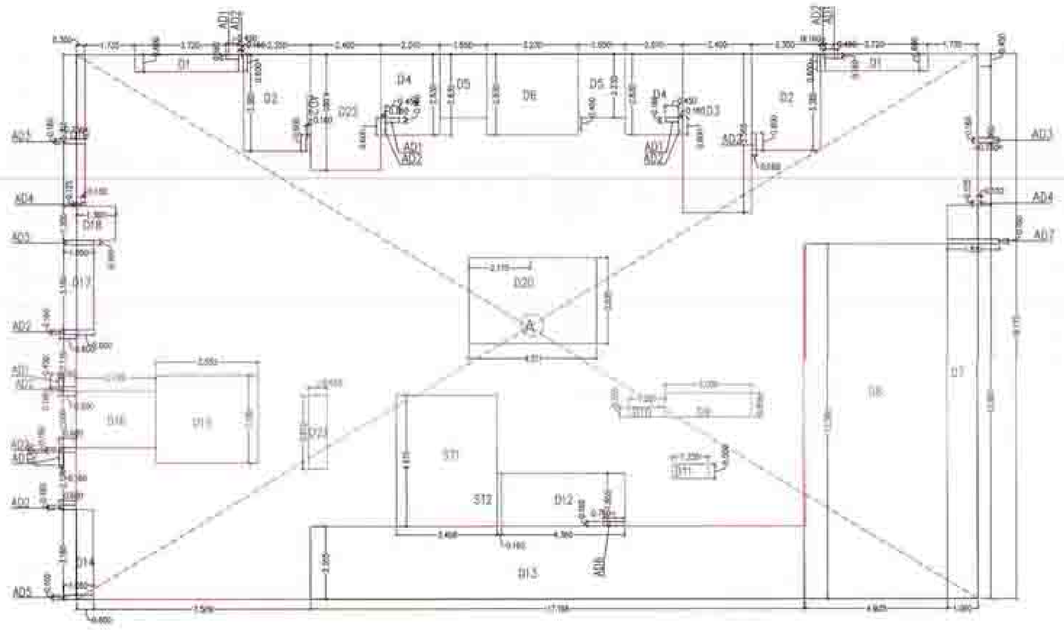
AR. HITEN SETHI

ARCHITECTS

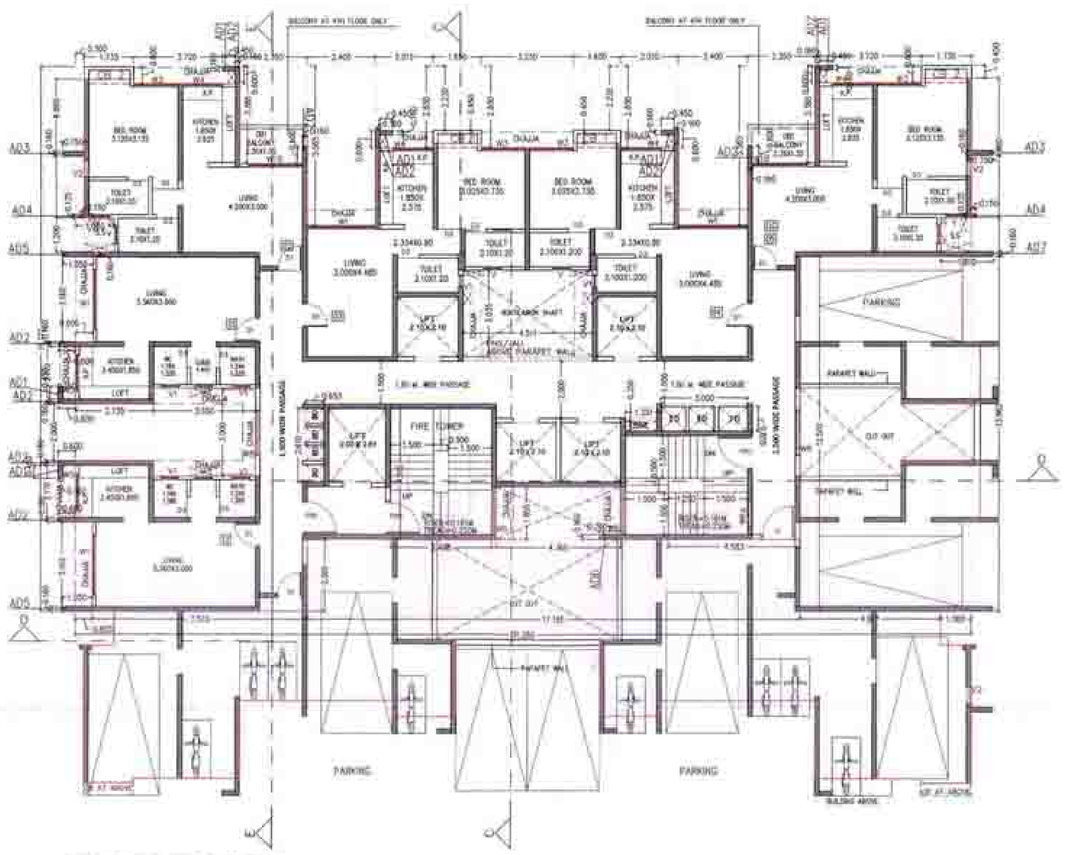
HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE : Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2166
E-mail: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com



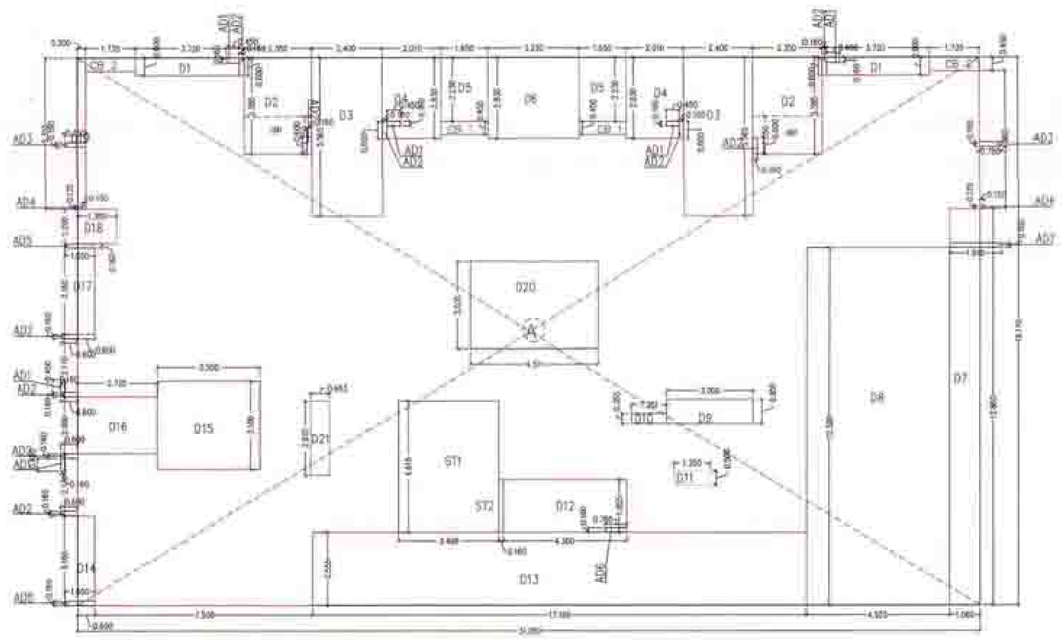
BUILDING NO. 5 WING D4 (TYPE A)
GROUND FLOOR PLAN (LEVEL-1)
NO UNITS ONLY AT GROUND FLOOR IN BUILDING NO. D4



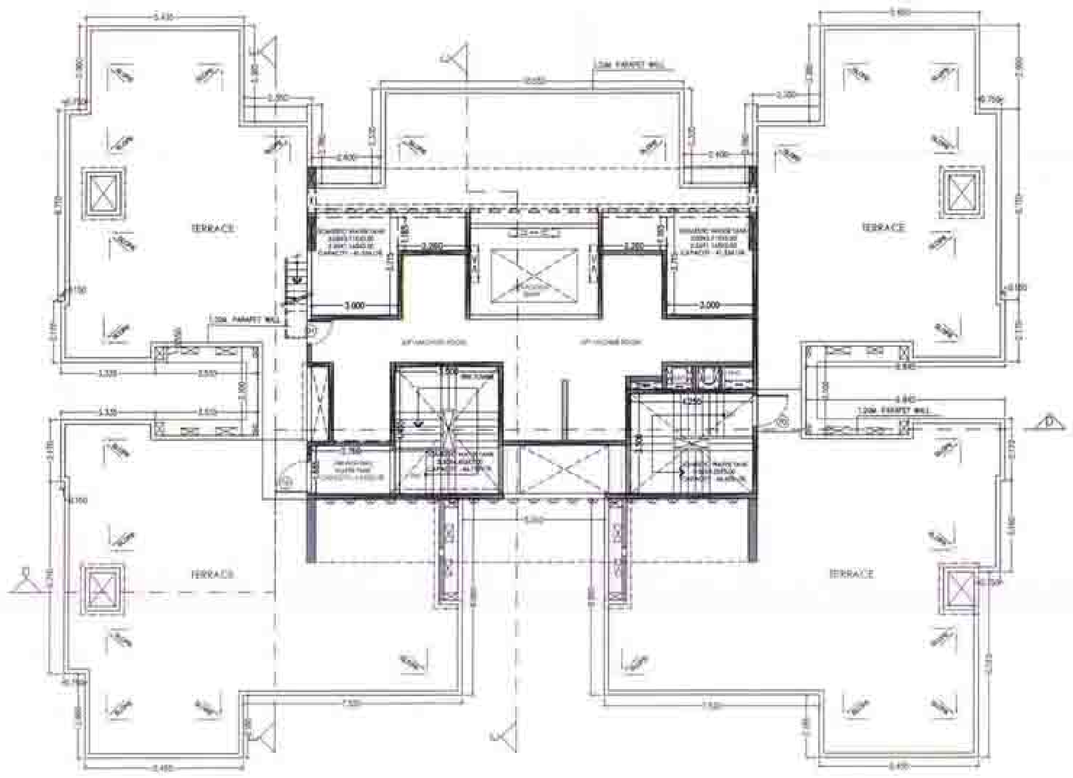
BUILDING NO. 5 WING D4 (TYPE A)
GROUND FLOOR AREA DIAGRAM (LEVEL-1)



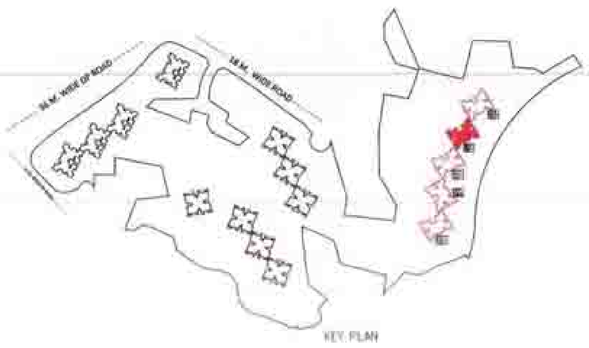
BUILDING NO. 5 WING D4 (TYPE A)
1ST TO 4TH FLOOR PLAN (LEVEL-2,3,4&5)
UG UNITS ONLY AT 1st,2nd,3rd & 4th FLOOR IN BUILDING NO. D4



BUILDING NO. 5 WING D4 (TYPE A)
1ST,2ND,3RD & 4TH FLOOR AREA DIAGRAM (LEVEL-2,3,4&5)



BUILDING NO. 5 WING D4 (TYPE A)
TERRACE FLOOR PLAN



KEY PLAN

OVERHEAD WATER TANK CAPACITY CALCULATION - BLDG. NO. 5 (TYPE A)						
TOTAL WATER REQUIREMENT (IN LITERS)					=	307,125
WING	Water Required 50% of Total	Overhead water tank provision			REQUIRED OH FIRE FIGHTING TANK	PROPOSED OH FIRE FIGHTING TANK
		Tank size	Number of tank	Proposed Capacity		
	(Liter)	(Meter)		(Liter)	(Liter)	(Liter)
D4	153,563	2.76X1.685x3.00	1	13,952	10,000	13,952
		3.0X3.715X3.00	2	66,870		
		2.26X1.165X3.00	2	15,797		
		3.50X4.455X3.00	1	46,778		
		3.50X4.25X3.00	1	44,625		
Total	153,563			188,022	10,000	13,952

Note:
i. Overhead tank capacity shall be minimum 50% of water requirement.
ii. Size of Overhead tank is excluding freeboard.

BLDG 5 WING D4								(TYPE A)
GROUND FLOOR AREA CALCULATION (LEVEL-1)								
1)	BLOCK AREA							
	A	31.260	X	19.170	X	1	=	599.254
	ELEVATION TREATMENT							
	AD1	0.450	X	0.160	X	6	=	0.432
	AD2	0.600	X	0.160	X	10	=	0.960
	AD3	0.750	X	0.160	X	2	=	0.240
	AD4	0.150	X	0.125	X	2	=	0.038
	AD5	1.050	X	0.160	X	1	=	0.168
	AD6	0.760	X	0.160	X	1	=	0.122
	AD7	1.810	X	0.160	X	1	=	0.290
							=	**2.249**
					TOTAL		=	**601.503**
2)	DEDUCTION							
	D1	3.720	X	0.600	X	2	=	4.464
	D2	2.350	X	3.385	X	2	=	15.910
	D3	2.400	X	5.565	X	1	=	13.356
	D4	2.010	X	2.830	X	2	=	11.377
	D5	1.650	X	2.230	X	2	=	7.359
	D6	3.230	X	2.830	X	1	=	9.141
	D7	1.060	X	13.860	X	1	=	14.692
	D8	4.925	X	12.500	X	1	=	61.563
	D9	3.000	X	0.855	X	1	=	2.565
	D10	1.251	X	0.355	X	1	=	0.444
	D11	1.250	X	0.500	X	1	=	0.625
	D12	4.360	X	1.855	X	1	=	8.088
	D13	17.166	X	2.555	X	1	=	43.859
	D14	0.600	X	3.160	X	1	=	1.896
	D15	3.550	X	3.100	X	1	=	11.005
	D16	2.735	X	2.000	X	1	=	5.470
	D17	0.600	X	3.160	X	1	=	1.896
	D18	1.360	X	1.200	X	1	=	1.632
	D19	0.300	X	5.310	X	1	=	1.593
	D20	4.511	X	3.035	X	1	=	13.691
	D21	0.653	X	2.610	X	1		1.704
	D22	2.400	X	4.065	X	1	=	9.756
					TOTAL		=	**242.084**
	FIRE STAIRCASE DEDUCTION							
	ST1	3.498	X	4.615	X	1	=	16.143
	ST2	0.160	X	1.855	X	1	=	0.297
					TOTAL		=	**16.440**
	TOTAL DEDUCTION						=	**258.524**
3)	NBU AREA (1-2)						=	**342.978**

BLDG 5 WING D4								(TYPE A)
1ST,2ND,3RD & 4TH FLOOR AAREA CALCULATION (LEVEL-2,3,4&5)								
1)	BLOCK AREA							
	A	31.260	X	19.170	X	1	=	599.254
	ELEVATION TREATMENT							
	AD1	0.450	X	0.160	X	6	=	0.432
	AD2	0.600	X	0.160	X	10	=	0.960
	AD3	0.750	X	0.160	X	2	=	0.240
	AD4	0.150	X	0.125	X	2	=	0.038
	AD5	1.050	X	0.160	X	2	=	0.336
	AD6	0.760	X	0.160	X	1	=	0.122
	AD7	1.810	X	0.160	X	1	=	0.290
							=	**2.417**
					TOTAL		=	**601.671**
2)	DEDUCTION							
	D1	3.720	X	0.600	X	2	=	4.464
	D2	2.350	X	3.385	X	2	=	15.910
	D3	2.400	X	5.565	X	2	=	26.712
	D4	2.010	X	2.830	X	2	=	11.377
	D5	1.650	X	2.230	X	2	=	7.359
	D6	3.230	X	2.830	X	1	=	9.141
	D7	1.060	X	13.860	X	1	=	14.692
	D8	4.925	X	12.500	X	1	=	61.563
	D9	3.000	X	0.855	X	1	=	2.565
	D10	1.251	X	0.355	X	1	=	0.444
	D11	1.250	X	0.500	X	1	=	0.625
	D12	4.360	X	1.855	X	1	=	8.088
	D13	17.166	X	2.555	X	1	=	43.859
	D14	0.600	X	3.160	X	1	=	1.896
	D15	3.550	X	3.100	X	1	=	11.005
	D16	2.735	X	2.000	X	1	=	5.470
	D17	0.600	X	3.160	X	1	=	1.896
	D18	1.360	X	1.200	X	1	=	1.632
	D19	0.300	X	5.310	X	1	=	1.593
	D20	4.511	X	3.035	X	1	=	13.691
	D21	0.653	X	2.610	X	1	=	1.704
					TOTAL		=	**245.684**
	CB DEDUCTION							
	CB1	1.650	X	0.450	X	2	=	1.485
	CB2	1.735	X	0.450	X	2	=	1.562
					TOTAL		=	**3.047**
	FIRE STAIRCASE DEDUCTION							
	ST1	3.498	X	4.615	X	1	=	16.143
	ST2	0.160	X	1.855	X	1	=	0.297
					TOTAL		=	**16.440**
	TOTAL DEDUCTION						=	**265.171**
3)	NBU AREA (1-2)						=	**336.500**
4)	15% PERMISSIBLE BALCONY						=	**50.475**
5)	PROPOSED BALCONY							0
6)	OPEN BALCONY							
	OB1	2.350	X	1.350	X	2	=	6.345
					TOTAL		=	**6.345**
7)	BALANCE BALCONY AREA						=	**44.130**

APPROVAL STAMP

17/34
PLOT NO.82/-OR
BLDG. 5 WING D4 (TYPE A)

DRAWING FOR BUILDING PERMISSION

CONTENT :-
GROUND ,UPPER FLOOR PLAN,AREA DIAGRAM,CALCULATION
TERRACE FLOOR PLAN & OH WATER TANK CAPACITY CALCULATION

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this officers letter No.:
CIDCO/NAINA/Panvel/Vardoli/TP09-3/Amended permission/BP-5/MP/82
Dated 20 MAY 2019
Assistant Planner (NAINA)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS

M/s. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED.
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

SIGNATURE OF OWNER

ARCHITECT HITEN SETHI
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :-

AR.HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706
T. +91-22-2752 5300 | F. +91-22-2787 2188
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

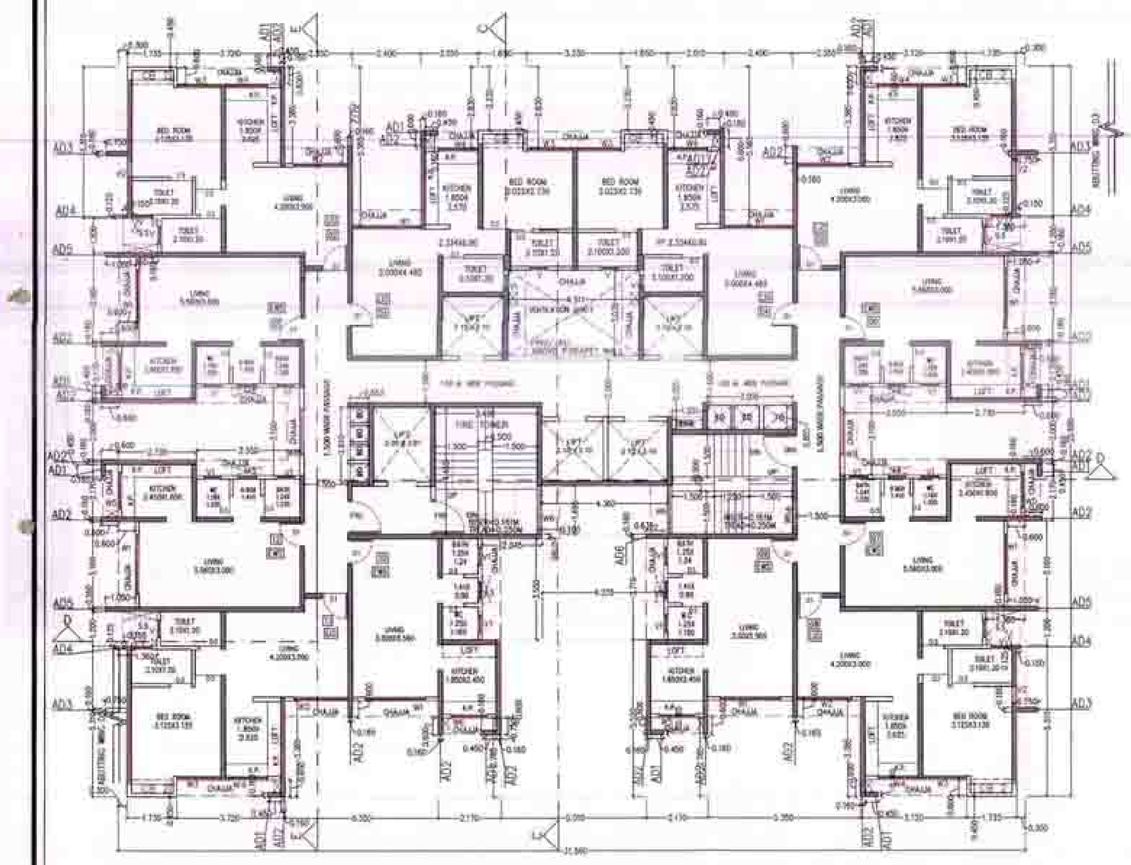
M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

NAME & SIGNATURE OF ARCHITECT

SCALE	1:100
DATE	27.06.2016
DRAWN BY	BKJ/J
CKD BY	A. TELANGRE
CHKD. BY	AJ YAMI
PROJECT No.	HSA 3-210

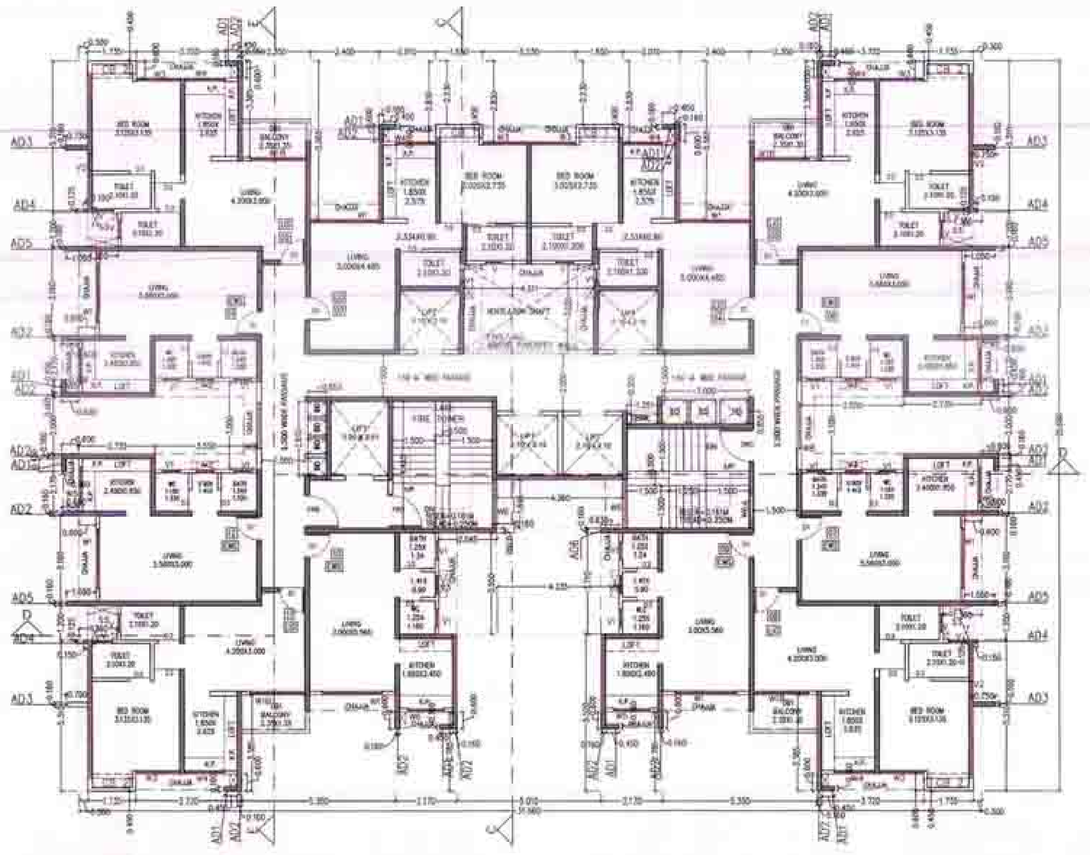
AR.HITEN SETHI (CA/93-16444)

ARCHITECTS
HSA
HITEN SETHI ARCHITECTS

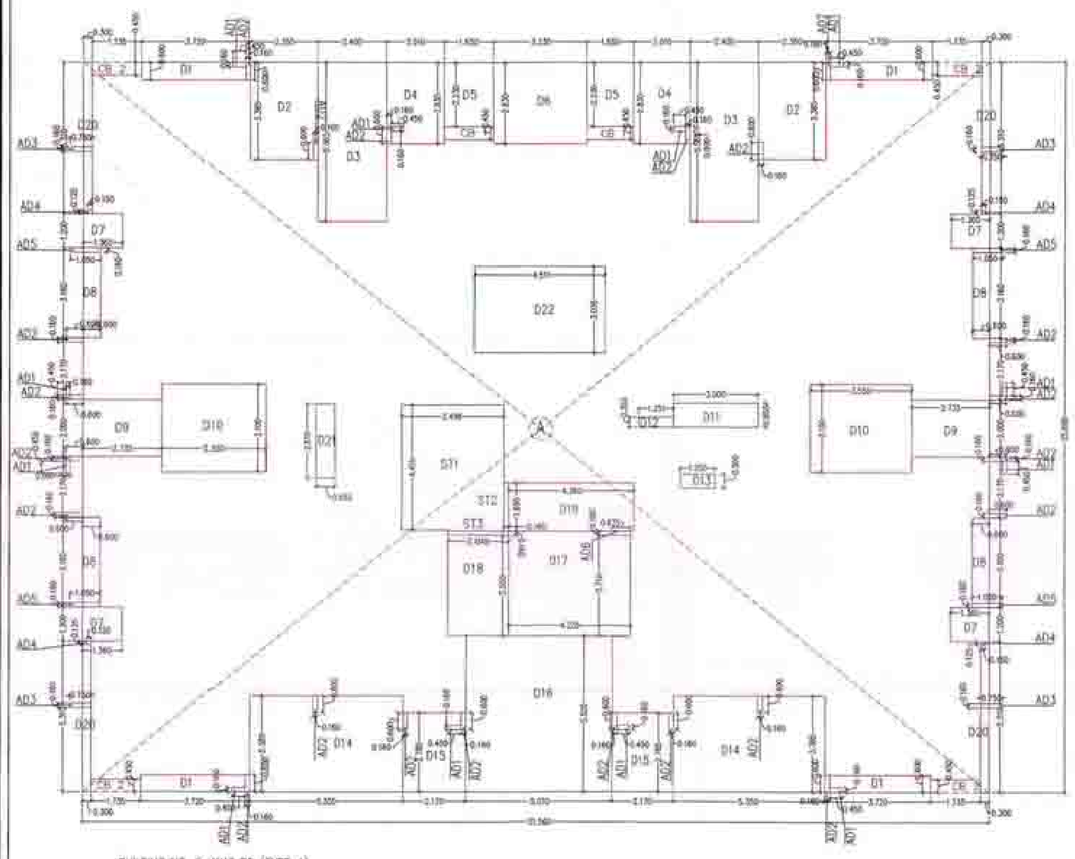


BUILDING NO. 5 WING D5 (TYPE A)
6th,7th,9th,10th,11th,
14th,15th,17th,19th,21st,22nd,25th FLOOR PLAN

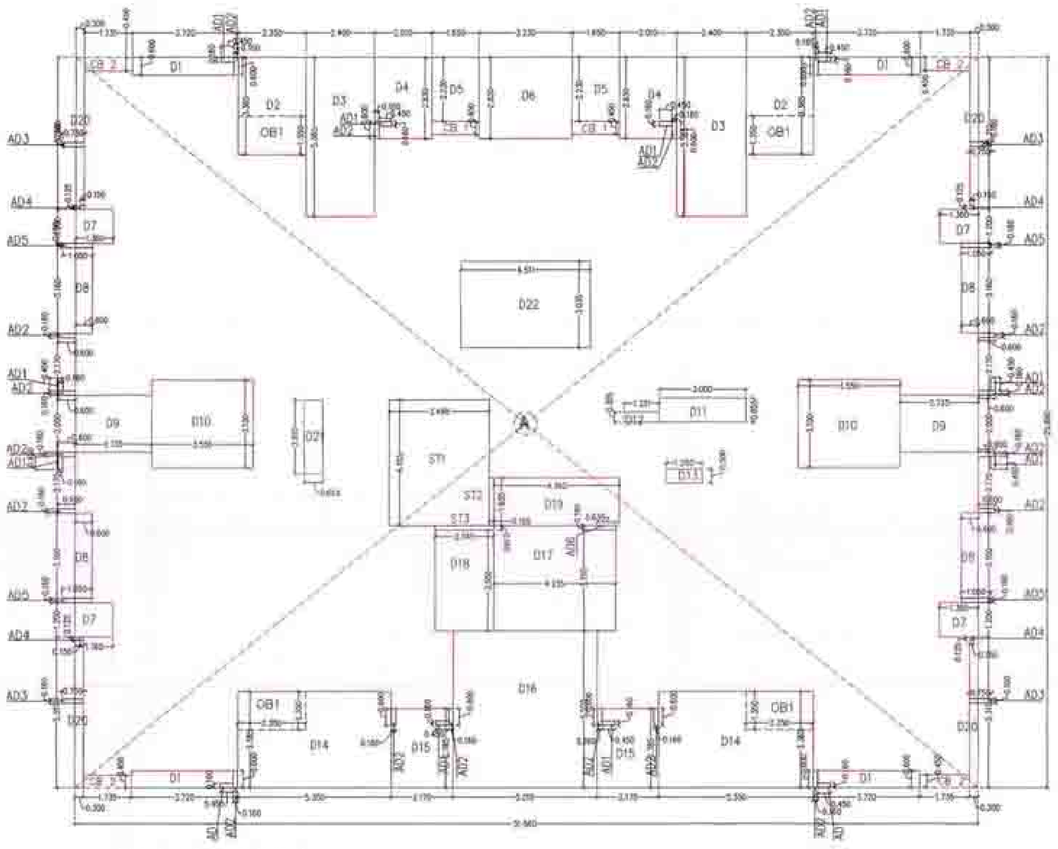
EWS UNITS (FLAT NO. 1,6&7) ONLY AT 6th,7th,9th,10th,11th,14th,15th FLOOR IN BUILDING NO. D5
EWS UNITS (FLAT NO. 5,10&12) ONLY AT 6th,7th,9th,10th,11th,14th,15th,17th FLOOR IN BUILDING NO. D5
LIG UNITS ONLY AT 6th,7th,9th,10th,11th,14th,15th,17th,19th,21st,22nd,25th FLOOR IN BUILDING NO. D5



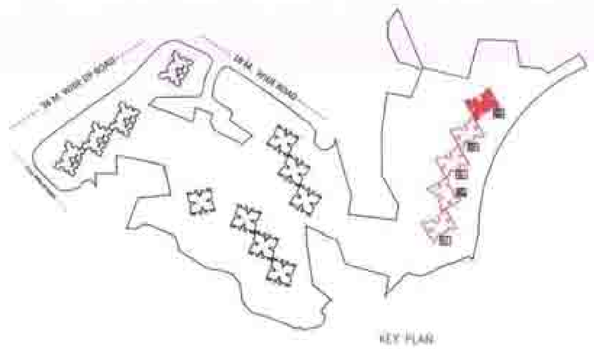
BUILDING NO. 5 WING D5 (TYPE A)
12th,16th,20TH&24TH FLOOR PLAN
EWS UNITS ONLY AT 12th,16th FLOOR IN BUILDING NO. D5
LIG UNITS ONLY AT 4th,12th,16th,20th&24th FLOOR IN BUILDING NO. D5



BUILDING NO. 5 WING D5 (TYPE A)
6th,7th,9th,10th,11th,
14th,15th,17th,19th,21st,22nd,25th FLOOR AREA DIAGRAM



BUILDING NO. 5 WING D5 (TYPE A)
12TH,16TH,20TH&24TH FLOOR AREA DIAGRAM



KEY PLAN

TYPE-'A' LIGHT & VENTILATION STATAMENT							
ROOM	ROOM SIZE				CARPET AREA IN SQ.MT	1/6 REQUIRED	TYPE	AREA IN SQ.MT
LIVING	3.000	X	5.360	=	16.680	2.780	W1	8.960
LIVING	3.000	X	4.485	=	13.455	2.243	W1	3.960
LIVING	4.200	X	3.000	=	12.600	2.100	W2	3.402
LIVING	4.200	X	3.000	=	12.600	2.100	W1B	3.402
BED ROOM	3.125	X	3.135	=	9.797	1.633	W3	2.430
BED ROOM	3.025	X	2.735	=	8.273	1.379	W3	2.430
KITCHEN	1.850	X	2.625	=	4.856	0.809	W4	1.470
KITCHEN	1.850	X	2.450	=	4.533	0.755	W5	1.313
TOILET	2.100	X	1.200	=	2.520	0.420	V1	0.600
BATH/W.C	1.160	X	1.335	=	1.549	0.258	V	0.600

TYPE-'A' SHEDULE OF DOOR & WINDOW						SILL	DESCRIPTION
FRD	1.200	X	2.350	=	2.820		FIRE FIGHTING DOOR
D	1.200	X	2.350	=	2.820		T.W FLUSH DOOR
D1	1.000	X	2.150	=	2.150		FLUSH DOOR WITH WOODEN FRAME
D2	0.900	X	2.150	=	1.935		FLUSH DOOR WITH WOODEN FRAME
D3	0.750	X	2.150	=	1.613		FLUSH DOOR WITH GRANITE FRAME
W1	2.200	X	1.800	=	3.960	0.400	AL. GLAZED SLIDING WINDOW
W1B	1.890	X	1.800	=	3.402	0.000	AL. GLAZED SLIDING WINDOW
W2	1.890	X	1.800	=	3.402	0.400	AL. GLAZED SLIDING WINDOW
W3	1.350	X	1.800	=	2.430	0.400	AL. GLAZED SLIDING WINDOW
W4	1.400	X	1.050	=	1.470	1.150	AL. GLAZED SLIDING WINDOW
W5	1.250	X	1.050	=	1.313	1.150	AL. GLAZED FIX+SLIDING WINDOW
W6	1.665	X	1.150	=	1.949	1.050	AL. GLAZED FIX+SLIDING WINDOW
W8A	0.900	X	1.300	=	1.170	0.900	AL. GLAZED SLIDING WINDOW
W8	1.600	X	1.300	=	2.080	0.900	AL. GLAZED SLIDING WINDOW
V	0.600	X	1.000	=	0.600	1.200	AL. LOUVRES
V1	0.600	X	1.000	=	0.600	1.200	AL. LOUVRES
V2	0.600	X	1.000	=	0.600	1.200	AL. LOUVRES
V3	0.600	X	0.400	=	0.240	1.800	AL. LOUVRES

BLDG 5 WING D5 6th,7th,9th,10th,11th,14th,15th,17th,19th,21th,22th,25th AREA CALCULATION								(TYPE A)
1)	BLOCK AREA							
	A	31.560	X	25.680	X	1	=	810.461
	ELEVATION TREATMENT							
	AD1	0.450	X	0.160	X	12	=	0.864
	AD2	0.600	X	0.160	X	22	=	2.112
	AD3	0.750	X	0.160	X	4	=	0.480
	AD4	0.150	X	0.125	X	4	=	0.075
	AD5	1.050	X	0.160	X	4	=	0.672
	AD6	0.635	X	0.160	X	1	=	0.102
							=	4.305
					TOTAL		=	814.765
2)	DEDUCTION							
	D1	3.720	X	0.600	X	4	=	8.928
	D2	2.350	X	3.385	X	2	=	15.910
	D3	2.400	X	5.565	X	2	=	26.712
	D4	2.010	X	2.830	X	2	=	11.377
	D5	1.650	X	2.230	X	2	=	7.359
	D6	3.230	X	2.830	X	1	=	9.141
	D7	1.360	X	1.200	X	4	=	6.528
	D8	3.160	X	0.600	X	4	=	7.584
	D9	2.735	X	2.000	X	2	=	10.940
	D10	3.550	X	3.100	X	2	=	22.010
	D11	3.000	X	0.855	X	1	=	2.565
	D12	1.251	X	0.355	X	1	=	0.444
	D13	1.250	X	0.500	X	1	=	0.625
	D14	5.350	X	3.385	X	2	=	36.220
	D15	2.170	X	2.785	X	2	=	12.087
	D16	5.010	X	5.520	X	1	=	27.655
	D17	4.235	X	3.710	X	1	=	15.712
	D18	2.045	X	3.550	X	1	=	7.260
	D19	4.360	X	1.695	X	1	=	7.390
	D20	0.300	X	5.310	X	4	=	6.372
	D21	0.653	X	2.610	X	1	=	1.704
	D22	4.511	X	3.035	X	1	=	13.691
					TOTAL		=	258.213
	CB DEDUCTION							
	CB1	1.650	X	0.450	X	2	=	1.485
	CB2	1.735	X	0.450	X	4	=	3.123
					TOTAL		=	4.608
	FIRE STAIRCASE DEDUCTION							
	ST1	3.498	X	4.455	X	3	=	15.584
	ST2	1.695	X	0.160	X	1	=	0.271
	ST3	2.045	X	0.160	X	1	=	0.327
					TOTAL STAIRCASE AREA		=	16.182
	TOTAL DEDUCTION						=	279.003
3)	NBU AREA (1-2)						=	535.763
4)	15% PERMISSIBLE BALCONY						=	80.364
5)	PROPOSED BALCONY						=	0.000
6)	BALANCE BALCONY AREA						=	80.364

BLDG 5 WING D5 12TH,16TH,20TH&24TH FLOOR AREA CALCULATION								(TYPE A)
1)	BLOCK AREA							
	A	31.560	X	25.680	X	1	=	810.461
	ELEVATION TREATMENT							
	AD1	0.450	X	0.160	X	12	=	0.864
	AD2	0.600	X	0.160	X	18	=	1.728
	AD3	0.750	X	0.160	X	4	=	0.480
	AD4	0.150	X	0.125	X	4	=	0.075
	AD5	1.050	X	0.160	X	4	=	0.672
	AD6	0.635	X	0.160	X	1	=	0.102
							=	3.921
					TOTAL		=	814.381
2)	DEDUCTION							
	D1	3.720	X	0.600	X	4	=	8.928
	D2	2.350	X	3.385	X	2	=	15.910
	D3	2.400	X	5.565	X	2	=	26.712
	D4	2.010	X	2.830	X	2	=	11.377
	D5	1.650	X	2.230	X	2	=	7.359
	D6	3.230	X	2.830	X	1	=	9.141
	D7	1.360	X	1.200	X	4	=	6.528
	D8	3.160	X	0.600	X	4	=	7.584
	D9	2.735	X	2.000	X	2	=	10.940
	D10	3.550	X	3.100	X	2	=	22.010
	D11	3.000	X	0.855	X	1	=	2.565
	D12	1.251	X	0.355	X	1	=	0.444
	D13	1.250	X	0.500	X	1	=	0.625
	D14	5.350	X	3.385	X	2	=	36.220
	D15	2.170	X	2.785	X	2	=	12.087
	D16	5.010	X	5.520	X	1	=	27.655
	D17	4.235	X	3.710	X	1	=	15.712
	D18	2.045	X	3.550	X	1	=	7.260
	D19	4.360	X	1.695	X	1	=	7.390
	D20	0.300	X	5.310	X	4	=	6.372
	D21	0.653	X	2.610	X	1	=	1.704
	D22	4.511	X	3.035	X	1	=	13.691
					TOTAL		=	258.213
	CB DEDUCTION							
	CB1	1.650	X	0.450	X	2	=	1.485
	CB2	1.735	X	0.450	X	4	=	3.123
					TOTAL		=	4.608
	FIRE STAIRCASE DEDUCTION							
	ST1	3.498	X	4.455	X	1	=	15.584
	ST2	1.695	X	0.160	X	1	=	0.271
	ST3	2.045	X	0.160	X	1	=	0.327
					TOTAL STAIRCASE AREA		=	16.182
	TOTAL DEDUCTION						=	279.003
3)	NBU AREA (1-2)						=	535.379
4)	15% PERMISSIBLE BALCONY						=	80.307
5)	OPEN BALCONY							
	OB1	2.350	X	3.350	X	4	=	12.690
					TOTAL		=	12.690
6)	BALANCE BALCONY AREA						=	67.617

BALCONY AREA STATEMENT BLDG 5 WING D5 (TYPE A)							
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm) Total	Enclosed	Open	Excess If 5 > 4, 8 = 5 – 4
1	2	3	4 = 3 X 15%	5	6	7	
	GROUND	279.128					
D5	1st	272.459					
	2nd	272.459					
	3rd	272.459					
	4th	272.459	40.869	6.345		6.345	
	5th	272.459					
	6th	535.763					
	7th	535.763					
	8th	459.974	68.996	9.518		9.518	
	9th	535.763					
	10th	535.763					
	11th	535.763					
	12th	535.379	80.307	12.690		12.690	
	13th	457.186					
	14th	535.763					
	15th	535.763					
	16th	535.379	80.307	12.690		12.690	
	17th	535.763					
	18th	457.186					
	19th	535.763					
	20th	535.379	80.307	12.690		12.690	
	21st	535.763					
	22nd	535.763					
	23rd	490.102					
	24th	535.379	80.307	12.690		12.690	
	25TH	535.763					
Total		12076.539	431.092	66.623	0.000	66.623	0.000

APPROVAL STAMP

18/34

PLOT NO BZ- 08
BLDG. 5 WING D5 (TYPE A)

DRAWING FOR BUILDING PERMISSION

CONTENT :-
TYPICAL FLOOR PLAN,AREA DIAGRAM & CALCULATION
DOOR WINDOW SCHEDULE & KEY PLAN

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.
CIDCO/HAINA/Panvel/Wardoli/BP-106/CAC/2019/1405/CAP/143
Dated 20 MAY 2019
Associate Planner (HAINA)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED.
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :-

SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 5300 | F: +91-22-2767 2166
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

NAME & SIGNATURE OF ARCHITECT

SCALE	1:100
DATE	27-04-2018
DRAWN BY	SALAJ
DES.T. BY	Ar. TEJASWINI
CHKD. BY	Ar. YASMI
PROJECT No.	HSA P.213

Ar.HITEN SETHI (CA/95/10884)

ARCHITECTS

HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
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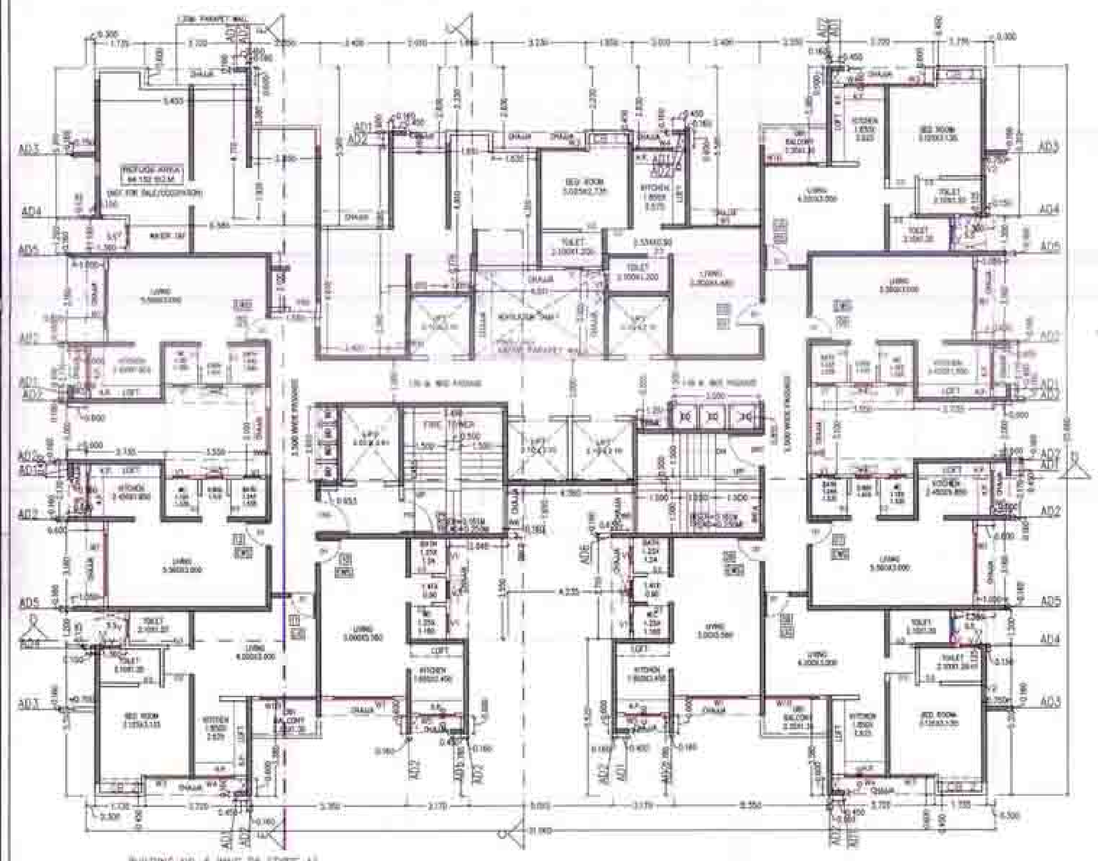
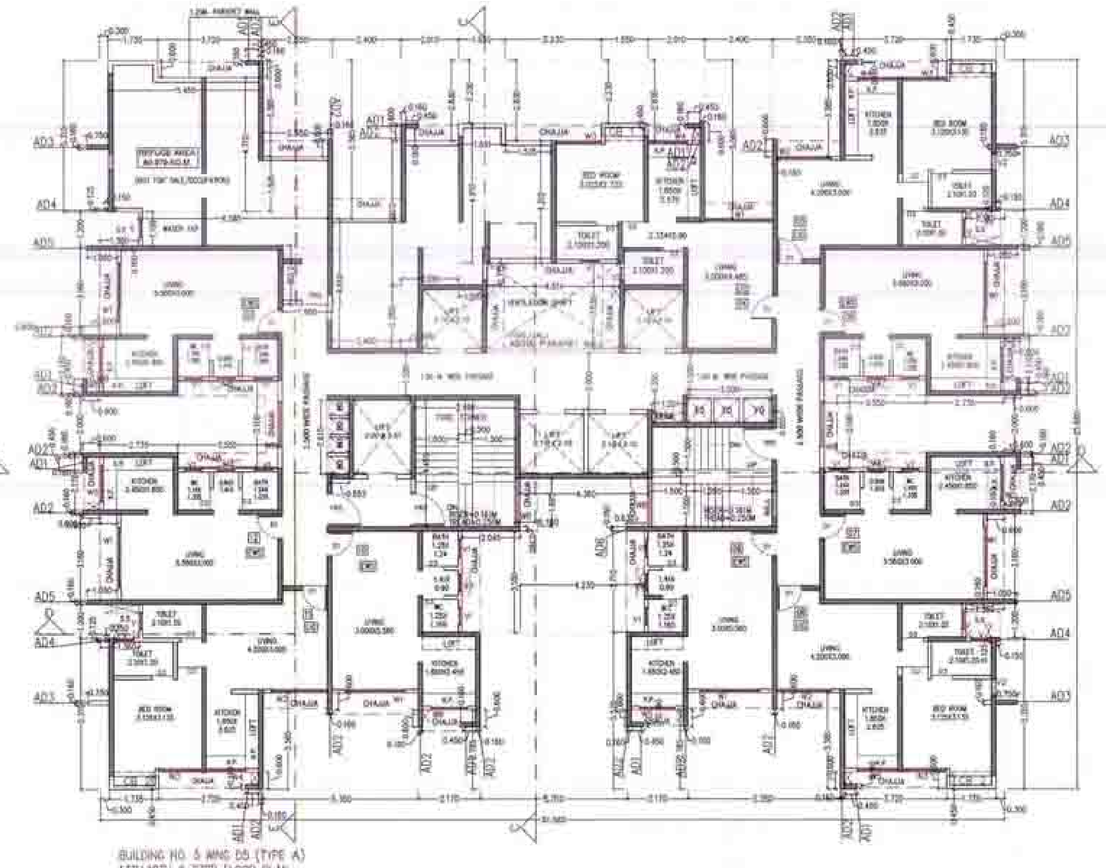
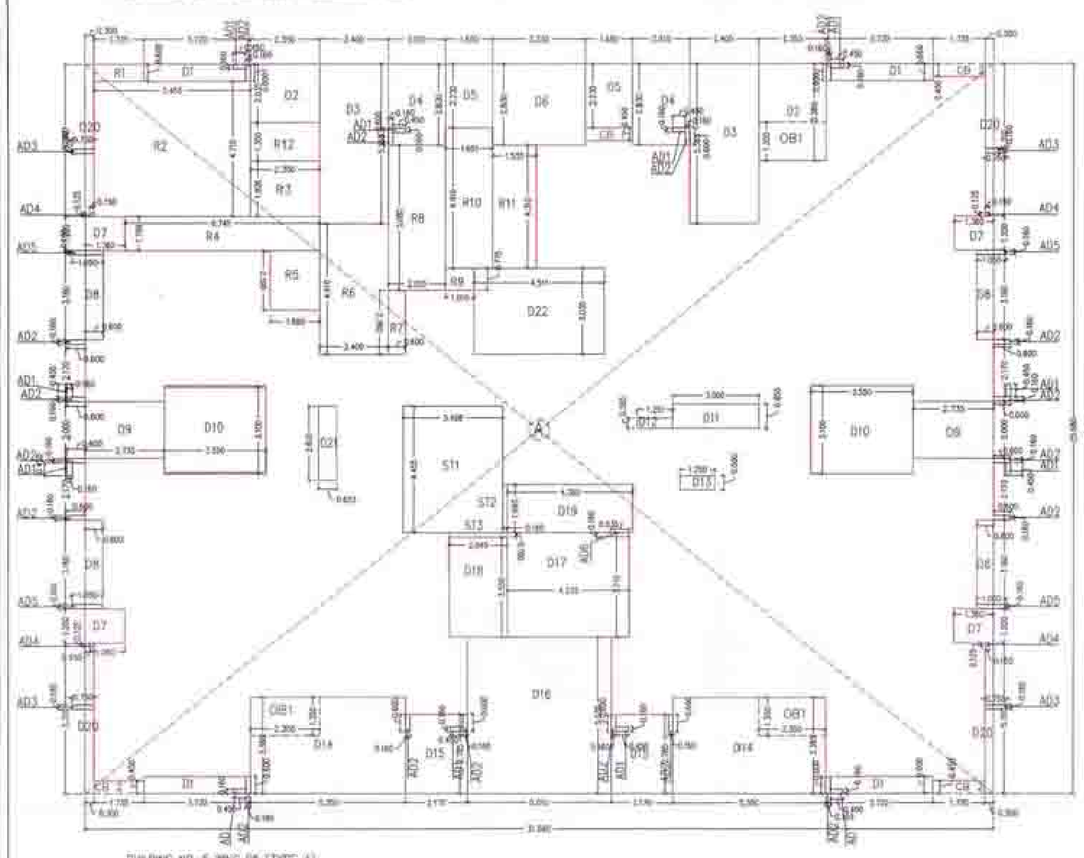


BUILDING NO. 5 WING D5 (TYPE A)
8TH FLOOR PLAN
EWS UNITS ONLY AT 8th FLOOR IN BUILDING NO. D4
LIG UNITS ONLY AT 8th FLOOR IN BUILDING NO. D5

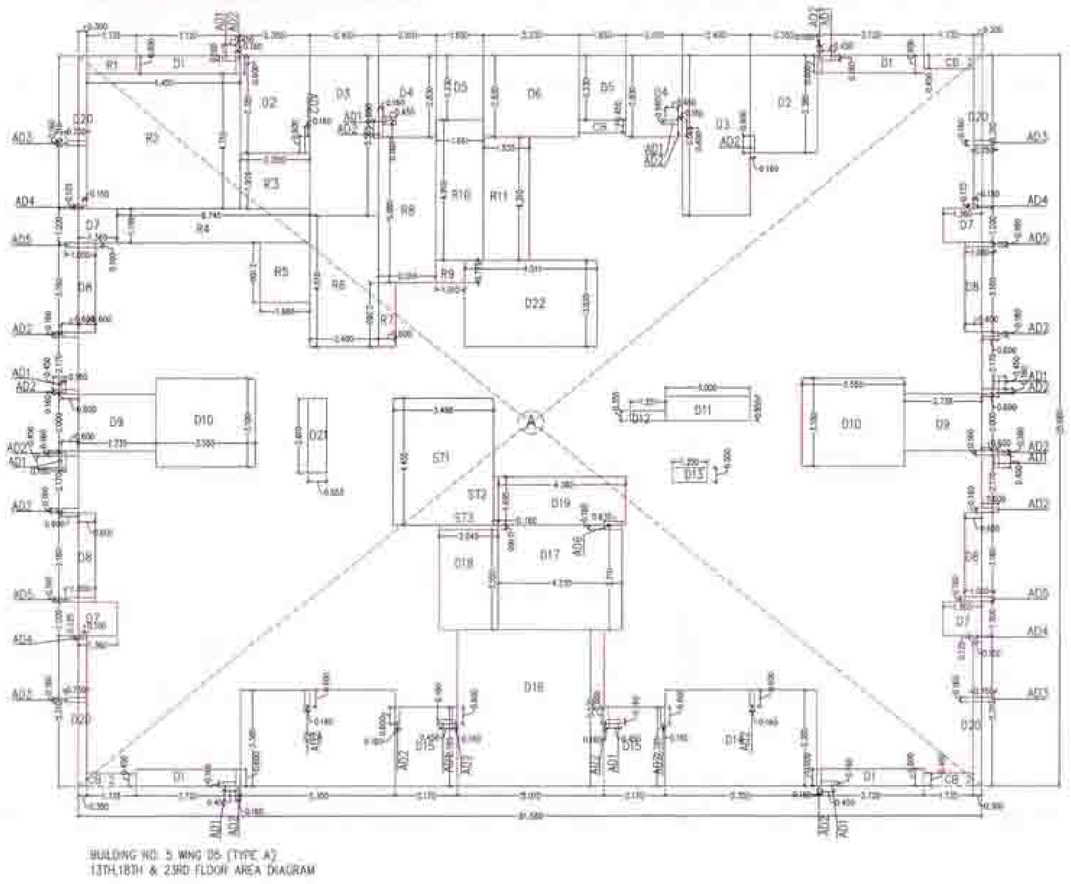


BUILDING NO. 5 WING D5 (TYPE A)
13TH,18TH & 23RD FLOOR PLAN
EWS UNITS ONLY AT 13th FLOOR IN BUILDING NO. D5
LIG UNITS ONLY AT 13th,18th,23rd FLOOR IN BUILDING NO. D5

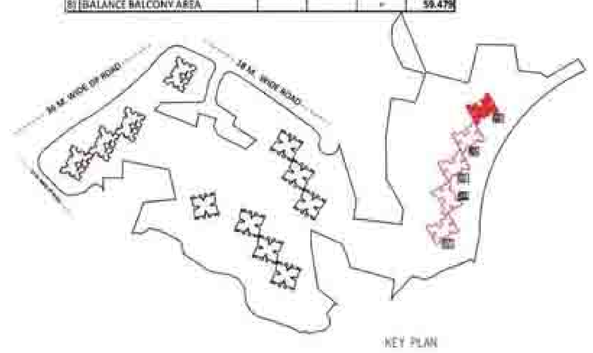
BLDG 5 WING D5							(TYPE A)
8th FLOOR AREA CALCULATION (REFUGE)							
1)	BLOCK AREA						
	A 31.560	X	25.680	X	1	=	810.461
	ELEVATION TREATMENT						
	AD11 0.450	X	0.160	X	12	=	0.864
	AD2 0.600	X	0.160	X	18	=	1.728
	AD3 0.750	X	0.160	X	4	=	0.480
	AD4 0.150	X	0.125	X	4	=	0.075
	AD5 1.050	X	0.160	X	4	=	0.672
	AD6 0.635	X	0.160	X	1	=	0.102
						=	3.921
				TOTAL		=	814.381
2)	DEDUCTION						
	D1 3.720	X	0.600	X	4	=	8.928
	D2 2.350	X	3.385	X	2	=	15.930
	D3 2.400	X	5.565	X	2	=	26.712
	D4 2.010	X	2.830	X	2	=	11.377
	D5 1.650	X	2.230	X	2	=	7.359
	D6 3.230	X	2.830	X	1	=	9.141
	D7 1.300	X	1.200	X	4	=	6.528
	D8 3.160	X	0.600	X	4	=	7.584
	D9 2.735	X	2.000	X	2	=	10.940
	D10 3.550	X	3.100	X	2	=	22.010
	D11 3.000	X	0.855	X	1	=	2.565
	D12 1.251	X	0.355	X	1	=	0.444
	D13 1.250	X	0.500	X	1	=	0.625
	D14 5.350	X	3.385	X	2	=	36.220
	D15 2.170	X	2.785	X	2	=	12.087
	D16 5.010	X	5.520	X	1	=	27.655
	D17 4.235	X	3.710	X	1	=	15.712
	D18 2.045	X	3.550	X	1	=	7.260
	D19 4.360	X	1.695	X	1	=	7.390
	D20 0.300	X	5.310	X	4	=	6.372
	D21 0.653	X	2.610	X	1	=	1.704
	D22 4.511	X	3.035	X	1	=	13.691
				TOTAL		=	255.040
	REFUGE AREA						
	R1 1.735	X	0.600	X	1	=	1.041
	R2 5.455	X	4.710	X	1	=	25.693
	R3 2.350	X	1.926	X	1	=	4.526
	R4 6.745	X	1.199	X	1	=	8.087
	R5 1.660	X	2.100	X	1	=	3.486
	R6 2.400	X	4.610	X	1	=	11.064
	R7 0.600	X	2.260	X	1	=	1.356
	R8 2.010	X	5.085	X	1	=	10.221
	R9 1.010	X	0.775	X	1	=	0.783
	R10 1.651	X	4.910	X	1	=	8.106
	R11 1.535	X	4.310	X	1	=	6.616
	TOTAL REFUGE AREA					=	84.152
	CB DEDUCTION						
	CB1 1.650	X	0.450	X	3	=	0.743
	CB2 1.735	X	0.450	X	3	=	2.342
				TOTAL		=	3.085
	FIRE STAIRCASE DEDUCTION						
	ST1 3.498	X	4.455	X	1	=	15.584
	ST2 1.695	X	0.160	X	1	=	0.271
	ST3 2.045	X	0.160	X	1	=	0.327
	TOTAL STAIRCASE AREA					=	16.182
	TOTAL DEDUCTION					=	358.459
3)	NBU AREA (1-2)					=	455.923
4)	ADD EXCESS REFUGE AREA					=	4.052
5)	TOTAL NET BUILT UP AREA (3+4)					=	459.974
6)	15% PERMISSIBLE BALCONY					=	68.996
7)	OPEN BALCONY						
	OB1 1.350	X	1.350	X	5	=	9.113
				TOTAL		=	9.113
8)	BALANCE BALCONY AREA					=	59.479



BUILDING NO. 5 WING D5 (TYPE A)
8TH FLOOR AREA DIAGRAM



BUILDING NO. 5 WING D5 (TYPE A)
13TH,18TH & 23RD FLOOR AREA DIAGRAM

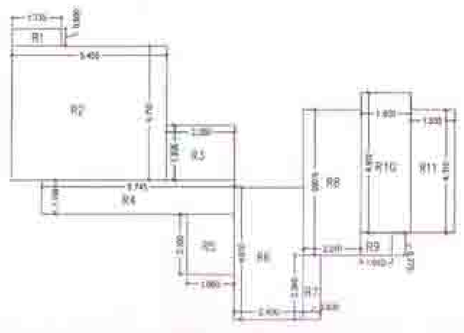


KEY PLAN

REFUGE AREA STATEMENT								
8TH FLOOR	AS PER OCCUPANT LOAD				AS PER NO OF PERSON			
	BUA	X	FLOOR	TOTAL	NO. OF FLAT	X	FLOOR	TOTAL
UPPER FLOOR	351.945	X	4	1407.779	11	X	4	44
PART REFUGE FLOOR	365.774	X	1	365.774	20	X	1	20
			TOTAL AREA	1773.553			TOTAL NOS OF FLAT	64
	OCCUPANT LOAD			32.5			PERSON PER FLAT	4.5
	NO OF PERSON			222			NO OF PERSON	288
REFUGE AREA 0.30 SQ.MT/PERSON				66.585				76.300
	REQUIRED REFUGE AREA MAXIMUM OF ABOVE						=	76.300
	AREA FOR WHEELCHAIR						=	1.8
	TOTAL REQUIRED REFUGE AREA						=	80.100
	TOTALPROPOSED REFUGE AREA						=	84.152
	EXCESS REFUGE AREA						=	4.052

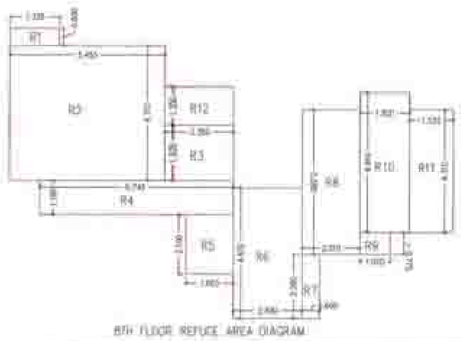
REFUGE AREA STATEMENT								
13TH & 18TH FLOOR	AS PER OCCUPANT LOAD				AS PER NO OF PERSON			
	BUA	X	FLOOR	TOTAL	NO. OF FLAT	X	FLOOR	TOTAL
UPPER FLOOR	351.945	X	2	703.890	11	X	2	22
UPPER FLOOR BALC	354.351	X	1	354.351	12	X	1	12
PART REFUGE FLOOR	355.488	X	1	355.488	10	X	1	10
			TOTAL AREA	1413.733			TOTAL NOS OF FLAT	44.00
	OCCUPANT LOAD			12.5			PERSON PER FLAT	4.5
	NO OF PERSON			177.16			NO OF PERSONS	198.00
REFUGE AREA 0.30 SQ.MT/PERSON				59.395				79.30
	REQUIRED REFUGE AREA MAXIMUM OF ABOVE						=	79.300
	AREA FOR WHEELCHAIR						=	1.8
	TOTAL REQUIRED REFUGE AREA						=	80.100
	TOTALPROPOSED REFUGE AREA						=	80.979
	EXCESS REFUGE AREA						=	0.879

REFUGE AREA STATEMENT								
23RD FLOOR	AS PER OCCUPANT LOAD				AS PER NO OF PERSON			
	BUA	X	FLOOR	TOTAL	NO. OF FLAT	X	FLOORS	TOTAL
UPPER FLOOR	351.945	X	1	351.945	11	X	1	11
UPPER FLOOR BALC	354.351	X	1	354.351	12	X	1	12
PART REFUGE FLOOR	351.084	X	1	351.084	10	X	1	10
			TOTAL AREA	1057.379			TOTAL NOS OF FLAT	34.00
	OCCUPANT LOAD			32.5			PERSON PER FLAT	4.5
	NO OF PERSONS			153.34			NO OF PERSONS	153.00
REFUGE AREA 0.30 SQ.MT/PERSON				45.903				45.90
	REQUIRED REFUGE AREA MAXIMUM OF ABOVE						=	45.900
	AREA FOR WHEELCHAIR						=	0.9
	TOTAL REQUIRED REFUGE AREA						=	46.800
	TOTALPROPOSED REFUGE AREA						=	50.979
	EXCESS REFUGE AREA						=	04.179



13TH,18th & 23RD FLOOR REFUGE AREA DIAGRAM

REFUGE AREA							
R1	1.735	X	0.600	X	1	=	1.041
R2	5.455	X	4.710	X	1	=	25.693
R3	2.350	X	1.926	X	1	=	4.526
R4	6.745	X	1.199	X	1	=	8.087
R5	1.660	X	2.100	X	1	=	3.486
R6	2.400	X	4.610	X	1	=	11.064
R7	0.600	X	2.260	X	1	=	1.356
R8	2.010	X	5.085	X	1	=	10.221
R9	1.010	X	0.775	X	1	=	0.783
R10	1.651	X	4.910	X	1	=	8.106
R11	1.535	X	4.310	X	1	=	6.616
TOTAL REFUGE AREA							80.979



8TH FLOOR REFUGE AREA DIAGRAM

REFUGE AREA							
R1	1.735	X	0.600	X	1	=	1.041
R2	5.455	X	4.710	X	1	=	25.693
R3	2.350	X	1.926	X	1	=	4.526
R4	6.745	X	1.199	X	1	=	8.087
R5	1.660	X	2.100	X	1	=	3.486
R6	2.400	X	4.610	X	1	=	11.064
R7	0.600	X	2.260	X	1	=	1.356
R8	2.010	X	5.085	X	1	=	10.221
R9	1.010	X	0.775	X	1	=	0.783
R10	1.651	X	4.910	X	1	=	8.106
R11	1.535	X	4.310	X	1	=	6.616
R12	2.350	X	1.350	X	1	=	3.173
TOTAL REFUGE AREA							84.152

BLDG 5 WING D5							(TYPE A)
13,18th FLOOR AREA CALCULATION (REFUGE)							
1)	BLOCK AREA						
	A 31.560	X	25.680	X	1	=	810.461
	ELEVATION TREATMENT						
	AD1 0.450	X	0.160	X	12	=	0.864
	AD2 0.600	X	0.160	X	22	=	2.112
	AD3 0.750	X	0.160	X	4	=	0.480
	AD4 0.150	X	0.125	X	4	=	0.075
	AD5 1.050	X	0.160	X	4	=	0.672
	AD6 0.635	X	0.160	X	1	=	0.102
						=	4.305
				TOTAL		=	814.765
2)	DEDUCTION						
	D1 3.720	X	0.600	X	4	=	8.928
	D2 2.350	X	3.385	X	2	=	15.930
	D3 2.400	X	5.565	X	2	=	26.712
	D4 2.010	X	2.830	X	2	=	11.377
	D5 1.650	X	2.230	X	2	=	7.359
	D6 3.230	X	2.830	X	1	=	9.141
	D7 1.300	X	1.200	X	4	=	6.528
	D8 3.160	X	0.600	X	4	=	7.584
	D9 2.735	X	2.000	X	2	=	10.940
	D10 3.550	X	3.100	X	2	=	22.010
	D11 3.000	X	0.855	X	1	=	2.565
	D12 1.251	X	0.355	X	1	=	0.444
	D13 1.250	X	0.500	X	1	=	0.625
	D14 5.350	X	3.385	X	2	=	36.220
	D15 2.170	X	2.785	X	2	=	12.087
	D16 5.010	X	5.520	X	1	=	27.655
	D17 4.235	X	3.710	X	1	=	15.712
	D18 2.045	X	3.550	X	1	=	7.260
	D19 4.360	X	1.695	X	1	=	7.390
	D20 0.300	X	5.310	X	4	=	6.372
	D21 0.653	X	2.610	X	1	=	1.704
	D22 4.511	X	3.035	X	1	=	13.691
				TOTAL		=	258.213
	REFUGE AREA						
	R1 1.735	X	0.600	X	1	=	1.041
	R2 5.455	X	4.710	X	1	=	25.693
	R3 2.350	X	1.926	X	1	=	4.526
	R4 6.745	X	1.199	X	1	=	8.087
	R5 1.660	X	2.100	X	1	=	3.486
	R6 2.400	X	4.610	X	1	=	11.064
	R7 0.600	X	2.260	X	1	=	1.356
	R8 2.010	X	5.085	X	1	=	10.221
	R9 1.010	X	0.775	X	1	=	0.783
	R10 1.651	X	4.910	X	1	=	8.106
	R11 1.535	X	4.310	X	1	=	6.616
	TOTAL REFUGE AREA						80.979
	CB DEDUCTION						
	CB1 1.650	X	0.450	X	1	=	0.743
	CB2 1.735	X	0.450	X	3	=	2.342
				TOTAL		=	3.085
	FIRE STAIRCASE DEDUCTION						
	ST1 3.498	X	4.455	X	1	=	15.584
	ST2 1.695	X	0.160	X	1	=	0.271
	ST3 2.045	X	0.160	X	1	=	0.327
	TOTAL STAIRCASE AREA					=	16.182
	TOTAL DEDUCTION					=	358.459
3)	NBU AREA (1-2)					=	456.307
4)	ADD EXCESS REFUGE AREA					=	0.879
5)	TOTAL NET BUILT UUP AREA (3+4)					=	457.186
6)	15% PERMISSIBLE BALCONY					=	68.578
7)	OPEN BALCONY					=	0
8)	BALANCE BALCONY AREA					=	68.578

BLDG 5 WING D5							(TYPE A)
23rd FLOOR AREA CALCULATION (REFUGE)							
1)	BLOCK AREA						
	A 31.560	X	25.680	X	1	=	810.461
	ELEVATION TREATMENT						
	AD1 0.450	X	0.160	X	12	=	0.864
	AD2 0.600	X	0.160	X	18	=	1.728
	AD3 0.750	X	0.160	X	4	=	0.480
	AD4 0.150	X	0.125	X	4	=	0.075
	AD5 1.050	X	0.160	X	4	=	0.672
	AD6 0.635	X	0.160	X	1	=	0.102
						=	3.921
				TOTAL		=	814.381
2)	DEDUCTION						
	D1 3.720	X	0.600	X	4	=	8.928
	D2 2.350	X	3.385	X	2	=	15.930
	D3 2.400	X	5.565	X	2	=	26.712
	D4 2.010	X	2.830	X	2	=	11.377
	D5 1.650	X	2.230	X	2	=	7.359
	D6 3.230	X	2.830	X	1	=	9.141
	D7 1.300	X	1.200	X	4	=	6.528
	D8 3.160	X	0.600	X	4	=	7.584
	D9 2.735	X	2.000	X	2	=	10.940
	D10 3.550	X	3.100	X	2	=	22.010
	D11 3.000	X	0.855	X	1	=	2.565
	D12 1.251	X	0.355	X	1	=	0.444
	D13 1.250	X	0.500	X	1	=	0.625
	D14 5.350	X	3.385	X	2	=	36.220
	D15 2.170	X	2.785	X	2	=	12.087
	D16 5.010	X	5.520	X	1	=	27.655
	D17 4.235	X	3.710	X	1	=	15.712
	D18 2.045	X	3.550	X	1	=	7.260
	D19 4.360	X	1.695	X	1	=	7.390
	D20 0.300	X	5.310	X	4	=	6.372
	D21 0.653	X	2.610	X	1	=	1.704
	D22 4.511	X	3.035	X	1	=	13.691
				TOTAL		=	258.213
	REFUGE AREA						
	R1 1.735	X	0.600	X	1	=	1.041
	R2 5.455	X	4.710	X	1	=	25.693
	R3 2.350	X	1.926	X	1	=	4.526
	R4 6.745	X	1.199	X	1	=	8.087
	R5 1.660	X	2.100	X	1	=	3.486
	R6 2.400	X	4.610	X	1	=	11.064
	R7 0.600	X	2.260	X	1	=	1.356
	R8 2.010	X	5.085	X	1	=	10.221
	R9 1.010	X	0.775	X	1	=	0.783
	R10 1.651	X	4.910	X	1	=	8.106
	R11 1.535	X	4.310	X	1	=	6.616
	TOTAL REFUGE AREA						80.979
	CB DEDUCTION						
	CB1 1.650	X	0.450	X	1	=	0.743
	CB2 1.735	X	0.450	X	3	=	2.342
				TOTAL		=	3.085
	FIRE STAIRCASE DEDUCTION						
	ST1 3.498	X	4.455	X	1	=	15.584
	ST2 1.695	X	0.160	X	1	=	0.271
	ST3 2.045	X	0.160	X	1	=	0.327
	TOTAL STAIRCASE AREA					=	16.182
	TOTAL DEDUCTION					=	358.459
3)	NBU AREA (1-2)					=	455.923
4)	ADD EXCESS REFUGE AREA					=	04.179
5)	TOTAL NET BUILT UUP AREA (3+4)					=	460.102
6)	15% PERMISSIBLE BALCONY					=	73.515
7)	OPEN BALCONY					=	0
8)	BALANCE BALCONY AREA					=	73.515

APPROVAL STAMP

10/34

PLOT NO RZ-09
BLDG. 5 WING D5 (TYPE A)

DRAWING FOR BUILDING PERMISSION

CONTENT :-
8TH,17TH,18TH & 23RD FLOOR PLAN (REFUGE), AREA DIAGRAM & CALCULATION

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/Panvel/Vardoli/TP-236/Amended permit/2019/ 878/ 1 of 1/ 1.2
Dated : 20 MAY 2019
Associate Planner (NAINA)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED.
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

SIGNATURE OF OWNER

AR. HITEN SETHI
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

AR. HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

NAME & SIGNATURE OF ARCHITECT

SCALE	1:100
DATE	23.04.2019
DRAWN BY	SHAJI
DELT. BY	AR. TEJASWINI
CHKD. BY	AR. HITEN
PROJECT No	HSA 9-212

Ar. HITEN SETHI
ARCHITECTS

HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTS | ARCHITECT MAHARASHTRA
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
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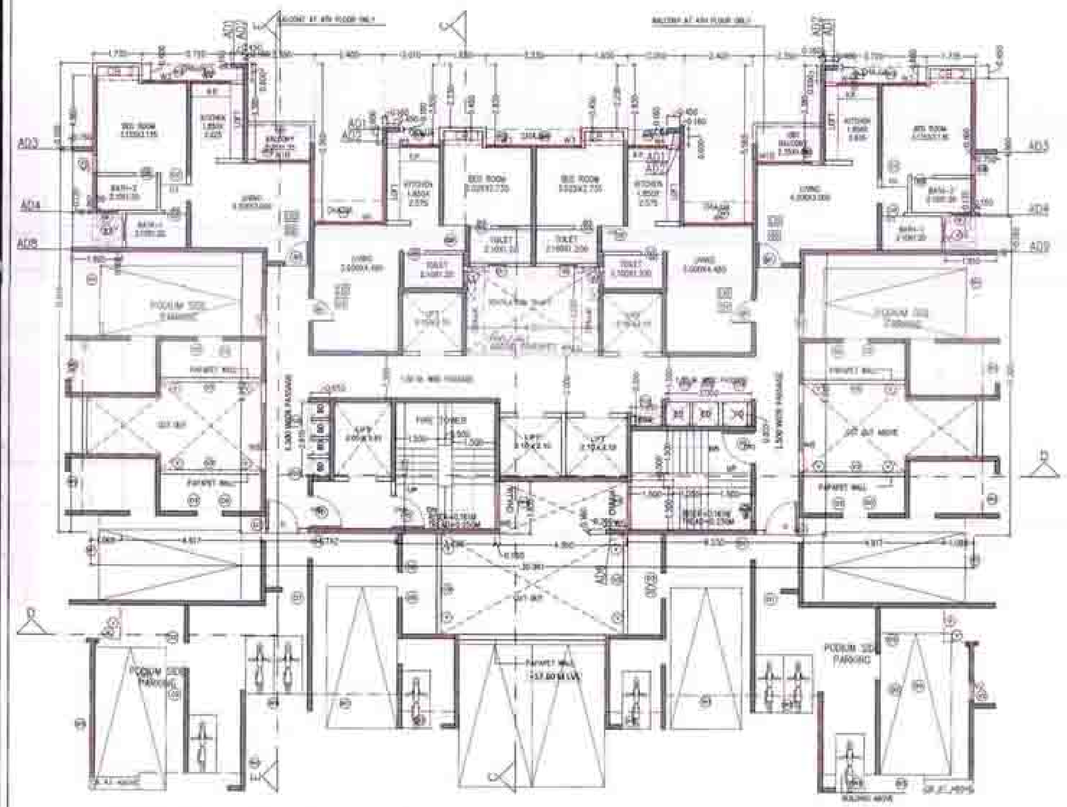
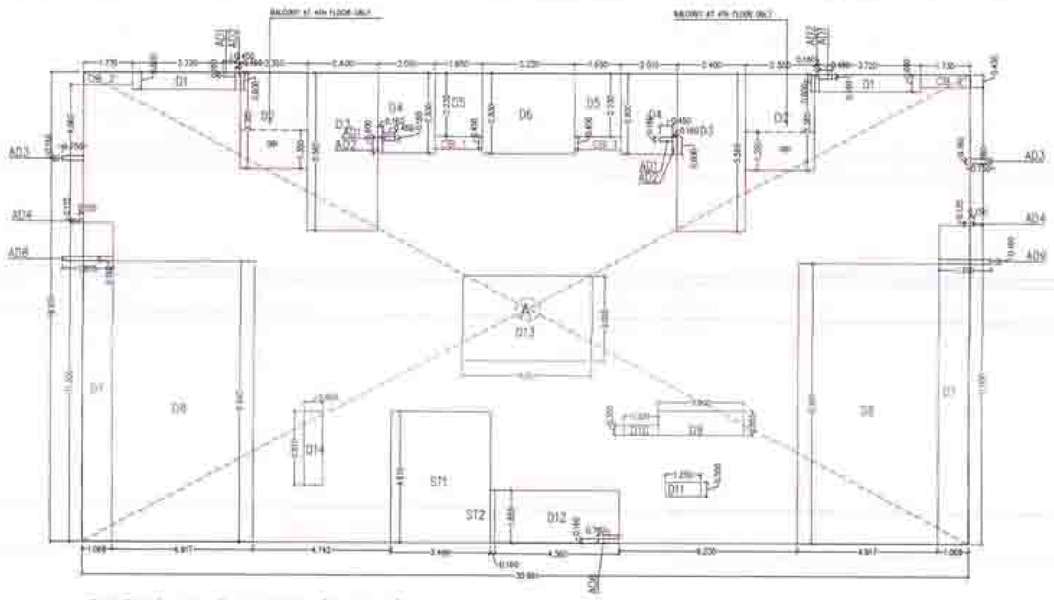
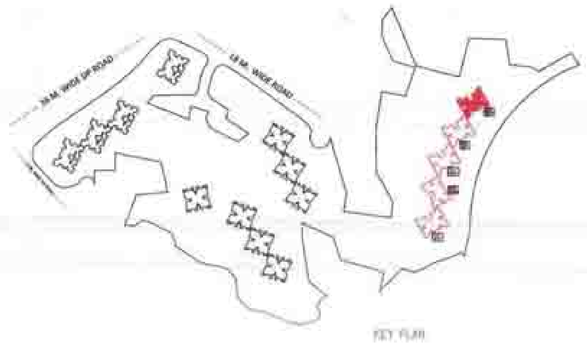


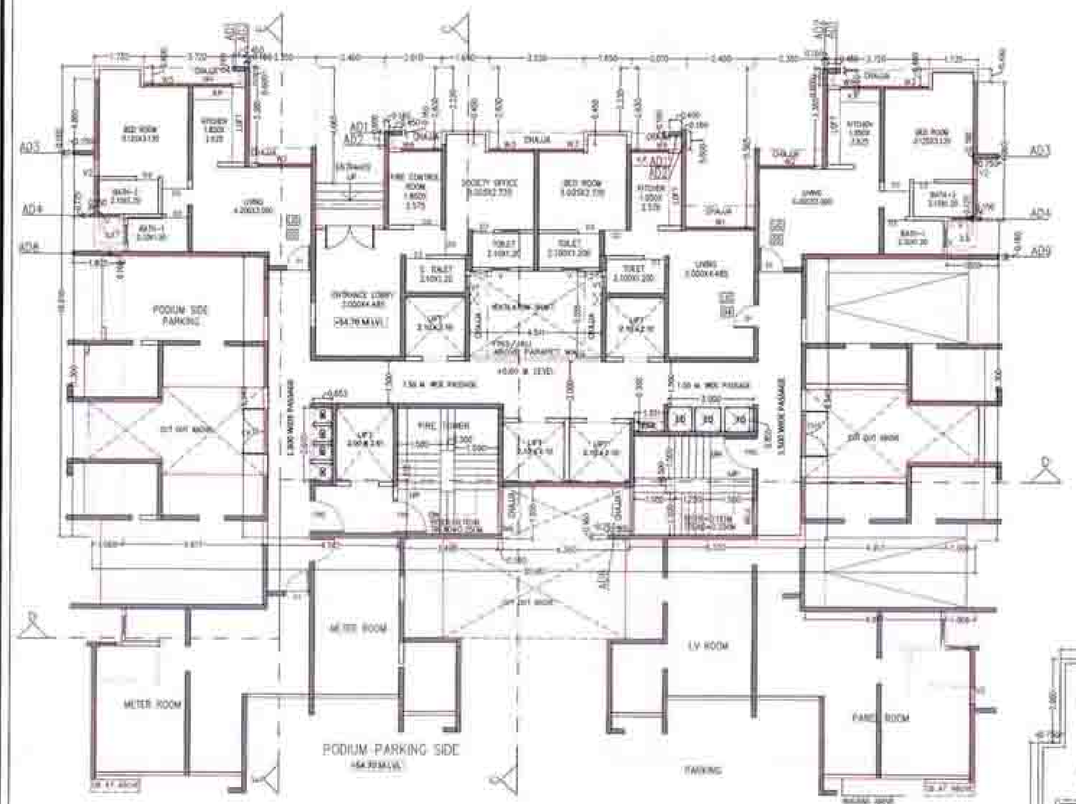
BUILDING NO. 5 WING D5 (TYPE A)
1st to 5th FLOOR PLAN (LEVEL - 1,2,3,4,5)
LIG UNITS ONLY AT 1st to 5th FLOOR IN BUILDING NO. D5



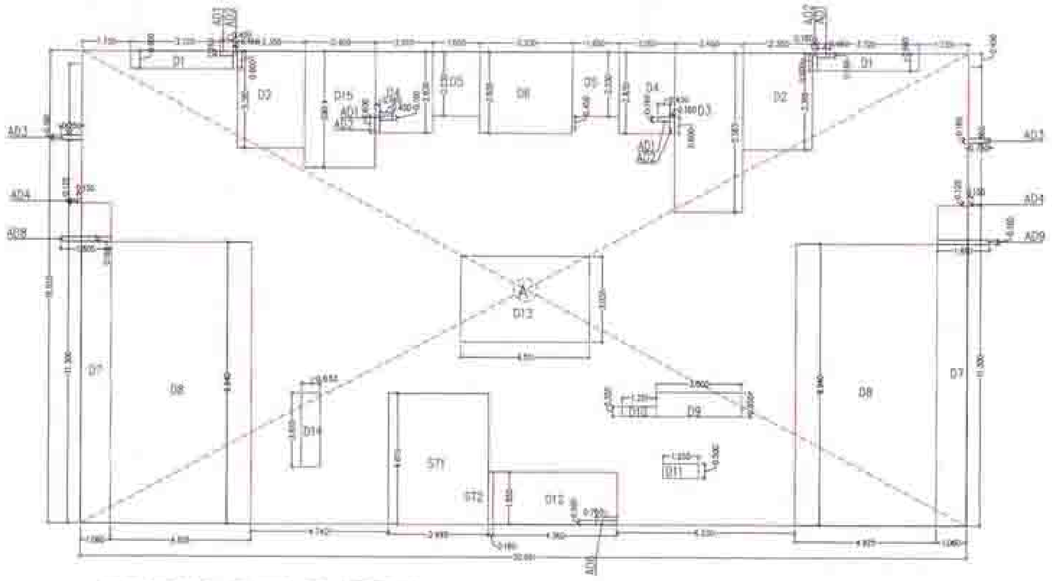
BUILDING NO. 5 WING D5 (TYPE A)
1st to 5th FLOOR AREA DIAGRAM (LEVEL - 1,2,3,4&5)



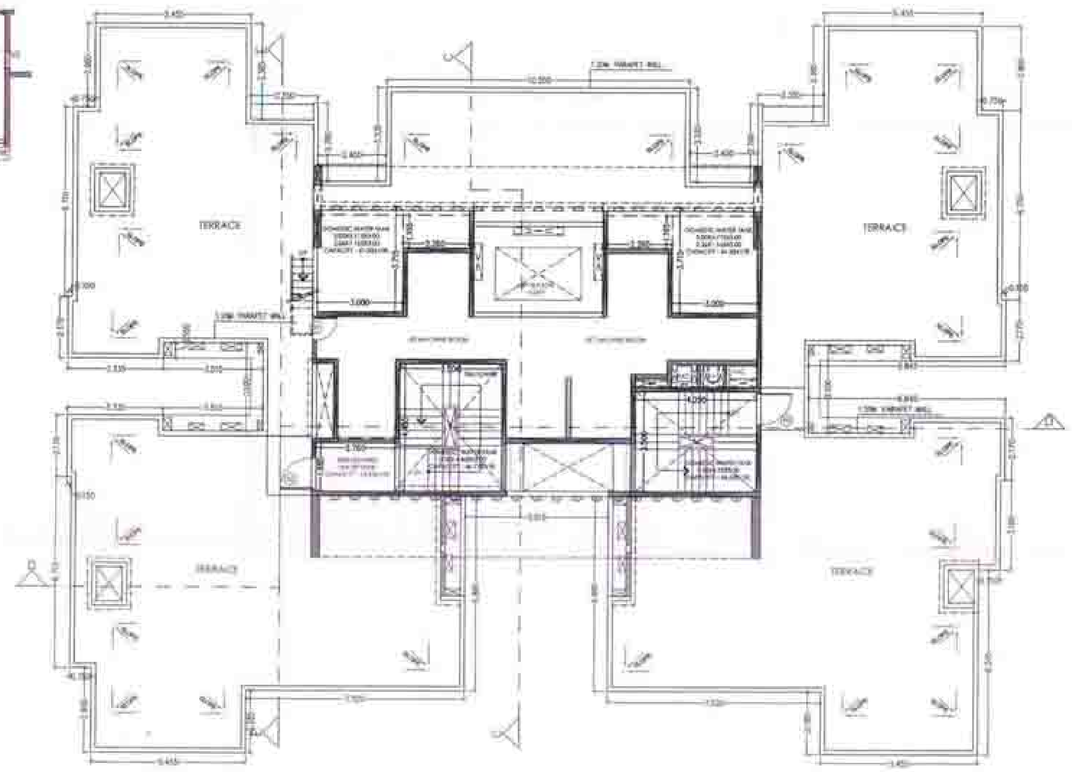
KEY PLAN



BUILDING NO. 5 WING D5 (TYPE A)
GROUND FLOOR PLAN



BUILDING NO. 5 WING D5 (TYPE A)
GROUND FLOOR AREA DIAGRAM



BUILDING NO. 5 WING D5 (TYPE A)
TERRACE FLOOR PLAN

BLDG 5 WING D5								(TYPE A)
1st to 5th FLOOR AREA CALCULATION (LEVEL - 1,2,3,4&5)								
1)	BLOCK AREA							
	A	30.961	X	16.610	X	1	=	514.262
	ELEVATION TREATMENT							
	AD1	0.450	X	0.160	X	4	=	0.288
	AD2	0.600	X	0.160	X	4	=	0.384
	AD3	0.750	X	0.160	X	2	=	0.240
	AD4	0.150	X	0.125	X	2	=	0.038
	AD8	1.805	X	0.160	X	1	=	0.289
	AD9	1.810	X	0.160	X	1	=	0.290
	AD6	0.760	X	0.160	X	1	=	0.122
								1.650
					TOTAL		=	515.912
2)	DEDUCTION							
	D1	3.720	X	0.600	X	2	=	4.464
	D2	2.350	X	3.385	X	2	=	15.910
	D3	2.400	X	5.565	X	2	=	26.712
	D4	2.010	X	2.830	X	2	=	11.377
	D5	1.650	X	2.230	X	2	=	7.359
	D6	3.230	X	2.830	X	1	=	9.141
	D7	1.068	X	11.300	X	2	=	24.137
	D8	4.917	X	9.940	X	2	=	97.750
	D9	3.000	X	0.855	X	1	=	2.565
	D10	1.251	X	0.355	X	1	=	0.444
	D11	1.250	X	0.500	X	1	=	0.625
	D12	4.360	X	1.855	X	1	=	8.088
	D13	4.511	X	3.035	X	1	=	13.691
	D14	0.653	X	2.610	X	1	=	1.704
					TOTAL		=	223.966
	CB DEDUCTION							
	CB1	1.650	X	0.450	X	2	=	1.485
	CB2	1.735	X	0.450	X	2	=	1.562
					TOTAL		=	3.047
	FIRE STAIRCASE DEDUCTION							
	ST1	3.498	X	4.615	X	1	=	16.143
	ST2	0.160	X	1.855	X	1	=	0.297
					TOTAL		=	16.440
					TOTAL DEDUCTION		=	243.452
3)	NBU AREA (1-2)						=	272.459
4)	15% PERMISSIBLE BALCONY						=	40.869
5)	OPEN BALCONY							
	OB1	2.350	X	1.350	X	2	=	6.345
					TOTAL		=	6.345

BLDG 5 WING D5								(TYPE A)
GROUND FLOOR AREA CALCULATION								
1)	BLOCK AREA							
	A	30.961	X	16.610	X	1	=	514.262
	ELEVATION TREATMENT							
	AD1	0.450	X	0.160	X	4	=	0.288
	AD2	0.600	X	0.160	X	4	=	0.384
	AD3	0.750	X	0.160	X	2	=	0.240
	AD4	0.150	X	0.125	X	2	=	0.038
	AD8	1.805	X	0.160	X	1	=	0.289
	AD9	1.810	X	0.160	X	1	=	0.290
	AD6	0.760	X	0.160	X	1	=	0.122
							=	1.650
					TOTAL		=	515.912
2)	DEDUCTION							
	D1	3.720	X	0.600	X	2	=	4.464
	D2	2.350	X	3.385	X	2	=	15.910
	D3	2.400	X	5.565	X	1	=	13.356
	D4	2.010	X	2.830	X	2	=	11.377
	D5	1.650	X	2.230	X	2	=	7.359
	D6	3.230	X	2.830	X	1	=	9.141
	D7	1.060	X	11.300	X	2	=	23.956
	D8	4.925	X	9.940	X	2	=	97.909
	D9	3.000	X	0.855	X	1	=	2.565
	D10	1.251	X	0.355	X	1	=	0.444
	D11	1.250	X	0.500	X	1	=	0.625
	D12	4.360	X	1.855	X	1	=	8.088
	D13	4.511	X	3.035	X	1	=	13.691
	D14	0.653	X	2.610	X	1	=	1.704
	D15	2.400	X	4.065	X	1	=	9.756
					TOTAL		=	220.344
	FIRE STAIRCASE DEDUCTION							
	ST1	3.498	X	4.615	X	1	=	16.143
	ST2	0.160	X	1.855	X	1	=	0.297
					TOTAL		=	16.440
					TOTAL DEDUCTION		=	236.784
3)	NBU AREA (1-2)						=	279.128

OVERHEAD WATER TANK CAPACITY CALCULATION - BLDG. NO. 5 (TYPE A)						
TOTAL WATER REQUIREMENT (IN LITERS)					*	286,875
WING	Water Required 50% of Total	Overhead water tank provision			REQUIRED OH FIRE FIGHTING TANK	PROPOSED OH FIRE FIGHTING TANK
		Tank size	Number of tank	Proposed Capacity		
	(Liter)	(Meter)		(Liter)	(Liter)	(Liter)
D5	143,438	2.76X1.685X3.00	1	13,952	10,000	13,952
		3.0X3.715X3.00	2	66,870		
		2.26X1.165X3.00	2	15,797		
		3.50X4.455X3.00	1	46,778		
		3.50X4.25X3.00	1	44,625		
Total	143,438			188,022	10,000	13,952

Note:
I. Overhead tank capacity shall be minimum 50% of water requirement.
II. Size of Overhead tank is excluding freeboard.

APPROVAL STAMP

20/34

PLOT NO RZ- 08
BLDG. 5 WING D5 (TYPE A)

DRAWING FOR BUILDING PERMISSION

CONTENT :-
GROUND ,UPPER FLOOR PLAN,AREA DIAGRAM,CALCULATION
TERRACE FLOOR PLAN & OH WATER TANK CAPACITY CALCULATION

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/Panvel/Wardoli/TP(BP-236)/Amended plans/2019/CR-5 /1.41 /U.L.
Dated 20 MAY 2019
Associate Planner (NAINA)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED.
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

Ar. HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 88 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706
T: +91-22-2752 5900 | F: +91-22-2787 2186
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS: 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

NAME & SIGNATURE OF ARCHITECT

SCALE	1:100
DATE	27.04.2019
DRAWN BY	RAJJI
DES.T BY	Ar. TEJASWI
CHKD. BY	Ar. YASH
PROJECT No	HSA 2-177

Ar.HITEN SETHI (CA/95-31996)

ARCHITECTS
HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT COMMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 88 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
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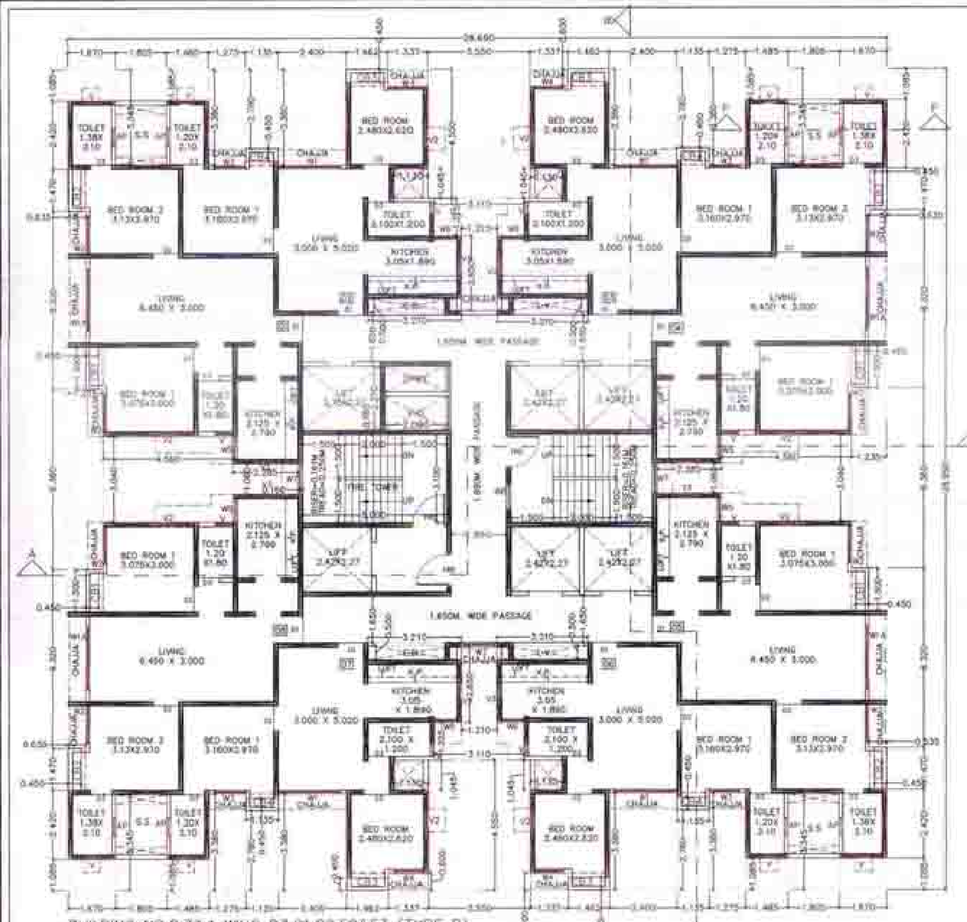
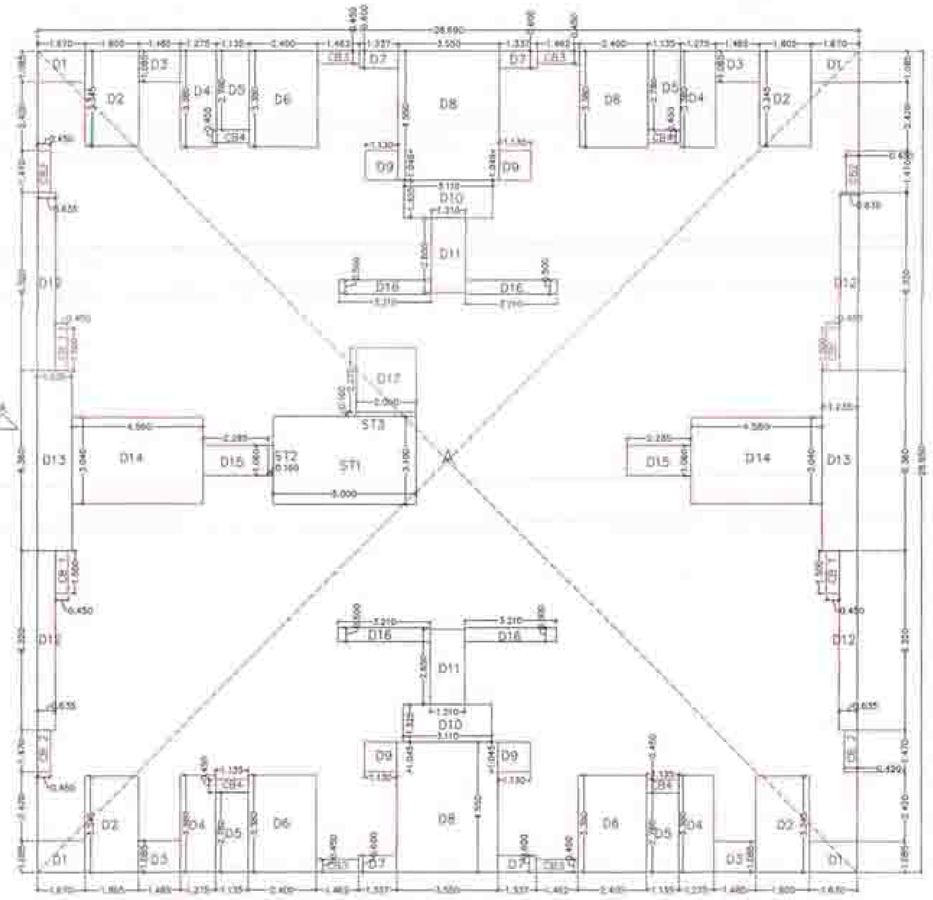
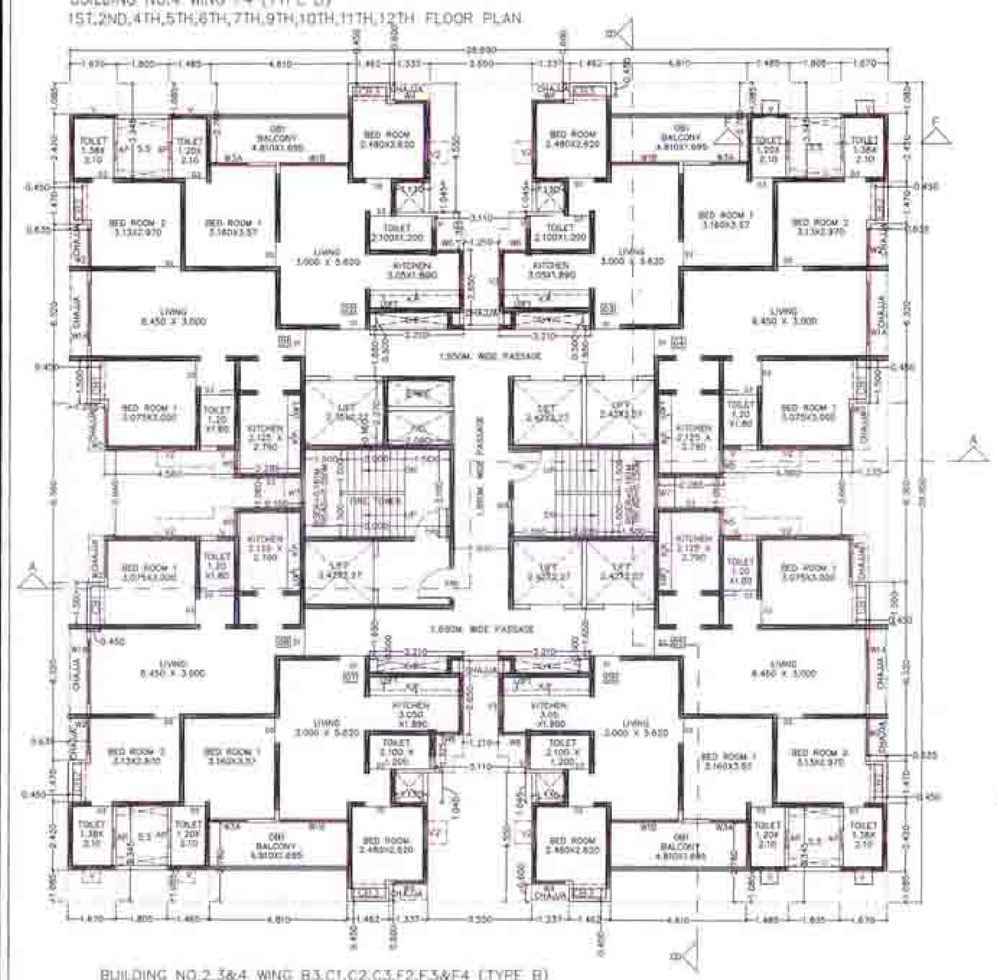


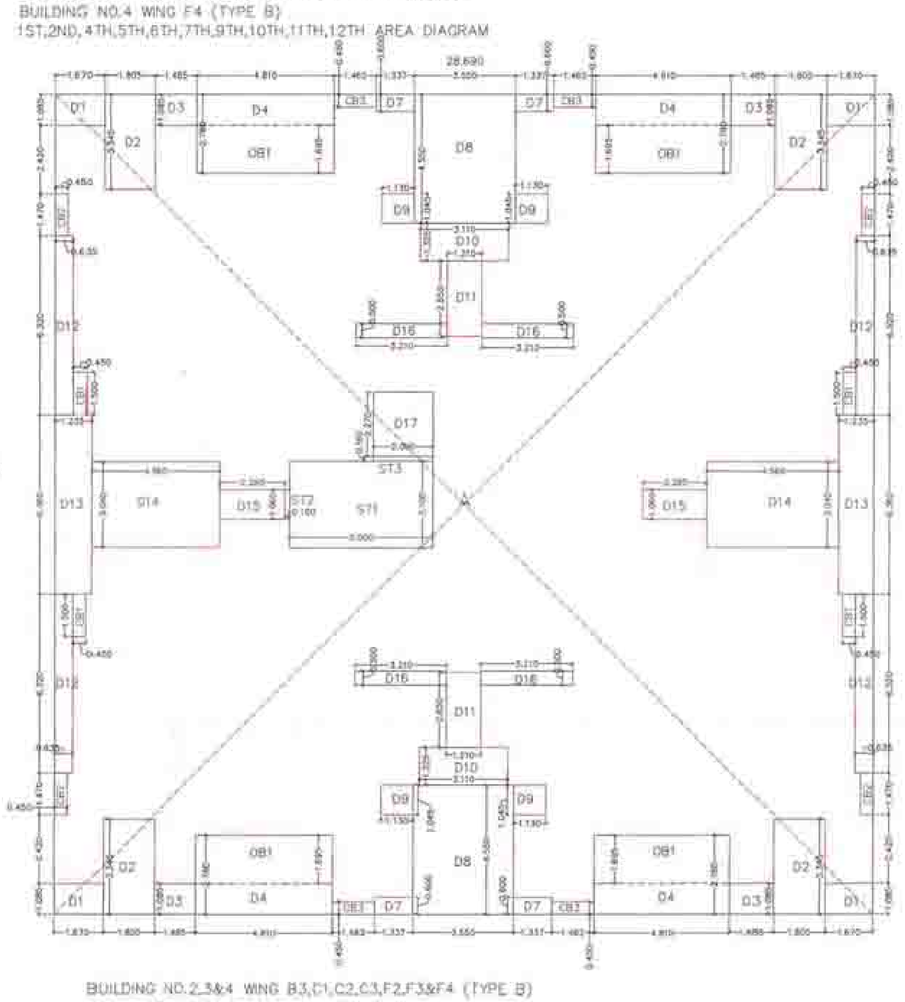
BUILDING NO.2,3&4 WING B3,C1,C2,F2&F3 (TYPE B)
1ST,2ND,4TH,5TH,6TH,7TH,9TH,10TH,11TH,12TH,14TH,15TH,16TH
17TH,19TH,20TH,21ST,22ND,24TH&25TH FLOOR PLAN
BUILDING NO.2 WING C3 (TYPE B)
1ST,2ND,4TH,5TH,6TH,7TH,9TH,10TH FLOOR PLAN
BUILDING NO.4 WING F4 (TYPE B)
1ST,2ND,4TH,5TH,6TH,7TH,9TH,10TH,11TH,12TH FLOOR PLAN



BUILDING NO.2,3&4 WING B3,C1,C2,F2&F3 (TYPE B)
1ST,2ND,4TH,5TH,6TH,7TH,9TH,10TH,11TH,12TH,14TH,15TH,16TH
17TH,19TH,20TH,21ST,22ND,24TH&25TH FLOOR AREA DIAGRAM
BUILDING NO.2 WING C3 (TYPE B)
1ST,2ND,4TH,5TH,6TH,7TH,9TH,10TH FLOOR AREA DIAGRAM
BUILDING NO.4 WING F4 (TYPE B)
1ST,2ND,4TH,5TH,6TH,7TH,9TH,10TH,11TH,12TH AREA DIAGRAM



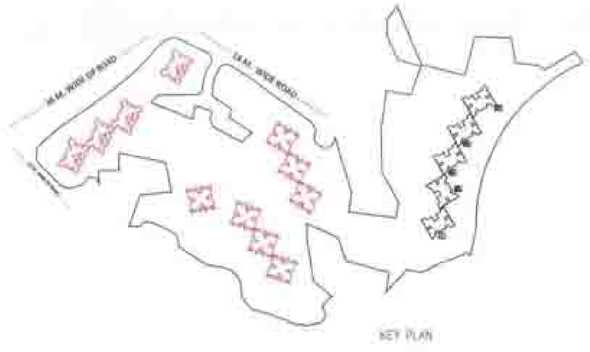
BUILDING NO.2,3&4 WING B3,C1,C2,C3,F2,F3&F4 (TYPE B)
3RD FLOOR PLAN



BUILDING NO.2,3&4 WING B3,C1,C2,C3,F2,F3&F4 (TYPE B)
3RD FLOOR AREA DIAGRAM

TYPE-'B' LIGHT & VENTILATION STATAMENT								
ROOM	ROOM SIZE				CARPET AREA IN SQ.MT	5% MIDUMIDIS	TYPE	AREA IN SQ.MT
LIVING	3.000	X	5.020	=	15.060	2.510	W1	3.900
LIVING	6.450	X	3.000	=	19.350	3.225	W1A	4.840
LIVING	3.000	X	5.620	=	16.860	2.810	W1B	4.840
BED ROOM	3.130	X	2.970	=	9.296	1.549	W2	2.775
BED ROOM	3.160	X	2.970	=	9.385	1.564	W3	1.935
BED ROOM	3.160	X	3.570	=	11.281	1.880	W3A	2.165
BED ROOM	2.480	X	2.620	=	6.498	1.083	W4	1.764
KITCHEN	2.125	X	2.630	=	5.589	0.931	W5	0.893
KITCHEN	2.870	X	1.890	=	5.424	0.904	W6	0.630
TOILET	2.100	X	1.200	=	2.520	0.420	AP	0.600

TYPE-'B' SHEDULE OF DOOR & WINDOW							DESCRIPTION
FRD	1.200	X	2.200	=	2.640		FIRE FIGHTING DOOR
D	1.000	X	2.200	=	2.640		FLUSH DOOR WITH WOODEN FRAME
D1	1.000	X	2.200	=	2.200		FLUSH DOOR WITH GRANITE FRAME
D2	0.900	X	2.200	=	1.980		FLUSH DOOR WITH GRANITE FRAME
D3	0.750	X	2.200	=	1.650		FLUSH DOOR WITH GRANITE FRAME
W1	2.200	X	1.800	=	3.960	0.400	AL. GLAZED SLIDING WINDOW
W1A	2.200	X	2.200	=	4.840	0.000	AL. GLAZED SLIDING WINDOW
W1B	2.200	X	2.200	=	4.840	0.000	AL. GLAZED SLIDING WINDOW
W2	1.500	X	1.850	=	2.775	0.400	AL. GLAZED SLIDING WINDOW
W3	1.075	X	1.800	=	1.935	0.400	AL. GLAZED SLIDING WINDOW
W3A	1.075	X	2.200	=	2.365	0.000	AL. GLAZED SLIDING WINDOW
W4	0.980	X	1.800	=	1.764	0.400	AL. GLAZED SLIDING WINDOW
W5	0.850	X	1.050	=	0.893	1.110	AL. GLAZED FIX+SLIDING WINDOW
W6	0.790	X	1.050	=	0.830	1.150	AL. GLAZED FIX+SLIDING WINDOW
W7	1.050	X	1.150	=	1.208	1.050	AL. GLAZED SLIDING WINDOW
W8	0.900	X	1.200	=	1.170	0.900	AL. GLAZED SLIDING WINDOW
AP	0.600	X	1.000	=	0.600	1.200	AL. GLAZED FIX+OPENABLE WINDOW
V1	0.450	X	1.000	=	0.300	0.200	AL. GLAZED FIX+SLIDING WINDOW
V3	0.600	X	0.600	=	0.240	1.800	AL. GLAZED FIX+OPENABLE PANEL



KEY PLAN

BUILDING NO.2,3&4 WING B3,C1,C2,F2&F3 (TYPE B)							(TYPE - B)
1ST,2ND,4TH,5TH,6TH,7TH,9TH,10TH,11TH,12TH,14TH,15TH,16TH,17TH,19TH,20TH, 21ST,22ND,24TH&25TH FLOOR AREA CALCUTION							
BLDG NO. 2 WING C3							(TYPE - B)
1st,2nd,4th,5th,6th,7th,9th,10th,FLOOR AREA CALCULATION							
BUILDING NO.4 WING F4 (TYPE B)							(TYPE - B)
1st,2nd,4th,5th,6th,7th,9th,10th,11th,12th FLOOR AREA CALCULATION							
1)	BLOCK AREA						
	A	28.690	X	28.950	X	1	=	830.576
	ELEVATION TREATMENT						
	AD1	0.635	X	0.160	X	8	=	0.813
						TOTAL	=	831.388
2)	DEDUCTION						
	D1	1.670	X	1.085	X	4	=	7.248
	D2	1.805	X	3.345	X	4	=	24.151
	D3	1.485	X	1.085	X	4	=	6.445
	D4	1.275	X	3.380	X	4	=	17.238
	D5	1.135	X	2.780	X	4	=	12.621
	D6	2.400	X	3.380	X	4	=	32.448
	D7	1.337	X	0.600	X	4	=	3.209
	D8	3.550	X	4.550	X	2	=	32.305
	D9	1.130	X	1.045	X	4	=	4.723
	D10	3.110	X	1.325	X	2	=	8.242
	D11	1.210	X	2.650	X	2	=	6.413
	D12	0.635	X	6.320	X	4	=	16.053
	D13	1.235	X	6.360	X	2	=	15.709
	D14	4.560	X	3.040	X	2	=	27.725
	D15	2.285	X	1.060	X	2	=	4.844
	D16	3.210	X	0.500	X	4	=	6.420
	D17	2.090	X	2.270	X	1	=	4.744
						TOTAL	=	230.538
	CB DEDUCTION						
	CB1	1.500	X	0.450	X	4	=	2.700
	CB2	1.470	X	0.450	X	4	=	2.646
	CB3	1.462	X	0.450	X	4	=	2.632
	CB4	1.135	X	0.450	X	4	=	2.043
						TOTAL	=	10.021
	FIRE STAIRCASE						
	ST1	5.000	X	3.100	X	1	=	15.500
	ST2	0.160	X	2.090	X	1	=	0.334
	ST3	0.160	X	1.060	X	1	=	0.170
						TOTAL	=	16.004
						TOTAL DEDUCTION	=	256.562
3)	NET BUILTUP AREA (1-2)						=	574.826
4)	15% PERMISSIBLE BALCONY						=	86.224
5)	PROPOSED BALCONY						=	0.000
6)	BALANCE BALCONY AREA						=	86.224

BUILDING NO.2,3&4 WING B3,C1,C2,C3,F2,F3&F4							(TYPE - B)
3RD FLOOR AREA CALCULATION AREA CALCULATION							
1)	BLOCK AREA						
	A	28.690	X	28.950	X	1	=	830.576
	ELEVATION TREATMENT						
	AD1	0.635	X	0.160	X	8	=	0.813
						TOTAL	=	831.388
2)	DEDUCTION						
	D1	1.670	X	1.085	X	4	=	7.248
	D2	1.805	X	3.345	X	4	=	24.151
	D3	1.485	X	1.085	X	4	=	6.445
	D4	4.810	X	2.780	X	4	=	53.487
	D7	1.337	X	0.600	X	4	=	3.209
	D8	3.550	X	4.550	X	2	=	32.305
	D9	1.130	X	1.045	X	4	=	4.723
	D10	3.110	X	1.325	X	2	=	8.242
	D11	1.210	X	2.650	X	2	=	6.413
	D12	0.635	X	6.320	X	4	=	16.053
	D13	1.235	X	6.360	X	2	=	15.709
	D14	4.560	X	3.040	X	2	=	27.725
	D15	2.285	X	1.060	X	2	=	4.844
	D16	3.210	X	0.500	X	4	=	6.420
	D17	2.090	X	2.270	X	1	=	4.744
						TOTAL	=	221.718
	CB DEDUCTION						
	CB1	1.500	X	0.450	X	4	=	2.700
	CB2	1.470	X	0.450	X	4	=	2.646
	CB3	1.462	X	0.450	X	4	=	2.632
						TOTAL	=	7.978
	FIRE STAIRCASE						
	ST1	5.000	X	3.100	X	1	=	15.500
	ST2	0.160	X	2.090	X	1	=	0.334
	ST3	0.160	X	1.060	X	1	=	0.170
						TOTAL	=	16.004
						TOTAL DEDUCTION	=	245.699
3)	NET BUILTUP AREA (1-2)						=	585.689
4)	15% PERMISSIBLE BALCONY						=	87.853
5)	OPEN BALCONY						
	OB1	4.810	X	1.695	X	4	=	32.612
8)	PROPOSED BALCONY						=	32.612
9)	BALANCE BALCONY AREA						=	55.242

APPROVAL STAMP

21/34

PLOT NO RZ-8
TYPE -B

DRAWING FOR BUILDING PERMISSION

CONTENT :-
BUILDING NO.2,3&4 WING B3,C1,C2,F3&F4 (TYPE B)
L-G TO 25 FLOOR PLAN,DIAGRAM & CALC.

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No:
CIDCO/NAINA/Panvel/Vardoli/TDBP-236/Amended permi/2018/ 1070 / EAP / 13-14
Dated : 20 MAY 2018
Designation of Planning Authority

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED.
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

SIGNATURE OF OWNER

HITEN SETHI
ARCHITECT
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :-

HITEN SETHI
Ar. HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:-
GROUND FLOOR, YAYATI CHS, PLOT NO: 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T. +91-22-2752 5300 | F. +91-22-2787 2160
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

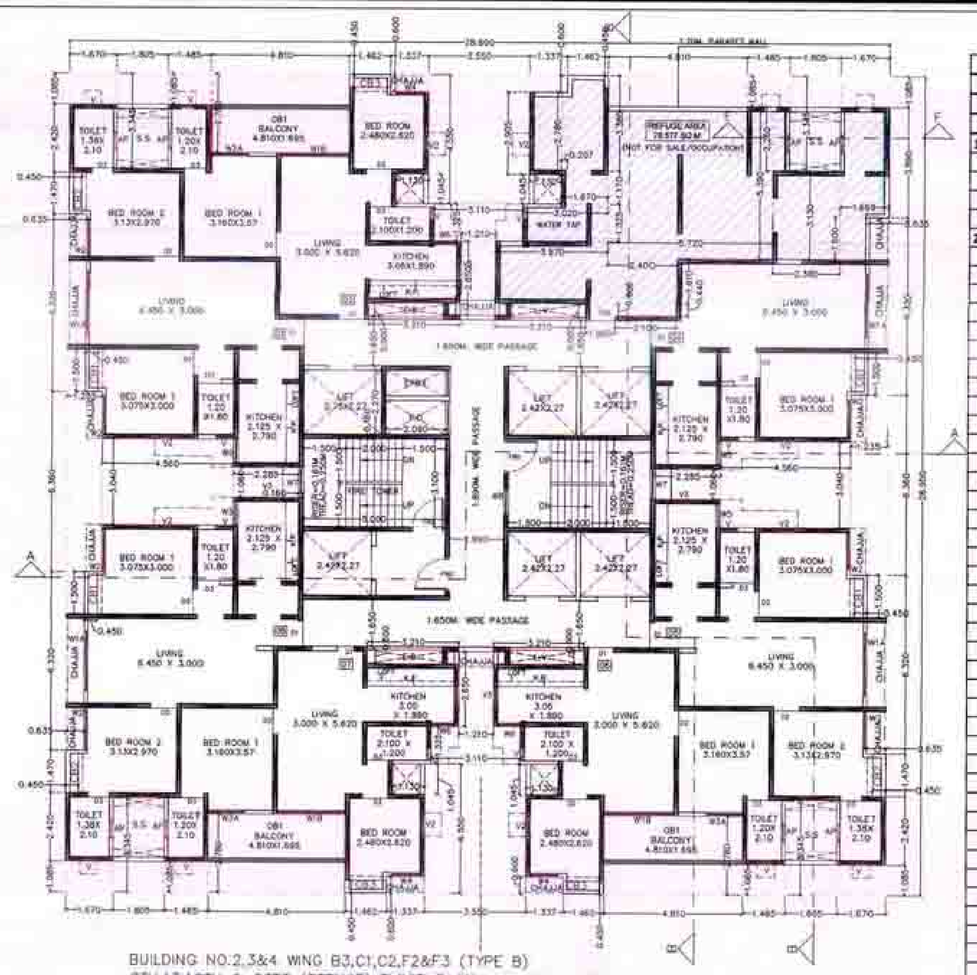
NAME & SIGNATURE OF ARCHITECT

SCALE	-	1 : 100
DATE	-	27.04.2018
DRAWN BY	-	RAJU
DES.T BY	-	A. TEJASWINI
CHKD. BY	-	AL TASH
PROJECT NO	-	HSA #213

Ar.HITEN SETHI (OWNER/MANAGER)

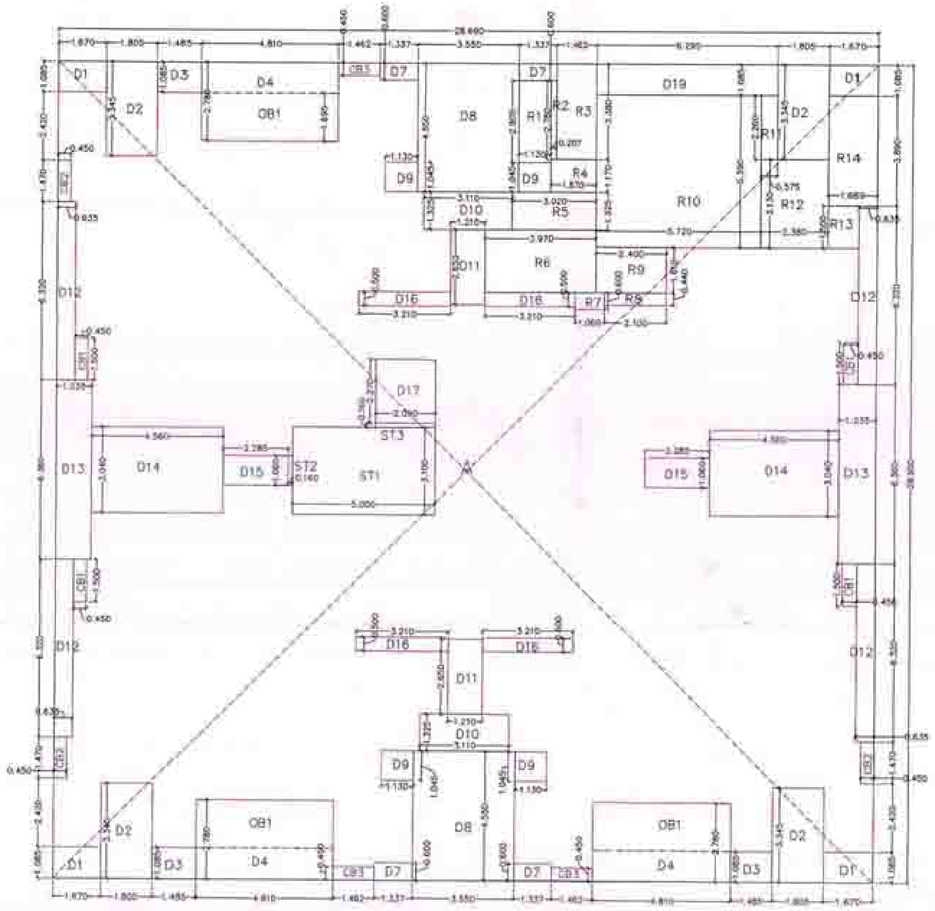
ARCHITECTS

HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | FOUNDERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot No. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2160
E-MAIL: info@hitensethi.com | admin@hitensethi.com | VISIT AT: www.hitensethi.com



BUILDING NO.2,3&4 WING B3,C1,C2,F2&F3 (TYPE B)
8TH,13,18TH & 23RD (REFUGE) FLOOR PLAN

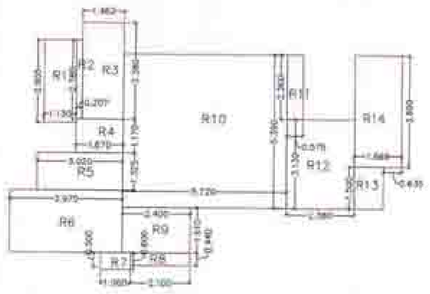
BUILDING NO.2&4 WING C3&F4 (TYPE B)
8TH (REFUGE) FLOOR PLAN



BUILDING NO.2,3&4 WING B3,C1,C2,F2&F3 (TYPE B)
8TH,13,18TH & 23RD (REFUGE) FLOOR AREA DIAGRAM

BUILDING NO.2&4 WING C3&F4 (TYPE B)
8TH (REFUGE) FLOOR AREA DIAGRAM

REFUGE AREA							
R1	1.130	X	2.905	X	1	=	3.283
R2	0.207	X	2.780	X	1	=	0.575
R3	3.380	X	1.462	X	1	=	4.942
R4	1.670	X	1.170	X	1	=	1.954
R5	3.020	X	1.325	X	1	=	4.002
R6	3.970	X	2.210	X	1	=	8.774
R7	1.060	X	0.600	X	1	=	0.636
R8	2.100	X	0.440	X	1	=	0.924
R9	2.400	X	1.610	X	1	=	3.864
R10	5.720	X	5.390	X	1	=	30.831
R11	0.575	X	2.260	X	1	=	1.300
R12	2.380	X	3.130	X	1	=	7.449
R13	1.035	X	1.500	X	1	=	1.553
R14	1.669	X	3.890	X	1	=	6.492
				TOTAL		=	76.577



REFUGE AREA DIAGRAM 8TH,13,18TH & 23RD LFDOR

BUILDING NO.2, WING C1 (TYPE B)							(TYPE - B)
UPPER GROUND FLOOR AREA CALCULATION							
BUILDING NO.2&4 WING B3& F2							(TYPE - B)
GROUND FLOOR AREA CALCULATION							
1) BLOCK AREA							
A	28.690	X	28.950	X	1	=	830.576
ELEVATION TREATMENT							
AD1	0.635	X	0.160	X	6	=	0.610
					TOTAL	=	831.185
2) DEDUCTION							
D1	1.670	X	1.085	X	2	=	3.624
D2	1.805	X	3.345	X	2	=	12.075
D3	1.485	X	1.085	X	2	=	3.222
D4	1.275	X	3.380	X	2	=	8.619
D5	1.135	X	2.780	X	2	=	6.311
D6	2.400	X	3.380	X	2	=	16.224
D7	1.337	X	0.600	X	3	=	2.407
D8	0.220	X	4.550	X	1	=	1.001
D9	1.130	X	1.045	X	3	=	3.543
D10	0.950	X	5.875	X	1	=	5.581
D11	6.869	X	8.525	X	1	=	58.558
D12	0.635	X	6.320	X	3	=	12.040
D13	8.079	X	1.060	X	1	=	8.564
D14	5.795	X	0.990	X	2	=	11.474
D15	1.235	X	1.660	X	2	=	4.100
D16	3.210	X	0.500	X	2	=	3.210
D17	2.090	X	2.270	X	1	=	4.744
D18	2.399	X	1.823	X	1	=	4.373
D19	3.321	X	2.780	X	1	=	9.232
D20	2.380	X	3.345	X	1	=	7.961
D21	1.670	X	1.085	X	1	=	1.812
D22	1.235	X	17.655	X	1	=	21.804
D23	4.559	X	15.995	X	1	=	72.921
D24	2.286	X	15.005	X	1	=	34.301
D25	3.550	X	4.550	X	1	=	16.153
D26	3.110	X	1.325	X	1	=	4.121
D27	1.210	X	2.650	X	1	=	3.207
D28	0.950	X	0.160	X	1	=	0.152
D29	3.210	X	2.051	X	1	=	6.584
D30	3.160	X	3.695	X	1	=	11.676
					TOTAL	=	359.594
FIRE STAIRCASE							
ST1	5.000	X	3.100	X	1	=	15.500
ST2	0.160	X	2.090	X	1	=	0.334
ST3	0.160	X	1.060	X	1	=	0.170
					TOTAL	=	16.004
					TOTAL DEDUCTION	=	375.598
3) NET BUILTUP AREA (1-2)						=	455.587

REFUGE AREA STATEMENT							(TYPE - B)
BUILDING NO.2,3&4 WING B3,C1,C2,C3,F2,F3 & F4							(TYPE - B)
							(TYPE - B)
8TH, 13TH, 18TH	AS PER OCCUPANT LOAD				AS PER NO OF PERSON		
	BUA	X	FLOOR	TOTAL	NO. OF FLAT	X	FLOOR	TOTAL
UPPER FLOOR	590.830	X	4	2363.320	8	X	4	32
PART REFUGE FLOOR	635.624	X	1	635.624	7	X	1	7
TOTAL AREA				2998.944	TOTAL NOS OF FLAT			39
OCCUPANT LOAD				12.5	PERSON PER FLAT			4.5
NO OF PERSONS				340	NO OF PERSONS			176
REFUGE AREA 0.30 SQ.MT/PERSON				71.975				52.650
REQUIRED REFUGE AREA MAXIMUM OF ABOVE						=		71.975
AREA FOR WHEELCHAIR						=		1.8
TOTAL REQUIRED REFUGE AREA						=		73.775
TOTAL PROPOSED REFUGE AREA						=		76.577
EXCESS REFUGE AREA						=		2.803

REFUGE AREA STATEMENT							(TYPE - B)
BUILDING NO.2,3&4 WING B3,C1,C2,F2&F3							(TYPE - B)
23RD FLOOR	AS PER OCCUPANT LOAD				AS PER NO OF PERSON		
	BUA	X	FLOOR	TOTAL	NO. OF FLAT	X	FLOOR	TOTAL
UPPER FLOOR	590.830	X	2	1181.660	8	X	2	16
PART REFUGE FLOOR	635.624	X	1	635.624	7	X	1	7
TOTAL AREA				1817.284	TOTAL NOS OF FLAT			23
OCCUPANT LOAD				12.5	PERSON PER FLAT			4.5
NO OF PERSONS				145	NO OF PERSONS			104
REFUGE AREA 0.30 SQ.MT/PERSON				43.615				31.050
REQUIRED REFUGE AREA MAXIMUM OF ABOVE						=		43.615
AREA FOR WHEELCHAIR						=		0.9
TOTAL REQUIRED REFUGE AREA						=		44.515
TOTAL PROPOSED REFUGE AREA						=		76.577
EXCESS REFUGE AREA						=		32.063

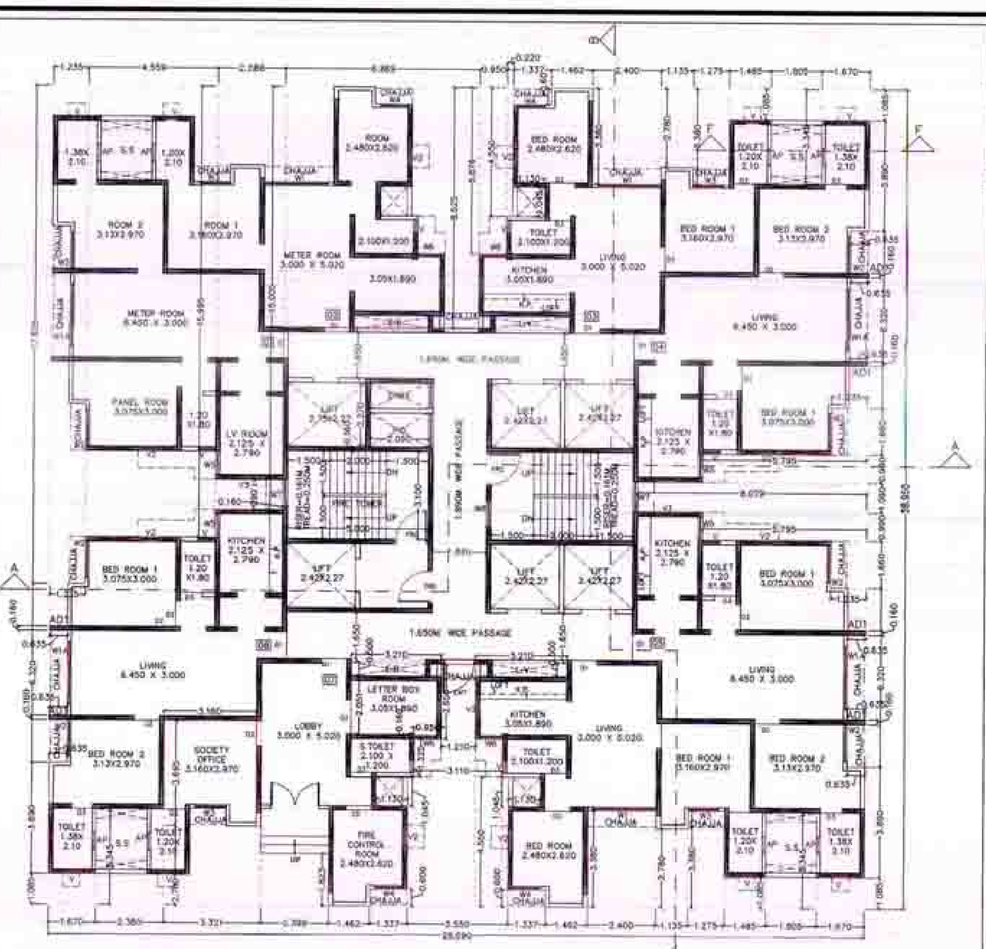
OVERHEAD WATER TANK CAPACITY CALCULATION - BLDG. NO. 2 (TYPE B)						
TOTAL WATER REQUIREMENT (IN LITERS)					=	226,125
WING	Water Required 50% of Total	Overhead water tank provision			REQUIRED OH FIRE FIGHTING TANK	PROPOSED OH FIRE FIGHTING TANK
		Tank size	Number of tank	Proposed Capacity		
	(Liter)	(Meter)		(Liter)	(Liter)	(Liter)
B3	113063	12.21X3.10X2.10	1	79,487	10,000	11,751
		2.855X1.90X2.1	1	11,751		
		2.855X4.08X2.10	1	24,462		
Total	113,063			115,700	10,000	11,751
Note:						
i.	Overhead tank capacity shall be minimum 50% of water requirement.					
ii.	Size of Overhead tank is excluding freeboard.					

OVERHEAD WATER TANK CAPACITY CALCULATION - BLDG. NO. 3 & 4 (TYPE B)						
TOTAL WATER REQUIREMENT (IN LITERS)					=	230,250
WING	Water Required 50% of Total	Overhead water tank provision			REQUIRED OH FIRE FIGHTING TANK	PROPOSED OH FIRE FIGHTING TANK
		Tank size	Number of tank	Proposed Capacity		
	(Liter)	(Meter)		(Liter)	(Liter)	(Liter)
C1, C2 & F4	118125	12.21X3.10X2.10	1	79,487	10,000	11,751
		2.855X1.90X2.1	1	11,751		
		2.855X4.08X2.10	1	24,462		
Total	118,125			115,700	10,000	11,751
Note:						
i.	Overhead tank capacity shall be minimum 50% of water requirement.					
ii.	Size of Overhead tank is excluding freeboard.					

OVERHEAD WATER TANK CAPACITY CALCULATION - BLDG. NO. 4 (TYPE B)						
TOTAL WATER REQUIREMENT (IN LITERS)					=	230,625
WING	Water Required 50% of Total	Overhead water tank provision			REQUIRED OH FIRE FIGHTING TANK	PROPOSED OH FIRE FIGHTING TANK
		Tank size	Number of tank	Proposed Capacity		
	(Liter)	(Meter)		(Liter)	(Liter)	(Liter)
B3	115313	12.21X3.10X2.10	1	79,487	10,000	11,751
		2.855X1.90X2.1	1	11,751		
		2.855X4.08X2.10	1	24,462		
Total	115,313			115,700	10,000	11,751
Note:						
i.	Overhead tank capacity shall be minimum 50% of water requirement.					
ii.	Size of Overhead tank is excluding freeboard.					

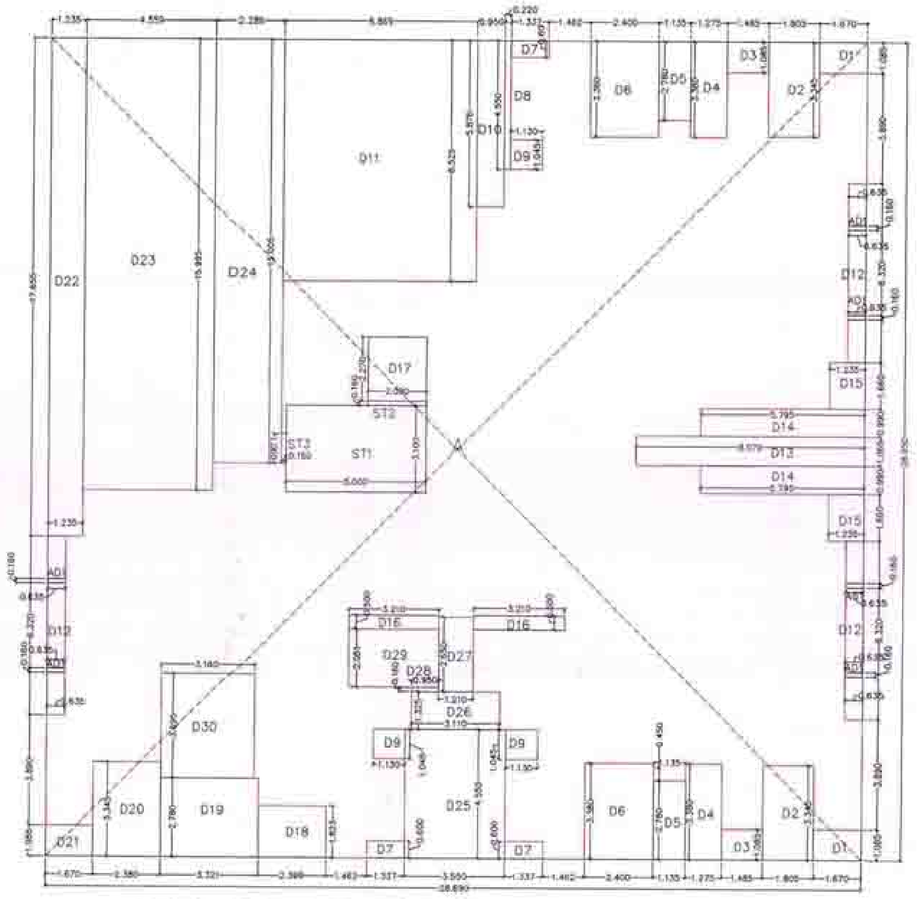
BUILDING NO.2,3&4 WING B3,C1,C2,F2&F3							(TYPE - B)
8TH, 13TH, 18TH (REFUGE) FLOOR AREA CALCULATION							(TYPE - B)
BUILDING NO.2&4 WING C3&F4 (TYPE B)							(TYPE - B)
8TH (REFUGE) FLOOR AREA CALCULATION							
1) BLOCK AREA							
A	28.690	X	28.950	X	1	=	830.576
ELEVATION TREATMENT							
AD1	0.635	X	0.160	X	8	=	0.813
					TOTAL	=	831.388
2) DEDUCTION							
D1	1.670	X	1.085	X	4	=	7.248
D2	1.805	X	3.345	X	4	=	24.151
D3	1.485	X	1.085	X	3	=	4.834
D4	4.810	X	2.780	X	3	=	40.115
D7	1.337	X	0.600	X	4	=	3.209
D8	3.550	X	4.550	X	2	=	32.305
D9	1.130	X	1.045	X	4	=	4.723
D10	3.110	X	1.325	X	2	=	8.242
D11	1.210	X	2.650	X	2	=	6.413
D12	0.635	X	6.320	X	4	=	16.053
D13	1.235	X	6.360	X	2	=	15.709
D14	4.560	X	3.040	X	2	=	27.725
D15	2.285	X	1.060	X	2	=	4.844
D16	3.210	X	0.500	X	4	=	6.420
D17	2.090	X	2.270	X	1	=	4.744
D19	6.295	X	1.085	X	1	=	6.830
					TOTAL	=	213.565
REFUGE AREA							
R1	1.130	X	2.905	X	1	=	3.283
R2	0.207	X	2.780	X	1	=	0.575
R3	3.380	X	1.462	X	1	=	4.942
R4	1.670	X	1.170	X	1	=	1.954
R5	3.020	X	1.325	X	1	=	4.002
R6	3.970	X	2.210	X	1	=	8.774
R7	1.060	X	0.600	X	1	=	0.636
R8	2.100	X	0.440	X	1	=	0.924
R9	2.400	X	1.610	X	1	=	3.864
R10	5.720	X	5.390	X	1	=	30.831
R11	0.575	X	2.260	X	1	=	1.300
R12	2.380	X	3.130	X	1	=	7.449
R13	1.035	X	1.500	X	1	=	1.553
R14	1.669	X	3.890	X	1	=	6.492
					TOTAL	=	76.577
CB DEDUCTION							
CB1	1.500	X	0.450	X	4	=	2.700
CB2	1.470	X	0.450	X	3	=	1.985
CB3	1.462	X	0.450	X	3	=	1.974
					TOTAL	=	6.658
FIRE STAIRCASE							
ST1	5.000	X	3.100	X	1	=	15.500
ST2	0.160	X	2.090	X	1	=	0.334
ST3	0.160	X	1.060	X	1	=	0.170
					TOTAL	=	16.004
					TOTAL DEDUCTION	=	312.804
3) NET BUILTUP AREA (1-2)						=	518.584
4) ADD EXCESS REFUGE AREA						=	2.803
5) TOTAL NET BUILT UP AREA (3+4)						=	521.387
6) 15% PERMISSIBLE BALCONY						=	78.208
7) OPEN BALCONY							
OB1	4.810	X	1.695	X	3	=	24.459
8) PROPOSED BALCONY						=	24.459
9) BALANCE BALCONY AREA						=	53.749

BUILDING NO.2,3&4 WING B3,C1,C2,F2&F3							(TYPE - B)
23RD (REFUGE) FLOOR AREA CALCULATION AREA CALCULATION							
1) BLOCK AREA							
A	28.690	X	28.950	X	1	=	830.576
ELEVATION TREATMENT							
AD1	0.635	X	0.160	X	8	=	0.813
					TOTAL	=	831.388
2) DEDUCTION							
D1	1.670	X	1.085	X	4	=	7.248
D2	1.805	X	3.345	X	4	=	24.151
D3	1.485	X	1.085	X	3	=	4.834
D4	4.810	X	2.780	X	3	=	40.115
D7	1.337	X	0.600	X	4	=	3.209
D8	3.550	X	4.550	X	2	=	32.305
D9	1.130	X	1.045	X	4	=	4.723
D10	3.110	X	1.325	X	2	=	8.242
D11	1.210	X	2.650	X	2	=	6.413
D12	0.635	X	6.320	X	4	=	16.053
D13	1.235	X	6.360	X	2	=	15.709
D14	4.560	X	3.040	X	2	=	27.725
D15	2.285	X	1.060	X	2	=	4.844
D16	3.210	X	0.500	X	4	=	6.420
D17	2.090	X	2.270	X	1	=	4.744
D19	6.295	X	1.085	X	1	=	6.830
					TOTAL	=	213.565
REFUGE AREA							
R1	1.130	X	2.905	X	1	=	3.283
R2	0.207	X	2.780	X	1	=	0.575
R3	3.380	X	1.462	X	1	=	4.942
R4	1.670	X	1.170	X	1	=	1.954
R5	3.020	X	1.325	X	1	=	4.002
R6	3.970	X	2.210	X	1	=	8.774
R7	1.060	X	0.600	X	1	=	0.636
R8	2.100	X	0.440	X	1	=	0.924
R9	2.400	X	1.610	X	1	=	3.864
R10	5.720	X	5.390	X	1	=	30.831
R11	0.575	X	2.260	X	1	=	1.300
R12	2.380	X	3.130	X	1	=	7.449
R13	1.035	X	1.500	X	1	=	1.553
R14	1.669	X	3.890	X	1	=	6.492
					TOTAL	=	76.577
CB DEDUCTION							
CB1	1.500	X	0.450	X	4	=	2.700
CB2	1.470	X	0.450	X	3	=	1.985
CB3	1.462	X	0.450	X	3	=	1.974
					TOTAL	=	6.658
FIRE STAIRCASE							
ST1	5.000	X	3.100	X	1	=	15.500
ST2	0.160	X	2.090	X	1	=	0.334
ST3	0.160	X	1.060	X	1	=	0.170
					TOTAL	=	16.004
					TOTAL DEDUCTION	=	312.804
3) NET BUILTUP AREA (1-2)						=	518.584
4) ADD EXCESS REFUGE AREA						=	32.063
5) TOTAL NET BUILT UUP AREA (3+4)						=	550.646
6) 15% PERMISSIBLE BALCONY						=	82.597
7) OPEN BALCONY							
OB1	4.810	X	1.695	X	3	=	24.459
8) PROPOSED BALCONY						=	24.459
9) BALANCE BALCONY AREA						=	58.138



BUILDING NO.3&4 WING B3& F2 (TYPE B)
GROUND FLOOR PLAN

BUILDING NO.2, WING C1 (TYPE B)
UPPER GROUND FLOOR PLAN



BUILDING NO.3&4 WING B3& F2 (TYPE B)
GROUND FLOOR AREA DIAGRAM

BUILDING NO.2, WING C1 (TYPE B)
UPPER GROUND FLOOR AREA DIAGRAM

APPROVAL STAMP

22/34

PLOT NO RZ-8
TYPE -B

DRAWING FOR BUILDING PERMISSION

CONTENT :
BUILDING NO.2,3&4 WING B3,C1,C2,F3&F4 (TYPE B)
8TH,13,18 & 23RD FLOOR PLAN,DIAGRAM & CALC.

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
C/PCON/NAINA/Panvel/Wardoli/TP 29/Amended perm/2019/ 0656/AP/166
Dated 20 MAY 2019
Associate Planner (NAINA)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED.
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF
ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

Ar.HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAVATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706
T. +91-22-2752 5300 | F. +91-22-2787 2186.
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

NAME & SIGNATURE OF ARCHITECT

SCALE	=	1:100
DATE	=	27-04-2019
DRAWN BY	=	SALAJ
DELT BY	=	AL TEJASWINI
CHKD. BY	=	AL TASHI
PROJECT No	=	HSA P-212

Ar.HITEN SETHI (CA/93/10684)

ARCHITECTS

HSA
HITEN SETHI ARCHITECTS
ARCHITECTS / PLANNERS / INTERIOR ARCHITECTURE / PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yavati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
T. +91-22-2752 5300 | F. +91-22-2787 2186
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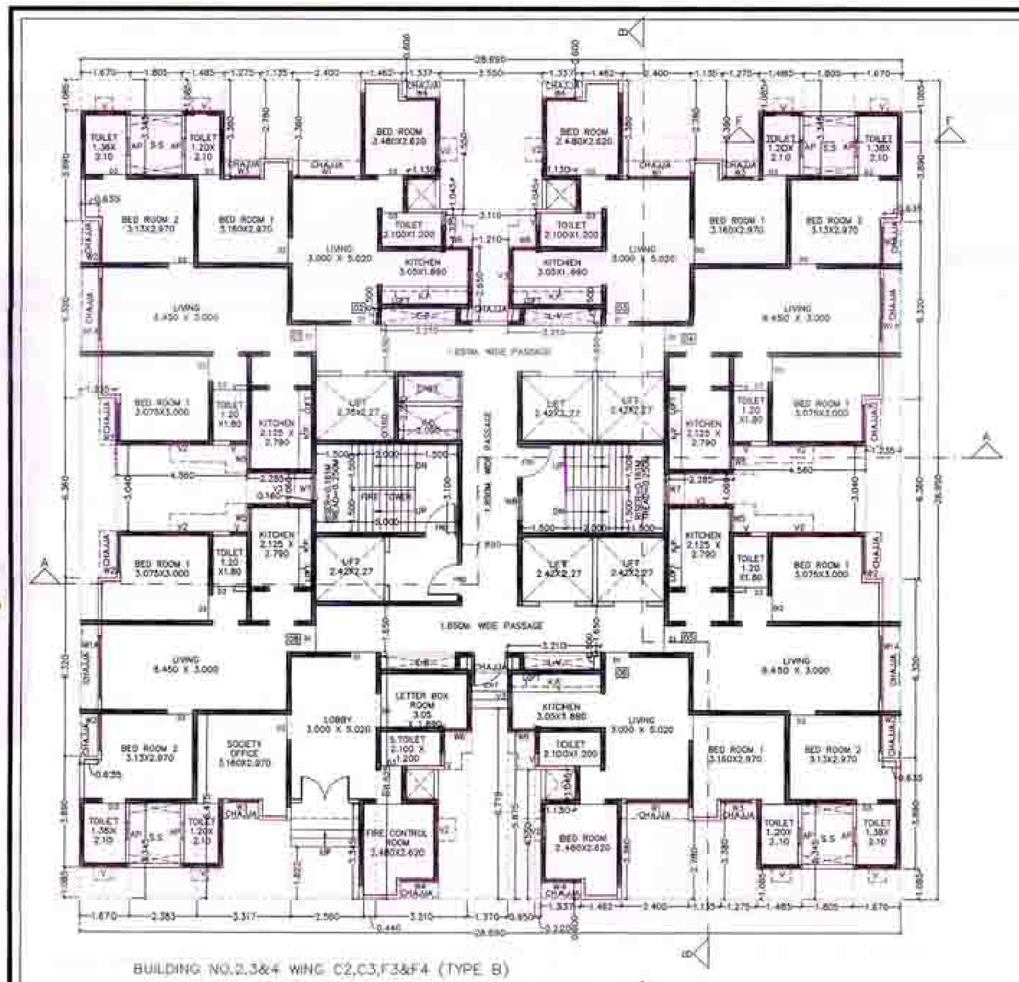
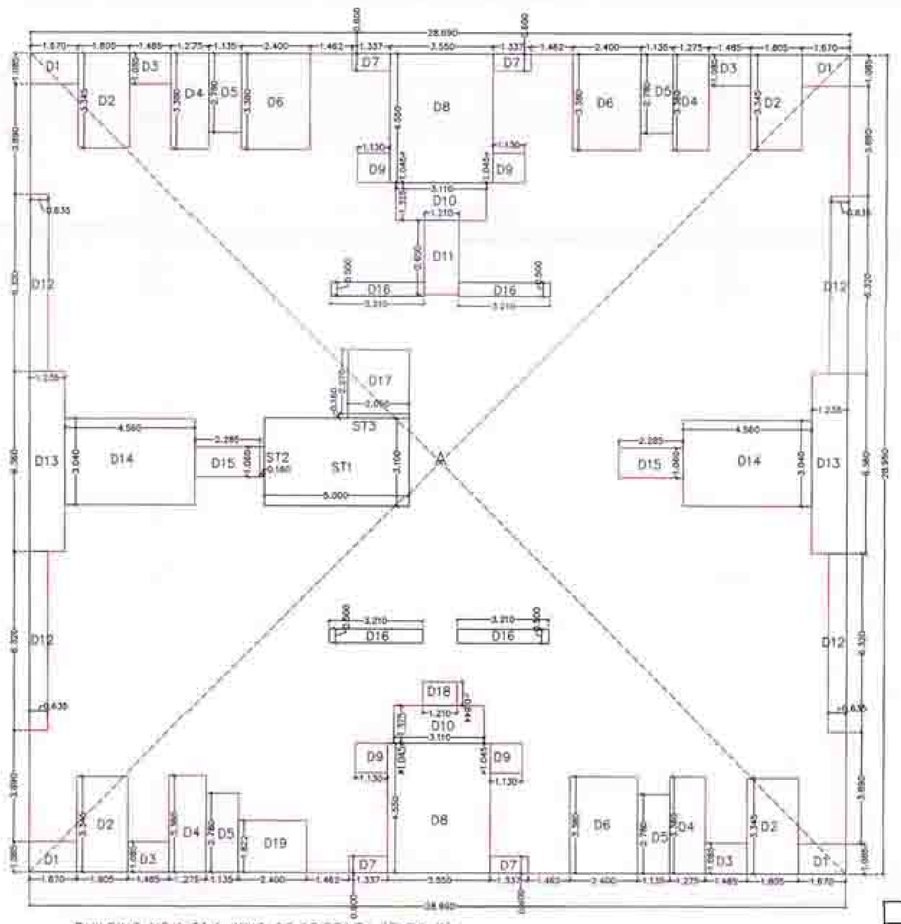
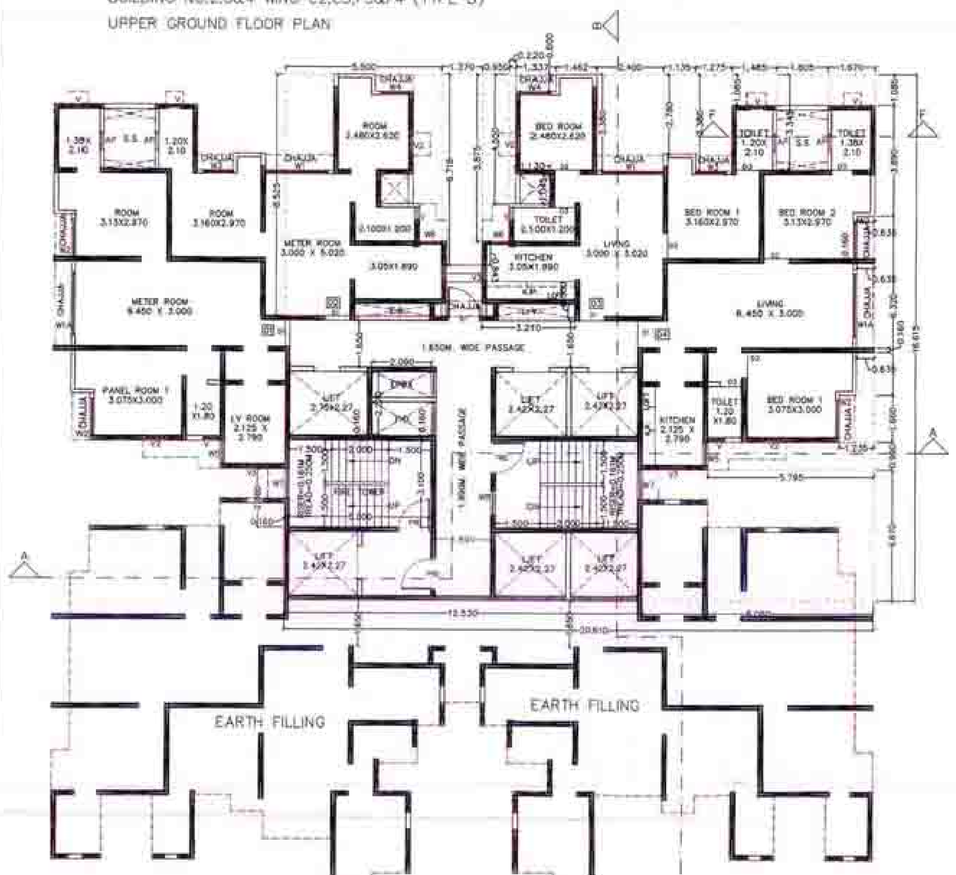


BUILDING NO.2,3&4 WING C2,C3,F3&F4 (TYPE B)
UPPER GROUND FLOOR PLAN

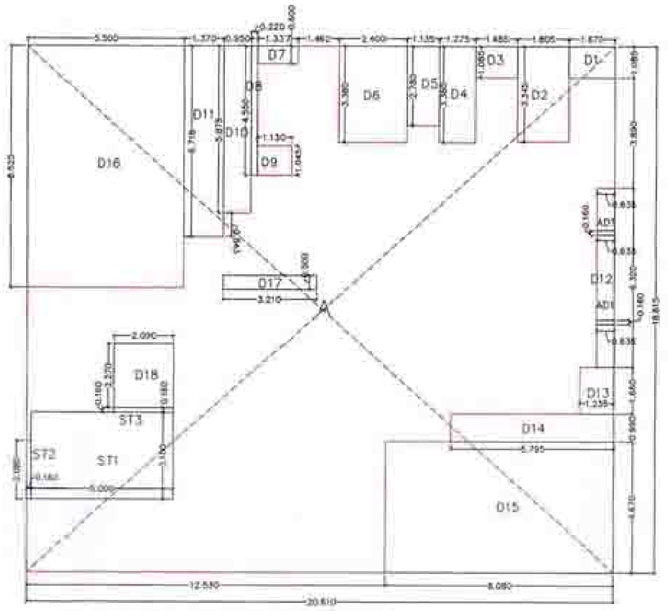


BUILDING NO.2,3&4 WING C2,C3,F3&F4 (TYPE B)
UPPER GROUND FLOOR AREA DIAGRAM

BUILDING NO.2,3&4 WING C2,C3,F3&F4 (TYPE B)								(TYPE - B)
UPPER GROUND FLOOR AREA CALCULATION								
1)	BLOCK AREA							
	A	28.690	X	28.950	X	1	=	830.576
	ELEVATION TREATMENT							
	AD1	0.635	X	0.160	X	8	=	0.813
						TOTAL	=	831.388
2)	DEDUCTION							
	D1	1.670	X	1.085	X	4	=	7.248
	D2	1.805	X	3.345	X	4	=	24.151
	D3	1.485	X	1.085	X	4	=	6.445
	D4	1.275	X	3.380	X	4	=	17.238
	D5	1.135	X	2.780	X	4	=	12.621
	D6	2.400	X	3.380	X	3	=	24.336
	D7	1.337	X	0.600	X	4	=	3.209
	D8	3.550	X	4.550	X	2	=	32.305
	D9	1.130	X	1.045	X	4	=	4.723
	D10	3.110	X	1.325	X	2	=	8.242
	D11	1.210	X	2.650	X	1	=	3.207
	D12	0.635	X	6.320	X	4	=	16.053
	D13	1.235	X	6.360	X	2	=	15.709
	D14	4.560	X	3.040	X	2	=	27.725
	D15	2.285	X	1.060	X	2	=	4.844
	D16	3.210	X	0.500	X	4	=	6.420
	D17	2.090	X	2.270	X	1	=	4.744
	D18	1.210	X	0.844	X	1	=	1.021
	D19	2.400	X	1.822	X	1	=	4.373
						TOTAL	=	224.613
	FIRE STAIRCASE							
	ST1	5.000	X	3.100	X	1	=	15.500
	ST2	0.160	X	2.090	X	1	=	0.334
	ST3	0.160	X	1.060	X	1	=	0.170
						TOTAL	=	16.004
						TOTAL DEDUCTION	=	240.617
3)	NET BUILTUP AREA (1-2)						=	590.771



BUILDING NO.3&4 WING C3,F3&F4 (TYPE B)
LOWER GROUND FLOOR PLAN



BUILDING NO.3&4 WING C3,F3&F4 (TYPE B)
LOWER GROUND FLOOR AREA DIAGRAM

BUILDING NO.3&4 WING C3,F3&F4								(TYPE - B)
LOWER GROUND FLOOR AREA CALCULATION								
1)	BLOCK AREA							
	A	20.610	X	18.615	X	1	=	383.655
	ELEVATION TREATMENT							
	AD1	0.635	X	0.160	X	2	=	0.203
						TOTAL	=	383.858
2)	DEDUCTION							
	D1	1.670	X	1.085	X	1	=	1.812
	D2	1.805	X	3.345	X	1	=	6.038
	D3	1.485	X	1.085	X	1	=	1.611
	D4	1.275	X	3.380	X	1	=	4.310
	D5	1.135	X	2.780	X	1	=	3.155
	D6	2.400	X	3.380	X	1	=	8.112
	D7	1.337	X	0.600	X	1	=	0.802
	D8	0.220	X	4.550	X	1	=	1.001
	D9	1.130	X	1.045	X	1	=	1.181
	D10	0.950	X	5.875	X	1	=	5.581
	D11	1.370	X	6.718	X	1	=	9.204
	D12	0.635	X	6.320	X	1	=	4.013
	D13	1.235	X	1.660	X	1	=	2.050
	D14	5.795	X	0.990	X	1	=	5.737
	D15	8.080	X	4.670	X	1	=	37.734
	D16	5.500	X	8.525	X	1	=	46.888
	D17	3.210	X	0.500	X	1	=	1.605
	D18	2.090	X	2.270	X	1	=	4.744
						TOTAL	=	145.577
	FIRE STAIRCASE							
	ST1	5.000	X	3.100	X	1	=	15.500
	ST2	0.160	X	2.080	X	1	=	0.333
	ST3	2.090	X	0.160	X	1	=	0.334
						TOTAL	=	16.167
						TOTAL DEDUCTION	=	161.745
3)	NET BUILTUP AREA (1-2)						=	222.114

BALCONY AREA STATEMENT BUILDING NO.4 WING F4 (TYPE B)							
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm)			
				Total	Enclosed	Open	Excess
1	2	3	4=3 X 15%	5	6	7	If 5>4, 8=5-4
	LOWER	222.114					
	UPPER	590.771					
	1st	574.826	86.224				
	2nd	574.826	86.224				
	3rd	585.689	87.853	32.612		32.612	
	4th	574.826	86.224				
	5th	574.826	86.224				
	6th	574.826	86.224				
	7th	574.826	86.224				
	8th	521.387	78.208	24.459		24.459	
	9th	574.826	86.224				
	10th	574.826	86.224				
	11th	574.826	86.224				
	12th	574.826	86.224				
Total		7668.219	1028.300	57.071	0.000	57.071	0.000

APPROVAL STAMP

23/34

PLOT NO RZ-8
TYPE -B

DRAWING FOR BUILDING PERMISSION

CONTENT :-
BUILDING NO.2,3&4 WING B3,C1,C2,F3&F4 (TYPE B)
L+G TO 25 FLOOR PLAN,DIAGRAM & CALC.

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/Panvel/Vandoli/TP/BP-220/Amended psma/2019/5 85/CAP/1
Dated 20 MAY 2019
Associate Town Planner (NAINA)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED.
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

Ar. HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 8, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2166.
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NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

NAME & SIGNATURE OF ARCHITECT

SCALE	1:100
DATE	27.04.2016
DRAWN BY	BALAJI
DELT BY	Ar. TEJASWINI
CHKD BY	Ar. YASH
PROJECT No.	HSA P-270

AR.HITEN SETHI (CA/90/10846)

ARCHITECTS

HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 8, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
T. +91-22-2752 5300 | F. +91-22-2787 2166
E-mail: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com

BALCONY AREA STATEMENT BUILDING NO.3 WING C1 (TYPE B)							
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm)			
				Total	Enclosed	Open	Excess
1	2	3	4=3 X 15%	5	6	7	If 5>4, 8=5-4
	LOWER 2	203.219					
	LOWER	333.875					
	UPPER	455.587					
	1st	574.826	86.224				
	2nd	574.826	86.224				
	3rd	585.689	87.853	32.612		32.612	
	4th	574.826	86.224				
	5th	574.826	86.224				
	6th	574.826	86.224				
	7th	574.826	86.224				
	8th	521.387	78.208	24.459		24.459	
	9th	574.826	86.224				
	10th	574.826	86.224				
	11th	574.826	86.224				
	12th	574.826	86.224				
	13th	521.387	78.208	24.459		24.459	
	14th	574.826	86.224				
	15th	574.826	86.224				
	16th	574.826	86.224				
	17th	574.826	86.224				
	18th	521.387	78.208	24.459		24.459	
	19th	574.826	86.224				
	20th	574.826	86.224				
	21st	574.826	86.224				
	22nd	574.826	86.224				
	23rd	550.646	82.597	24.459		24.459	
	24th	574.826	86.224				
	25th	574.826	86.224				
Total		15247.694	2129.552	130.447	0.000	130.447	0.000

BALCONY AREA STATEMENT BUILDING NO.3 WING C2 (TYPE B)							
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm)			
				Total	Enclosed	Open	Excess
1	2	3	4=3 X 15%	5	6	7	If 5>4, 8=5-4
	LOWER	336.112					
	UPPER	590.771					
	1st	574.826	86.224				
	2nd	574.826	86.224				
	3rd	585.689	87.853	32.612		32.612	
	4th	574.826	86.224				
	5th	574.826	86.224				
	6th	574.826	86.224				
	7th	574.826	86.224				
	8th	521.387	78.208	24.459		24.459	
	9th	574.826	86.224				
	10th	574.826	86.224				
	11th	574.826	86.224				
	12th	574.826	86.224				
	13th	521.387	78.208	24.459		24.459	
	14th	574.826	86.224				
	15th	574.826	86.224				
	16th	574.826	86.224				
	17th	574.826	86.224				
	18th	521.387	78.208	24.459		24.459	
	19th	574.826	86.224				
	20th	574.826	86.224				
	21st	574.826	86.224				
	22nd	574.826	86.224				
	23rd	550.646	82.597	24.459		24.459	
	24th	574.826	86.224				
	25th	574.826	86.224				
Total		15123.896	2129.552	130.447	0.000	130.447	0.000

BALCONY AREA STATEMENT BUILDING NO.2 WING C3 (TYPE B)							
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm)			
				Total	Enclosed	Open	Excess
1	2	3	4=3 X 15%	5	6	7	If 5>4, 8=5-4
	LOWER	222.114					
	UPPER	590.771					
	1st	574.826	86.224				
	2nd	574.826	86.224				
	3rd	585.689	87.853	32.612		32.612	
	4th	574.826	86.224				
	5th	574.826	86.224				
	6th	574.826	86.224				
	7th	574.826	86.224				
	8th	550.646	82.597	24.459		24.459	
	9th	574.826	86.224				
	10th	574.826	86.224				
Total		6547.827	860.241	57.071	0.000	57.071	0.000

BALCONY AREA STATEMENT BUILDING NO.3WING B3 (TYPE B)							
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm)			
				Total	Enclosed	Open	Excess
1	2	3	4=3 X 15%	5	6	7	If 5>4, 8=5-4
	UPPER						
	GROUND	455.587					
	1st	574.826	86.224				
	2nd	574.826	86.224				
	3rd	585.689	87.853	32.612		32.612	
	4th	574.826	86.224				
	5th	574.826	86.224				
	6th	574.826	86.224				
	7th	574.826	86.224				
	8th	521.387	78.208	24.459		24.459	
	9th	574.826	86.224				
	10th	574.826	86.224				
	11th	574.826	86.224				
	12th	574.826	86.224				
	13th	521.387	78.208	24.459		24.459	
	14th	574.826	86.224				
	15th	574.826	86.224				
	16th	574.826	86.224				
	17th	574.826	86.224				
	18th	521.387	78.208	24.459		24.459	
	19th	574.826	86.224				
	20th	574.826	86.224				
	21st	574.826	86.224				
	22nd	574.826	86.224				
	23rd	550.646	82.597	24.459		24.459	
	24th	574.826	86.224				
	25th	574.826	86.224				
Total		14652.600	2129.552	130.447	0.000	130.447	0.000

BALCONY AREA STATEMENT BUILDING NO.4 WING F2 (TYPE B)							
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm)			
				Total	Enclosed	Open	Excess
1	2	3	4=3 X 15%	5	6	7	If 5>4, 8=5-4
	GROUND	455.587					
	1st	574.826	86.224				
	2nd	574.826	86.224				
	3rd	585.689	87.853	32.612		32.612	
	4th	574.826	86.224				
	5th	574.826	86.224				
	6th	574.826	86.224				
	7th	574.826	86.224				
	8th	521.387	78.208	24.459		24.459	
	9th	574.826	86.224				
	10th	574.826	86.224				
	11th	574.826	86.224				
	12th	574.826	86.224				
	13th	521.387	78.208	24.459		24.459	
	14th	574.826	86.224				
	15th	574.826	86.224				
	16th	574.826	86.224				
	17th	574.826	86.224				
	18th	521.387	78.208	24.459		24.459	
	19th	574.826	86.224				
	20th	574.826	86.224				
	21st	574.826	86.224				
	22nd	574.826	86.224				
	23rd	550.646	82.597	24.459		24.459	
	24th	574.826	86.224				
	25th	574.826	86.224				
Total		14652.600	2129.552	130.447	0.000	130.447	0.000

BALCONY AREA STATEMENT BUILDING NO.4 WING F3 (TYPE B)							
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm)			
				Total	Enclosed	Open	Excess
1	2	3	4=3 X 15%	5	6	7	If 5>4, 8=5-4
	LOWER	222.114					
	UPPER	590.771					
	1st	574.826	86.224				
	2nd	574.826	86.224				
	3rd	585.689	87.853	32.612		32.612	
	4th	574.826	86.224				
	5th	574.826	86.224				
	6th	574.826	86.224				
	7th	574.826	86.224				
	8th	521.387	78.208	24.459		24.459	
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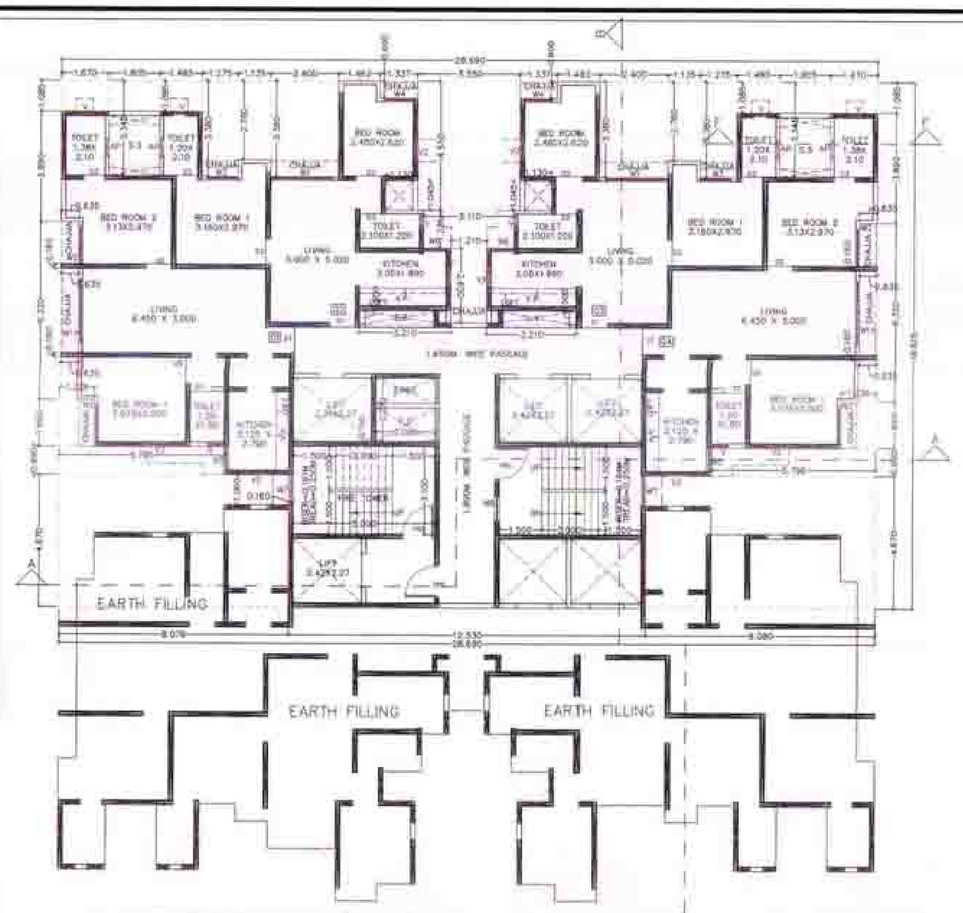
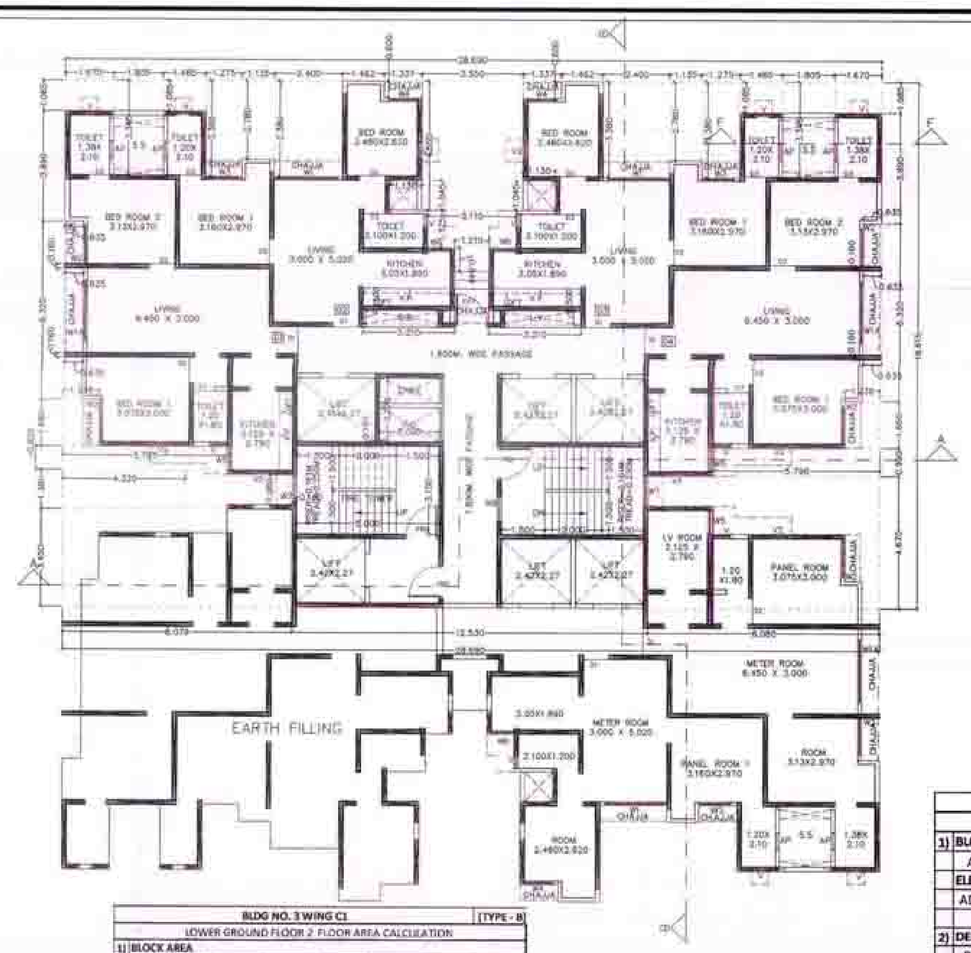
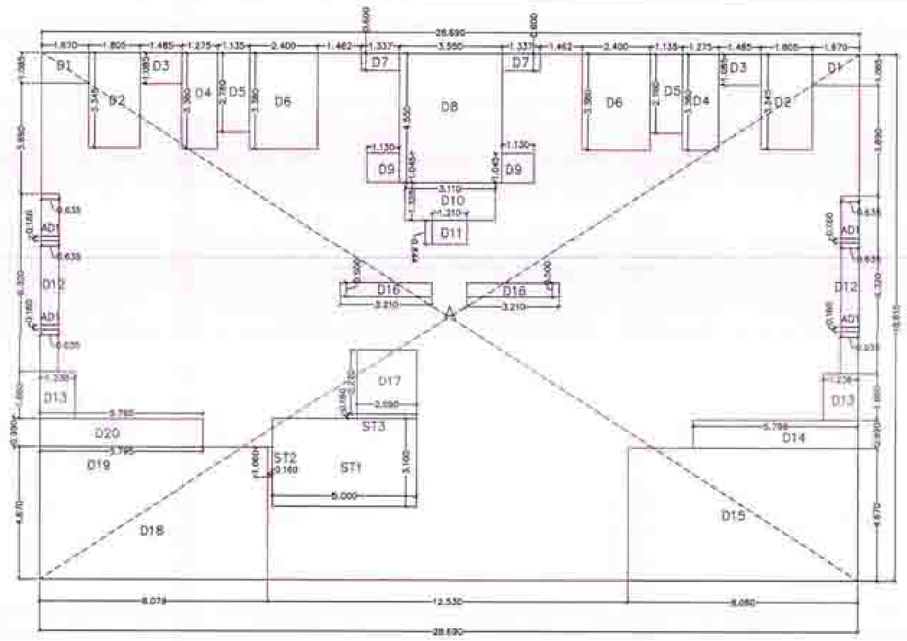
	16th	574.826	86.224				
	17th	574.826	86.224				
	18th	521.387	78.208	24.459		24.459	
	19th	574.826	86.224				
	20th	574.826	86.224				
	21st	574.826	86.224				
	22nd	574.826	86.224				
	23rd	550.646	82.597	24.459		24.459	
	24th	574.826	86.224				
	25th	574.826	86.224				
Total		15008.898	2129.552	130.447	0.000	130.447	0.000



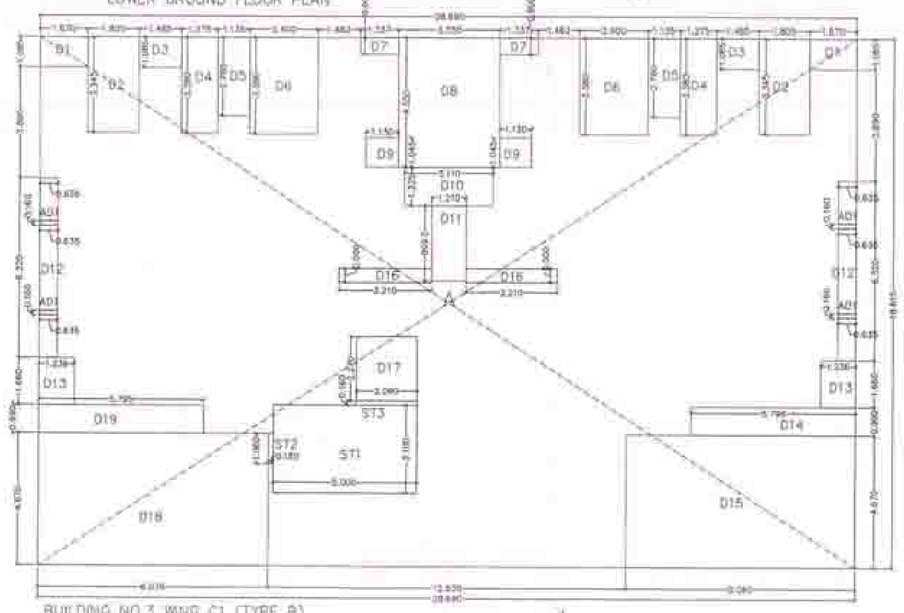
BUILDING NO.3 WING C1 (TYPE B)
LOWER GROUND FLOOR PLAN



BUILDING NO.3 WING C2 (TYPE B)
LOWER GROUND FLOOR PLAN



BUILDING NO.3 WING C2 (TYPE B)
LOWER GROUND FLOOR AREA DIAGRAM

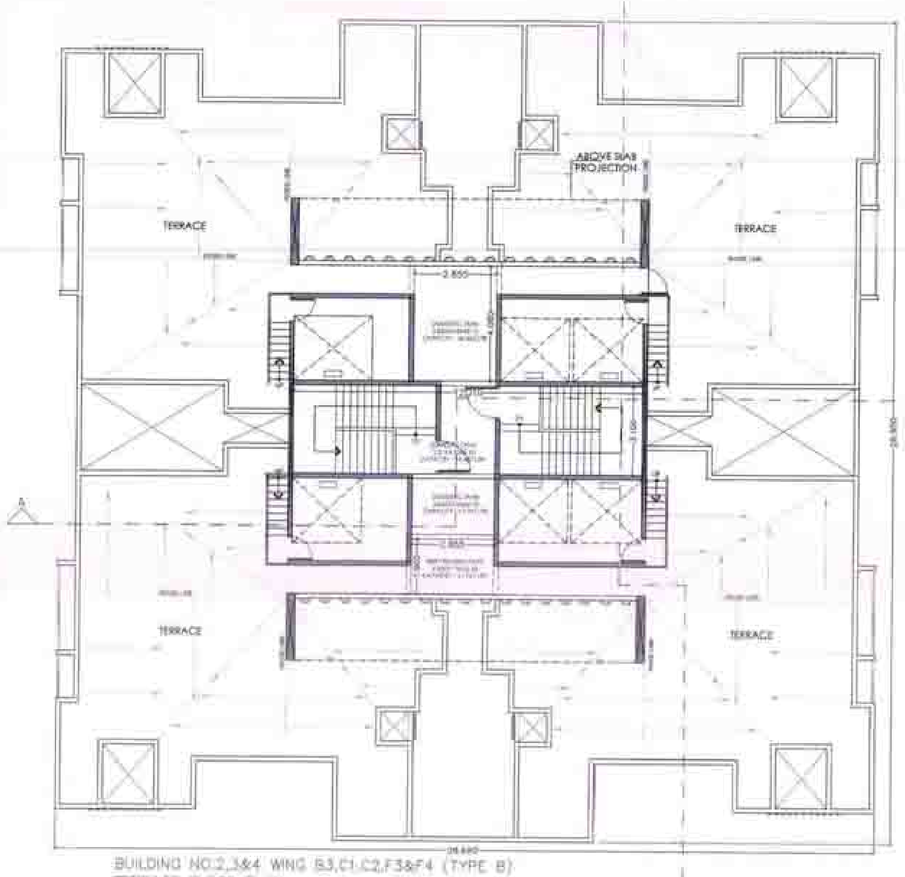


BUILDING NO.3 WING C1 (TYPE B)
LOWER GROUND FLOOR AREA DIAGRAM

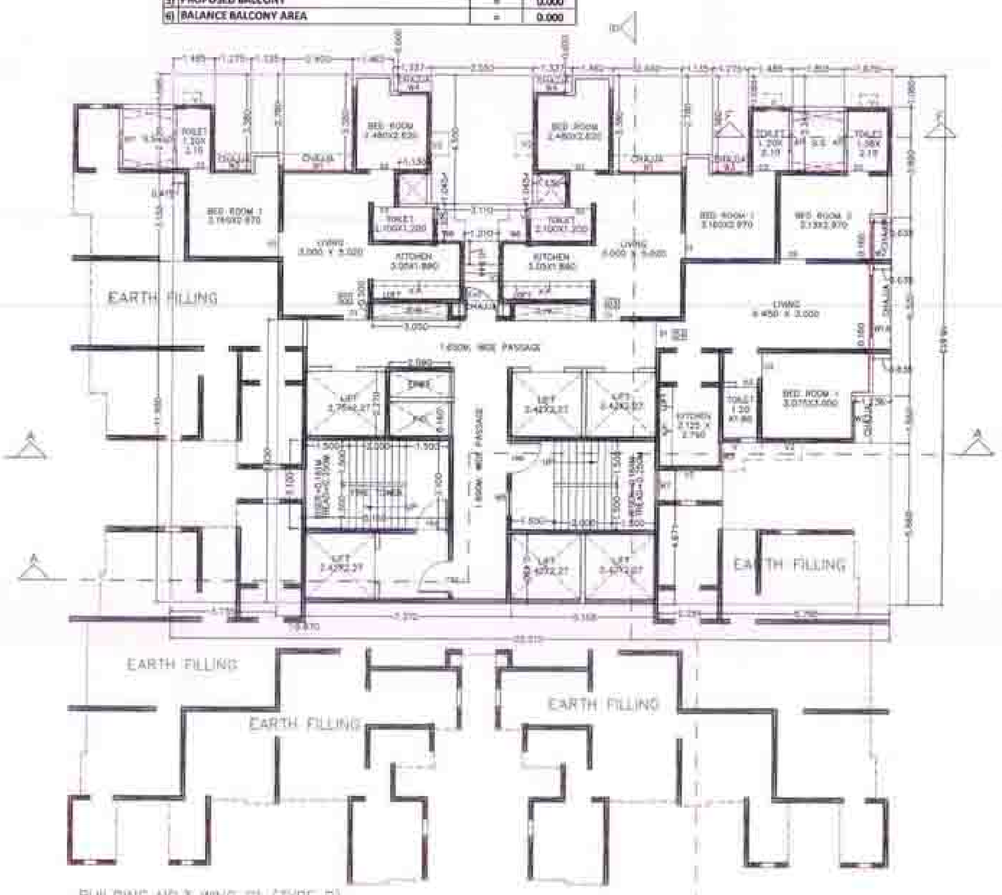
BLDG NO. 3 WING C1							(TYPE - B)
LOWER GROUND FLOOR 2 FLOOR AREA CALCULATION							
1) BLOCK AREA							
A	25.215	X	18.615	X	1	=	469.377
ELEVATION TREATMENT							
AD1	0.635	X	0.160	X	2	=	0.203
					TOTAL	=	469.580
2) DEDUCTION							
D1	1.485	X	1.085	X	2	=	3.222
D2	1.275	X	3.380	X	2	=	8.619
D3	1.135	X	2.780	X	2	=	6.311
D4	2.400	X	3.380	X	2	=	16.224
D5	1.670	X	1.085	X	1	=	1.812
D6	6.320	X	0.635	X	1	=	4.013
D7	1.337	X	0.600	X	2	=	1.604
D8	3.550	X	4.550	X	1	=	16.153
D9	1.130	X	1.045	X	2	=	2.362
D10	3.110	X	1.325	X	1	=	4.121
D11	1.210	X	0.844	X	1	=	1.021
D12	1.236	X	1.660	X	1	=	2.052
D13	5.795	X	5.660	X	1	=	32.800
D14	2.284	X	4.671	X	1	=	10.669
D15	5.158	X	2.430	X	1	=	12.534
D16	0.870	X	9.930	X	1	=	8.639
D17	3.736	X	11.980	X	1	=	44.745
D18	0.415	X	3.130	X	1	=	1.299
D19	2.090	X	2.270	X	1	=	4.744
D20	3.050	X	0.500	X	2	=	3.050
D21	1.805	X	3.345	X	1	=	6.038
					TOTAL	=	192.031
FIRE STAIRCASE							
ST1	5.160	X	3.100	X	1	=	15.996
ST2	2.090	X	0.160	X	1	=	0.334
					TOTAL	=	16.330
					TOTAL DEDUCTION	=	208.362
3) NET BUILTUP AREA (1-2)						=	261.219
4) 15% PERMISSIBLE BALCONY						=	39.183
5) PROPOSED BALCONY						=	0.000
6) BALANCE BALCONY AREA						=	0.000

BLDG NO. 3 WING C1							(TYPE - B)
LOWER GROUND FLOOR FLOOR AREA CALCULATION							
1) BLOCK AREA							
A	28.690	X	18.615	X	1	=	534.064
ELEVATION TREATMENT							
AD1	0.635	X	0.160	X	4	=	0.406
					TOTAL	=	534.471
2) DEDUCTION							
D1	1.670	X	1.085	X	2	=	3.624
D2	1.805	X	3.345	X	2	=	12.075
D3	1.485	X	1.085	X	2	=	3.222
D4	1.275	X	3.380	X	2	=	8.619
D5	1.135	X	2.780	X	2	=	6.311
D6	2.400	X	3.380	X	2	=	16.224
D7	1.337	X	0.600	X	2	=	1.604
D8	3.550	X	4.550	X	1	=	16.153
D9	1.130	X	1.045	X	2	=	2.362
D10	3.110	X	1.325	X	1	=	4.121
* D11	1.210	X	2.650	X	1	=	3.207
D12	0.635	X	6.320	X	2	=	8.026
D13	1.235	X	1.660	X	2	=	4.100
D14	5.796	X	0.990	X	1	=	5.738
D15	8.080	X	4.670	X	1	=	37.734
D16	3.210	X	0.500	X	2	=	3.210
D17	2.090	X	2.270	X	1	=	4.744
D18	8.079	X	4.670	X	1	=	37.729
D19	5.795	X	0.999	X	1	=	5.789
					TOTAL	=	184.592
FIRE STAIRCASE							
ST1	5.000	X	3.100	X	1	=	15.500
ST2	0.160	X	2.090	X	1	=	0.334
ST3	0.160	X	1.060	X	1	=	0.170
					TOTAL	=	16.004
					TOTAL DEDUCTION	=	200.596
3) NET BUILTUP AREA (1-2)						=	333.875

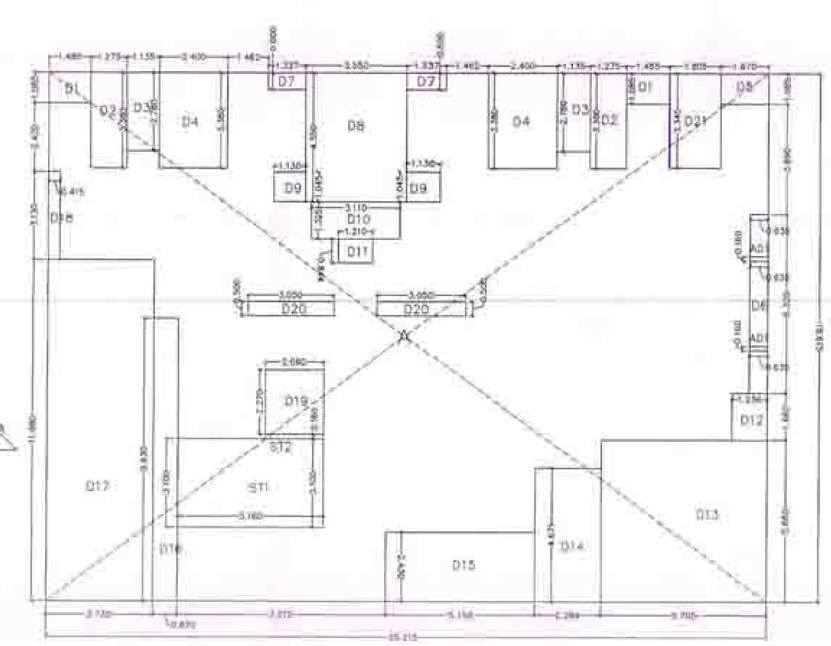
BLDG NO. 3 WING C2							(TYPE - B)
LOWER GROUND FLOOR FLOOR AREA CALCULATION							
1) BLOCK AREA							
A	28.690	X	18.615	X	1	=	534.064
ELEVATION TREATMENT							
AD1	0.635	X	0.160	X	4	=	0.406
					TOTAL	=	534.471
2) DEDUCTION							
D1	1.670	X	1.085	X	2	=	3.624
D2	1.805	X	3.345	X	2	=	12.075
D3	1.485	X	1.085	X	2	=	3.222
D4	1.275	X	3.380	X	2	=	8.619
D5	1.135	X	2.780	X	2	=	6.311
D6	2.400	X	3.380	X	2	=	16.224
D7	1.337	X	0.600	X	2	=	1.604
D8	3.550	X	4.550	X	1	=	16.153
D9	1.130	X	1.045	X	2	=	2.362
D10	3.110	X	1.325	X	1	=	4.121
D11	1.210	X	0.844	X	1	=	1.021
D12	0.635	X	6.320	X	2	=	8.026
D13	1.235	X	1.660	X	2	=	4.100
D14	5.796	X	0.990	X	1	=	5.738
D15	8.080	X	4.670	X	1	=	37.734
D16	3.210	X	0.500	X	2	=	3.210
D17	2.090	X	2.270	X	1	=	4.744
D18	8.079	X	4.670	X	1	=	37.729
D19	5.795	X	0.990	X	1	=	5.737
					TOTAL	=	182.355
FIRE STAIRCASE							
ST1	5.000	X	3.100	X	1	=	15.500
ST2	0.160	X	2.090	X	1	=	0.334
ST3	0.160	X	1.060	X	1	=	0.170
					TOTAL	=	16.004
					TOTAL DEDUCTION	=	198.359
3) NET BUILTUP AREA (1-2)						=	336.112



BUILDING NO.2,3&4 WING B3,C1,C2,F3&F4 (TYPE B)
TERRACE FLOOR PLAN



BUILDING NO.3 WING C1 (TYPE B)
LOWER GROUND FLOOR 2 FLOOR PLAN



BUILDING NO.3 WING C1 (TYPE B)
LOWER GROUND FLOOR 2 FLOOR AREA DIAGRAM

APPROVAL STAMP

24/34

PLOT NO RZ-8
TYPE -B

DRAWING FOR BUILDING PERMIRSION

CONTENT :-

BUILDING NO.2,3&4 WING B3,C1,C2,F3&F4 (TYPE B)
L+G TO 25 FLOOR PLAN,DIAGRAM & CALC.

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
(Subject to the conditions mentioned in this office's letter No.
CIDCO/NAINA/Panvel/Vandoli/TTRP-236/Amended permi/2018/CE/CAP/N.L.
Dated 20 MAY 2018
Associate Planner (NAINA)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED.
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF
ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

Ar. HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO.9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2166.
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014.

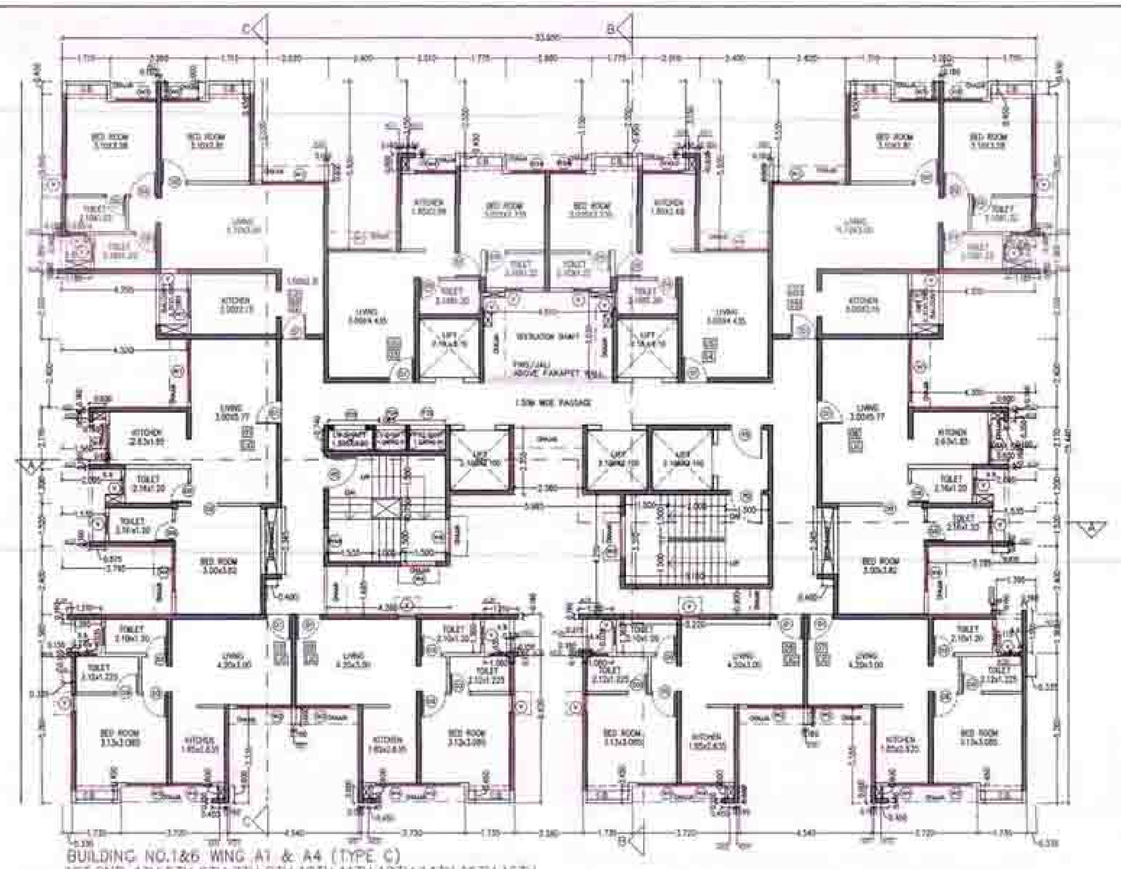
NAME & SIGNATURE OF ARCHITECT

SCALE	1:100
DATE	27.04.2016
DRAWN BY	BALAJ
DSIGN BY	Ar. TEJASWINI
CHKD BY	Ar. HITEN
PROJECT No.	HSA PJ01

Ar.HITEN SETHI

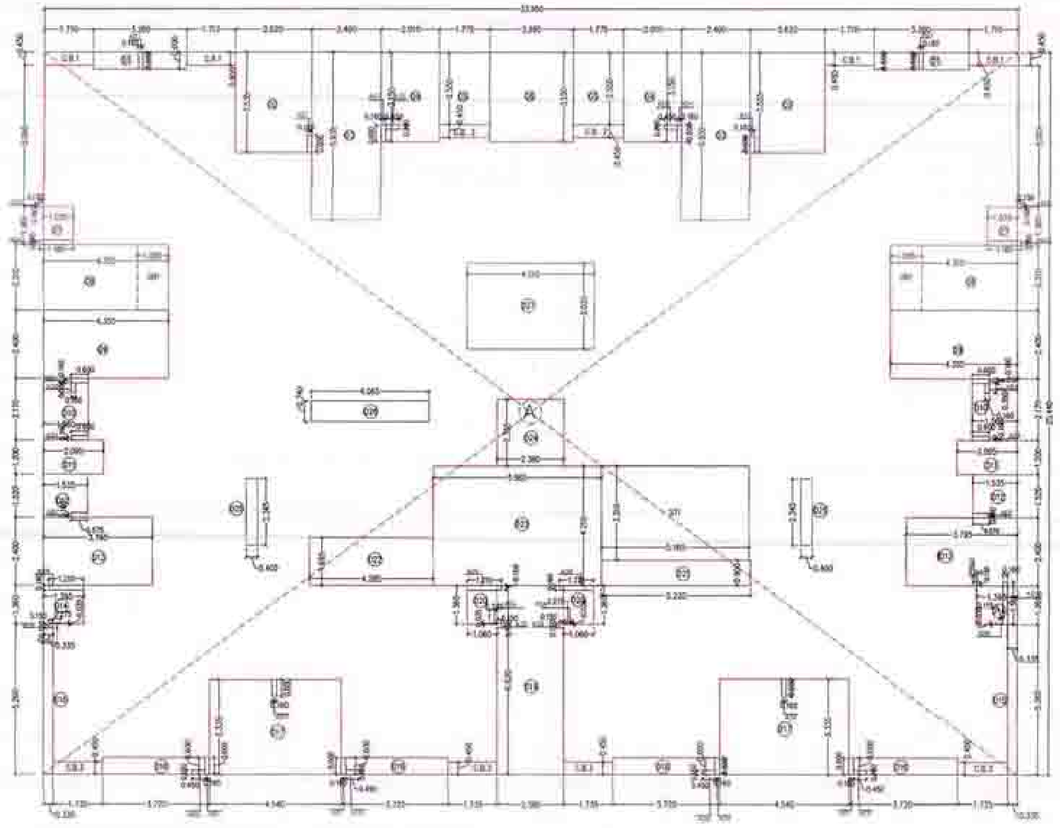
ARCHITECTS

HSA
HITEN SETHI ARCHITECTS



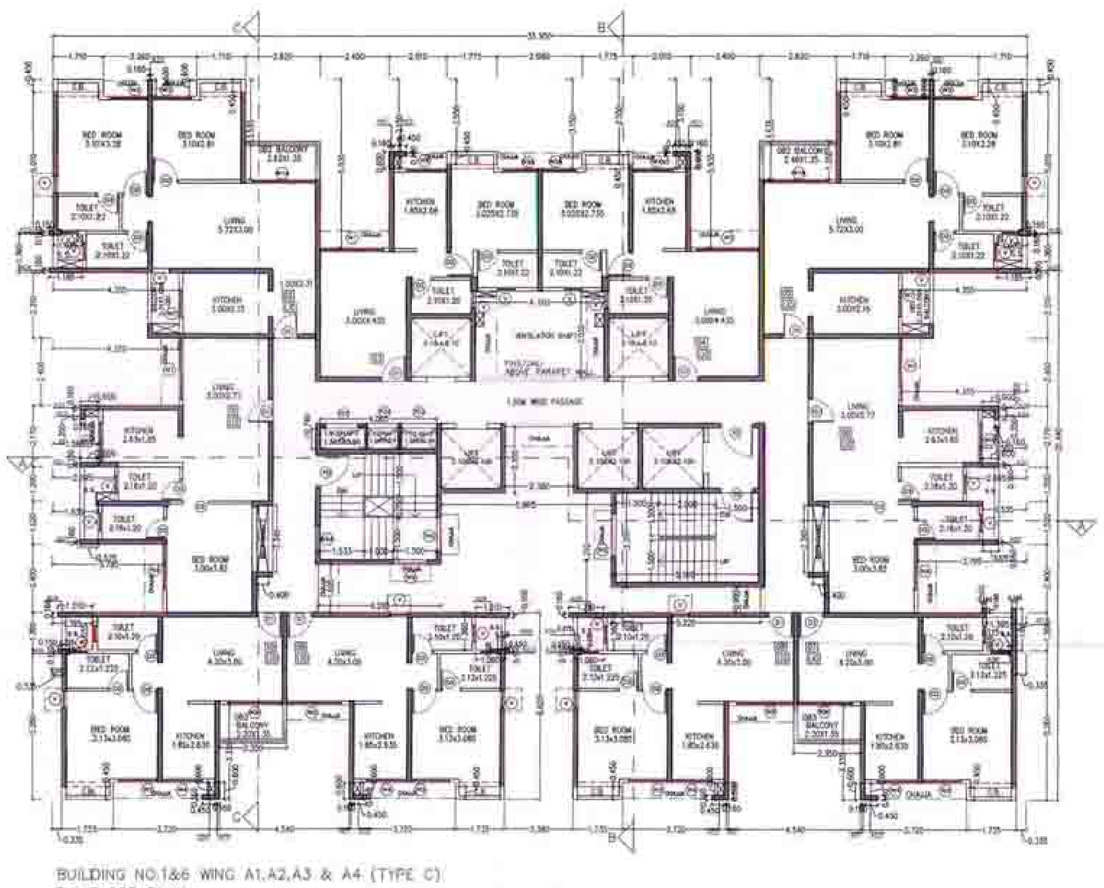
BUILDING NO.1&6 WING A1 & A4 (TYPE C)
1ST,2ND,4TH,5TH,6TH,7TH,9TH,10TH,11TH,12TH,14TH,15TH,16TH
17TH,19TH,20TH,21ST,22ND,24TH&25TH FLOOR PLAN
BUILDING NO.1 WING A2 (TYPE C)
1ST,2ND,4TH,5TH,6TH,7TH,9TH,10TH FLOOR PLAN
BUILDING NO.1 WING A3 (TYPE C)
1ST,2ND,4TH,5TH FLOOR PLAN

UNIT NO 1,3,4,5,6,7,8,9&10 – LIG UNITS ONLY AT 1ST,2ND,4TH,5TH,6TH,7TH,9TH,10TH FLOOR IN BUILDING NO. A2 (TYPE C)
UNIT NO 6 LIG UNIT AT 11TH FLOOR IN BUILDING NO. A2 (TYPE C)

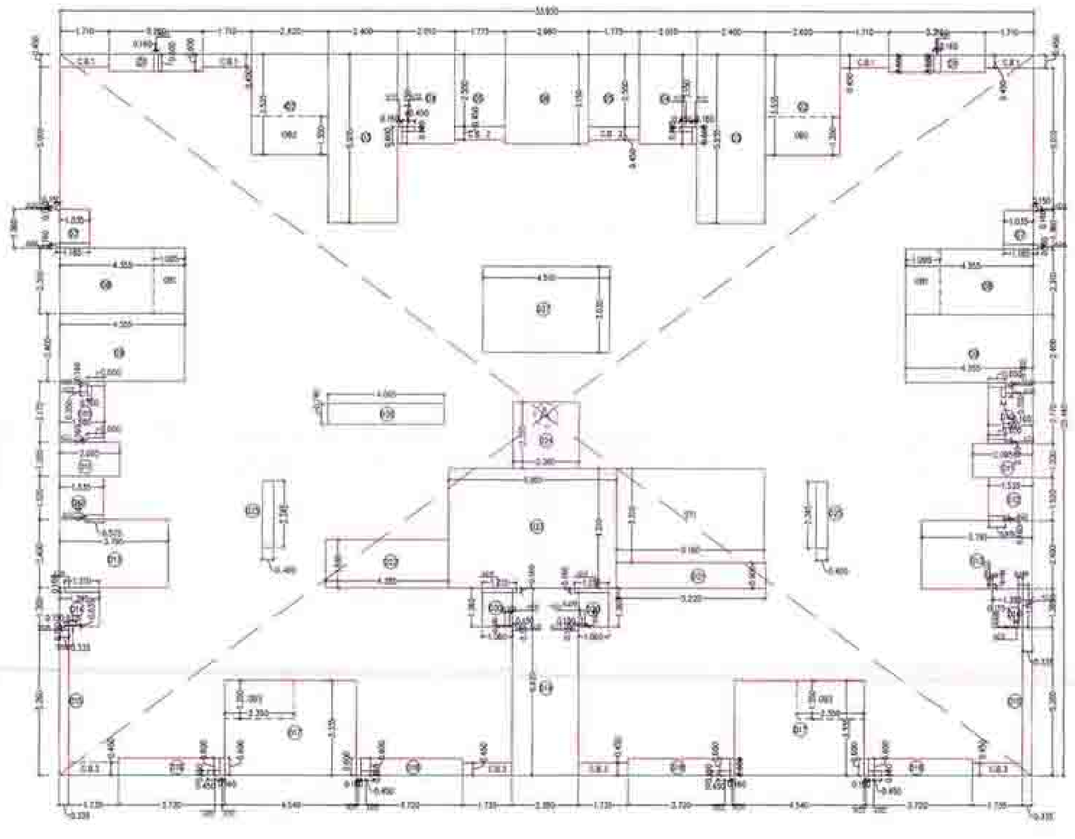


BUILDING NO.1&6 WING A1 & A4 (TYPE C)
1ST,2ND,4TH,5TH,6TH,7TH,9TH,10TH,11TH,12TH,14TH,15TH,16TH
17TH,19TH,20TH,21ST,22ND,24TH&25TH FLOOR AREA DIAGRAM
BUILDING NO.1 WING A2 (TYPE C)
1ST,2ND,4TH,5TH,6TH,7TH,9TH,10TH FLOOR AREA DIAGRAM

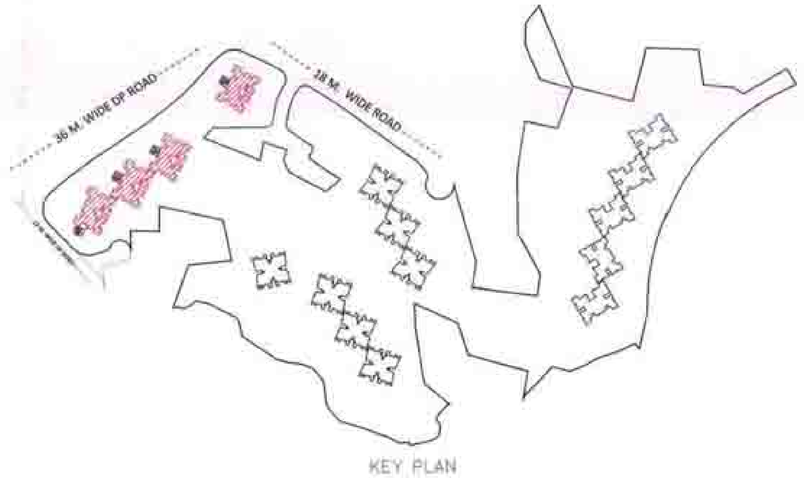
BUILDING NO.1 WING A3 (TYPE C)
1ST,2ND,4TH,5TH FLOOR AREA DIAGRAM



BUILDING NO.1&6 WING A1,A2,A3 & A4 (TYPE C)
3rd FLOOR PLAN
LIG UNITS ONLY AT 3RD FLOOR IN BUILDING NO. A2 (TYPE C)



BUILDING NO.1&6 WING A1,A2,A3 & A4 (TYPE C)
3rd FLOOR PLAN



KEY PLAN

WING A3							(TYPE - C)
1st,2nd,4th,5th FLOOR AREA CALCULATION							
WING A1,A2 & A4							(TYPE - C)
1st,2nd,4th,5th,6th,7th,9th,10th,11th,12th,14th,15th,16th,17th,19th,20th,21st,22nd,24th,25th FLOOR AREA CALCULATION							
1)	BLOCK AREA						
A	33.950	X	25.440	X	1	=	863.688
ELEVATION							
AD1	0.160	X	0.800	X	18	=	1.536
AD2	0.450	X	0.160	X	6	=	0.432
AD3	0.150	X	0.160	X	6	=	0.144
AD4	1.185	X	0.160	X	2	=	0.379
AD5	0.160	X	0.350	X	2	=	0.112
AD6	0.275	X	0.035	X	3	=	0.029
AD7	0.575	X	0.160	X	2	=	0.184
AD8	0.115	X	0.035	X	1	=	0.004
AD9	1.210	X	0.160	X	3	=	0.581
AD10	1.510	X	0.160	X	1	=	0.242
					TOTAL	=	3.643
TOTAL						=	867.331
2)	DEDUCTION						
D1	3.260	X	0.600	X	2	=	3.912
D2	2.620	X	3.535	X	2	=	18.523
D3	2.400	X	5.935	X	2	=	28.488
D4	2.010	X	3.150	X	2	=	12.663
D5	1.775	X	2.550	X	2	=	9.053
D6	2.980	X	3.150	X	1	=	9.387
D7	1.035	X	1.360	X	2	=	2.815
D8	4.355	X	2.310	X	2	=	20.120
D9	4.355	X	2.400	X	2	=	20.904
D10	1.560	X	2.170	X	2	=	6.770
D11	2.095	X	1.200	X	2	=	5.028
D12	1.535	X	1.520	X	2	=	4.666
D13	3.795	X	2.400	X	2	=	18.216
D14	1.395	X	1.360	X	2	=	3.794
D15	0.335	X	5.260	X	2	=	3.524
D16	3.720	X	0.600	X	2	=	4.464
D17	4.540	X	3.335	X	2	=	30.282
D18	3.720	X	0.600	X	2	=	4.464
D19	2.380	X	6.620	X	1	=	15.756
D20	1.060	X	1.360	X	2	=	2.883
D21	5.220	X	0.900	X	1	=	4.698
D22	4.285	X	1.695	X	1	=	7.263
D23	5.965	X	4.210	X	1	=	25.113
D24	2.380	X	2.355	X	1	=	5.605
D25	0.400	X	2.345	X	2	=	1.876
D26	4.065	X	0.740	X	1	=	3.008
D27	4.510	X	3.035	X	1	=	13.688
TOTAL						=	286.964
CB DEDUCTION							
CB1	1.710	X	0.450	X	4	=	3.078
CB2	1.775	X	0.450	X	2	=	1.598
CB3	1.735	X	0.450	X	4	=	3.123
TOTAL						=	7.799
FIRE STAIRCASE							
ST1	5.160	X	3.310	X	1	=	17.080
TOTAL						=	17.080
TOTAL DEDUCTION						=	311.842
3)	NET BUILTUP AREA (1-2)					=	555.489
4)	15% PERMISSIBLE BALCONY					=	83.323
5)	PROPOSED BALCONY						
OB1	1.095	X	2.310	X	2	=	5.059
6)	BALANCE BALCONY AREA					=	78.264

WING A1,A2,A3 & A4							(TYPE - C)
3rd FLOOR AREA CALCULATION							
1)	BLOCK AREA						
A	33.950	X	25.440	X	1	=	863.688
ELEVATION							
AD1	0.160	X	0.800	X	12	=	1.152
AD2	0.450	X	0.160	X	6	=	0.432
AD3	0.150	X	0.160	X	6	=	0.144
AD4	1.185	X	0.160	X	2	=	0.379
AD5	0.160	X	0.350	X	2	=	0.112
AD6	0.275	X	0.035	X	3	=	0.029
AD7	0.575	X	0.160	X	2	=	0.184
AD8	0.115	X	0.035	X	1	=	0.004
AD9	1.210	X	0.160	X	3	=	0.581
AD10	1.510	X	0.160	X	1	=	0.242
					TOTAL	=	3.259
TOTAL						=	866.947
2)	DEDUCTION						
D1	3.260	X	0.600	X	2	=	3.912
D2	2.620	X	3.535	X	2	=	18.523
D3	2.400	X	5.935	X	2	=	28.488
D4	2.010	X	3.150	X	2	=	12.663
D5	1.775	X	2.550	X	2	=	9.053
D6	2.980	X	3.150	X	1	=	9.387
D7	1.035	X	1.360	X	2	=	2.815
D8	4.355	X	2.310	X	2	=	20.120
D9	4.355	X	2.400	X	2	=	20.904
D10	1.560	X	2.170	X	2	=	6.770
D11	2.095	X	1.200	X	2	=	5.028
D12	1.535	X	1.520	X	2	=	4.666
D13	3.795	X	2.400	X	2	=	18.216
D14	1.395	X	1.360	X	2	=	3.794
D15	0.335	X	5.260	X	2	=	3.524
D16	3.720	X	0.600	X	2	=	4.464
D17	4.540	X	3.335	X	2	=	30.282
D18	3.720	X	0.600	X	2	=	4.464
D19	2.380	X	6.620	X	1	=	15.756
D20	1.060	X	1.360	X	2	=	2.883
D21	5.220	X	0.900	X	1	=	4.698
D22	4.285	X	1.695	X	1	=	7.263
D23	5.965	X	4.210	X	1	=	25.113
D24	2.380	X	2.355	X	1	=	5.605
D25	0.400	X	2.345	X	2	=	1.876
D26	4.065	X	0.740	X	1	=	3.008
D27	4.510	X	3.035	X	1	=	13.688
TOTAL						=	286.964
CB DEDUCTION							
CB1	1.710	X	0.450	X	4	=	3.078
CB2	1.775	X	0.450	X	2	=	1.598
CB3	1.735	X	0.450	X	4	=	3.123
TOTAL						=	7.799
FIRE STAIRCASE							
ST1	5.160	X	3.310	X	1	=	17.080
TOTAL						=	17.080
TOTAL DEDUCTION						=	311.842
3)	NET BUILTUP AREA (1-2)					=	555.105
4)	15% PERMISSIBLE BALCONY					=	83.266
5)	PROPOSED BALCONY						
OB1	1.095	X	2.310	X	2	=	5.059
OB2	2.620	X	1.350	X	2	=	7.074
OB3	2.350	X	1.350	X	2	=	6.345
				TOTAL		=	18.478
6)	BALANCE BALCONY AREA					=	64.788

APPROVAL STAMP

25/34

PLOT NO RZ- 08
BUILDING 1&6

DRAWING FOR BUILDING PERMISSION

CONTENT :- WING A1,A2,A3 & A4 TYPE C
TYPICAL FLOOR PLAN,AREA DIAGRAM & CALCULATION
DOOR WINDOW SCHEDULE,LIGHT AND VENTILATION STATEMENT

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.
CIDCO/NAINA/Panvel/Wardoli/TP-29/Amended plan/2018/205 /dt 17/5/
Dated : 20 MAY 2018
Associate Planner (Panvel)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED.
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF
ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

AR.HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T. +91-22-2752 5300 | F: +91-22-2787 2106
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

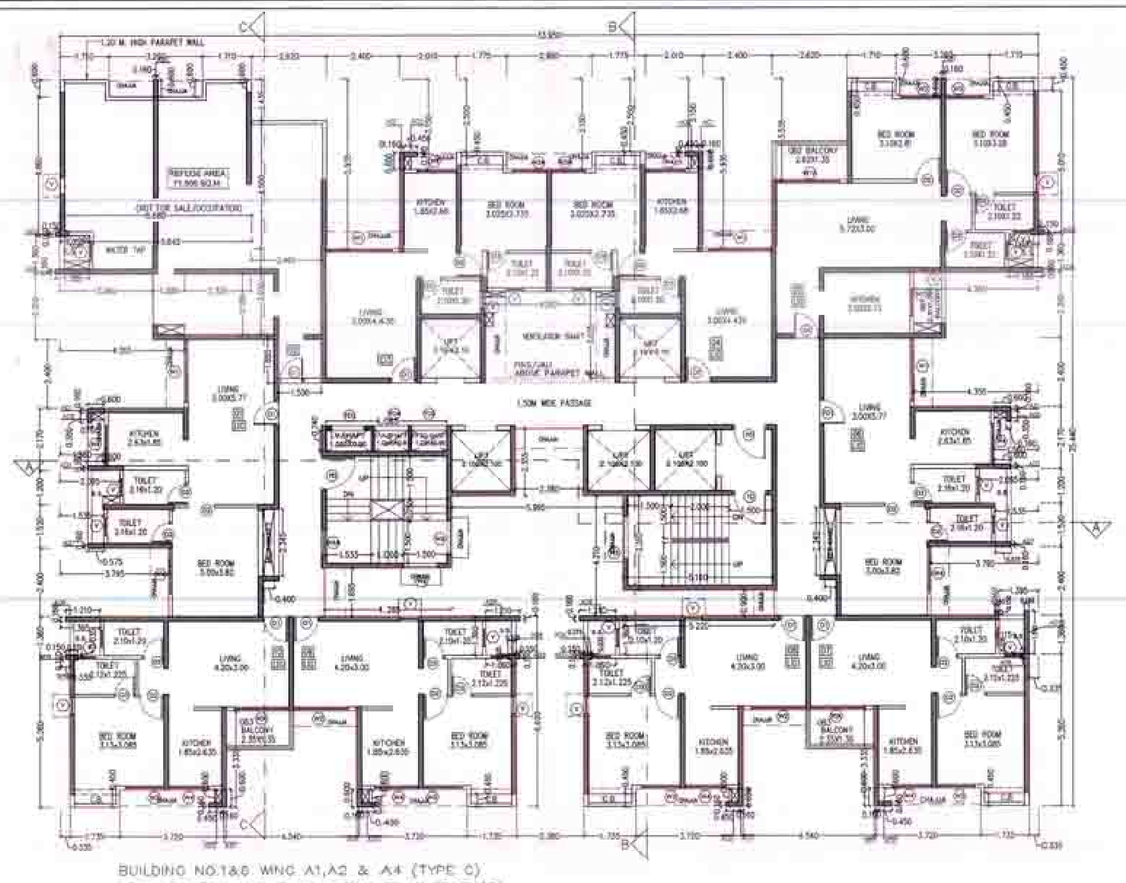
NAME & SIGNATURE OF ARCHITECT

SCALE	1 : 100
DATE	21-04-2018
DRAWN BY	SKAJ
DES'T BY	Ar. TEJASWI
CHKD BY	Ar. YASH
PROJECT No	HSA P-213

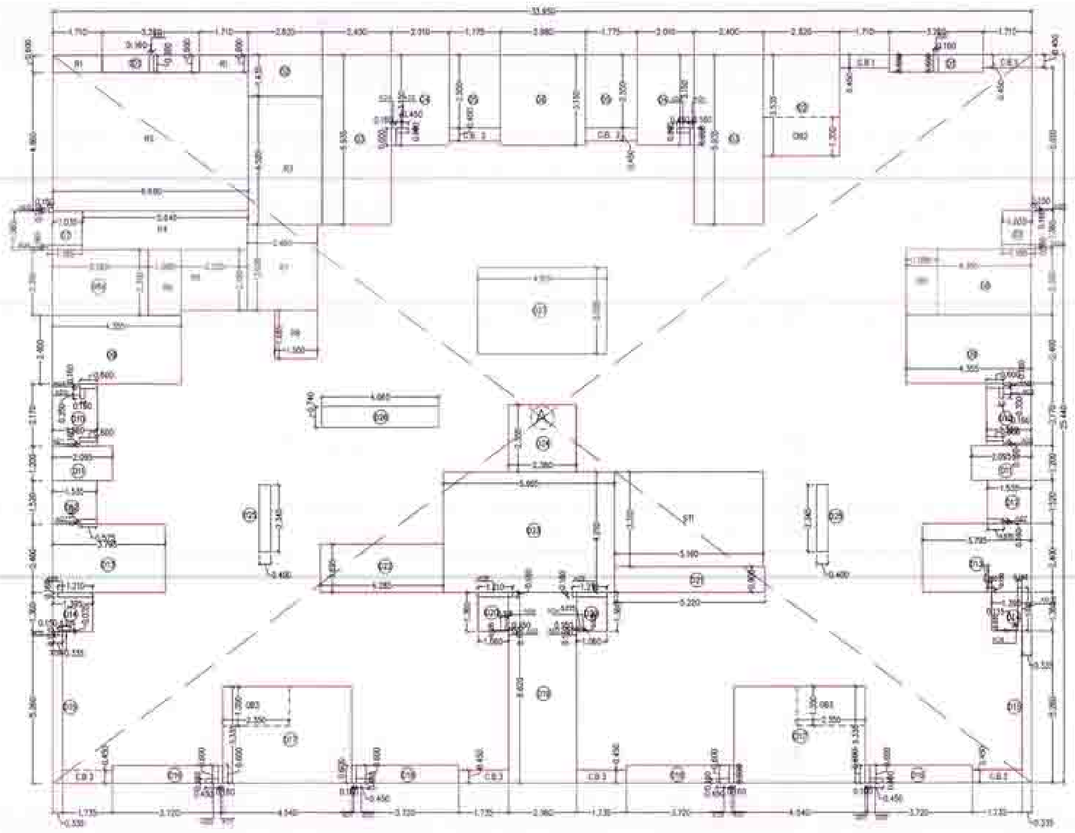
Ar.HITEN SETHI (CA/95/15444)

ARCHITECTS

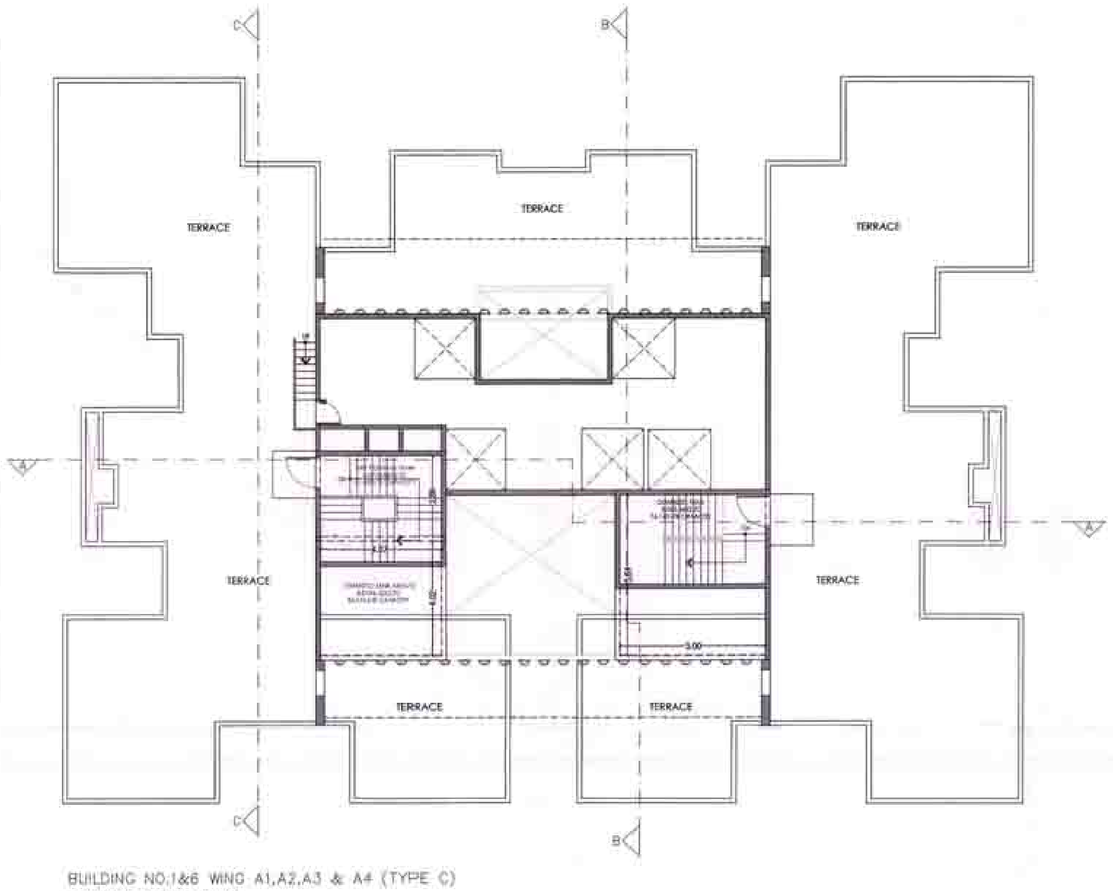
HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2106
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com



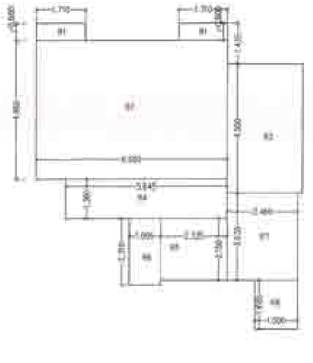
BUILDING NO.1&6 WING A1,A2 & A4 (TYPE C)
8TH,13TH,18TH AND 23RD FLOOR PLAN (REFUGE)
LIG UNITS ONLY AT 8th FLOOR IN BUILDING NO. A2 (TYPE C)



BUILDING NO.1&6 WING A1,A2 & A4 (TYPE C)
8TH,13TH,18TH AND 23RD FLOOR AREA DIAGRAM (REFUGE)



BUILDING NO.1&6 WING A1,A2,A3 & A4 (TYPE C)
TERRACE FLOOR PLAN



8TH,13TH,18TH AND23RD FLOOR REFUGE AREA DIAGRAM

REFUGE AREA STATEMENT							
WING A1 AND A4							(TYPE - C)
8TH, 13TH, 18TH	AS PER OCCUPANT LOAD				AS PER NO OF PERSON		
	BUA	X	FLOOR	TOTAL	NO. OF FLAT	X	FLOOR	TOTAL
UPPER FLOOR	577.627	X	4	2310.509	10	X	4	40
PART REFUGE FLOOR	594.166	X	1	594.166	9	X	1	9
			TOTAL AREA	2904.675			TOTAL NOS OF FLAT	49
	OCCUPANT LOAD			12.5			PERSON PER FLAT	4.5
	NO OF PERSONS			232			NO OF PERSONS	221
REFUGE AREA 0.30 SQ.MT/PERSON				69.712				66.150
REQUIRED REFUGE AREA MAXIMUM OF ABOVE							=	69.712
AREA FOR WHEELCHAIR							=	0.9
TOTAL REQUIRED REFUGE AREA							=	70.612
TOTALPROPOSED REFUGE AREA							=	71.506
EXCESS REFUGE AREA							=	0.894

REFUGE AREA STATEMENT							
WING A2 8TH FLOOR							(TYPE - C)
REFUGE AREA STATEMENT							
WING A1 AND A4							(TYPE - C)
23RD FLOOR	AS PER OCCUPANT LOAD				AS PER NO OF PERSON		
	BUA	X	FLOOR	TOTAL	NO. OF FLAT	X	FLOOR	TOTAL
UPPER FLOOR	577.627	X	2	1155.254	10	X	2	20
PART REFUGE FLOOR	594.166	X	1	594.166	9	X	1	9
			TOTAL AREA	1749.420			TOTAL NOS OF FLAT	29
	OCCUPANT LOAD			12.5			PERSON PER FLAT	4.5
	NO OF PERSONS			140			NO OF PERSONS	131
REFUGE AREA 0.30 SQ.MT/PERSON				41.986				39.150
REQUIRED REFUGE AREA MAXIMUM OF ABOVE							=	41.986
AREA FOR WHEELCHAIR							=	0.9
TOTAL REQUIRED REFUGE AREA							=	42.886
TOTAL PROPOSED REFUGE AREA							=	71.506
EXCESS REFUGE AREA							=	28.620

REFUGE AREA							
R1	1.710	X	0.600	X	2	=	2.052
R2	6.680	X	4.860	X	1	=	32.465
R3	2.620	X	4.500	X	1	=	11.790
R4	5.645	X	1.360	X	1	=	7.677
R5	2.325	X	2.150	X	1	=	4.999
R6	1.095	X	2.310	X	1	=	2.529
R7	2.460	X	3.035	X	1	=	7.466
R8	1.500	X	1.685	X	1	=	2.528
					TOTAL	=	71.506

WING A1 & A4							(TYPE - C)
8th,13th,18th FLOOR AREA CALCULATION							
1)	BLOCK AREA						
	A	33.950	X	25.440	X	1	=	863.688
	ELEVATION						
	AD1	0.160	X	0.600	X	12	=	1.152
	AD2	0.450	X	0.160	X	6	=	0.432
	AD3	0.150	X	0.160	X	6	=	0.144
	AD4	1.185	X	0.160	X	2	=	0.379
	AD5	0.160	X	0.350	X	2	=	0.112
	AD6	0.275	X	0.035	X	3	=	0.029
	AD7	0.575	X	0.160	X	2	=	0.184
	AD8	0.115	X	0.035	X	1	=	0.004
	AD9	1.210	X	0.160	X	3	=	0.581
	AD10	1.510	X	0.160	X	1	=	0.242
						TOTAL	=	3.259
	TOTAL						=	866.947
2)	DEDUCTION							
	D1	3.260	X	0.600	X	2	=	3.912
	D2	2.620	X	3.535	X	1	=	9.262
	D2a	2.620	X	1.435	X	1	=	3.760
	D3	2.400	X	5.935	X	2	=	28.488
	D4	2.010	X	3.150	X	2	=	12.663
	D5	1.775	X	2.550	X	2	=	9.053
	D6	2.980	X	3.150	X	1	=	9.387
	D7	1.035	X	1.360	X	2	=	2.815
	D8	4.355	X	2.310	X	1	=	10.060
	D8a	3.260	X	2.310	X	1	=	7.531
	D9	4.355	X	2.400	X	2	=	20.904
	D10	1.560	X	2.170	X	2	=	6.770
	D11	2.095	X	1.200	X	2	=	5.028
	D12	1.535	X	1.520	X	2	=	4.666
	D13	3.795	X	2.400	X	2	=	18.216
	D14	1.395	X	1.360	X	2	=	3.794
	D15	0.335	X	5.260	X	2	=	3.524
	D16	3.720	X	0.600	X	2	=	4.464
	D17	4.540	X	3.335	X	2	=	30.282
	D18	3.720	X	0.600	X	2	=	4.464
	D19	2.380	X	6.620	X	1	=	15.756
	D20	1.060	X	1.360	X	2	=	2.883
	D21	5.220	X	0.900	X	1	=	4.698
	D22	4.285	X	1.695	X	1	=	7.263
	D23	5.965	X	4.210	X	1	=	25.113
	D24	2.380	X	2.355	X	1	=	5.605
	D25	0.400	X	2.345	X	2	=	1.876
	D26	4.065	X	0.740	X	1	=	3.008
	D27	4.510	X	3.035	X	1	=	13.688
						TOTAL	=	278.932
	REFUGE AREA							
	R1	1.710	X	0.600	X	2	=	2.052
	R2	6.680	X	4.860	X	1	=	32.465
	R3	2.620	X	4.500	X	1	=	11.790
	R4	5.645	X	1.360	X	1	=	7.677
	R5	2.325	X	2.150	X	1	=	4.999
	R6	1.095	X	2.310	X	1	=	2.529
	R7	2.460	X	3.035	X	1	=	7.466
	R8	1.500	X	1.685	X	1	=	2.528
						TOTAL	=	71.506
	CB DEDUCTION							
	CB1	1.710	X	0.450	X	2	=	1.539
	CB2	1.775	X	0.450	X	2	=	1.598
	CB3	1.735	X	0.450	X	4	=	3.123
						TOTAL	=	6.260
	FIRE STAIRCASE							
	ST1	5.160	X	3.310	X	1	=	17.080
						TOTAL	=	17.080
						TOTAL DEDUCTION	=	373.777
3)	NET BUILTUP AREA (1-2)						=	493.169
4)	ADD EXCESS REFUGE AREA						=	0.894
5)	TOTAL NET BUILT UUP AREA (3+4)						=	494.063
6)	15% PERMISSIBLE BALCONY						=	73.975
7)	PROPOSED BALCONY							
	OB1	1.095	X	2.310	X	1	=	2.529
	OB2	2.620	X	1.350	X	1	=	3.537
	OB3	2.350	X	1.350	X	2	=	6.345
					TOTAL		=	12.411
8)	BALANCE BALCONY AREA						=	61.564

WING A2							(TYPE - C)
8TH FLOOR AREA CALCULATION							
WING A1 & A4							(TYPE - C)
23RD FLOOR AREA CALCULATION							
1)	BLOCK AREA						
	A	33.950	X	25.440	X	1	=	863.688
	ELEVATION						
	AD1	0.160	X	0.600	X	12	=	1.152
	AD2	0.450	X	0.160	X	6	=	0.432
	AD3	0.150	X	0.160	X	6	=	0.144
	AD4	1.185	X	0.160	X	2	=	0.379
	AD5	0.160	X	0.350	X	2	=	0.112
	AD6	0.275	X	0.035	X	3	=	0.029
	AD7	0.575	X	0.160	X	2	=	0.184
	AD8	0.115	X	0.035	X	1	=	0.004
	AD9	1.210	X	0.160	X	3	=	0.581
	AD10	1.510	X	0.160	X	1	=	0.242
						TOTAL	=	3.259
	TOTAL						=	866.947
2)	DEDUCTION							
	D1	3.260	X	0.600	X	2	=	3.912
	D2	2.620	X	3.535	X	1	=	9.262
	D2a	2.620	X	1.435	X	1	=	3.760
	D3	2.400	X	5.935	X	2	=	28.488
	D4	2.010	X	3.150	X	2	=	12.663
	D5	1.775	X	2.550	X	2	=	9.053
	D6	2.980	X	3.150	X	1	=	9.387
	D7	1.035	X	1.360	X	2	=	2.815
	D8	4.355	X	2.310	X	1	=	10.060
	D8a	3.260	X	2.310	X	1	=	7.531
	D9	4.355	X	2.400	X	2	=	20.904
	D10	1.560	X	2.170	X	2	=	6.770
	D11	2.095	X	1.200	X	2	=	5.028
	D12	1.535	X	1.520	X	2	=	4.666
	D13	3.795	X	2.400	X	2	=	18.216
	D14	1.395	X	1.360	X	2	=	3.794
	D15	0.335	X	5.260	X	2	=	3.524
	D16	3.720	X	0.600	X	2	=	4.464
	D17	4.540	X	3.335	X	2	=	30.282
	D18	3.720	X	0.600	X	2	=	4.464
	D19	2.380	X	6.620	X	1	=	15.756
	D20	1.060	X	1.360	X	2	=	2.883
	D21	5.220	X	0.900	X	1	=	4.698
	D22	4.285	X	1.695	X	1	=	7.263
	D23	5.965	X	4.210	X	1	=	25.113
	D24	2.380	X	2.355	X	1	=	5.605
	D25	0.400	X	2.345	X	2	=	1.876
	D26	4.065	X	0.740	X	1	=	3.008
	D27	4.510	X	3.035	X	1	=	13.688
						TOTAL	=	278.932
	REFUGE AREA							
	R1	1.710	X	0.600	X	2	=	2.052
	R2	6.680	X	4.860	X	1	=	32.465
	R3	2.620	X	4.500	X	1	=	11.790
	R4	5.645	X	1.360	X	1	=	7.677
	R5	2.325	X	2.150	X	1	=	4.999
	R6	1.095	X	2.310	X	1	=	2.529
	R7	2.460	X	3.035	X	1	=	7.466
	R8	1.500	X	1.685	X	1	=	2.528
						TOTAL	=	71.506
	CB DEDUCTION							
	CB1	1.710	X	0.450	X	2	=	1.539
	CB2	1.775	X	0.450	X	2	=	1.598
	CB3	1.735	X	0.450	X	4	=	3.123
						TOTAL	=	6.260
	FIRE STAIRCASE							
	ST1	5.160	X	3.310	X	1	=	17.080
						TOTAL	=	17.080
						TOTAL DEDUCTION	=	373.777
3)	NET BUILTUP AREA (1-2)						=	493.169
4)	ADD EXCESS REFUGE AREA						=	28.620
5)	TOTAL NET BUILT UUP AREA (3+4)						=	521.789
6)	15% PERMISSIBLE BALCONY						=	73.975
7)	PROPOSED BALCONY							
	OB1	1.095	X	2.310	X	1	=	2.529
	OB2	2.620	X	1.350	X	1	=	3.537
	OB3	2.350	X	1.350	X	2	=	6.345
					TOTAL		=	12.411
8)	BALANCE BALCONY AREA						=	61.564

APPROVAL STAMP

26/34

PLOT NO.RZ- 08
BUILDING 1&6

DRAWING FOR BUILDING PERMISSION

CONTENT :- WING A1,A2,A3 & A4 TYPE C
REFUGE FLOOR PLAN,AREA DIAGRAM & CALCULATION
REFUGE AREA CALCULATIONS

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/Panvel/Vardoli/BP/PRE-2361/Amended permission/2018/1066/CAMPA
Dated 28 MAY 2018
Associate Planner (NAINA)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED,
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF
ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

AR.HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2166.
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

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DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

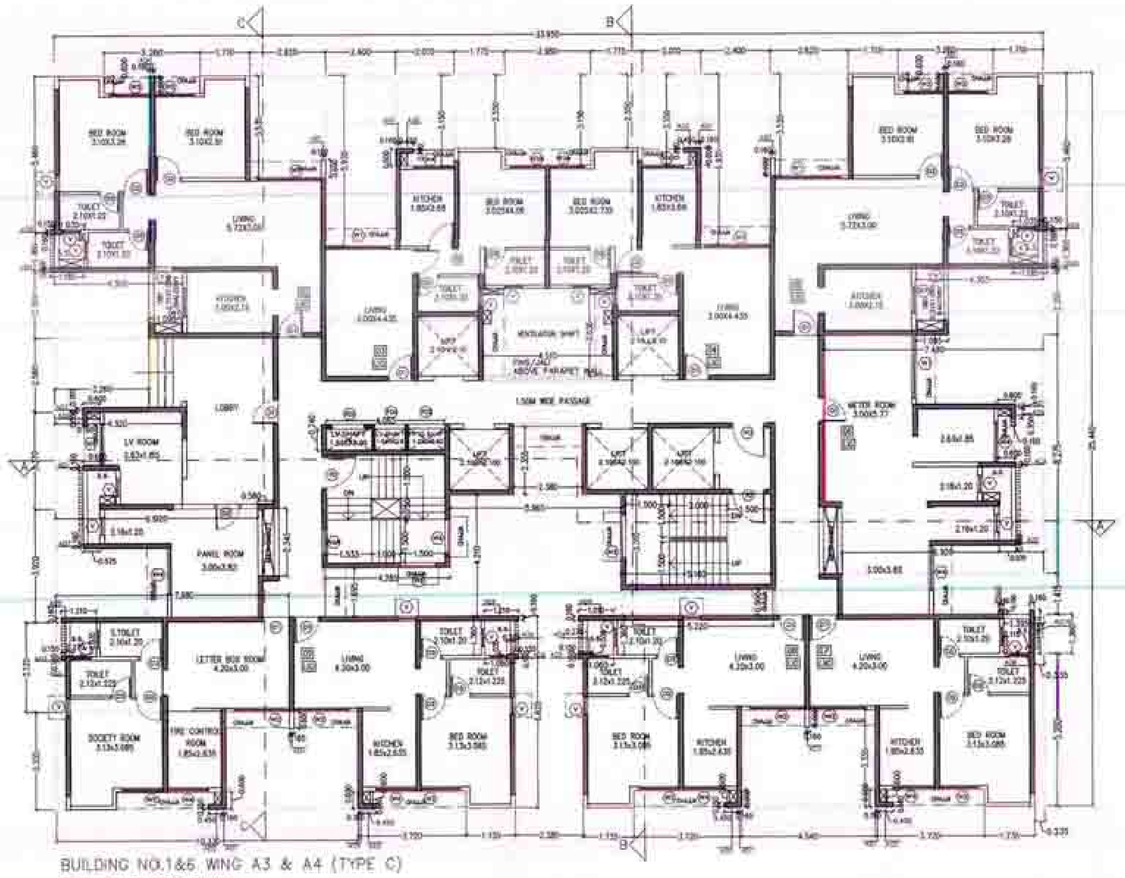
NAME & SIGNATURE OF ARCHITECT

SCALE	1:100
DATE	27.04.2018
DRAWN BY	BALAJI
DSLT BY	AL TEJAS/VINI
CHKD BY	AL TASH
PROJECT No	HSA /1213

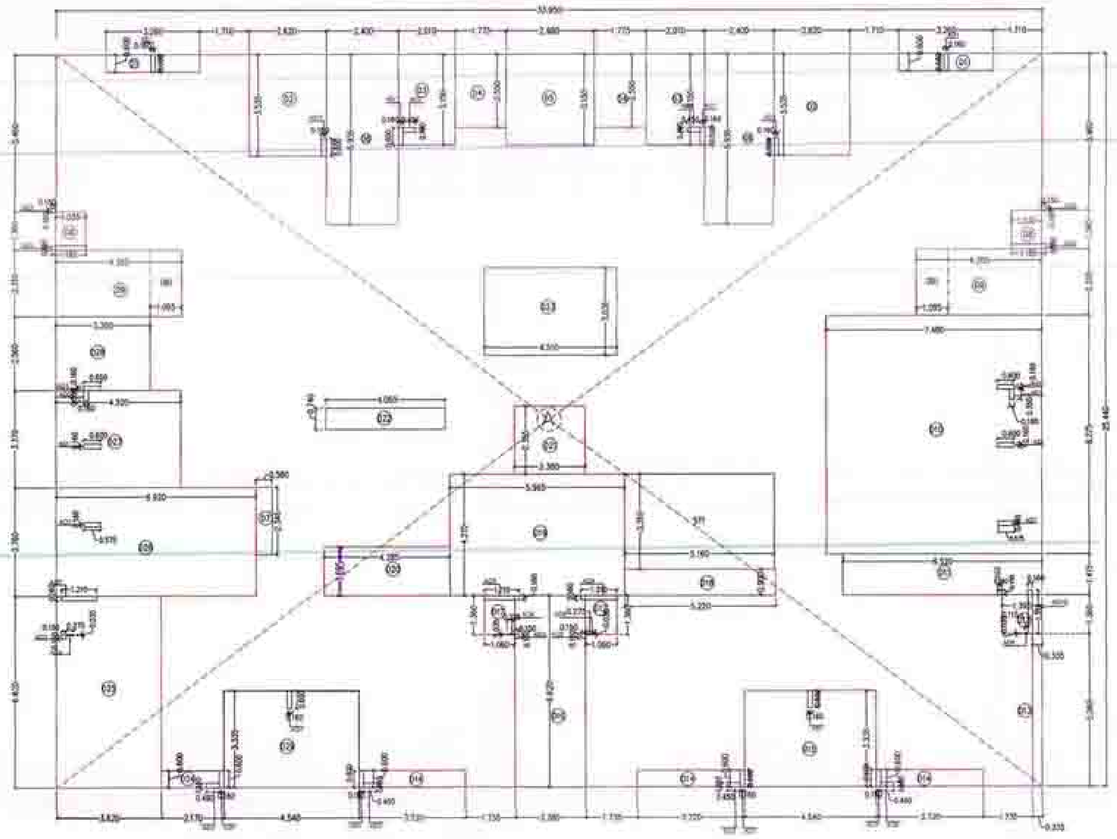
AR.HITEN SETHI (CA/93-16858)

ARCHITECTS

HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot No. 9, Sector - 58 A, Palm Beach Road
Nerul, Navi Mumbai, Maharashtra, India - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2166
E-mail: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com



BUILDING NO.1&6 WING A3 & A4 (TYPE C)
GROUND FLOOR PLAN
LIG UNITS ONLY AT GROUND FLOOR IN BUILDING NO. A2 (TYPE C)



BUILDING NO.1&6 WING A3 & A4 (TYPE C)
GROUND FLOOR AREA DIAGRAM

BUILD NO.1&6 WING A3 & A4							(TYPE - C)
GROUND FLOOR AREA CALCULATION							
1)	BLOCK AREA						
	A	33.950	X	25.440	X	1	= 863.688
	ELEVATION TREATMENT						
	AD1	0.160	X	0.600	X	16	= 1.536
	AD2	0.450	X	0.160	X	6	= 0.432
	AD3	0.150	X	0.160	X	6	= 0.144
	AD4	1.185	X	0.160	X	2	= 0.379
	AD5	0.160	X	0.350	X	2	= 0.112
	AD6	0.275	X	0.035	X	3	= 0.029
	AD7	0.575	X	0.160	X	2	= 0.184
	AD8	0.115	X	0.035	X	1	= 0.004
	AD9	1.210	X	0.160	X	3	= 0.581
	AD10	1.510	X	0.160	X	1	= 0.242
						TOTAL	= 3.643
	TOTAL						= 867.331
2)	DEDUCTION						
	D1	3.260	X	0.600	X	2	= 3.912
	D2	2.620	X	3.535	X	2	= 18.523
	D3	2.010	X	3.150	X	2	= 12.663
	D4	1.775	X	2.550	X	2	= 9.053
	D5	2.980	X	3.150	X	1	= 9.387
	D6	2.400	X	5.935	X	2	= 28.488
	D7	0.560	X	2.345	X	1	= 1.313
	D8	1.035	X	1.360	X	2	= 2.815
	D9	4.355	X	2.310	X	2	= 20.120
	D10	7.480	X	8.275	X	1	= 61.897
	D11	6.920	X	1.415	X	1	= 9.792
	D12	1.395	X	1.360	X	1	= 1.897
	D13	0.335	X	5.260	X	1	= 1.762
	D14	3.720	X	0.600	X	3	= 6.696
	D15	4.540	X	3.335	X	1	= 15.141
	D16	2.380	X	6.620	X	1	= 15.756
	D17	1.060	X	1.360	X	2	= 2.883
	D18	5.220	X	0.900	X	1	= 4.698
	D19	5.965	X	4.210	X	1	= 25.113
	D20	4.285	X	1.695	X	1	= 7.263
	D21	2.380	X	2.355	X	1	= 5.605
	D22	4.065	X	0.740	X	1	= 3.008
	D23	4.510	X	3.036	X	1	= 13.692
	D24	2.170	X	0.600	X	1	= 1.302
	D25	3.620	X	6.620	X	1	= 23.964
	D26	6.920	X	3.760	X	1	= 26.019
	D27	4.320	X	3.370	X	1	= 14.558
	D28	3.260	X	2.560	X	1	= 8.346
	D29	4.540	X	3.335	X	1	= 15.141
	TOTAL						= 370.808
	FIRE STAIRCASE						
	ST1	5.160	X	3.310	X	1	= 17.080
	TOTAL						= 17.080
	TOTAL DEDUCTION						= 387.887
3)	NET BUILTUP AREA (1-2)						= 479.443
4)	15% PERMISSIBLE BALCONY						= 71.916
5)	PROPOSED BALCONY						
	OB1	1.095	X	2.310	X	2	= 5.059
6)	BALANCE BALCONY AREA						= 66.858

TYPE-'C' LIGHT & VENTILATION STATAMENT								
ROOM	ROOM SIZE				CARPET AREA IN SQ.MT	1/6 REQUIRED	TYPE	AREA IN SQ.MT
LIVING	3.000	X	5.720	=	17.160	2.860	W1	3.960
LIVING	3.000	X	4.435	=	13.305	2.218	W1	3.960
LIVING	4.200	X	3.000	=	12.600	2.100	W2	3.402
LIVING	3.000	X	5.770	=	17.310	2.885	W1	3.960
BED ROOM	3.100	X	3.280	=	10.168	1.695	W3	2.430
BED ROOM	3.025	X	2.735	=	8.273	1.379	W3A	2.160
KITCHEN	1.850	X	2.625	=	4.856	0.809	W4	1.470
KITCHEN	3.000	X	2.150	=	6.450	1.075	W7	2.090
TOILET	2.100	X	1.200	=	2.520	0.420	V	0.600

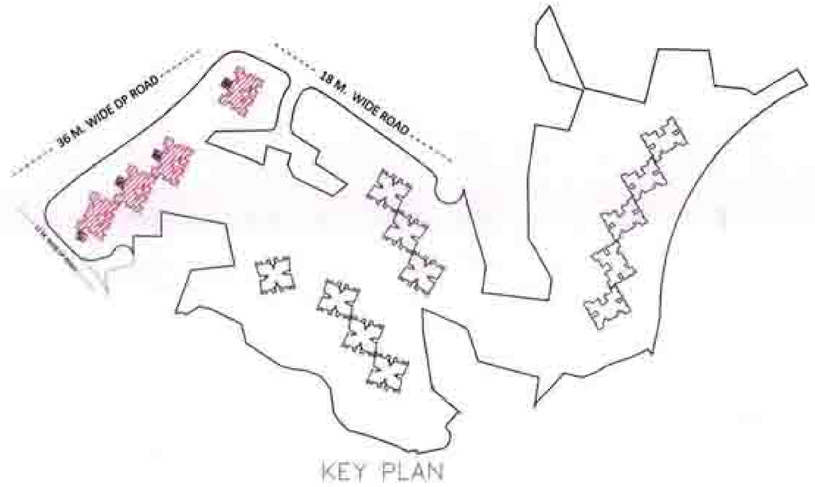
TYPE-'C' SHEDULE OF DOOR & WINDOW						SILL	DESCRIPTION
FRD	1.200	X	2.200	=	2.640		FIRE FIGHTING DOOR
D	1.200	X	2.200	=	2.640		T.W FLUSH DOOR
D1	0.900	X	2.200	=	1.980		FLUSH DOOR WITH WOODEN FRAME
D2	0.900	X	2.200	=	1.980		FLUSH DOOR WITH WOODEN FRAME
D3	0.750	X	2.200	=	1.650		FLUSH DOOR WITH GRANITE FRAME
W1	2.200	X	1.800	=	3.960	0.400	AL. GLAZED SLIDING WINDOW
W1A	2.200	X	2.200	=	4.840	0.000	AL. GLAZED SLIDING WINDOW
W2	1.890	X	1.800	=	3.402	0.400	AL. GLAZED SLIDING WINDOW
W2A	1.890	X	2.200	=	4.158	0.000	AL. GLAZED SLIDING WINDOW
W3	1.350	X	1.800	=	2.430	0.400	AL. GLAZED SLIDING WINDOW
W3A	1.200	X	1.800	=	2.160	0.400	AL. GLAZED SLIDING WINDOW
W4	1.400	X	1.050	=	1.470	1.150	AL. GLAZED FIX+SLIDING WINDOW
W5	1.500	X	1.150	=	1.725	1.050	AL. GLAZED FIX+SLIDING WINDOW
W6	1.200	X	1.050	=	1.260	1.050	AL. GLAZED FIX+SLIDING WINDOW
W6A	0.900	X	1.150	=	1.035	0.900	AL. GLAZED SLIDING WINDOW
W7	0.950	X	2.200	=	2.090	0.000	AL. GLAZED SLIDING WINDOW
V	0.600	X	1.000	=	0.600	1.200	AL. LOURVES

BALCONY AREA STATEMENT BUIL. NO 6 WING A4 (TYPE - C')							
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm)			
				Total	Enclosed	Open	Excess
1	2	3	4=3X15%	5	6	7	If 5>4, 8=5-4
	GROUND	479.443	71.916	5.059		5.059	
	1st	555.489	83.323	5.059		5.059	
	2nd	555.489	83.323	5.059		5.059	
	3rd	555.105	83.266	18.478		18.478	
	4th	555.489	83.323	5.059		5.059	
	5th	555.489	83.323	5.059		5.059	
	6th	555.489	83.323	5.059		5.059	
	7th	555.489	83.323	5.059		5.059	
	8th	494.063	73.975	12.411		12.411	
	9th	555.489	83.323	5.059		5.059	
	10th	555.489	83.323	5.059		5.059	
	11th	555.489	83.323	5.059		5.059	
	12th	555.489	83.323	5.059		5.059	
	13th	494.063	73.975	12.411		12.411	
	14th	555.489	83.323	5.059		5.059	
	15th	555.489	83.323	5.059		5.059	
	16th	555.489	83.323	5.059		5.059	
	17th	555.489	83.323	5.059		5.059	
	18th	494.063	73.975	12.411		12.411	
	19th	555.489	83.323	5.059		5.059	
	20th	555.489	83.323	5.059		5.059	
	21st	555.489	83.323	5.059		5.059	
	22nd	555.489	83.323	5.059		5.059	
	23rd	521.789	73.975	12.411		12.411	
	24th	555.489	83.323	5.059	0.000	5.059	
	25th	555.489	83.323	5.059	0.000	5.059	
Total		14148.298	2117.550	174.361	0.000	174.361	0.000

BALCONY AREA STATEMENT BUIL. NO 1 WING A3 (TYPE - C')							
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm)			
				Total	Enclosed	Open	Excess
1	2	3	4=3X15%	5	6	7	If 5>4, 8=5-4
	GROUND	479.443	71.916	5.059		5.059	0.000
	1st	555.489	83.323	5.059		5.059	
	2nd	555.489	83.323	5.059		5.059	
	3rd	555.105	83.266	18.478		18.478	
	4th	555.489	83.323	5.059		5.059	
	5th	555.489	83.323	5.059		5.059	
Total		3256.502	488.475	43.772	0.000	43.772	0.000

BALCONY AREA STATEMENT BUIL. NO 1 WING A1 (TYPE - C')							
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm)			
				Total	Enclosed	Open	Excess
1	2	3	4=3X15%	5	6	7	If 5>4, 8=5-4
	GROUND	498.818	71.916	5.059		5.059	
	1st	555.489	83.323	5.059		5.059	
	2nd	555.489	83.323	5.059		5.059	
	3rd	555.105	83.266	18.478		18.478	
	4th	555.489	83.323	5.059		5.059	
	5th	555.489	83.323	5.059		5.059	
	6th	555.489	83.323	5.059		5.059	
	7th	555.489	83.323	5.059		5.059	
	8th	494.063	73.975	12.411		12.411	
	9th	555.489	83.323	5.059		5.059	
	10th	555.489	83.323	5.059		5.059	
	11th	555.489	83.323	5.059		5.059	
	12th	555.489	83.323	5.059		5.059	
	13th	494.063	73.975	12.411		12.411	
	14th	555.489	83.323	5.059		5.059	
	15th	555.489	83.323	5.059		5.059	
	16th	555.489	83.323	5.059		5.059	
	17th	555.489	83.323	5.059		5.059	
	18th	494.063	73.975	12.411		12.411	
	19th	555.489	83.323	5.059		5.059	
	20th	555.489	83.323	5.059		5.059	
	21st	555.489	83.323	5.059		5.059	
	22nd	555.489	83.323	5.059		5.059	
	23rd	521.789	73.975	12.411		12.411	
	24th	555.489	83.323	5.059		5.059	
	25th	555.489	83.323	5.059	0.000	5.059	
Total		14167.673	2117.550	174.361	0.000	174.361	0.000

BALCONY AREA STATEMENT BUIL. NO 1 WING A2 (TYPE - C')							
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm)			
				Total	Enclosed	Open	Excess
1	2	3	4=3X15%	5	6	7	If 5>4, 8=5-4
	GROUND	498.818	71.916	5.059		5.059	
	1st	555.489	83.323	5.059		5.059	
	2nd	555.489	83.323	5.059		5.059	
	3rd	555.105	83.266	18.478		18.478	
	4th	555.489	83.323	5.059		5.059	
	5th	555.489	83.323	5.059		5.059	
	6th	555.489	83.323	5.059		5.059	
	7th	555.489	83.323	5.059		5.059	
	8th	521.789	73.975	12.411		12.411	
	9th	555.489	83.323	5.059		5.059	
	10th	555.489	83.323	5.059		5.059	
Total		6019.621	895.744	76.419	0.000	76.419	0.000



KEY PLAN

APPROVAL STAMP

27/34

PLOT NO RZ-06
BUILDING 1&6

DRAWING FOR BUILDING PERMISSION

CONTENT :- WING A1,A2,A3 & A4 TYPE-C
GROUND FLOOR PLAN,AREA DIAGRAM & CALCULATION
PARKING AREA CALCULATION,DOOR WINDOW SCHEDULE

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/Panvel/Wardoli/TPB/P-236/Amended permi/0910/R.K.S. /14/7/22
Dated 20 MAY 2019
Associate Planner (TP) CIDCO

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED.
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF
ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

AR.HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS. PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2166.
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

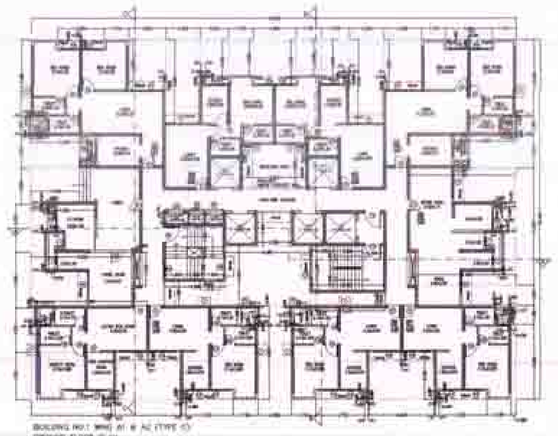
NAME & SIGNATURE OF ARCHITECT

SCALE	1 : 100
DATE	27-06-2019
DRAWN BY	SALAJ
DES.T BY	Ar. TEJASWINI
CHKD. BY	Ar. YASH
PROJECT No	HSA F-213

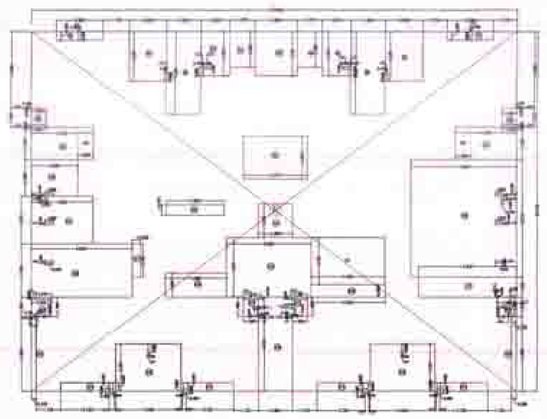
Ar.HITEN SETHI (COA/A/19444)

ARCHITECTS

HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2166
E-mail: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com

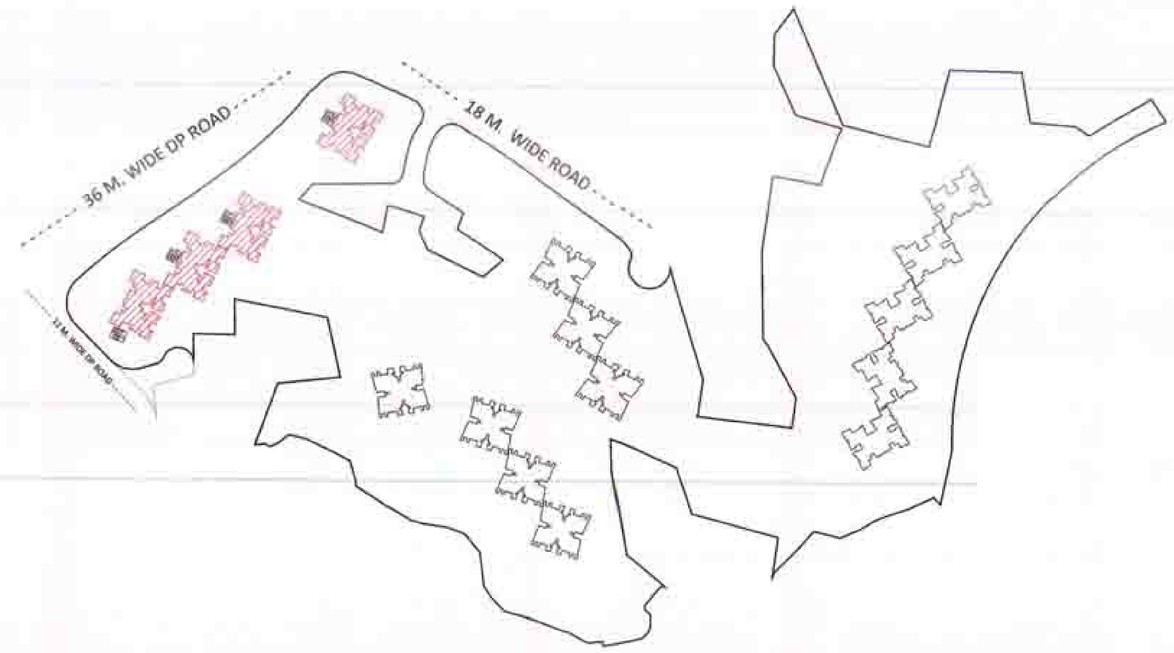


BUILDING NO.1 WING A1 & A2 (TYPE C)
GROUND FLOOR PLAN
(20 UNITS ONLY AT GROUND FLOOR IN BUILDING NO. A2 (TYPE C))

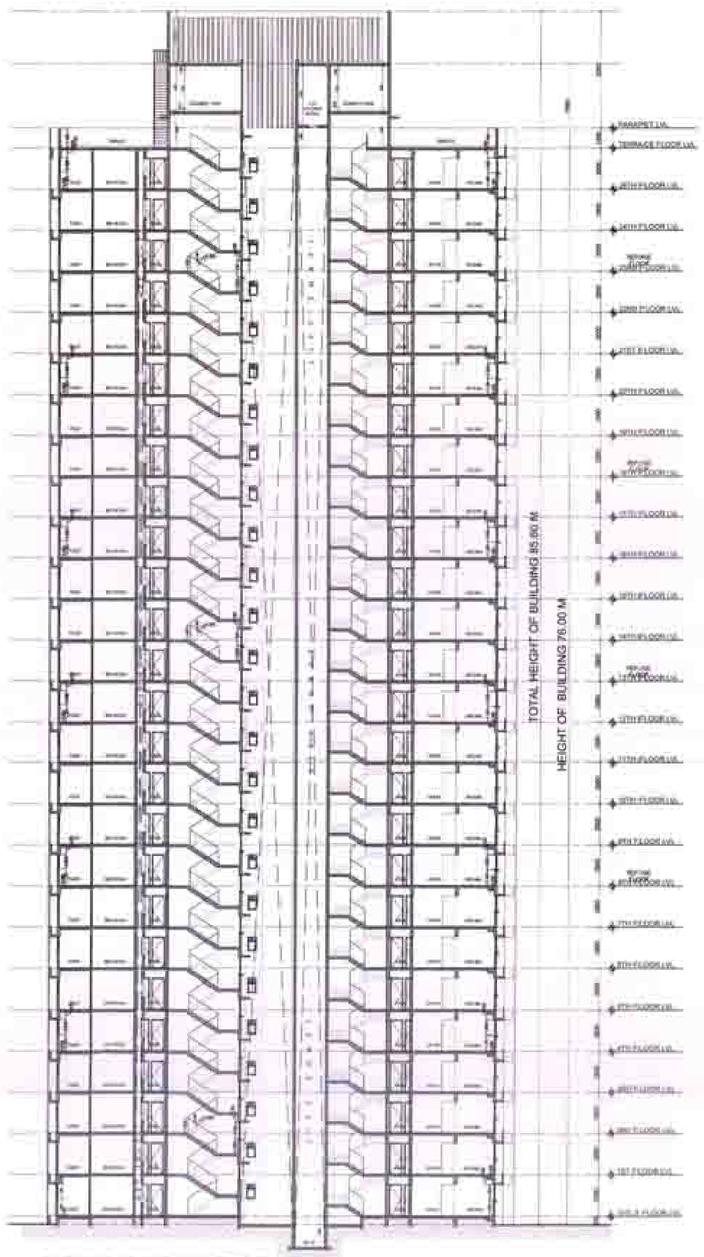


BUILDING NO.1 WING A1 & A2 (TYPE C)
GROUND FLOOR AREA DIAGRAM

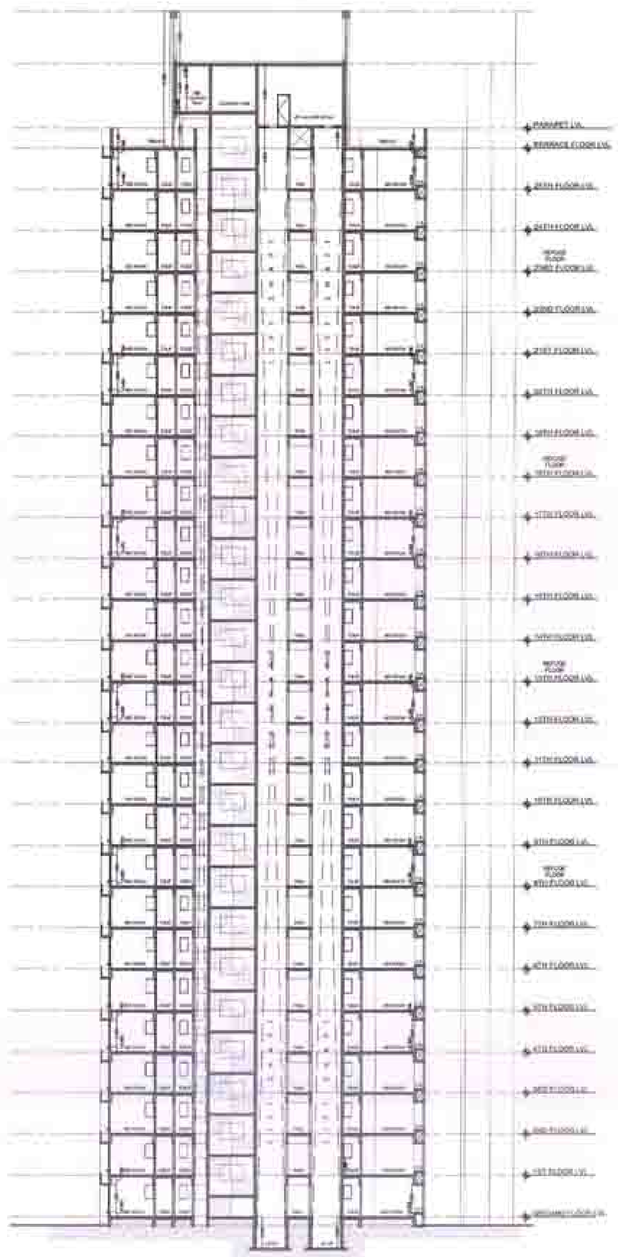
BUILD NO.1 WING A1 & A2								(TYPE - C)
GROUND AREA CALCULATION								
1)	BLOCK AREA							
	A	33.990	X	26.480	X	1	=	900.000
	ELEVATION TREATMENT							
	AD1	0.480	X	0.630	X	10	=	3.024
	AD2	0.480	X	0.180	X	6	=	0.432
	AD3	0.080	X	0.180	X	6	=	0.144
	AD4	1.980	X	0.180	X	2	=	0.713
	AD5	0.100	X	0.200	X	2	=	0.040
	AD6	0.270	X	0.020	X	2	=	0.027
	AD7	0.375	X	0.180	X	2	=	0.135
	AD8	0.100	X	0.020	X	1	=	0.002
	AD9	1.210	X	0.180	X	2	=	0.436
	AD10	1.100	X	0.180	X	1	=	0.198
						TOTAL	=	5.143
	TOTAL						=	907.331
2)	DEDUCTION							
	D1	3.200	X	0.900	X	1	=	2.912
	D2	2.600	X	0.900	X	7	=	16.379
	D3	2.700	X	1.100	X	2	=	11.583
	D4	1.775	X	0.550	X	1	=	0.959
	D5	2.300	X	0.150	X	2	=	0.690
	D6	2.400	X	1.800	X	2	=	26.488
	D7	0.560	X	2.340	X	1	=	1.311
	D8	1.015	X	1.380	X	2	=	2.815
	D9	4.355	X	2.320	X	2	=	20.120
	D10	7.680	X	8.275	X	1	=	63.552
	D11	6.930	X	1.415	X	1	=	9.792
	D12	1.885	X	1.360	X	2	=	3.794
	D13	0.935	X	5.260	X	1	=	3.524
	D14	1.730	X	0.900	X	4	=	6.228
	D15	4.540	X	3.335	X	2	=	30.282
	D16	2.380	X	6.620	X	1	=	15.756
	D17	1.060	X	1.360	X	2	=	2.883
	D18	5.230	X	0.900	X	1	=	4.707
	D19	5.965	X	4.210	X	1	=	25.113
	D20	4.280	X	1.695	X	1	=	7.253
	D21	2.380	X	2.255	X	1	=	5.365
	D22	4.060	X	0.740	X	1	=	3.004
	D23	4.510	X	3.600	X	1	=	13.692
	D24	6.830	X	3.790	X	1	=	26.019
	D27	4.520	X	3.370	X	1	=	14.558
	D28	3.260	X	2.560	X	1	=	8.346
	TOTAL						=	351.433
	FIRE STAIRCASE							
	ST1	5.100	X	3.310	X	1	=	17.080
	TOTAL						=	17.080
	TOTAL DEDUCTION						=	368.512
3)	NET BUILTUP AREA (1-2)						=	538.818
4)	15% PERMISSIBLE BALCONY						=	74.823
5)	PROPOSED BALCONY							
	Qty	1.095	X	2.100	X	2	=	5.208
6)	BALANCE BALCONY AREA						=	69.764



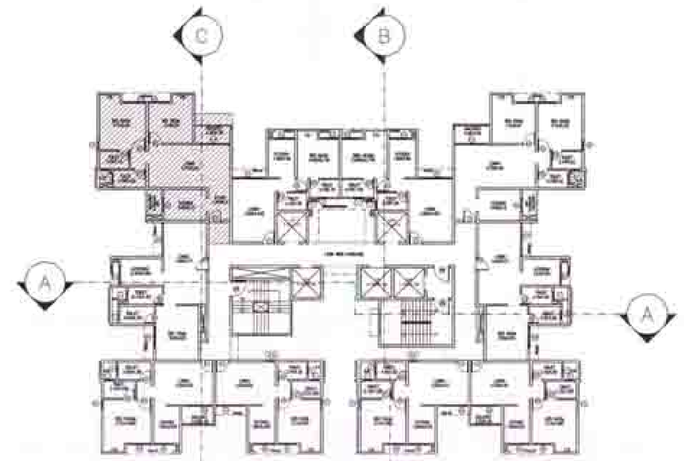
KEY PLAN



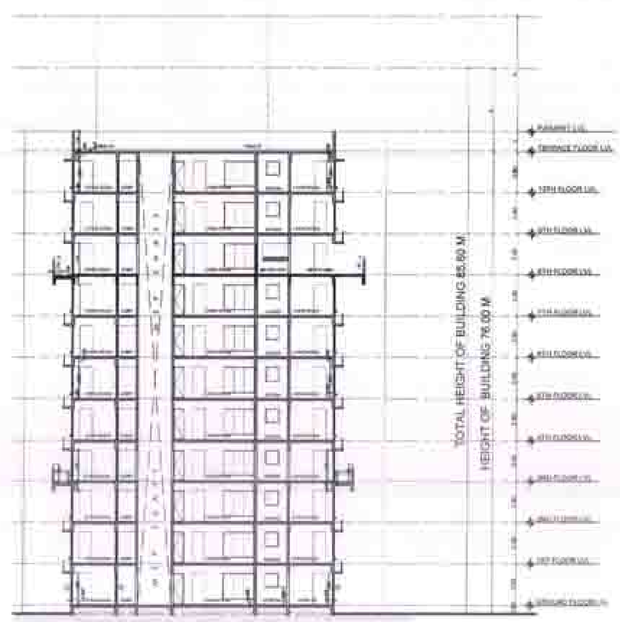
BUILDING NO.1 & B WING A1&A4 (TYPE C)
SECTION A–A



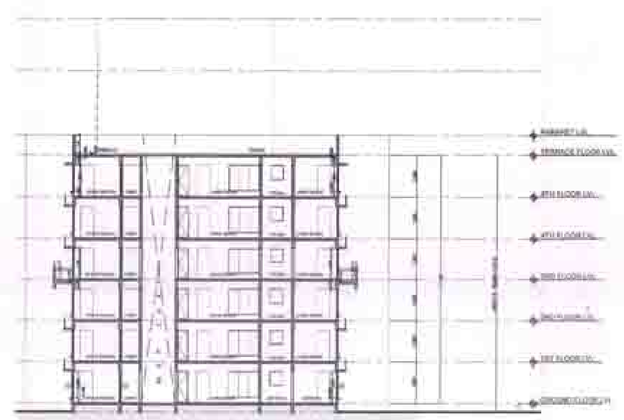
BUILDING NO.1 & B WING A1 & A4 (TYPE C)
SECTION B–B



KEY PLAN



BUILDING NO.1 WING A2 (TYPE C)
SECTION C–C



BUILDING NO.1 WING A3 (TYPE C)
SECTION C–C

APPROVAL STAMP

28/34

PLOT NO RZ-8
SECTION

DRAWING FOR BUILDING PERMISSION

CONTENT :-

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.
CIDCO/NAINA/Panvel/Wardoli/BP-216/Amended perm/2019/1100/dated
Dated 20 MAY 2019
Associate Planner (NAINA)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED,
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF
ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

AR.HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2188.
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD

NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

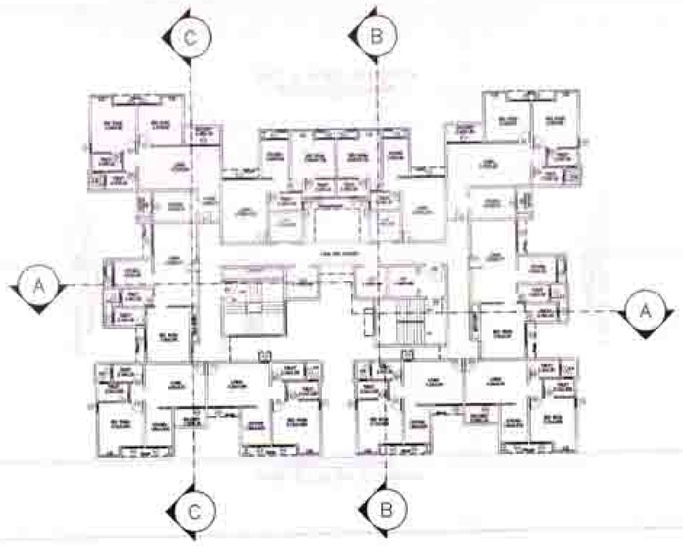
NAME & SIGNATURE OF ARCHITECT

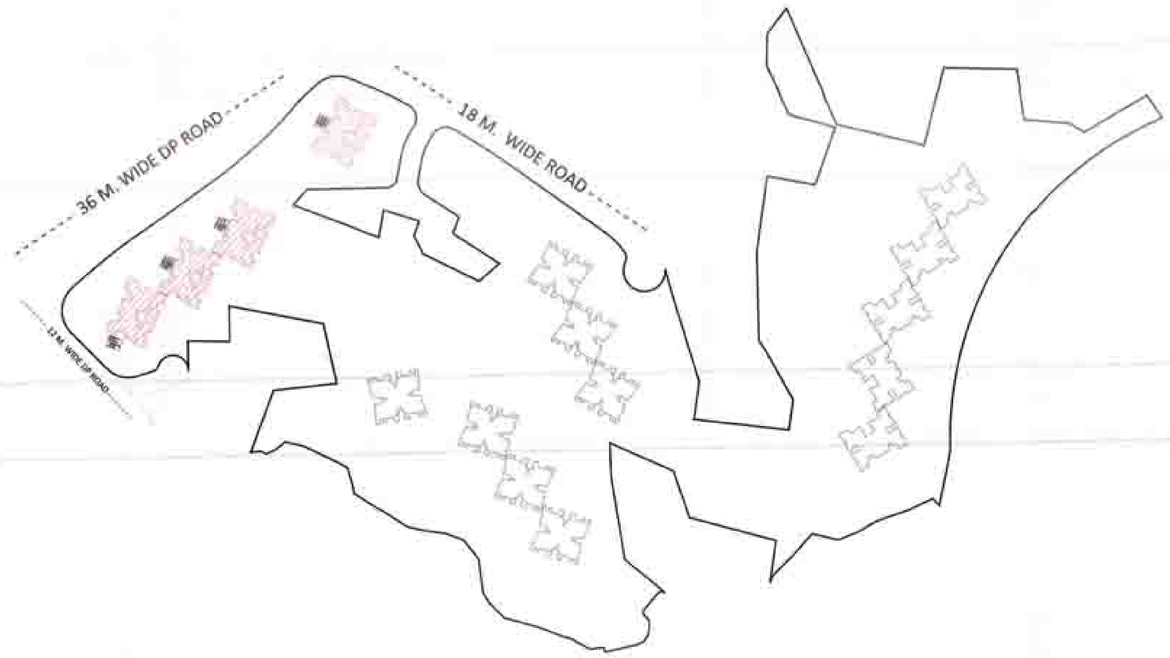
SCALE	1:100
DATE	27.06.2019
DRAWN BY	BALAJI
SELT BY	A. TEJASWINI
CHKD BY	AV. TRIPTI
PROJECT No	HSA 9.015

AR.HITEN SETHI (COA/98/18484)

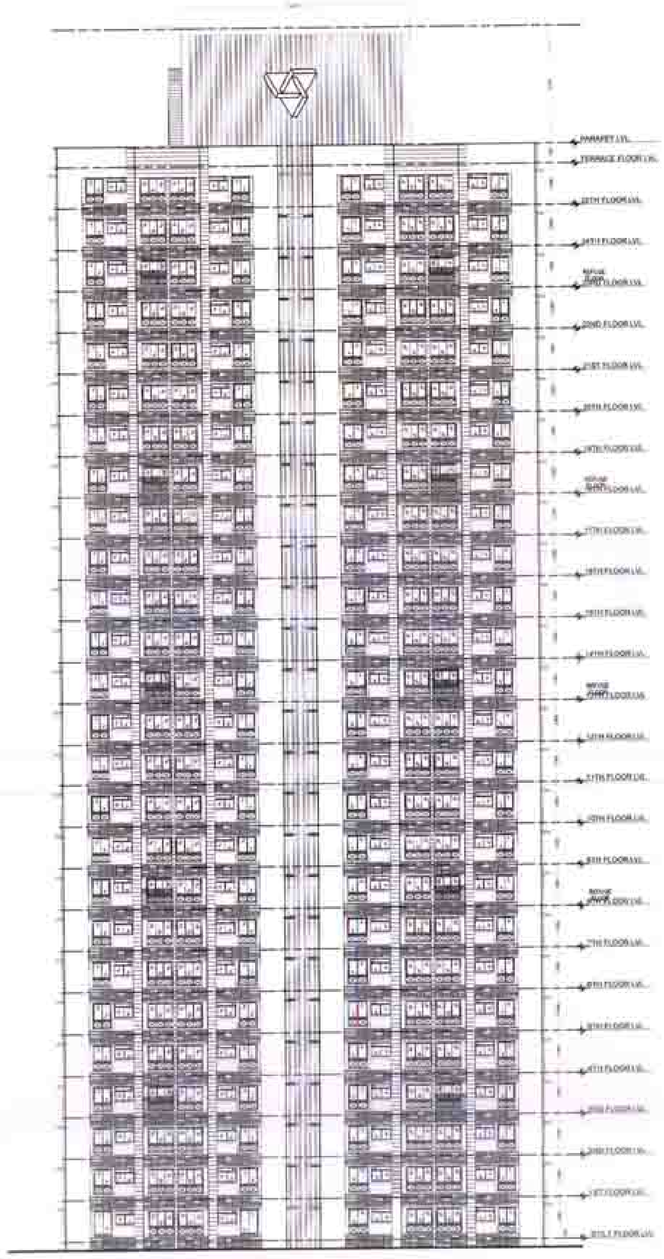
ARCHITECTS

HSA
HITEN SETHI ASSOCIATES
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot No. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai - Maharashtra, India - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2188
E-mail: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com

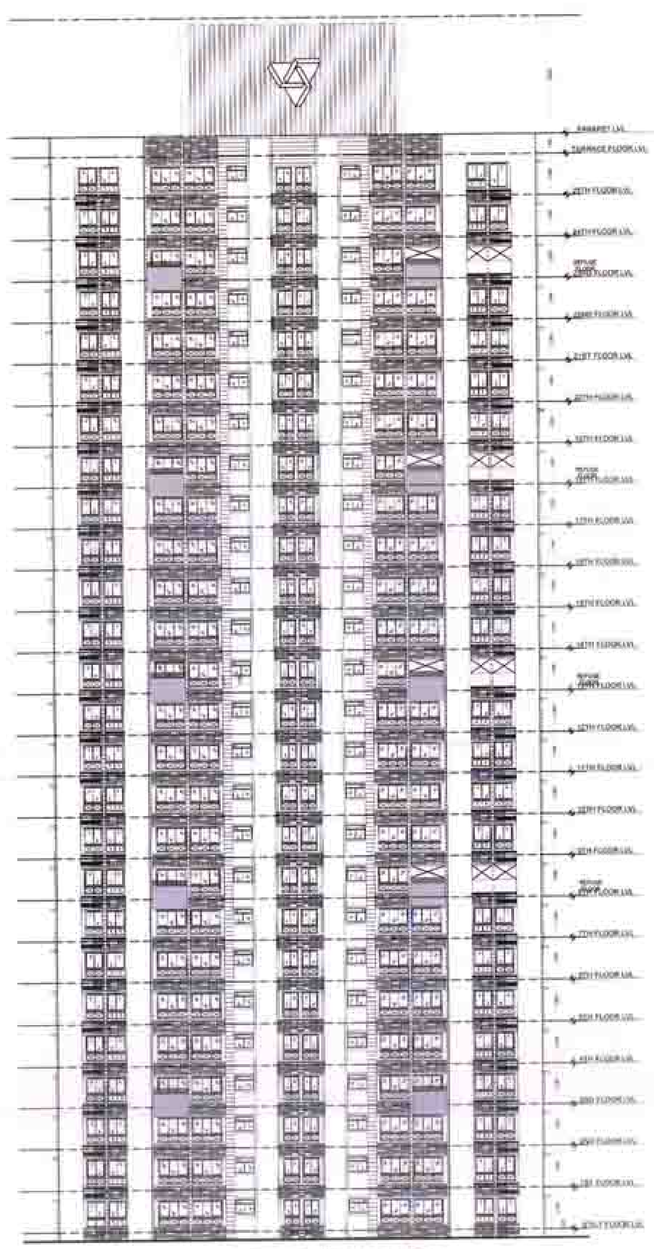




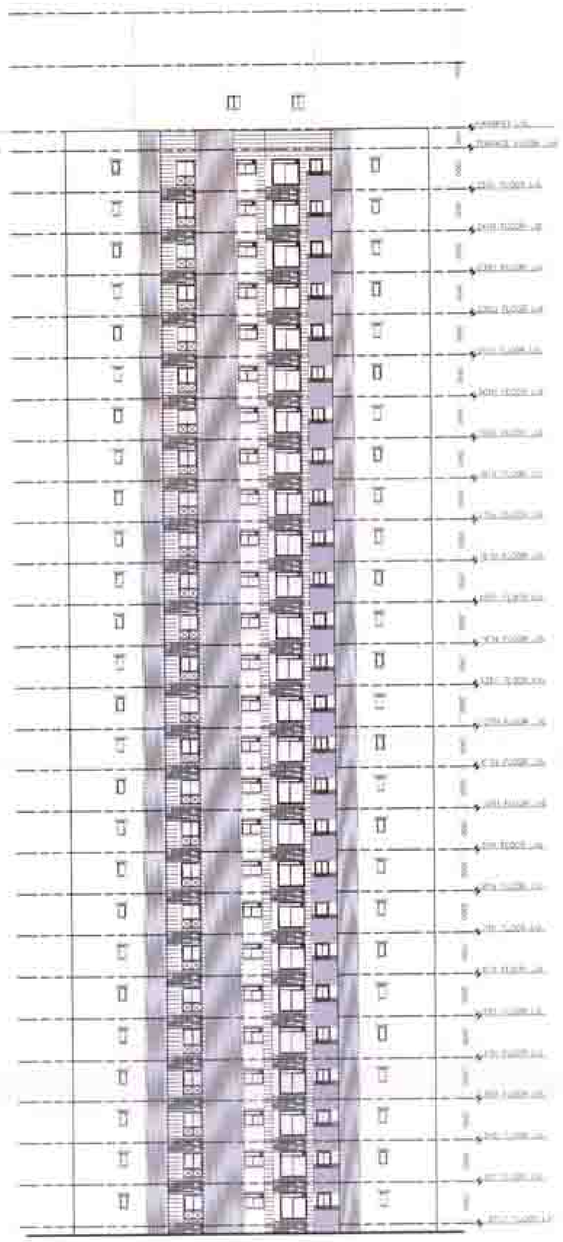
KEY PLAN



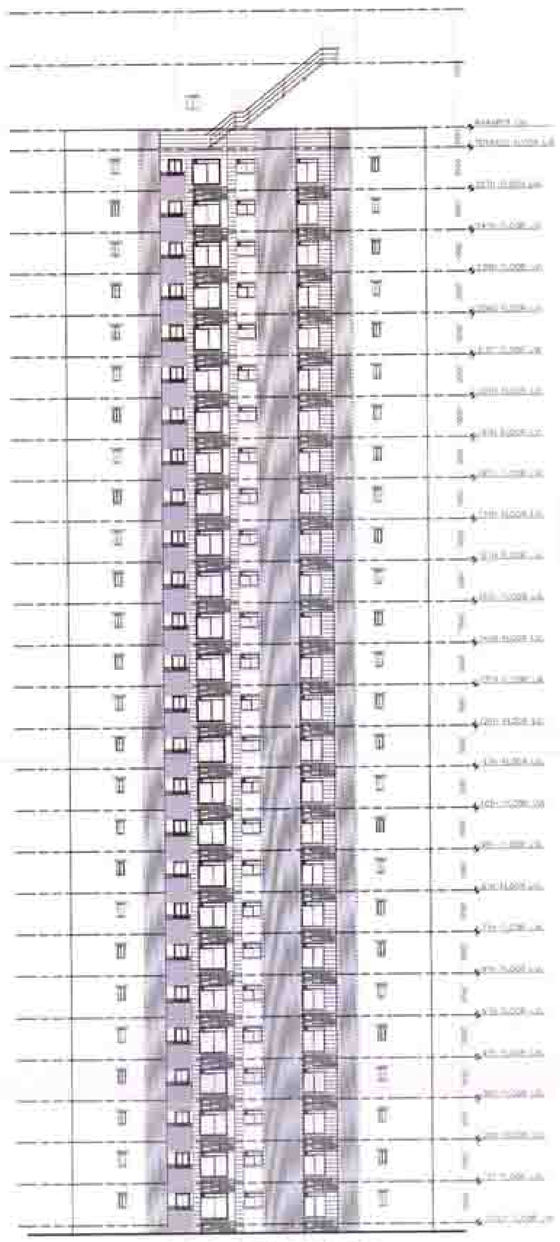
BUILDING NO.1 WING A1 & A2 (TYPE C)
SOUTH ELEVATION



BUILDING NO.1 WING A1 & A2 (TYPE C)
NORTH ELEVATION



BUILDING NO.1 WING A1 & A2 (TYPE C)
EAST ELEVATION



BUILDING NO.1 WING A1 & A2 (TYPE C)
WEST ELEVATION

APPROVAL STAMP

29/34

PLOT NO RZ-8
ELEVATION

DRAWING FOR BUILDING PERMISSION

CONTENT :-

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.
CIDCO/NAINA/Panvel/Vardoli/TPRP-23/Amended perm/2019/1119/CAP/N.A.
Dated 20 MAY 2019
Associate Planner, Nodes

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED,
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF
ARCHITECT

FORM OF CERTIFICATE :-

I, AR.HITEN SETHI HAVE BEEN APPOINTED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

Ar. HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2166.
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

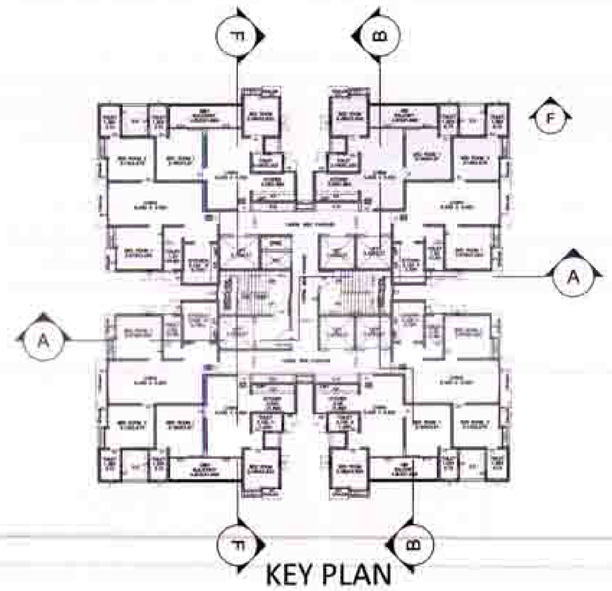
NAME & SIGNATURE OF ARCHITECT

SCALE	1:200
DATE	27-04-2018
DRAWN BY	MKAJ
DELT BY	Ar. TEJASWINI
CHKD BY	Ar. YASH
PROJECT No	HSA PV13

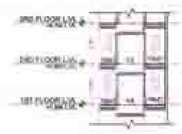
Ar.HITEN SETHI (CA/95/14484)

ARCHITECTS

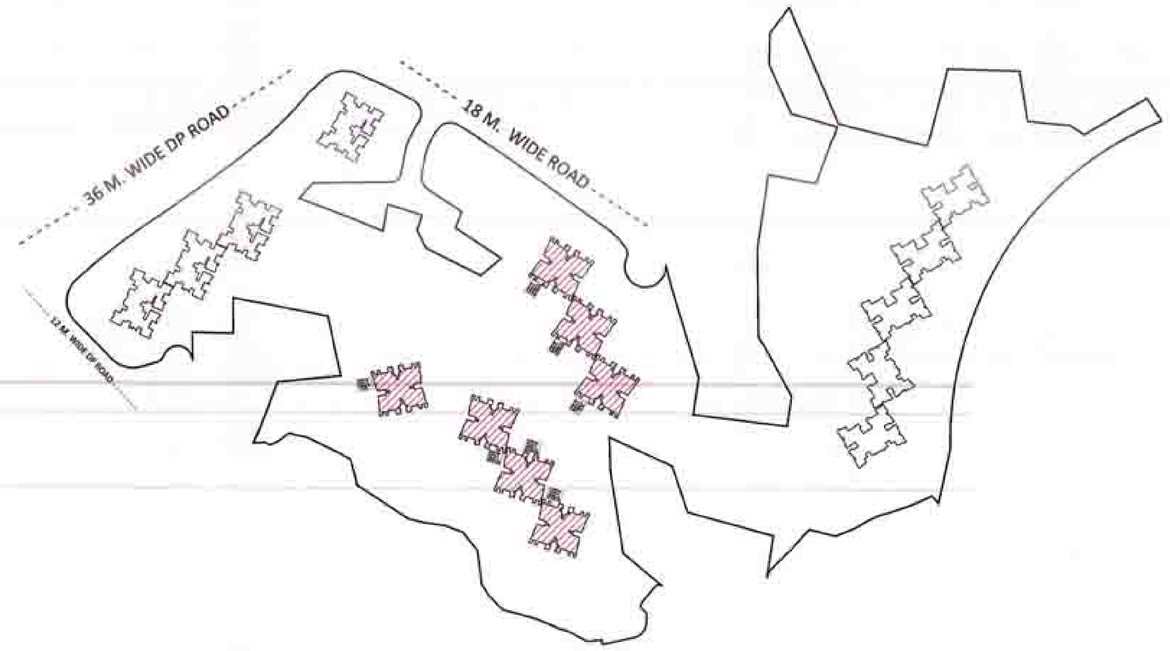
HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE : Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road,
Nerul, Navi Mumbai, Maharashtra, India - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2166
E-mail: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com



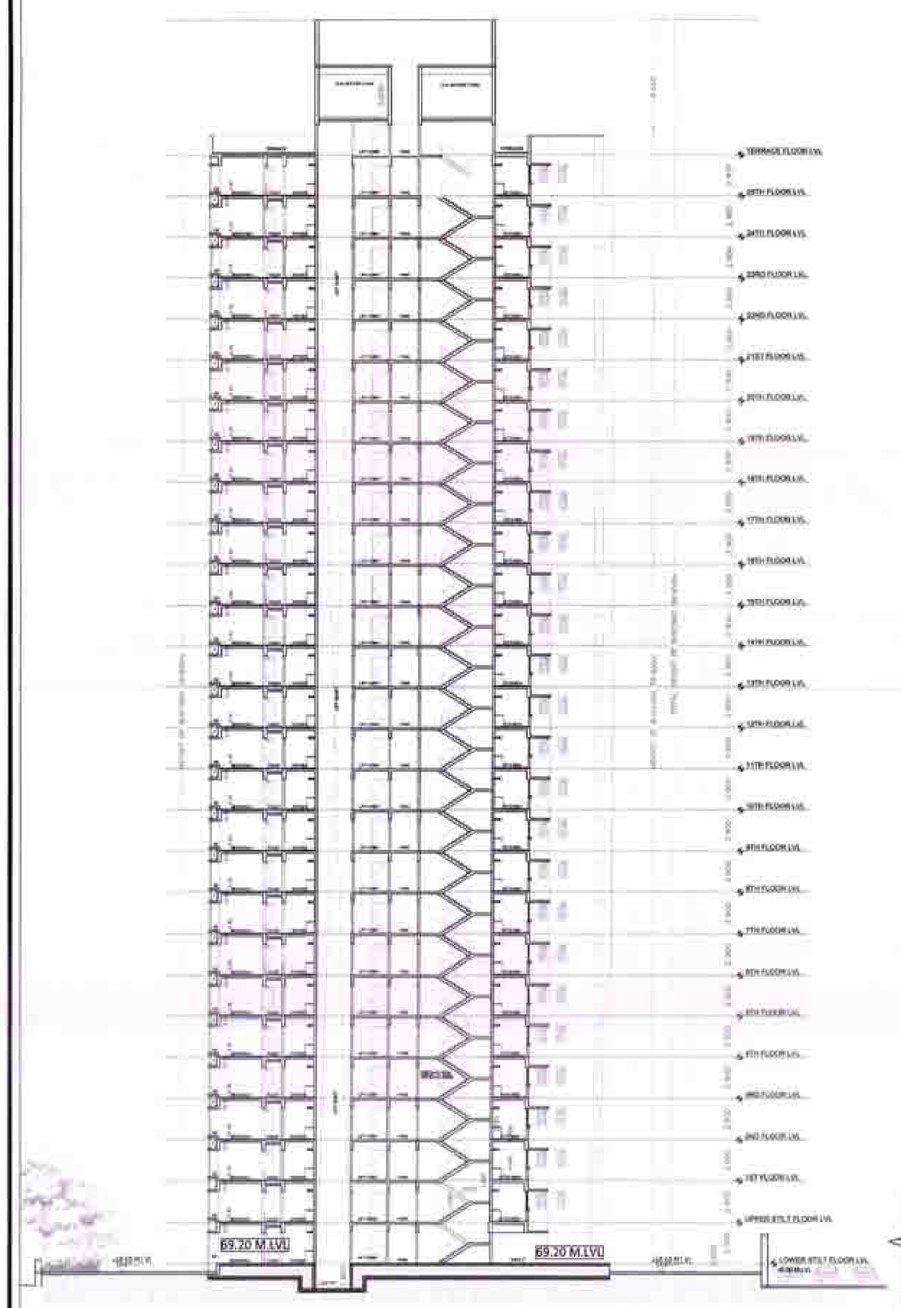
KEY PLAN
TYPE B



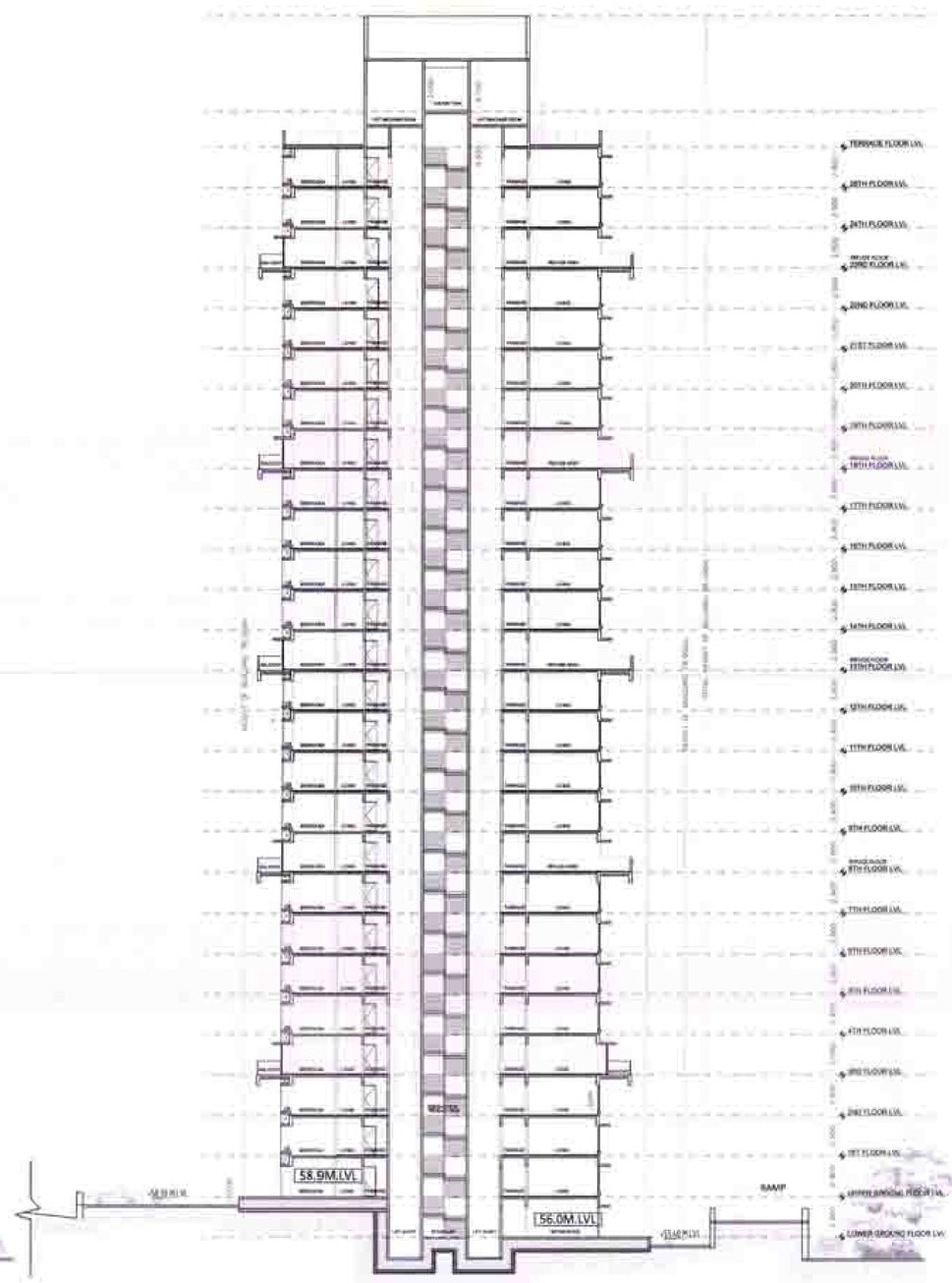
(TYPE B)
SECTION F-F



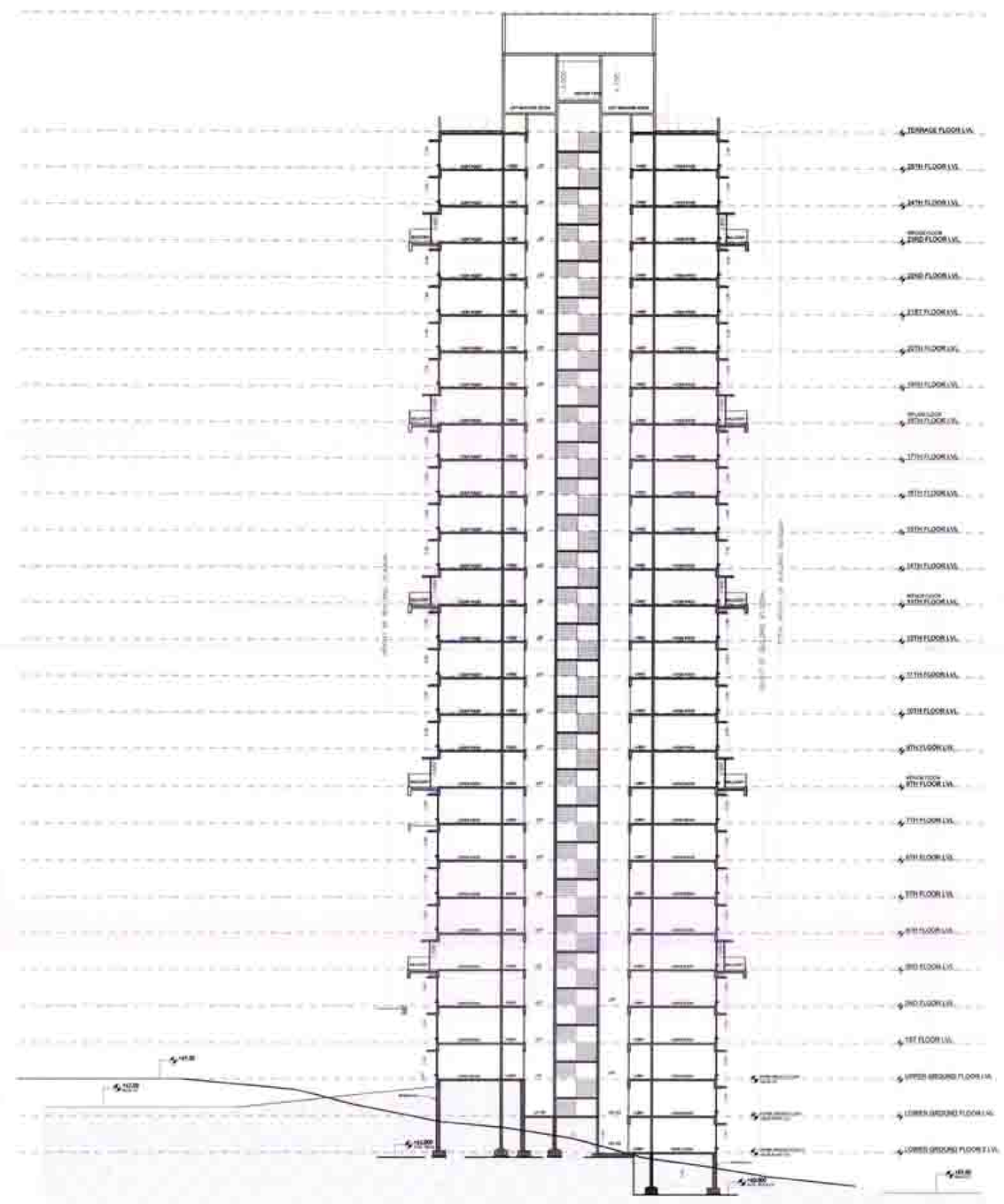
KEY PLAN



BLDG 2 WING B3 (TYPE B)
SECTION A-A



BLDG 4 WING F3 (TYPE B)
SECTION B-B



BLDG 3 WING C1 (TYPE B)
SECTION F-F

APPROVAL STAMP

30/34

PLOT NO RZ-8
SECTION

DRAWING FOR BUILDING PERMISSION

CONTENT :-
TYPE B SECTIONS

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.
C/DCO/NA/NA/Panvel/Vardoli/TP/BP-234/Amended plans/2019/ 1055/ dt/01.2.
Dated 28 MAY 2019
Associate Planner (NA/NA)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED.
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A.
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2186.
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE VARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

WADHWA CONSTRUCTION & INFRASTRUCTURE
PRIVATE LIMITED,
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

NAME & SIGNATURE OF ARCHITECT

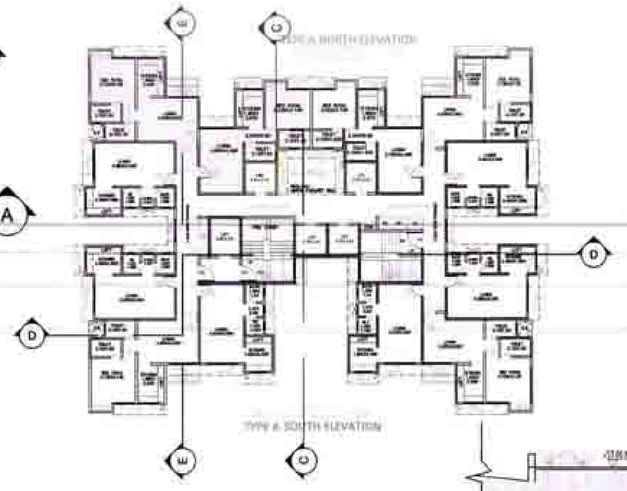
SCALE	->	1:200
DATE	->	27-04-2019
DRN. BY	->	BAJAJ
DCT. BY	->	Ar. TEJASWINI
CHKD. BY	->	Ar. YASH
PROJECT No	->	HSA P.213

Ar.HITEN SETHI (CA/90/18484)

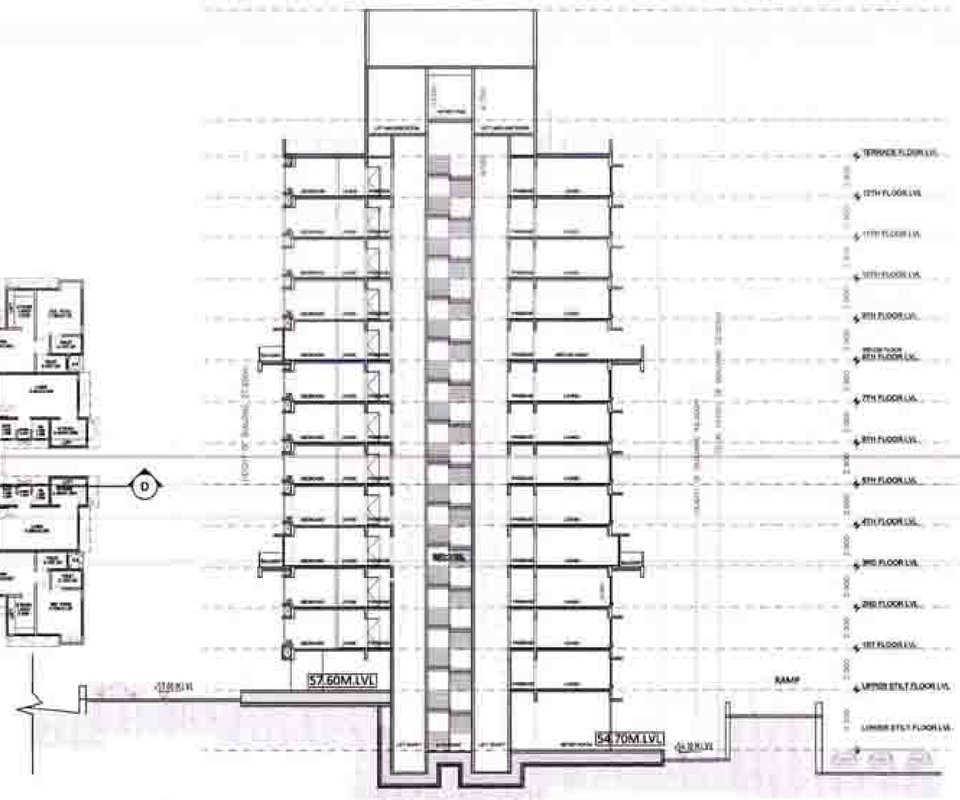
ARCHITECTS

HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2186
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com

KEY PLAN
TYPE B

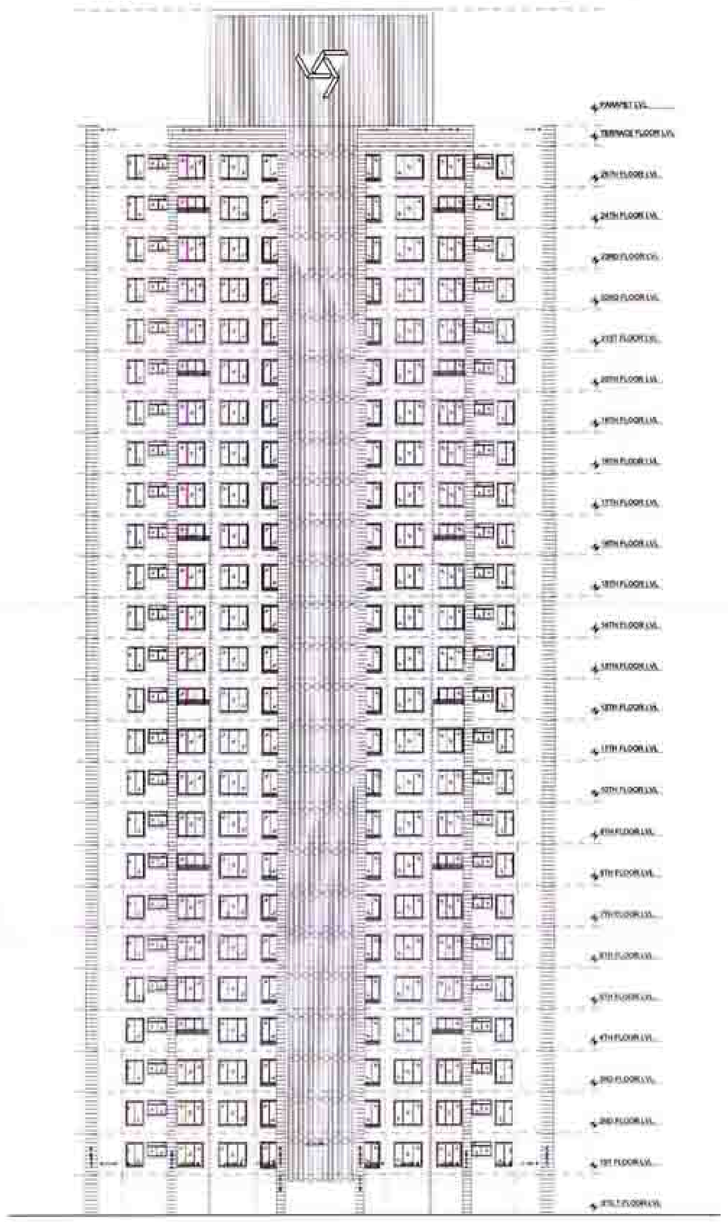


KEY PLAN
TYPE A

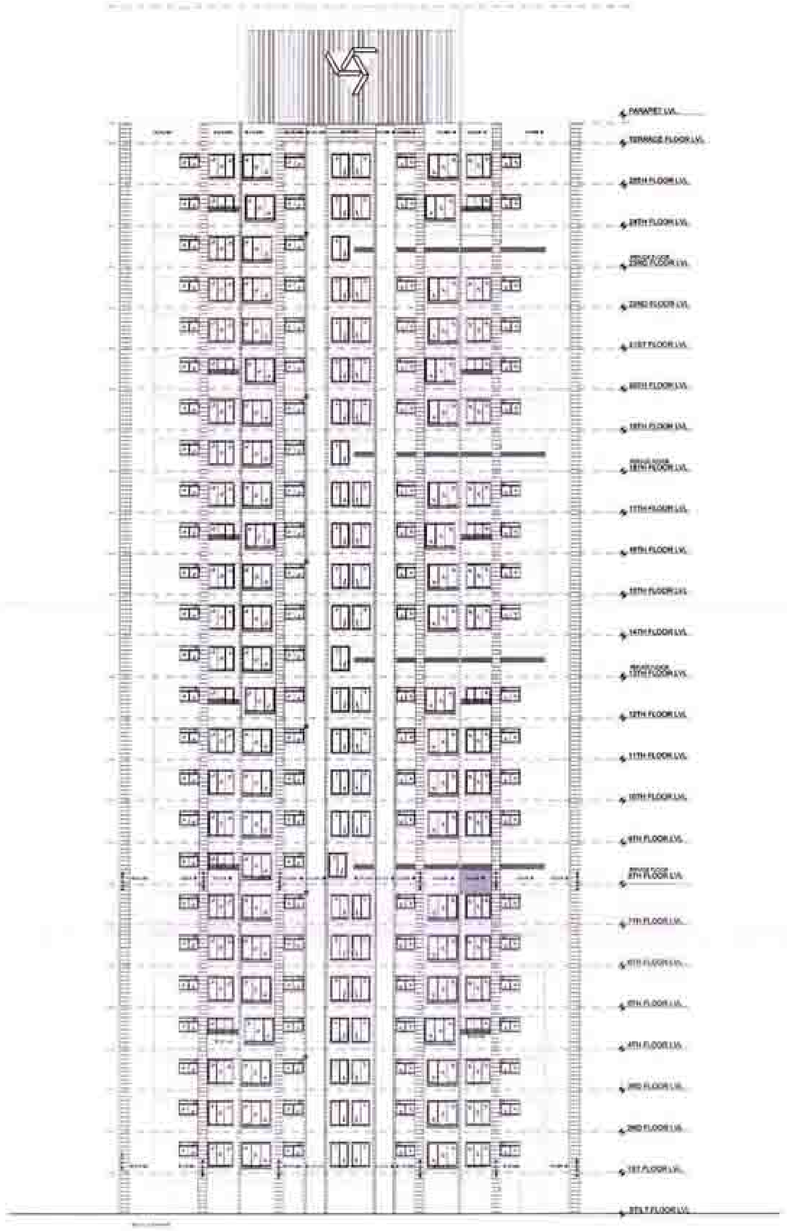


BLDG 3 WING F4 (TYPE B)
SECTION G-G

BLDG 3 WING C3 (TYPE B)
SECTION G-G



TYPE A NORTH ELEVATION



TYPE A SOUTH ELEVATION

TYPE B ELEVATION NORTH

TYPE B ELEVATION SOUTH

APPROVAL STAMP

31/34

PLOT NO RZ-8
SECTION

DRAWING FOR BUILDING PERMISSION

CONTENT :-
TYPE A&B ELEVATIONS

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/Panvel/Vardoli/TRBP-2/Amended perm/2018/5-5/CAP/No 2
Dated 20 MAY 2019
Associate Planner (NAINA)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED,
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2166.
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE VARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

WADHWA CONSTRUCTION & INFRASTRUCTURE
PRIVATE LIMITED,
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

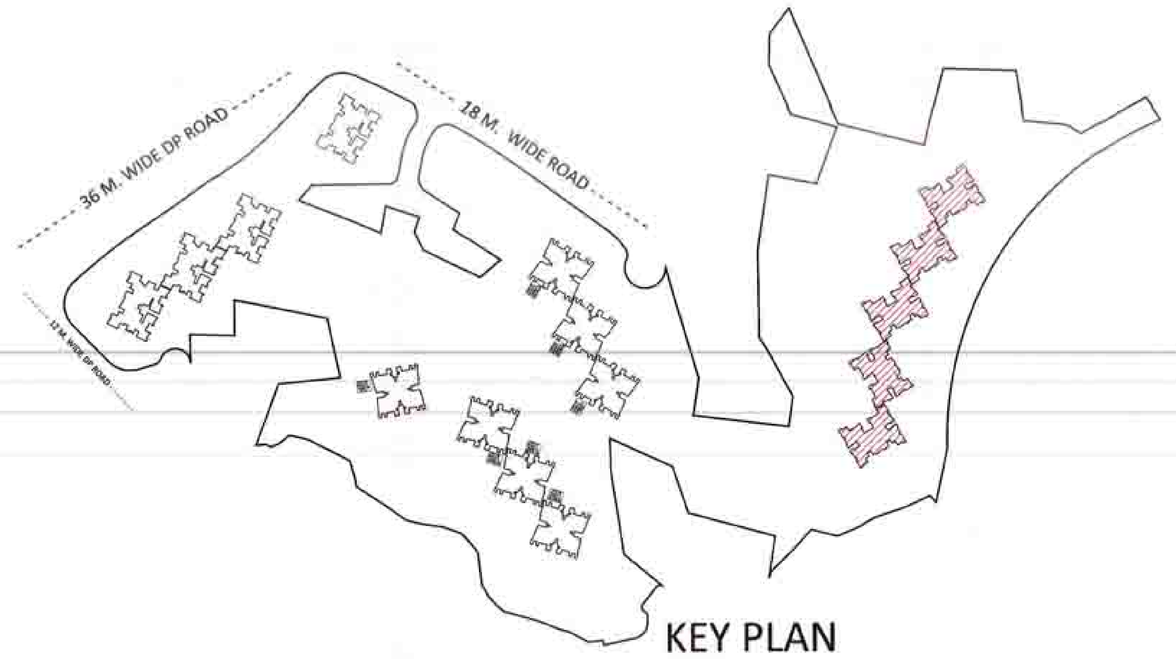
NAME & SIGNATURE OF ARCHITECT

SCALE	-	1 : 250
DATE	-	27-04-2019
DRN. BY	-	RAJAJI
DELT. BY	-	Ar.TEJASWINI
CHKD. BY	-	Ar. YASH
PROJECT No.	-	HSA_T-3/03

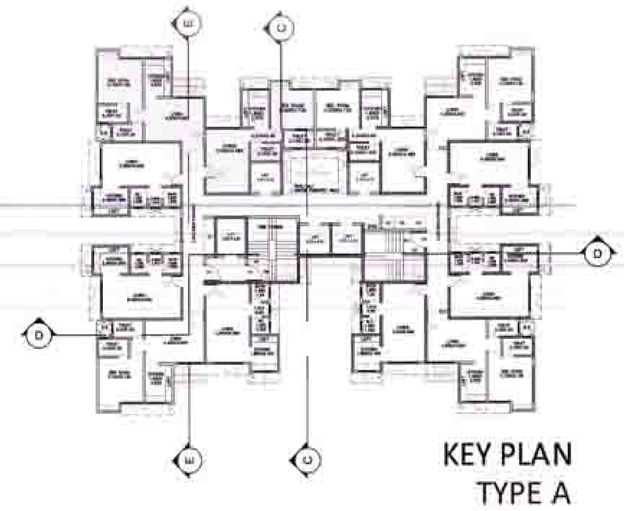
Ar.HITEN SETHI (CA/95/10484)

ARCHITECTS

HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com

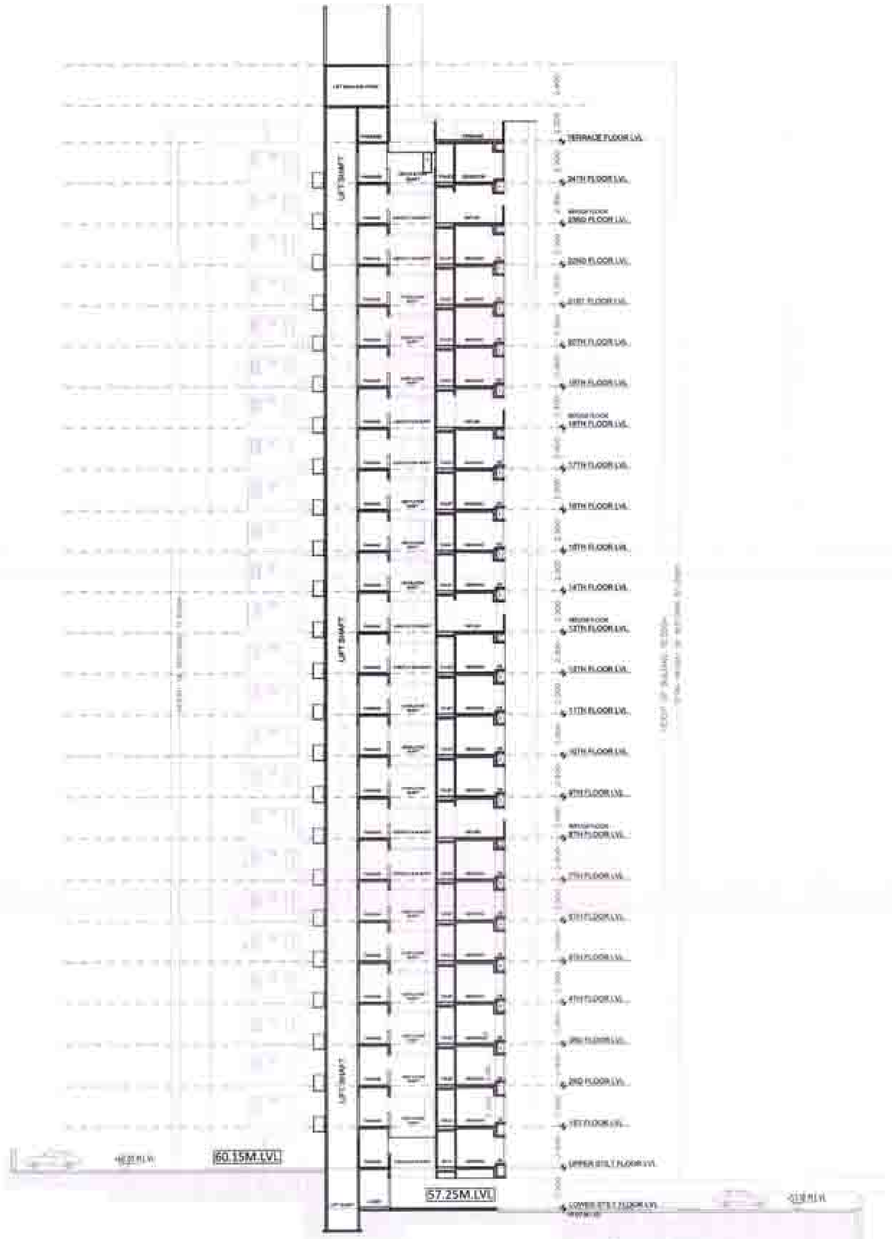


KEY PLAN

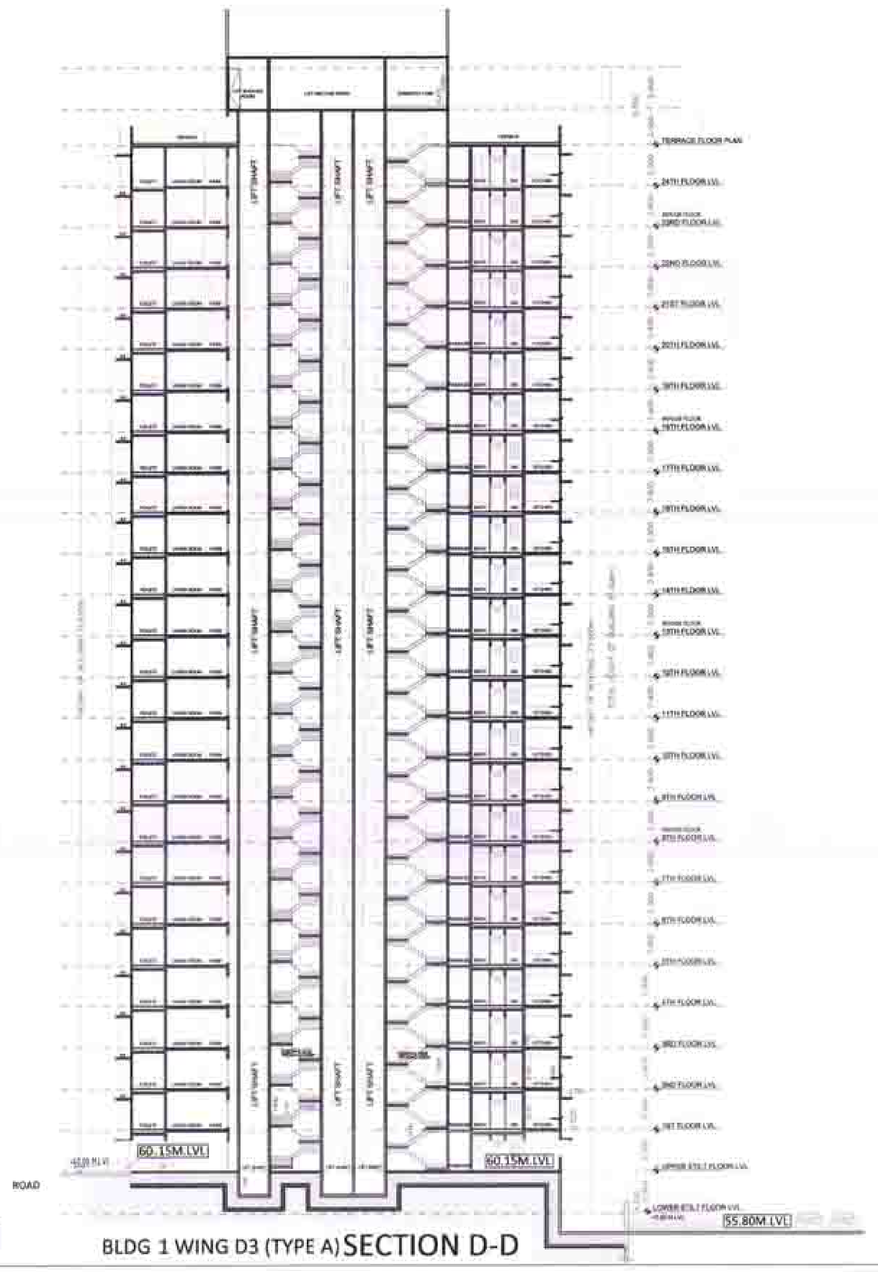


KEY PLAN
TYPE A

BLDG 1 WING D3 (TYPE A)
SECTION E-E



BLDG 1 WING D3 (TYPE A)
SECTION C-C



BLDG 1 WING D3 (TYPE A) SECTION D-D

APPROVAL STAMP

32/34

PLOT NO RZ-8
SECTION

DRAWING FOR BUILDING PERMISSION

CONTENT :-
TYPE A SECTIONS

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.
CIDCO/NAINA/Panvel/Vardoli/TP/BP-226/Amended perm/2019/ 95 / 6 m1 / 142
Dated 20 MAY 2019
Assistant Town Planner (NAINA)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED.
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2166.
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

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PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE VARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

WADHWA CONSTRUCTION & INFRASTRUCTURE
PRIVATE LIMITED,
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

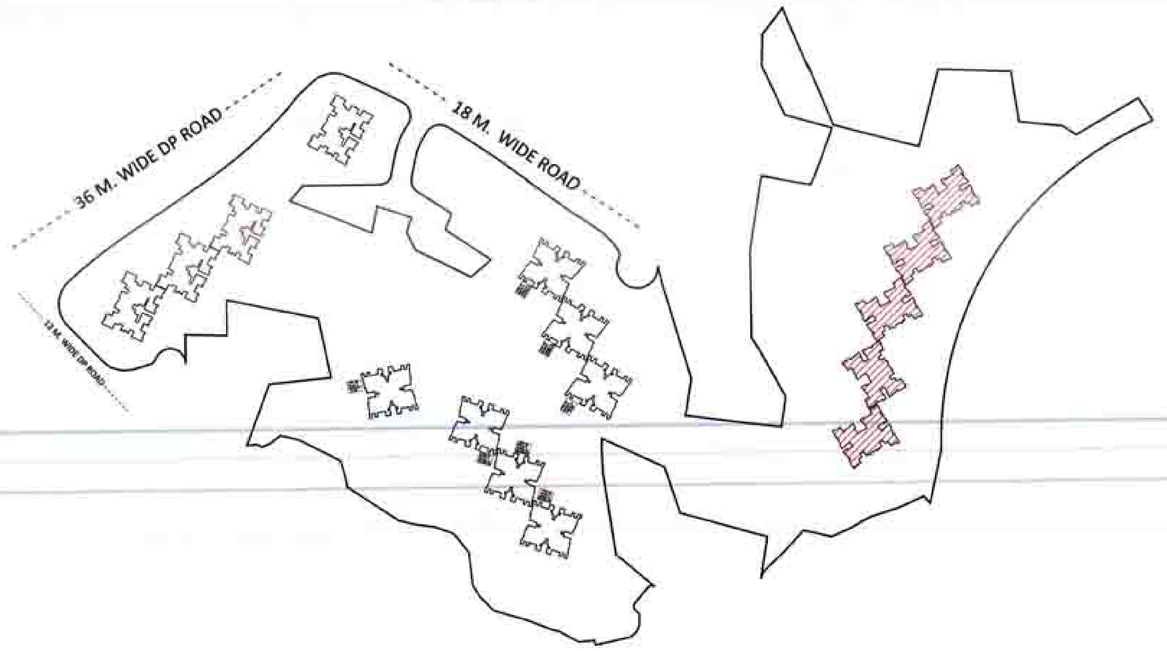
NAME & SIGNATURE OF ARCHITECT

SCALE	-	1:200
DATE	-	12.04.2018
DRN. BY	-	BALAJI
DELT. BY	-	AR.TEJASWINI
CHKD. BY	-	AR.TEJSWI
PROJECT No.	-	HSA R-212

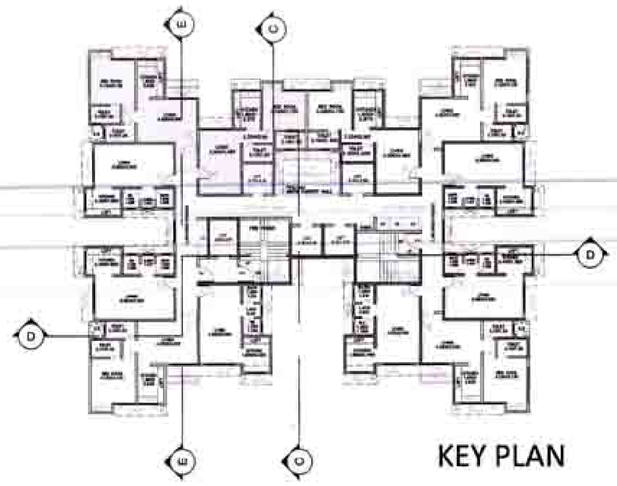
Ar.HITEN SETHI (CA/2001/16886)

ARCHITECTS

HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com



KEY PLAN



KEY PLAN

SECTION B-B

APPROVAL STAMP

33/34

PLOT NO RZ-8
SECTION

DRAWING FOR BUILDING PERMISSION

CONTENT :-
TYPE A SECTIONS

APPROVAL STAMP

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/Panvel/Vardoli/TTP/BP-234/Amended perm/2018/1044/CAT/16m
Dated 29 MAY 2018
Associate Planner (NAINA)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED,
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2166.
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE VARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

WADHWA CONSTRUCTION & INFRASTRUCTURE
PRIVATE LIMITED,
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014 DATED 18-02-2014

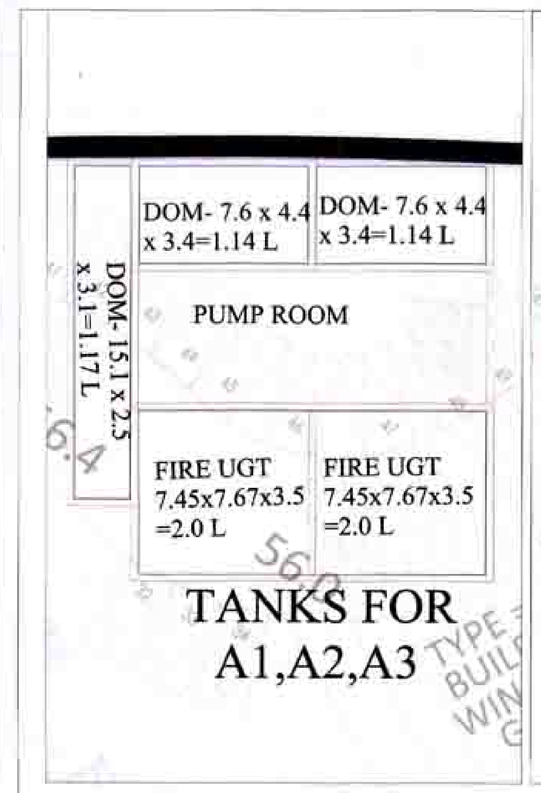
NAME & SIGNATURE OF ARCHITECT

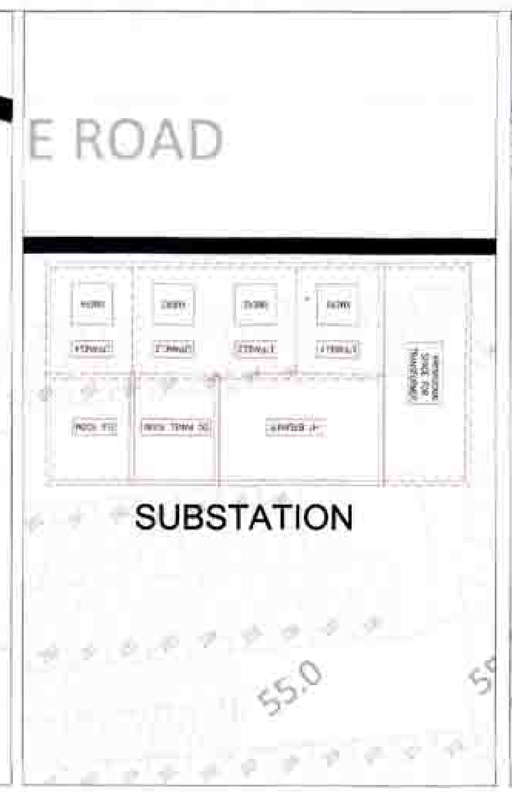
SCALE	:-	1:200
DATE	:-	27-04-2018
DRN BY	:-	BALAJI
DELT. BY	:-	AI TEJASWINI
CHKD BY	:-	Ar. YASHI
PROJECT No	:-	HSA P215

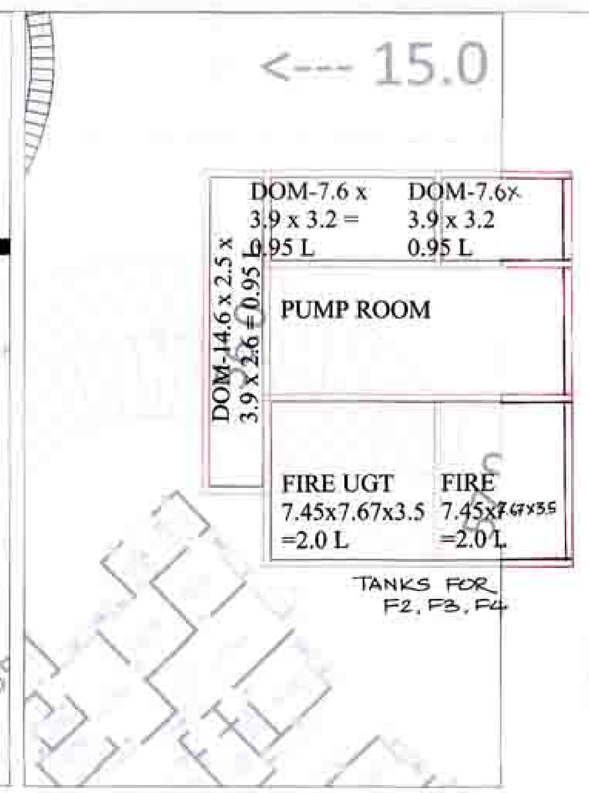
Ar.HITEN SETHI (CA/89/11484)

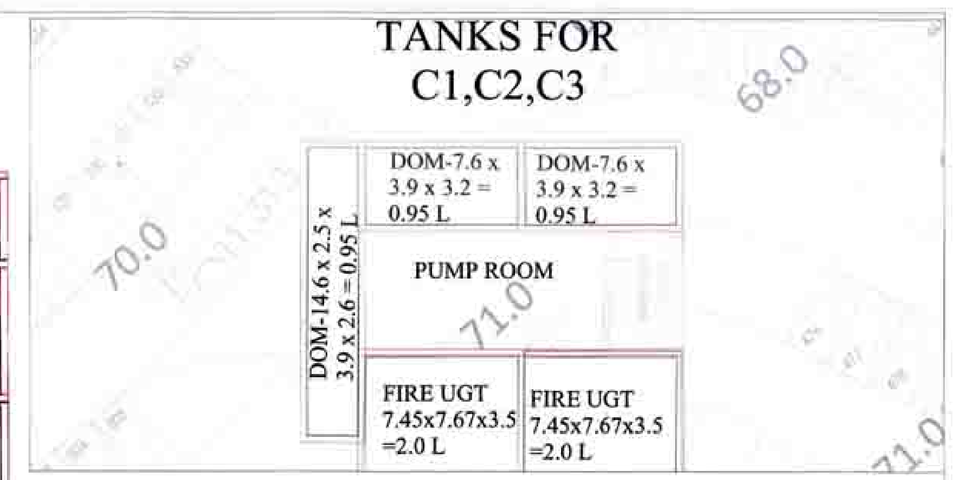
ARCHITECTS

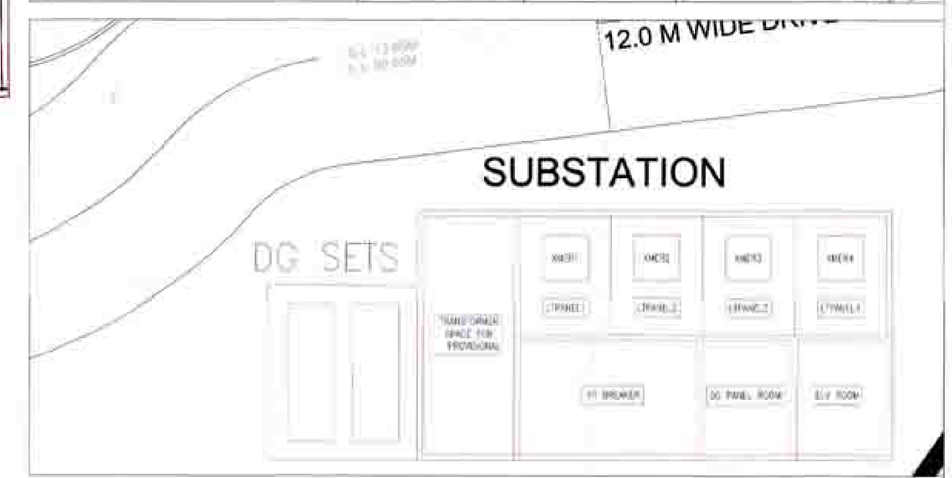
HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HSAS OFFICE: Ground Floor, Yayati CHS, Plot No. 9, Sector - 58 A, Palm Beach Road, Nerul | Near Nerul Market, Navi Mumbai, India - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com

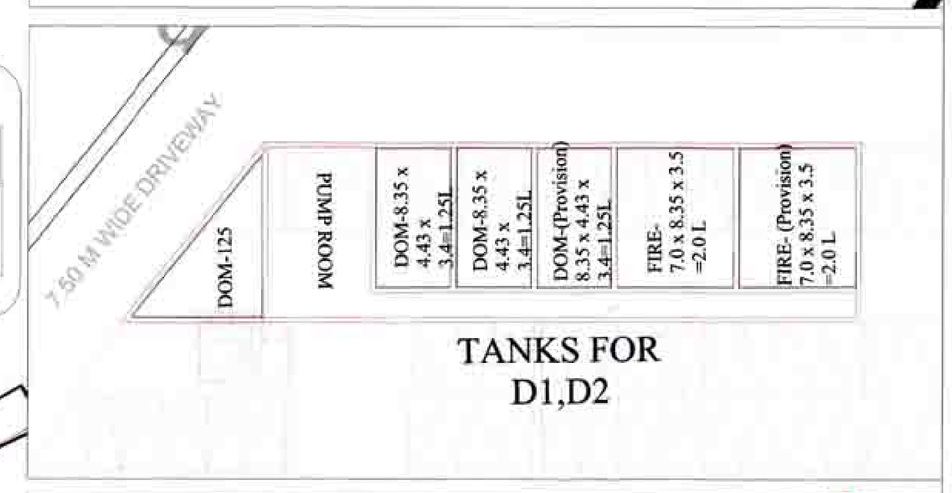


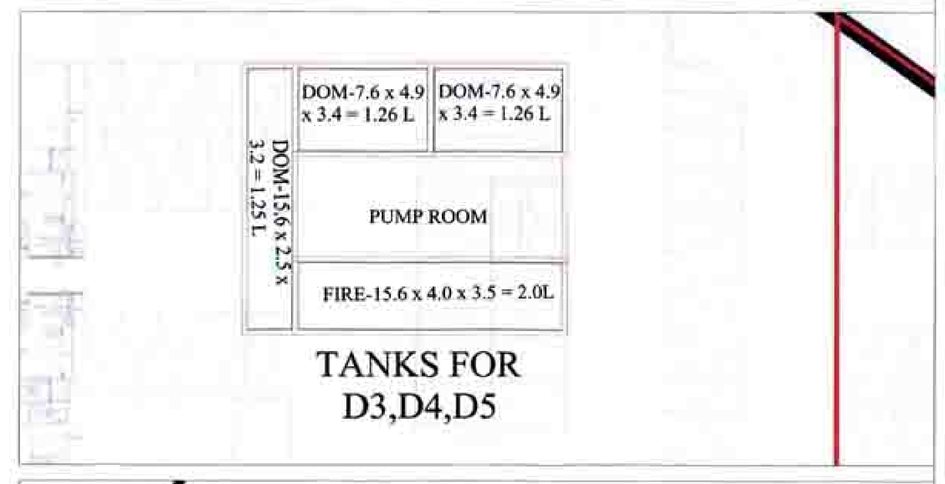


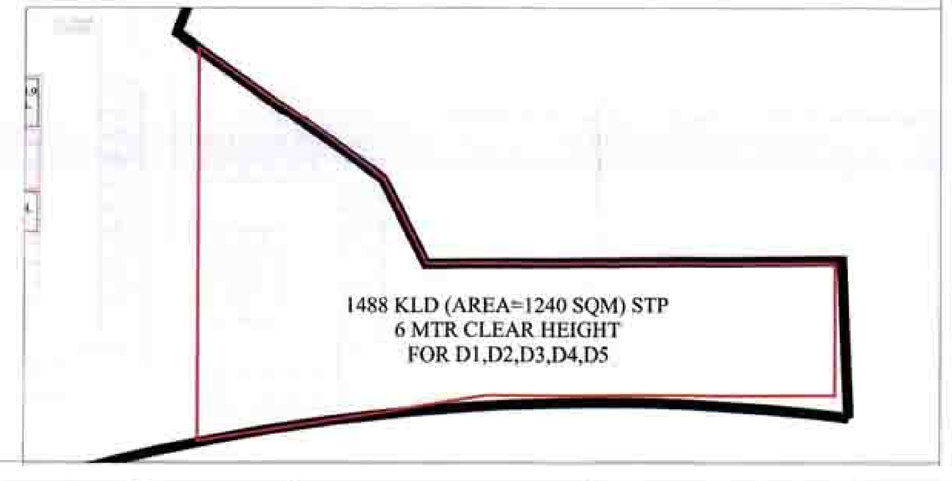












KEY PLAN

34/34

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in the office's letter No.:
CIDCO/NAINA/Panvel/Wardoli/BTRP-2/Amended permi/2019/ 48/ 148/ 112
Dated 20 MAY 2019
Associate Planner (NAINA)

CLIENT M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PRIVATE LIMITED. AS PER AGREEMENT FOR JOINT DEVELOPMENT NO. RANVEL-3/159/2014 DATED 18-02-2014

STRUCTURAL
Mahimtura Consultants Pvt. Ltd.
Unique House, 25, S.A. Brelvi road, Bombay-1.
2266 1241,2266 1212/ 1245
mcpl@bom4.vsnl.net.in

ARCHITECT
HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 50 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
T: +91-22-2752 5300 | F: +91-22-2757 2186
E-mail: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com

SERVICES CONSULTANT
Pankaj Dharkar & Associates
MEP Consultants
REGD OFFICE:
505- VENUS AMADEUS, NEAR JODHPUR CROSS ROAD, SATELLITE, AHMEDABAD-380015
TELE : 91-79-29096161, 91-9099040096, 91-9099045079
E-MAIL ahmedabad@pda.com
MUMBAI OFFICE:
302, TRADE AVENUE, 3rd FLOOR, 360 SUREN ROAD, OFF CHAKALA PETROL PUMP, ANDHERI (EAST), MUMBAI-400 093
TEL: 91-22-28837283 / 49
E-MAIL mumbaipda@gmail.com

NO.	ISSUED	REMARKS	BY
REVISIONS			

STAMP & SIGNATURE

PROJECT:-

WISE CITY ,PANVEL

TITLE:-
PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS; AT VILLAGE WARDOLI, TALUKA - PANVEL. DISTRICT - RAIGAD

DATE:- 27 04 2019	DRG. No. -	REVISION NO. R0
SCALE N.T.S	DRAWN - Sawood CHECKED.- Sagar	SHEET 1 OF 1