

FLAT NO.	FLAT TYPE	BUA	PASSAGE AREA	TOTAL BUA	PROPOSED SOCIAL HOUSING											
					BLDG. 5 WING D5				BLDG. 5 WING D4				BLDG. 1 WING A2			
					EWS UNITS	BUA	LIG UNITS	BUA	LIG UNITS	BUA	LIG UNITS	BUA	LIG UNITS	BUA	LIG UNITS	
1	1RK	29.964	9.442	39.406	17	669.897			22	1086.794			1BHK	49.58	8	396.675
2	1BHK	39.958	9.442	49.400					21	1030.044			2BHK	66.49	0	0.000
3	1BHK	39.608	9.442	49.050					26	1275.233			1BHK	49.09	8	392.711
4	1BHK	39.608	9.442	49.050					26	1275.233			1BHK	49.09	9	441.800
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	20	788.115							1BHK	49.58	9	446.260
7	1RK	29.964	9.442	39.406	20	788.115							1BHK	42.88	9	385.878
8	1BHK	39.958	9.442	49.400					20	987.995	21	1037.394	1BHK	43.17	9	388.517
9	1RK	29.800	9.442	39.242	18	706.351							1BHK	43.17	9	388.517
10	1RK	29.800	9.442	39.242	18	706.351							1BHK	42.88	8	343.003
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	110	4328.726	135	6652.513	63	3112.183	502.40996	69	3183.361
Total in SQM					17276.783											

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 Allowed (70% of 1)	389816.679
5	Permissible FSI in ITP	946697.649
6	Base FSI Proposed in RZ8	114914.226
7	Premium FSI Proposed in RZ8	80439.528
8	Required proportionate Social Housing for RZ8 = (6*7/5)*2	17237.134
9	REQUIRED BUA FOR EWS (25% of 8)	4309.283
10	REQUIRED BUA FOR LIG (75% of 8)	12927.850
11	PROPOSED BUA FOR EWS	4328.726
12	PROPOSED BUA FOR LIG	12948.057
13	PROPOSED BUA FOR SOCIAL HOUSING	17276.783

APPROVAL STAMP

DRAWING FOR BUILDING PERMISSION

CONTENT - UPPER GROUND FLOOR PLAN

Amended Development Permission Granted

Subject to conditions mentioned in this office letter/certificate vide no. CIDCO/NA/NA/Panvel/Wardoli/ BP-00236/ACC/2021/0072 Dated 13.01.2021.



FLAT NO.	FLAT TYPE	PROPOSED SOCIAL HOUSING (UNIT LOCATIONS)											
		BLDG. 5 WING D5				BLDG. 5 WING D4				BLDG. 1 WING A2			
Unit Location	EWS UNITS	Unit Location	LIG UNITS	Unit Location	LIG UNITS	Unit Location	LIG UNITS	Unit Location	LIG UNITS	Unit Location	LIG UNITS	Unit Location	LIG UNITS
1	1RK	Ground + 1st - 19th Floor	17	Ground + 1st - 25th Floor (Except Refuge)	22	Ground + 1st - 7th Floor	8	Ground + 1st - 7th Floor	8	Ground + 1st - 7th Floor	8	Ground + 1st - 7th Floor	8
2	1BHK	Ground + 1st - 25th Floor (Except Refuge)	21	Ground + 1st - 8th Floor	9	Ground + 1st - 8th Floor	9	Ground + 1st - 8th Floor	9	Ground + 1st - 8th Floor	9	Ground + 1st - 8th Floor	9
3	1BHK	Ground + 1st - 25th Floor (Except Refuge)	26	Ground + 1st - 25th Floor	26	Ground + 1st - 25th Floor	26	Ground + 1st - 25th Floor	26	Ground + 1st - 25th Floor	26	Ground + 1st - 25th Floor	26
4	1BHK	Ground + 1st - 25th Floor	26	Ground + 1st - 25th Floor	26	Ground + 1st - 25th Floor	26	Ground + 1st - 25th Floor	26	Ground + 1st - 25th Floor	26	Ground + 1st - 25th Floor	26
5	1BHK	Ground + 1st - 25th Floor	26	Ground + 1st - 25th Floor	26	Ground + 1st - 25th Floor	26	Ground + 1st - 25th Floor	26	Ground + 1st - 25th Floor	26	Ground + 1st - 25th Floor	26
6	1RK	6th - 25th Floor	20	6th - 25th Floor	20	6th - 25th Floor	20	6th - 25th Floor	20	6th - 25th Floor	20	6th - 25th Floor	20
7	1RK	6th - 25th Floor	20	6th - 25th Floor	20	6th - 25th Floor	20	6th - 25th Floor	20	6th - 25th Floor	20	6th - 25th Floor	20
8	1BHK	6th - 25th Floor	20	6th - 25th Floor	20	6th - 25th Floor	20	6th - 25th Floor	20	6th - 25th Floor	20	6th - 25th Floor	20
9	1RK	6th - 23rd Floor	18	6th - 23rd Floor	18	6th - 23rd Floor	18	6th - 23rd Floor	18	6th - 23rd Floor	18	6th - 23rd Floor	18
10	1BHK	6th - 23rd Floor	18	6th - 23rd Floor	18	6th - 23rd Floor	18	6th - 23rd Floor	18	6th - 23rd Floor	18	6th - 23rd Floor	18
11	1BHK	6th - 23rd Floor	17	6th - 23rd Floor	17	6th - 23rd Floor	17	6th - 23rd Floor	17	6th - 23rd Floor	17	6th - 23rd Floor	17
12	1RK	6th - 22nd Floor	17	6th - 22nd Floor	17	6th - 22nd Floor	17	6th - 22nd Floor	17	6th - 22nd Floor	17	6th - 22nd Floor	17
TOTAL					110	135	63	69	110	135	63	69	110

UPPER GROUND FLOOR PLAN

BUILT-UP AREA SUMMARY (PLOT RZ-08)															
CONTINUED AS PER EARLIER APPROVAL															
BUILDING TYPE	CURRENT AMENDMENT				CONTINUED AS PER EARLIER APPROVAL										TOTAL
	BLDG 1 (TYPE C)	BLDG 3 (TYPE B)	BLDG 4 (TYPE B)	BLDG 5 (TYPE A)	BLDG 1 (TYPE A)	BLDG 6 (TYPE A)	BLDG 2 (TYPE B)	BLDG 3 (TYPE B)	BLDG 4 (TYPE B)	BLDG 5 (TYPE A)	BLDG 6 (TYPE A)	BLDG 7 (TYPE B)	BLDG 8 (TYPE B)	BLDG 9 (TYPE B)	
WING	A2	A3	C3	F4	A1	A4	B3	C1	C2	F2	F3	D1	D2	D3	
LOWER GROUND 2															
1ST	511.839	511.839	519.769	519.769	555.489	555.489	574.826	574.826	1ST	574.826	574.826	574.826	574.826	574.826	
2ND	511.839	511.839	519.769	519.769	555.489	555.489	574.826	574.826	2ND	574.826	574.826	574.826	574.826	574.826	
3RD	511.839	511.839	519.769	519.769	555.489	555.489	574.826	574.826	3RD	574.826	574.826	574.826	574.826	574.826	
4th	511.839	511.839	519.769	519.769	555.489	555.489	574.826	574.826	4th	574.826	574.826	574.826	574.826	574.826	
5th	511.839	511.839	519.769	519.769	555.489	555.489	574.826	574.826	5th	574.826	574.826	574.826	574.826	574.826	
6th	511.839	511.839	519.769	519.769	555.489	555.489	574.826	574.826	6th	574.826	574.826	574.826	574.826	574.826	
7th	511.839	511.839	519.769	519.769	555.489	555.489	574.826	574.826	7th	574.826	574.826	574.826	574.826	574.826	
8th (REFUGE)	450.434	450.434	468.173	468.173	494.063	494.063	521.387	521.387	8th (REFUGE)	521.387	521.387	521.387	521.387	521.387	
9th	511.839	511.839	519.769	519.769	555.489	555.489	574.826	574.826	9th	574.826	574.826	574.826	574.826	574.826	
10th	511.839	511.839	519.769	519.769	555.489	555.489	574.826	574.826	10th	574.826	574.826	574.826	574.826	574.826	
11th	511.839	511.839	519.769	519.769	555.489	555.489	574.826	574.826	11th	574.826	574.826	574.826	574.826	574.826	
12th	511.839	511.839	519.769	519.769	555.489	555.489	574.826	574.826	12th	574.826	574.826	574.826	574.826	574.826	
13th (REFUGE)	450.434	450.434	468.173	468.173	494.063	494.063	521.387	521.387	13th (REFUGE)	521.387	521.387	521.387	521.387	521.387	
14th	511.839	511.839	519.769	519.769	555.489	555.489	574.826	574.826	14th	574.826	574.826	574.826	574.826	574.826	
15th	511.839	511.839	519.769	519.769	555.489	555.489	574.826	574.826	15th	574.826	574.826	574.826	574.826	574.826	
16th	511.839	511.839	519.769	519.769	555.489	555.489	574.826	574.826	16th	574.826	574.826	574.826	574.826	574.826	
17th	511.839	511.839	519.769	519.769	555.489	555.489	574.826	574.826	17th	574.826	574.826	574.826	574.826	574.826	
18th (REFUGE)	450.434	450.434	468.173	468.173	494.063	494.063	521.387	521.387	18th (REFUGE)	521.387	521.387	521.387	521.387	521.387	
19th	511.839	511.839	519.769	519.769	555.489	555.489	574.826	574.826	19th	574.826	574.826	574.826	574.826	574.826	
20th	511.839	511.839	519.769	519.769	555.489	555.489	574.826	574.826	20th	574.826	574.826	574.826	574.826	574.826	
21st	511.839	511.839	519.769	519.769	555.489	555.489	574.826	574.826	21st	574.826	574.826	574.826	574.826	574.826	
22nd	511.839	511.839	519.769	519.769	555.489	555.489	574.826	574.826	22nd	574.826	574.826	574.826	574.826	574.826	
23rd (REFUGE)	450.434	450.434	468.173	468.173	494.063	494.063	521.387	521.387	23rd (REFUGE)	521.387	521.387	521.387	521.387	521.387	
24th	511.839	511.839	519.769	519.769	555.489	555.489	574.826	574.826	24th	574.826	574.826	574.826	574.826	574.826	
25th	511.839	511.839	519.769	519.769	555.489	555.489	574.826	574.826	25th	574.826	574.826	574.826	574.826	574.826	
TOTAL															
Difference in FSI applied in this amendment															
Approved FSI as per earlier amendment															

PROVIDED CAR PARKINGS (RZ-08)			
	BIG CARS	SMALL CARS	TWO WHEELER PARKINGS
GROUND FLOOR	21	455	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 PARKINGS	1063	2511	604

NOTE: CAR PARKING NO. 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 4

TOWARDS - NH - 4



LOWER GROUND FLOOR PLAN

APPROVAL STAMP
PLOT NO RZ-08
LOWER GROUND PLAN

DRAWING FOR BUILDING PERMISSION
CONTENT -
LOWER GROUND FLOOR PLAN

APPROVAL STAMP
Amended Development Permission Granted
Subject to conditions mentioned in this office letter/certificate vide no. CIDCO/NAINA/Panvel/Wardoli/ BP-00236/ACC/2021/0072
Dated 13.01.2021.

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.
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 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: 1:800
DATE: 20/1/2021
DRAWN BY: BALAJI
DEL. BY: A. TEASORNI
CHK. BY: A. TEASORNI
PROJECT NO.: WSA P-215
ARCHITECTS: AR. HITEN SETHI (CA/03/16494)

HSA
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 - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2186
Email: info@hitensethi.com | admin@hitensethi.com | www.hitensethi.com

WATER STORAGE CAPACITY CALCULATION FOR RESIDENTIAL USER PHASE 1

Building Number	Total Number of Units	Addl. Toilet	Population	Water Requirement (In Liter) - Flushing			Water Requirement (In Liter) - Domestic		Domestic Underground Water Tank			Flushing Water Tank IN STP		RECYCLE WATER	
				180 ltr Addl. Toilet Flushing Water Requirement	Flushing water @ 54 lps	Total Flushing Water	Total Domestic water Requirement @ 90lpcd	Total Water Required in LTR	Domestic storage @ 135 LPCD	No. of Tank	Total Capacity provided in LTR	No. of Tank	Total Capacity provided in LTR	90% DOMESTIC	100% FLUSHING
D1	285	141	1,425	25,380	76,950	1,02,330	1,28,250	2,30,580	1,92,375	1	1,92,500	1	1,02,330	115,425	1,02,330
D2	288	144	1,440	25,920	77,760	1,03,680	1,29,600	2,33,280	1,94,400	1	1,94,500	1	1,03,680	116,640	1,03,680
D3	279	139	1,395	25,020	75,330	1,00,350	1,25,350	2,25,900	1,88,325	1	1,88,500	1	1,00,350	112,995	1,00,350
D4	273	137	1,365	24,660	73,710	98,370	1,22,850	2,21,270	1,84,275	1	1,84,500	1	98,370	110,565	98,370
D5	255	135	1,275	24,300	68,850	93,150	1,14,750	2,07,900	1,72,125	1	1,72,500	1	93,150	103,275	93,150
B3	201	201	1,005	36,180	54,270	90,450	90,450	1,80,900	1,35,675	1	1,37,000	1	90,450	81,405	90,450
C1	208	208	1,040	37,440	56,160	93,600	93,600	1,87,200	1,40,400	1	1,40,500	1	93,600	84,240	93,600
C2	207	207	1,035	37,260	55,890	93,150	93,150	1,86,300	1,39,725	1	1,40,000	1	93,150	83,835	93,150
C3	205	205	1,025	36,900	55,350	92,250	92,250	1,84,500	1,38,375	1	1,38,500	1	92,250	83,025	92,250
F2	201	201	1,005	36,180	54,270	90,450	90,450	1,80,900	1,35,675	1	1,36,000	1	90,450	81,405	90,450
F3	205	205	1,025	36,900	55,350	92,250	92,250	1,84,500	1,38,375	1	1,38,500	1	92,250	83,025	92,250
F4	205	205	1,025	36,900	55,350	92,250	92,250	1,84,500	1,38,375	1	1,38,500	1	92,250	83,025	92,250
A1	253	253	1,265	45,540	68,310	1,13,850	1,13,850	2,27,700	1,70,775	1	1,71,000	1	1,13,850	102,465	1,13,850
A2	106	106	530	19,080	28,620	47,700	47,700	95,400	71,550	1	91,500	1	47,700	42,930	47,700
A3	253	253	1,265	45,540	68,310	1,13,850	1,13,850	2,27,700	1,70,775	1	1,71,000	1	1,13,850	102,465	1,13,850
A4	253	253	1,265	45,540	68,310	1,13,850	1,13,850	2,27,700	1,70,775	1	1,71,000	1	1,13,850	102,465	1,13,850
Total	3,677	2,993	18,385	53,8740	9,92,790	15,31,530	16,54,650	31,86,180	24,81,975		25,06,000	16	15,31,530	14,89,185	15,31,530

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.
v. As per circular of Government of Maharashtra Urban development Mantralaya point number 10.5 page no 23 Domestic water requirement is @ 90lpcd & storage has to be done @ 135lpcd
vi. As per V above the current water supply requirement for RZ 08 is 1.65 MLD for which CIDCO has assured a supply of 2 MLD currently
TOTAL DOMESTIC WATER REQUIRED 16,54,650 FROM CIDCO
TOTAL FLUSHING WATER REQUIRED 15,31,530 (ONE TIME WATER TO BE FILLED BY TANKER & AFTER WARDS WATER WILL GET GENERATED FROM STP)



BUILDING NO.2&4 WING C3&F4 (TYPE B)
8TH,13,18TH & 23RD (REFUGE) FLOOR PLAN

BUILDING NO.2&4 WING C3 & F4 (TYPE - B)					
8TH, 13TH, 18TH (REFUGE) FLOOR AREA CALCULATION (TYPE - B)					
1) BLOCK AREA					
A	28.690	X	28.950	X	830.576
					TOTAL = 830.576
2) DEDUCTION					
D1	1.670	X	1.085	X	7.248
D2	1.805	X	3.345	X	24.151
D3	1.485	X	1.085	X	4.834
D4	4.810	X	2.780	X	40.115
					TOTAL = 76.577
REFUGE AREA					
R1	1.130	X	2.905	X	3.283
R2	0.207	X	2.780	X	0.575
R3	3.380	X	1.462	X	4.942
R4	1.670	X	1.170	X	1.954
R5	3.020	X	1.325	X	4.002
R6	3.970	X	2.210	X	8.774
R7	1.060	X	0.600	X	0.636
R8	2.100	X	0.440	X	0.924
R9	2.400	X	1.610	X	3.864
R10	5.720	X	5.390	X	30.831
R11	0.575	X	2.260	X	1.300
R12	2.380	X	3.130	X	7.449
R13	1.035	X	1.500	X	1.553
R14	1.669	X	3.890	X	6.492
					TOTAL = 76.577
CB DEDUCTION					
CB1	1.500	X	0.600	X	3.600
CB2	1.470	X	0.600	X	2.646
CB3	1.462	X	0.600	X	2.632
					TOTAL = 8.878
FIRE STAIRCASE					
ST1	5.000	X	3.100	X	31.000
ST2	0.160	X	1.060	X	0.339
ST3	2.420	X	2.270	X	5.493
ST4	2.050	X	2.250	X	4.613
ST5	5.605	X	1.650	X	18.497
ST6	3.383	X	1.650	X	5.582
ST7	1.100	X	0.160	X	1.056
ST8	0.160	X	2.420	X	0.387
ST9	0.160	X	2.250	X	0.360
ST10	0.160	X	2.090	X	0.334
					TOTAL = 67.661
3) NET BUILTUP AREA (1-2)					
					464.647
4) ADD EXCESS REFUGE AREA					
					3.526
5) TOTAL NET BUILT UP AREA (3+4)					
					468.173
6) 20% PERMISSIBLE TERRACE					
					93.635
7) OPEN TERRACE					
OB1	4.810	X	1.695	X	24.459
					24.459
8) PROPOSED TERRACE					
					24.459
9) BALANCE TERRACE AREA					
					69.176

BUILDING NO.2&4 WING C3 & F4 (TYPE - B)					
23RD (REFUGE) FLOOR AREA CALCULATION (TYPE - B)					
1) BLOCK AREA					
A	28.690	X	28.950	X	830.576
					TOTAL = 830.576
2) DEDUCTION					
D1	1.670	X	1.085	X	7.248
D2	1.805	X	3.345	X	24.151
D3	1.485	X	1.085	X	4.834
D4	4.810	X	2.780	X	40.115
					TOTAL = 76.577
REFUGE AREA					
R1	1.130	X	2.905	X	3.283
R2	0.207	X	2.780	X	0.575
R3	3.380	X	1.462	X	4.942
R4	1.670	X	1.170	X	1.954
R5	3.020	X	1.325	X	4.002
R6	3.970	X	2.210	X	8.774
R7	1.060	X	0.600	X	0.636
R8	2.100	X	0.440	X	0.924
R9	2.400	X	1.610	X	3.864
R10	5.720	X	5.390	X	30.831
R11	0.575	X	2.260	X	1.300
R12	2.380	X	3.130	X	7.449
R13	1.035	X	1.500	X	1.553
R14	1.669	X	3.890	X	6.492
					TOTAL = 76.577
CB DEDUCTION					
CB1	1.500	X	0.600	X	3.600
CB2	1.470	X	0.600	X	2.646
CB3	1.462	X	0.600	X	2.632
					TOTAL = 8.878
FIRE STAIRCASE					
ST1	5.000	X	3.100	X	31.000
ST2	0.160	X	1.060	X	0.339
ST3	2.420	X	2.270	X	5.493
ST4	2.050	X	2.250	X	4.613
ST5	5.605	X	1.650	X	18.497
ST6	3.383	X	1.650	X	5.582
ST7	1.100	X	0.160	X	1.056
ST8	0.160	X	2.420	X	0.387
ST9	0.160	X	2.250	X	0.360
ST10	0.160	X	2.090	X	0.334
					TOTAL = 67.661
3) NET BUILTUP AREA (1-2)					
					464.647
4) ADD EXCESS REFUGE AREA					
					34.805
5) TOTAL NET BUILT UUP AREA (3+4)					
					499.453
6) 20% PERMISSIBLE TERRACE					
					99.891
7) OPEN TERRACE					
OB1	4.810	X	1.695	X	24.459
					24.459
8) PROPOSED TERRACE					
					24.459
9) BALANCE TERRACE AREA					
					75.432

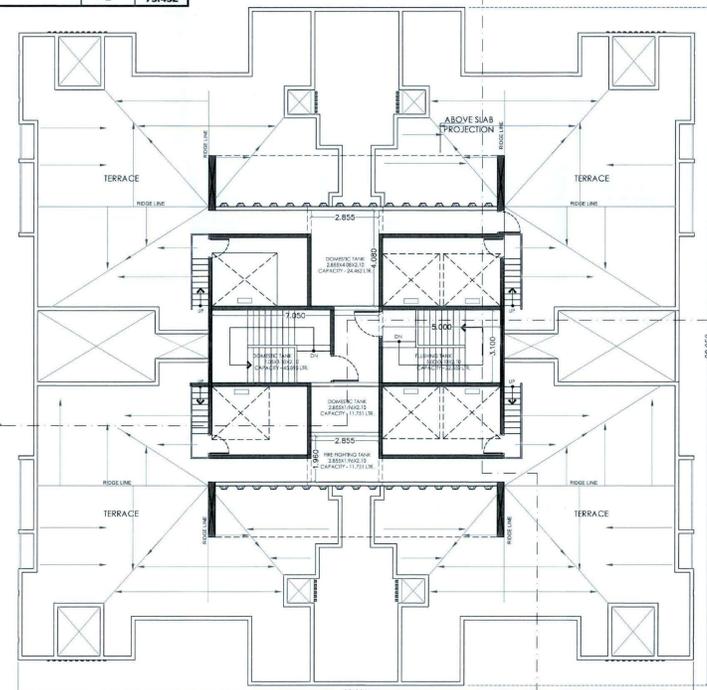
REFUGE AREA STATEMENT					
BUILDING NO.2&4 WING C3&F4 (TYPE - B)					
8TH, 13TH, 18TH					
AS PER OCCUPANT LOAD		AS PER NO OF PERSON			
BUA	X	FLOOR	TOTAL	NO. OF FLAT	X
UPPER FLOOR	600.791	X	4	2403.162	X
PART REFUGE FLOOR	565.645	X	1	565.645	X
TOTAL AREA			2968.807	TOTAL NOS OF FLAT	
OCCUPANT LOAD			12.5	PERSON PER FLAT	
NO OF PERSONS			238	NO OF PERSONS	
REFUGE AREA 0.30 SQ.MT/PERSON			71.251	58.500	
REQUIRED REFUGE AREA MAXIMUM OF ABOVE					
AREA FOR WHEELCHAIR					
TOTAL REQUIRED REFUGE AREA					
TOTAL PROPOSED REFUGE AREA					
EXCESS REFUGE AREA					

REFUGE AREA STATEMENT					
BUILDING NO.2&4 WING C3&F4 (TYPE - B)					
23RD FLOOR					
AS PER OCCUPANT LOAD		AS PER NO OF PERSON			
BUA	X	FLOOR	TOTAL	NO. OF FLAT	X
UPPER FLOOR	587.430	X	2	1174.859	X
PART REFUGE FLOOR	565.645	X	1	565.645	X
TOTAL AREA			1740.504	TOTAL NOS OF FLAT	
OCCUPANT LOAD			12.5	PERSON PER FLAT	
NO OF PERSONS			139	NO OF PERSONS	
REFUGE AREA 0.30 SQ.MT/PERSON			41.772	34.500	
REQUIRED REFUGE AREA MAXIMUM OF ABOVE					
TOTAL REQUIRED REFUGE AREA					
TOTAL PROPOSED REFUGE AREA					
EXCESS REFUGE AREA					

PARKING AREA STATEMENT (RZ-2 TYPE - B) BUILDING NO. 3 & 4 WING C3 & WING F4					
Sr. No.	Occupancy	One Parking for Every	Number of units	Standard Car	Required Parking
1	2	3	4	5+3X4	6
1	Upto 35 SQM	0.25			7+5X10%
2	35 SQM TO 45 SQM	0.50	104	52	52.00
3	45 SQM TO 60 SQM	1.00	101	101	101.00
4	60 SQM ABOVE	2.00			
					205
Subtotal Parking required					153.00
Total Parking required					153
Total Parking Provided					153

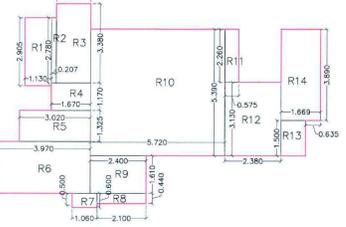
OVERHEAD WATER TANK CAPACITY CALCULATION - BLDG. NO. 3&4 (TYPE C)					
TOTAL DOMESTIC WATER REQUIREMENT (IN LITERS)					
					92,250
TOTAL FLUSHING WATER REQUIREMENT (IN LITERS)					
					92,250
TOTAL OH FIRE FIGHTING TANK REQUIREMENT (IN LITERS)					
					10,000
WING	Tank	Tank size (Meter)	Number of tank	Proposed Capacity (Liter)	Water Required (50% of Total for Domestic and
A1 TO A4	Fire Fighting	2.85X1.96X2.1	1	11,751	10,000
	Domestic	2.85X1.96X2.1	1	11,751	
	Domestic	7.05X3.1X2.10	1	45,896	46,125
	Flushing	5.00X3.1X2.10	1	32,550	
	Flushing	2.85X4.08X2.1	1	24,462	46,125
Total					126,410

OVERHEAD WATER TANK CAPACITY CALCULATION - BLDG. NO. 2&4 (TYPE C)					
TOTAL DOMESTIC WATER REQUIREMENT (IN LITERS)					
					92,250
TOTAL FLUSHING WATER REQUIREMENT (IN LITERS)					
					92,250
TOTAL OH FIRE FIGHTING TANK REQUIREMENT (IN LITERS)					
					10,000
WING	Tank	Tank size (Meter)	Number of tank	Proposed Capacity (Liter)	Water Required (50% of Total for Domestic and
A1 TO A4	Fire Fighting	2.85X1.96X2.1	1	11,751	10,000
	Domestic	2.85X1.96X2.1	1	11,751	
	Domestic	7.05X3.1X2.10	1	45,896	46,125
	Flushing	5.00X3.1X2.10	1	32,550	
	Flushing	2.85X4.08X2.1	1	24,462	46,125
Total					126,410
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,F3&F4 (TYPE B)
TERRACE FLOOR PLAN

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



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

APPROVAL STAMP 15/13
DRAWING FOR BUILDING PERMISSION
CONTENT -
BUILDING NO.2&4 WING C3&F4 (TYPE B)
8TH,13,18 & 23RD FLOOR PLAN, DIAGRAM & CALC.
APPROVAL STAMP

Amended Development Permission Granted

Subject to conditions mentioned in this office letter/certificate vide no. CIDCO/NAINA/Panvel/Wardoli/ BP-00236/ACC/2021/0072
Dated 13.01.2021.

CERTIFICATE OF AREA
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: 18-02-2014.

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: 18-02-2014.

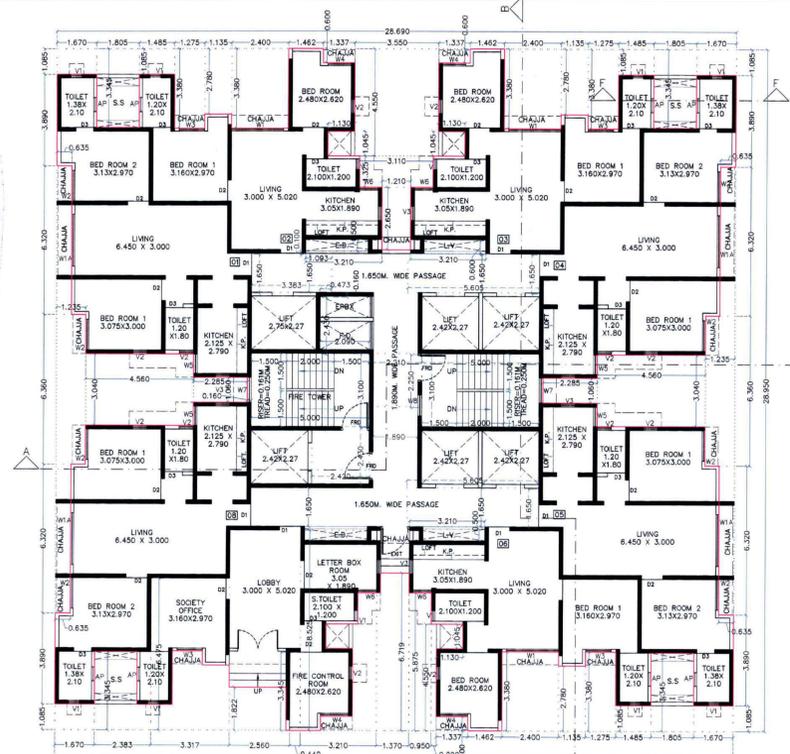
CONTENTS OF THE SHEET
DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

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

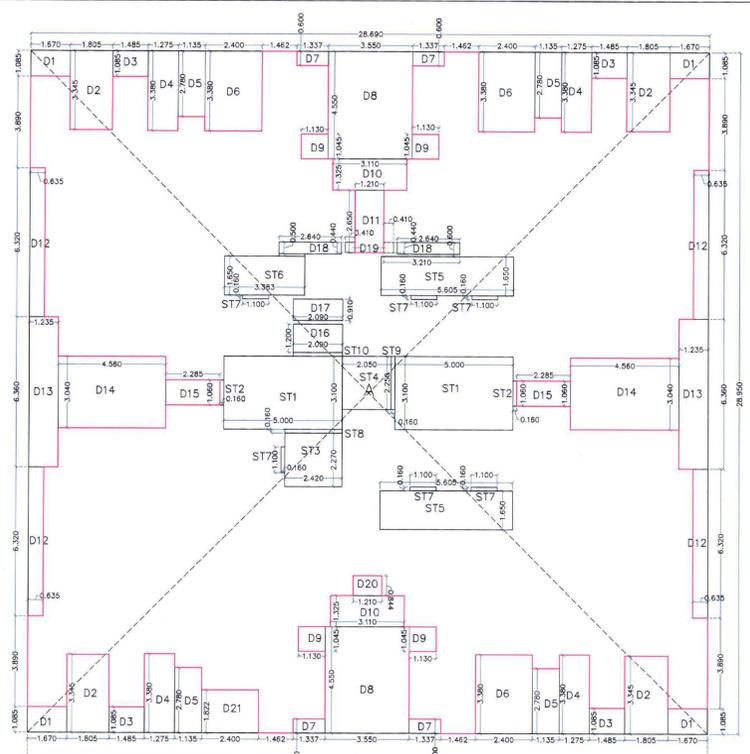
NAME & SIGNATURE OF ARCHITECT
AR.HITEN SETHI (CAPS16484)

SCALE - 1:100
DATE - 08/02/2014
DRAWN BY - BALAJI
DESK BY - AR. TEJASWINI
CHKD BY - AR. HIRSH
PROJECT NO - HSA F-313

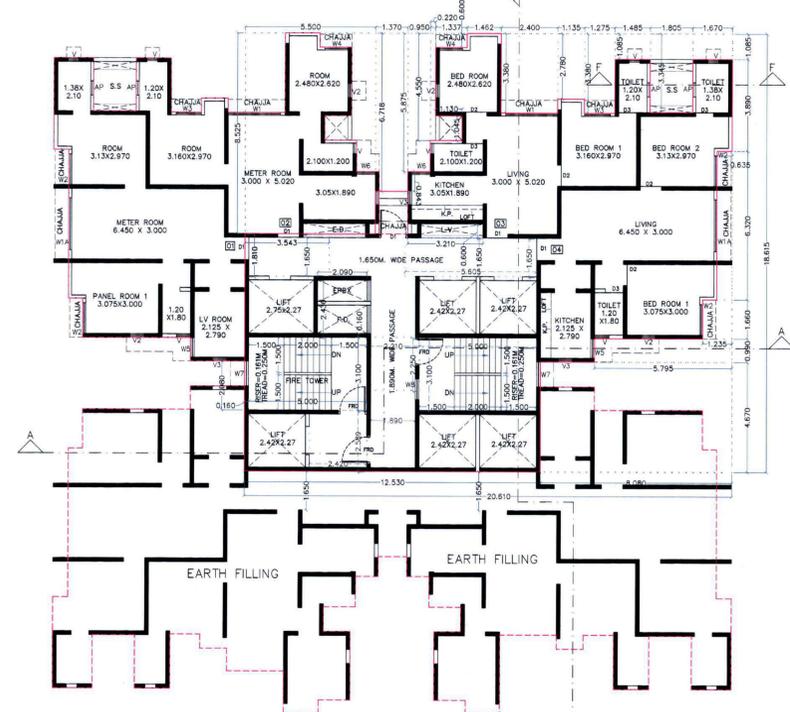
HSA
ARCHITECTS (PUNJABI) ARCHITECTS
HEAD OFFICE: Ground Floor, Yashwantrao Chavan Marg, Sector - 8A, Palm Beach Road, Near, New Market, Maharashtra, India - 400 028
T: +91-22-2752 5300 | F: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com



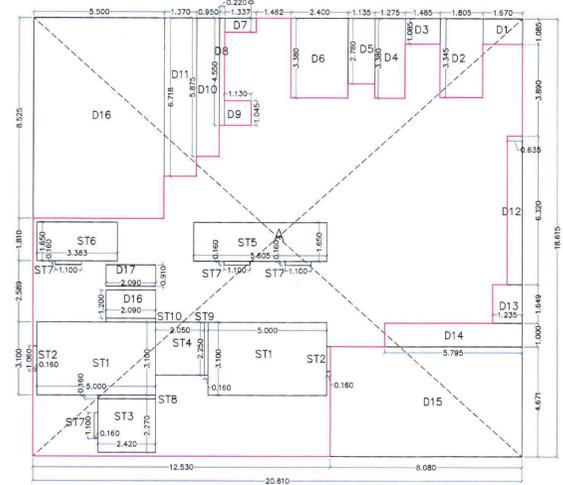
BUILDING NO.2&4 WING C3&F4 (TYPE B)
UPPER GROUND FLOOR PLAN



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



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



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

TERRACE AREA STATEMENT							
Building Number	Floor	BUILDING NO.2&4 WING C3&F4 (TYPE B)		Proposed Terrace Area (In Sqm)			
		Built-Up-Area (Sqm)	Permissible Terrace Area (Sqm)	Total	terrace	Excess if 5>4	Excess if 5=4
1	LOWER	181.904					
	UPPER	542.055					
	1st	519.769	103.954				
	2nd	519.769	103.954				
	3rd	531.313	106.263	32.612	32.612		
	4th	519.769	103.954				
	5th	519.769	103.954				
	6th	519.769	103.954				
	7th	519.769	103.954				
	8th	468.173	93.635	24.459	24.459		
	9th	519.769	103.954				
	10th	519.769	103.954				
	11th	519.769	103.954				
	12th	519.769	103.954				
	13th	468.173	93.635	24.459	24.459		
14th	519.769	103.954					
15th	519.769	103.954					
16th	519.769	103.954					
17th	519.769	103.954					
18th	468.173	93.635	24.459	24.459			
19th	519.769	103.954					
20th	519.769	103.954					
21st	519.769	103.954					
22nd	519.769	103.954					
23rd	499.453	99.891	24.459	24.459			
24th	519.769	103.954					
25th	519.769	103.954					
Total		13554.615	2566.131	130.447	0.000	130.447	0.000

BUILDING NO.2&4 WING C3 & F4 (TYPE - B)							
UPPER GROUND FLOOR AREA CALCULATION							
1) BLOCK AREA							
A	28.690	X	28.950	X	1	=	830.576
					TOTAL	=	830.576
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	2.090	X	1.200	X	1	=	2.508
D17	2.090	X	0.910	X	1	=	1.902
D18	2.640	X	0.500	X	2	=	2.640
D19	0.410	X	0.440	X	2	=	0.361
D20	1.210	X	0.844	X	1	=	1.021
D21	2.400	X	1.822	X	1	=	4.373
					TOTAL	=	220.860
FIRE STAIRCASE							
ST1	5.000	X	3.100	X	2	=	31.000
ST2	0.160	X	1.060	X	2	=	0.339
ST3	2.420	X	2.270	X	1	=	5.493
ST4	2.050	X	2.250	X	1	=	4.613
ST5	5.605	X	1.650	X	2	=	18.497
ST6	3.383	X	1.650	X	1	=	5.582
ST7	1.100	X	0.160	X	6	=	1.056
ST8	0.160	X	2.420	X	1	=	0.387
ST9	0.160	X	2.250	X	1	=	0.360
ST10	0.160	X	2.090	X	1	=	0.334
					TOTAL	=	67.661
					TOTAL DEDUCTION	=	288.521
3) NET BUILTUP AREA (1-2)						=	542.055
4) 15% PERMISSIBLE BALCONY						=	81.308
5) PROPOSED BALCONY						=	0.000
6) BALANCE BALCONY AREA						=	0.000

BUILDING NO.2&4 WING C3 & F4 (TYPE - B)							
LOWER GROUND FLOOR AREA CALCULATION							
1) BLOCK AREA							
A	20.610	X	18.615	X	1	=	383.655
					TOTAL	=	383.655
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	1.649	X	1	=	2.037
D14	5.795	X	1.000	X	1	=	5.795
D15	8.080	X	4.671	X	1	=	37.742
D16	2.090	X	1.200	X	1	=	2.508
D17	2.090	X	0.910	X	1	=	1.902
D18	5.500	X	8.525	X	1	=	46.888
					TOTAL	=	143.690
FIRE STAIRCASE							
ST1	5.000	X	3.100	X	2	=	31.000
ST2	0.160	X	1.060	X	2	=	0.339
ST3	2.420	X	2.270	X	1	=	5.493
ST4	2.050	X	2.250	X	1	=	4.613
ST5	5.605	X	1.650	X	1	=	9.248
ST6	3.383	X	1.650	X	1	=	5.582
ST7	1.100	X	0.160	X	4	=	0.704
ST8	0.160	X	2.420	X	1	=	0.387
ST9	0.160	X	2.250	X	1	=	0.360
ST10	0.160	X	2.090	X	1	=	0.334
					TOTAL	=	58.061
					TOTAL DEDUCTION	=	201.751
3) NET BUILTUP AREA (1-2)						=	181.904
4) 15% PERMISSIBLE BALCONY						=	27.286
5) PROPOSED BALCONY						=	0.000
6) BALANCE BALCONY AREA						=	0.000

DRAWING FOR BUILDING PERMISSION
CONTENT :-
BUILDING NO.2&4 WING C3&F4 (TYPE B)
L-4G TO 25 FLOOR PLAN, DIAGRAM & CALC.
APPROVAL STAMP

Amended Development Permission Granted

Subject to conditions mentioned in this office letter/certificate vide no. CIDCO/NAINA/Panvel/Wardoli/ BP-00236/ACC/2021/0072
Dated 13.01.2021.

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SITES 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. WADHWAN CONSTRUCTION & INFRASTRUCTURE PRIVATE LIMITED.
AS PER AGREEMENT FOR JOINT DEVELOPMENT
NO. PANVEL-3/1009/2014
DATED 18-02-2014.

Signature of Owner:
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:

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NEPLU, NAVY MURBAH - 400 708.
T: +91-22-2752 5300 | F: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

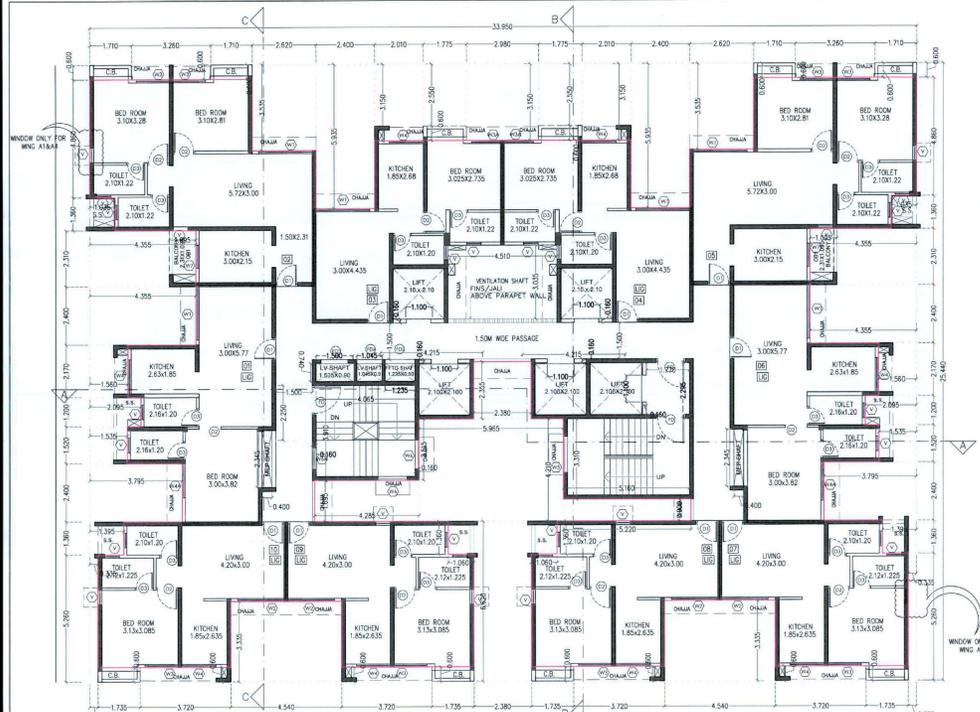
CONTENTS OF THE SHEET
DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

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

Signature of Architect:

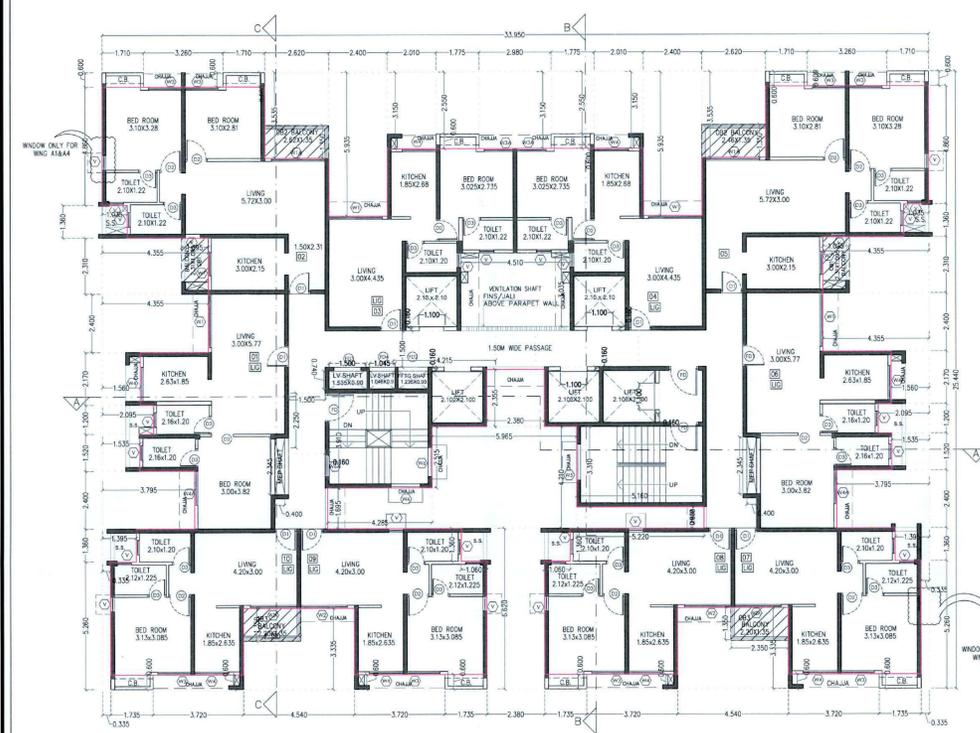
NAME & SIGNATURE OF ARCHITECT

ARCHITECTS
HSA
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yashwantrao Chavan Road, Sector 8, Palam Beach Road, Navamurba, Navi Mumbai - 400 708
Tel: +91-22-2752 5300 | Fax: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com | www.hitensethi.com



BUILDING NO.1 WING A2 & A3 (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

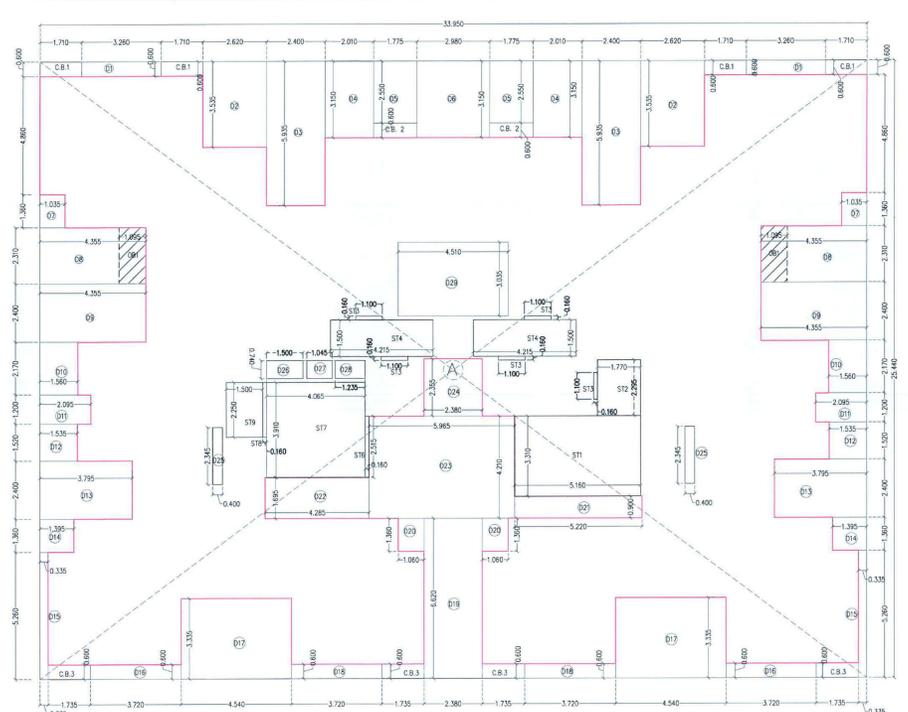
UNIT NO. 1, 3, 4, 5, 6, 7, 8, 9 & 10 - LIG UNITS ONLY AT 1ST, 2ND, 4TH, 5TH, 6TH & 7TH FLOOR IN BUILDING NO. A2 (TYPE C)



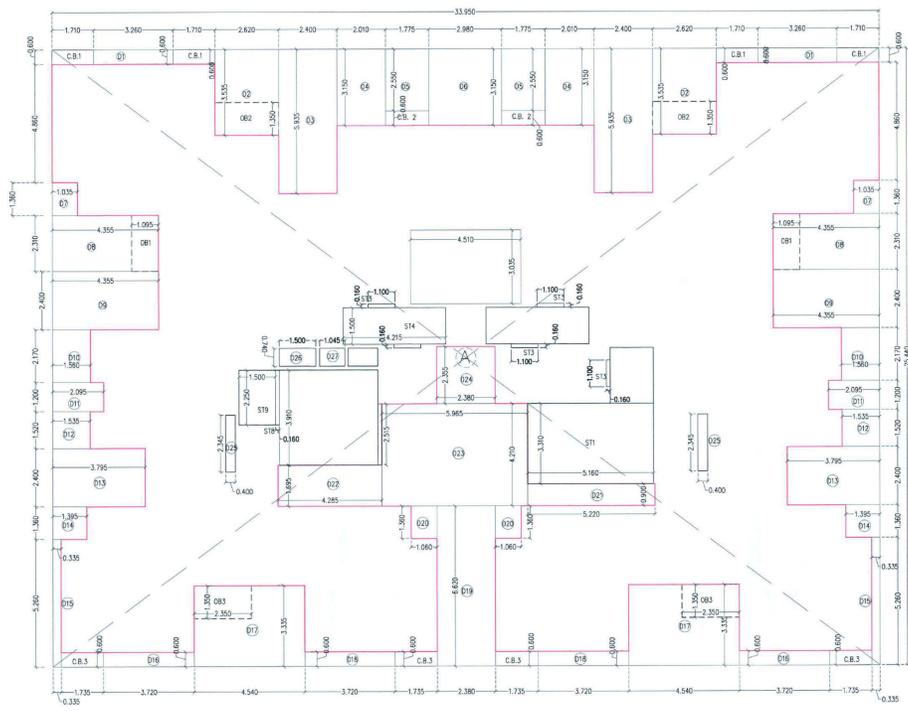
BUILDING NO.1 WING A2 & A3 (TYPE C)
3rd FLOOR PLAN
LIG UNITS ONLY AT 3RD FLOOR IN BUILDING NO. A2 (TYPE C)

PARKING AREA STATEMENT - (R2-8 TYPE C) BUILDING NO. 1 WING A3					
Sr. No.	Occupancy	One Parking for Every	Number of units	Standard Car	Required Parking
1	2	3	4	5 = 3 X 4	6
1	Upto 35 SQM	0.25	0	0	0.00
2	35 SQM TO 45 SQM	0.50	205	102.5	103.00
3	45 SQM TO 60 SQM	1.00	48	48	48.00
4	60 SQM ABOVE	2.00			5.00
5					
Subtotal Parking required				151	16.00
Total Parking required				151	16
Total Parking Provided				151	16

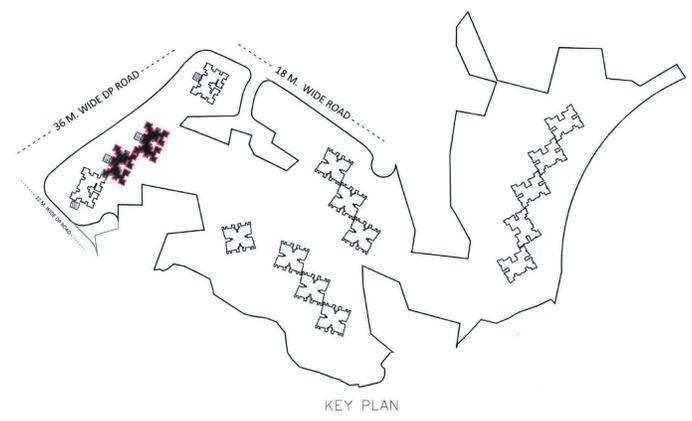
PARKING AREA STATEMENT - (R2-8 TYPE C) BUILDING NO. 1 WING A2					
Sr. No.	Occupancy	One Parking for Every	Number of units	Standard Car	Required Parking
1	2	3	4	5 = 3 X 4	6
1	Upto 35 SQM	0.25	0	0	0.00
2	35 SQM TO 45 SQM	0.50	87	43.5	44.00
3	45 SQM TO 60 SQM	1.00	19	19	19.00
4	60 SQM ABOVE	2.00			2.00
5					
Subtotal Parking required				63.00	7.00
Total Parking required				63	7
Total Parking Provided				63	7



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

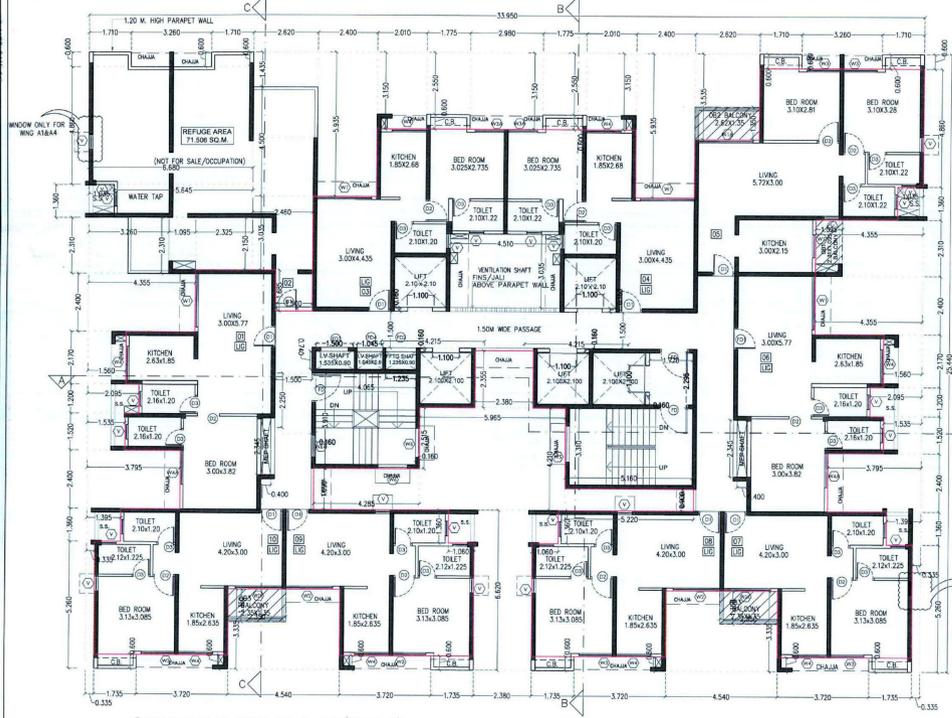


KEY PLAN

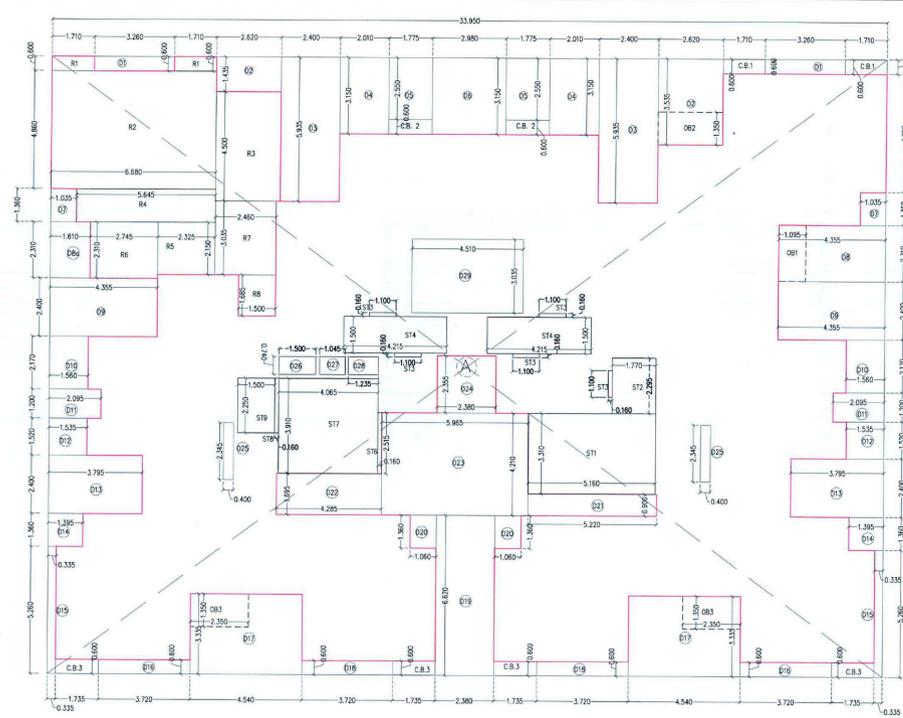
WING A2 (TYPE - C)					
1st, 2nd, 4th, 5th, 6th, 7th, 9th & 10th FLOOR AREA CALCULATION					
WING A3 (TYPE - C)					
1st, 2nd, 4th, 5th, 6th, 7th, 9th, 10th, 11th, 12th, 14th, 15th, 16th, 17th, 19th, 20th, 21st, 22nd, 24th, 25th FLOOR AREA CALCULATION					
BLOCK AREA					
A	33.950	X	25.440	X	1 = 863.688
TOTAL					863.688
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	1.500	X	0.740	X	1 = 1.110
D27	1.045	X	0.740	X	1 = 0.773
D28	1.235	X	0.740	X	1 = 0.914
D29	4.510	X	3.035	X	1 = 13.688
TOTAL					286.753
CB DEDUCTION					
CB1	1.710	X	0.600	X	4 = 4.104
CB2	1.775	X	0.600	X	2 = 2.130
CB3	1.735	X	0.600	X	4 = 4.164
TOTAL					10.398
FIRE STAIRCASE					
ST1	5.160	X	3.310	X	1 = 17.080
ST2	1.770	X	2.295	X	1 = 4.062
ST3	1.100	X	0.160	X	5 = 0.880
ST4	4.215	X	1.500	X	2 = 12.645
ST6	0.160	X	2.515	X	1 = 0.402
ST7	4.065	X	3.910	X	1 = 15.894
ST8	1.600	X	2.250	X	1 = 3.360
ST9	1.500	X	2.250	X	1 = 3.375
TOTAL					54.698
TOTAL DEDUCTION					
NET BUILTUP AREA (1-2)					511.839
4) 15% PERMISSIBLE BALCONY					
PROPOSED BALCONY					76.776
5) BALANCE BALCONY AREA					
OB1	1.095	X	2.310	X	2 = 5.059
TOTAL					10.398

WING A2 & A3 (TYPE - C)					
3rd FLOOR AREA CALCULATION					
BLOCK AREA					
A	33.950	X	25.440	X	1 = 863.688
TOTAL					863.688
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	1.500	X	0.740	X	1 = 1.110
D27	1.045	X	0.740	X	1 = 0.773
D28	1.235	X	0.740	X	1 = 0.914
D29	4.510	X	3.035	X	1 = 13.688
TOTAL					286.753
CB DEDUCTION					
CB1	1.710	X	0.600	X	4 = 4.104
CB2	1.775	X	0.600	X	2 = 2.130
CB3	1.735	X	0.600	X	4 = 4.164
TOTAL					10.398
FIRE STAIRCASE					
ST1	5.160	X	3.310	X	1 = 17.080
ST2	1.770	X	2.295	X	1 = 4.062
ST3	1.100	X	0.160	X	5 = 0.880
ST4	4.215	X	1.500	X	2 = 12.645
ST6	0.160	X	2.515	X	1 = 0.402
ST7	4.065	X	3.910	X	1 = 15.894
ST8	1.600	X	2.250	X	1 = 3.360
ST9	1.500	X	2.250	X	1 = 3.375
TOTAL					54.698
TOTAL DEDUCTION					
NET BUILTUP AREA (1-2)					511.839
4) 15% PERMISSIBLE BALCONY					
PROPOSED BALCONY					76.776
5) BALANCE BALCONY AREA					
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					58.298

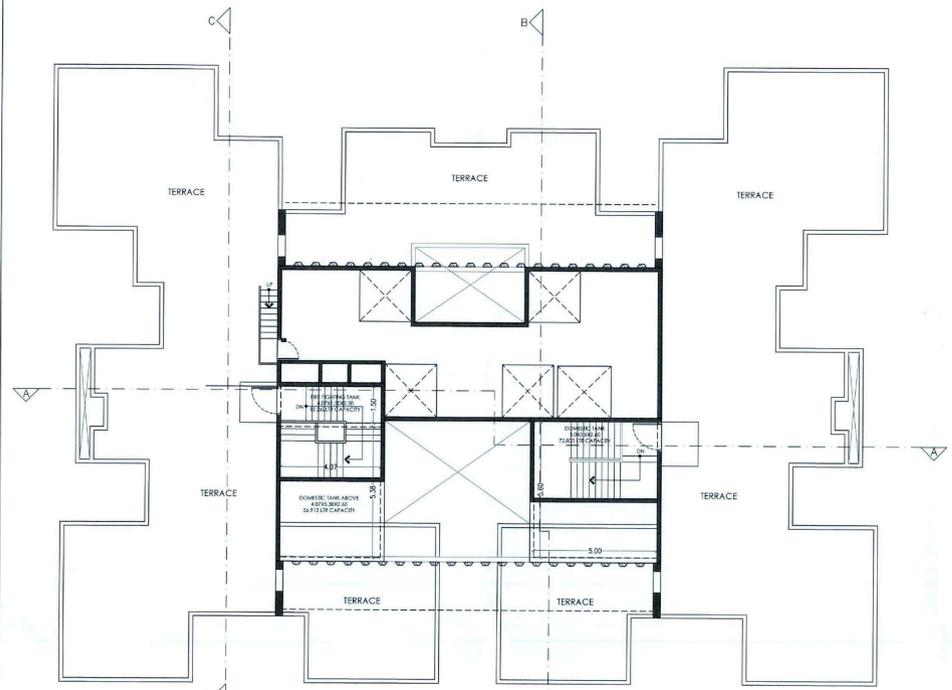
WING A2 & A3 (TYPE - C)					
3rd FLOOR AREA CALCULATION					
BLOCK AREA					
A	33.950	X	25.440	X	1 = 863.688
TOTAL					863.688
2) DEDUCTION					
D1	3.260	X	0.600	X	2 = 3.912
D2	2.620	X	3.535	X	2 = 18.523
D3	2.400	X	5.935	X	2 = 28.488
D4	2.010	X	3.150	X	2 = 12.663
D5	1.775	X	2.550	X	2 = 9.053
D6	2.980	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	1.500	X	0.740	X	1 = 1.110
D27	1.045	X	0.740	X	1 = 0.773
D28	1.235	X	0.740	X	1 = 0.914
D29	4.510	X	3.035	X	1 = 13.688
TOTAL					286.753
CB DEDUCTION					
CB1	1.710	X	0.600	X	4 = 4.104
CB2	1.775	X	0.600	X	2 = 2.130
CB3	1.735	X	0.600	X	4 = 4.164
TOTAL					10.398
FIRE STAIRCASE					
ST1	5.160	X	3.310	X	1 = 17.080
ST2	1.770	X	2.295	X	1 = 4.062
ST3	1.100	X	0.160	X	5 = 0.880
ST4	4.215	X	1.500	X	2 = 12.645
ST6	0.160	X	2.515	X	1 = 0.402
ST7	4.065	X	3.910	X	1 = 15.894
ST8	1.600	X	2.250	X	1 = 3.360
ST9	1.500	X	2.250	X	1 = 3.375
TOTAL					54.698
TOTAL DEDUCTION					
NET BUILTUP AREA (1-2)					511.839
4) 15% PERMISSIBLE BALCONY					
PROPOSED BALCONY					76.776
5) BALANCE BALCONY AREA					
OB1	1.095	X	2.310	X	2 = 5.059



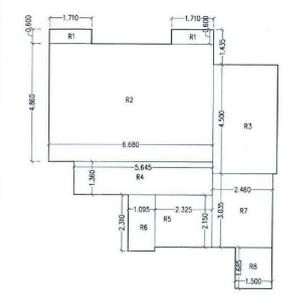
BUILDING NO.1 WING A2 & A3 (TYPE C)
8TH,13TH,18TH AND 23RD FLOOR PLAN (REFUGE)
LIG UNITS ONLY AT 8th FLOOR IN BUILDING NO. A2 (TYPE C)



BUILDING NO.1 WING A2 & A3 (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 AND 23RD FLOOR REFUGE AREA DIAGRAM

OVERHEAD WATER TANK CAPACITY CALCULATION - BLDG. NO. 1&6 (TYPE C)					
TOTAL DOMESTIC WATER REQUIREMENT (IN LITERS)					113,850
TOTAL FLUSHING WATER REQUIREMENT (IN LITERS)					113,850
TOTAL OH FIRE FIGHTING TANK REQUIREMENT (IN LITERS)					10,000
WING	Tank	Overhead water tank provision		Water Required (50% of Total for Domestic and Flushing)	Water Required (Liter)
		Tank size (Meter)	Number of tank		
A1 TO A4	Fire Fighting	4.07x1.50x2.5	1	15,263	10,000
	Domestic	4.07x5.38x2.60	1	56,952	56,925
	Flushing	5.0x5.6x2.60	1	72,800	56,925
	Total				145,015

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

REFUGE AREA STATEMENT								
WING A2- 8TH								
WING A3- 8TH, 13TH, 18TH								
AS PER OCCUPANT LOAD			AS PER NO OF PERSON					
BUA	X	FLOOR	TOTAL	NO. OF FLAT	X	FLOOR	TOTAL	
UPPER FLOOR	581.994	X	4	2327.976	10	X	4	40
PART REFUGE FLOOR	488.254	X	1	488.254	9	X	1	9
TOTAL AREA			2816.230	TOTAL NOS OF FLAT			5	
OCCUPANT LOAD			12.5	PERSON PER FLAT			49	
NO OF PERSONS			225	NO OF PERSONS			245	
REFUGE AREA 0.30 SQ.MT/PERSON			67.590	REQUIRED REFUGE AREA MAXIMUM OF ABOVE			73.500	
				AREA FOR WHEELCHAIR			1.8	
TOTAL REQUIRED REFUGE AREA				TOTAL REQUIRED REFUGE AREA			75.300	
TOTAL PROPOSED REFUGE AREA				TOTAL PROPOSED REFUGE AREA			75.317	
EXCESS REFUGE AREA				EXCESS REFUGE AREA			0.017	

REFUGE AREA STATEMENT							
WING A3							
23RD FLOOR							
AS PER OCCUPANT LOAD			AS PER NO OF PERSON				
BUA	X	FLOOR	TOTAL	NO. OF FLAT	X	FLOOR	TOTAL
UPPER FLOOR	581.994	X	2	1163.988	10	X	20
PART REFUGE FLOOR	488.254	X	1	488.254	9	X	9
TOTAL AREA			1652.242	TOTAL NOS OF FLAT			29
OCCUPANT LOAD			12.5	PERSON PER FLAT			5
NO OF PERSONS			132	NO OF PERSONS			145
REFUGE AREA 0.30 SQ.MT/PERSON			39.654	REQUIRED REFUGE AREA MAXIMUM OF ABOVE			43.500
				AREA FOR WHEELCHAIR			1.8
TOTAL REQUIRED REFUGE AREA				TOTAL REQUIRED REFUGE AREA			45.300
TOTAL PROPOSED REFUGE AREA				TOTAL PROPOSED REFUGE AREA			75.317
EXCESS REFUGE AREA				EXCESS REFUGE AREA			30.017

TYPE-'C'						
LIGHT & VENTILATION STATEMENT						
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	4.200 X 3.000	= 12.600	2.100	W2A	4.158	
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	
BED ROOM	3.000 X 3.820	= 11.460	1.910	W4A	2.520	
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	
TOTAL					=	71.506

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 A2&A3							
8th,13th,18th FLOOR AREA CALCULATION							
(TYPE- C)							
1) BLOCK AREA							
A	33.950	X	25.440	X	1	=	863.688
TOTAL						=	863.688
2) DEDUCTION							
D1	3.260	X	0.600	X	2	=	3.912
D2	2.620	X	3.535	X	1	=	9.262
D3	2.620	X	1.435	X	1	=	3.760
D4	2.400	X	5.935	X	2	=	28.488
D5	2.010	X	3.150	X	2	=	12.663
D6	2.980	X	3.150	X	2	=	9.053
D7	1.035	X	1.360	X	2	=	2.815
D8	4.355	X	2.310	X	1	=	10.060
D9	1.610	X	2.310	X	1	=	3.719
D10	1.560	X	2.170	X	2	=	20.904
D11	2.095	X	1.200	X	2	=	6.770
D12	1.535	X	1.520	X	2	=	5.028
D13	3.795	X	2.400	X	2	=	4.666
D14	1.395	X	1.360	X	2	=	18.216
D15	0.335	X	5.260	X	2	=	3.794
D16	3.720	X	0.600	X	2	=	3.524
D17	4.540	X	3.335	X	2	=	4.464
D18	3.720	X	0.600	X	2	=	30.282
D19	2.380	X	6.620	X	1	=	4.464
D20	1.060	X	1.360	X	2	=	15.756
D21	5.220	X	0.900	X	1	=	2.883
D22	4.285	X	1.695	X	1	=	4.698
D23	5.965	X	4.210	X	1	=	7.263
D24	2.380	X	2.355	X	1	=	25.113
D25	0.400	X	2.345	X	2	=	5.605
D26	1.500	X	0.740	X	1	=	1.876
D27	1.045	X	0.740	X	1	=	1.110
D28	1.235	X	0.740	X	1	=	0.773
D29	4.510	X	3.035	X	1	=	9.914
TOTAL						=	13.088
REFUGE AREA						=	274.910
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	2.745	X	2.310	X	1	=	6.341
R7	2.460	X	3.035	X	1	=	7.466
R8	1.500	X	1.685	X	1	=	2.528
TOTAL						=	75.317
CB DEDUCTION							
CB1	1.710	X	0.600	X	2	=	2.052
CB2	1.775	X	0.600	X	2	=	2.130
CB3	1.735	X	0.600	X	4	=	4.164
TOTAL						=	8.346
FIRE STAIRCASE							
ST1	5.160	X	3.310	X	1	=	17.080
ST2	1.770	X	2.295	X	1	=	4.062
ST3	1.100	X	0.160	X	5	=	0.880
ST4	4.215	X	1.500	X	2	=	12.645
ST6	0.160	X	2.515	X	1	=	0.402
ST7	4.065	X	3.910	X	1	=	15.894
ST8	0.160	X	2.250	X	1	=	0.360
ST9	1.500	X	2.250	X	1	=	3.375
TOTAL						=	54.698
3) NET BUILT UP AREA (1-2)						=	450.416
4) ADD EXCESS REFUGE AREA						=	0.017
5) TOTAL NET BUILT UP AREA (3+4)						=	450.434
6) 15% PERMISSIBLE BALCONY						=	67.562
7) PROPOSED BALCONY						=	12.411
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						=	55.151

WING A3							
23RD FLOOR AREA CALCULATION							
(TYPE- C)							
1) BLOCK AREA							
A	33.950	X	25.440	X	1	=	863.688
TOTAL						=	863.688
2) DEDUCTION							
D1	3.260	X	0.600	X	2	=	3.912
D2	2.620	X	3.535	X	1	=	9.262
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
D9	1.610	X	2.310	X	1	=	3.719
D10	1.560	X	2.170	X	2	=	20.904
D11	2.095	X	1.200	X	2	=	6.770
D12	1.535	X	1.520	X	2	=	5.028
D13	3.795	X	2.400	X	2	=	4.666
D14	1.395	X	1.360	X	2	=	18.216
D15	0.335	X	5.260	X	2	=	3.794
D16	3.720	X	0.600	X	2	=	3.524
D17	4.540	X	3.335	X	2	=	4.464
D18	3.720	X	0.600	X	2	=	30.282
D19	2.380	X	6.620	X	1	=	4.464
D20	1.060	X	1.360	X	2	=	15.756
D21	5.220	X	0.900	X	1	=	2.883
D22	4.285	X	1.695	X	1	=	4.698
D23	5.965	X	4.210	X	1	=	7.263
D24	2.380	X	2.355	X	1	=	25.113
D25	0.400	X	2.345	X	2	=	5.605
D26	1.500	X	0.740	X	1	=	1.876
D27	1.045	X	0.740	X	1	=	1.110
D28	1.235	X	0.740	X	1	=	0.773
D29	4.510	X	3.035	X	1	=	9.914
TOTAL						=	13.088
REFUGE AREA						=	274.910
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	2.745	X	2.310	X	1	=	6.341
R7	2.460	X	3.035	X			

DRAWING FOR BUILDING PERMISSION
CONTENT :- BUILDING NO.1 WING A2&A3 (TYPE C)
GROUND FLOOR PLAN, AREA DIAGRAM & CALCULATION
PARKING AREA CALCULATION, DOOR WINDOW SCHEDULE

APPROVAL STAMP
Amended Development Permission Granted
Subject to conditions mentioned in this office letter/certificate vide no. CIDCO/NAINA/Panvel/Wardoli/BP-00236/ACC/2021/0072 Dated 13.01.2021.

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 STARTED 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. WADHWAN 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.

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

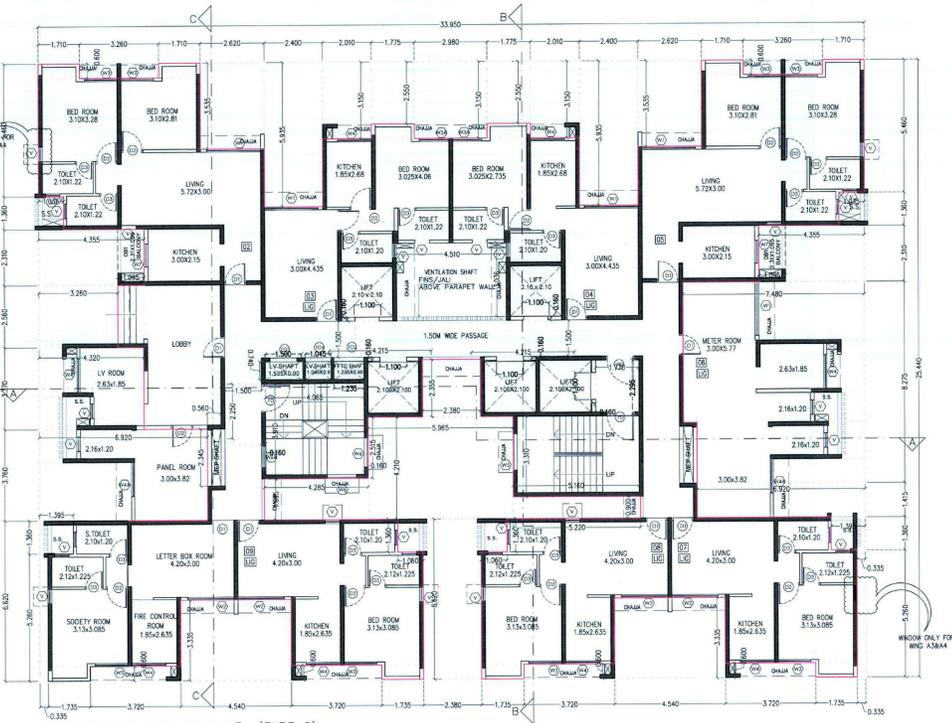
CONTENTS OF THE SHEET
DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

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

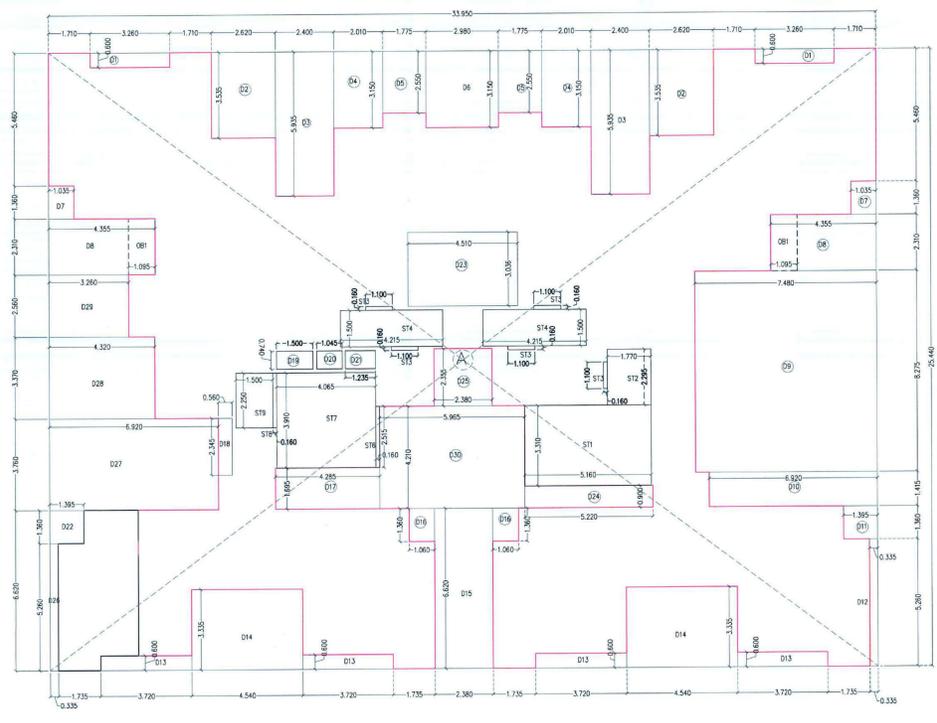

NAME & SIGNATURE OF ARCHITECT

AR. HITEN SETHI (COA/RS/10494)

SCALE :- 1:100
DATE :- 09-01-2021
DRAWN BY :- BALAJI
CHECKED BY :- ALYASIR
CHG. BY :- ALYASIR
PROJECT NO :- HSA-2-213
ARCHITECTS
HSA
NITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yashwantrao Chavan Park, Sector 58A, 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



BUILDING NO.1 WING A2 & A3 (TYPE C)
GROUND FLOOR PLAN



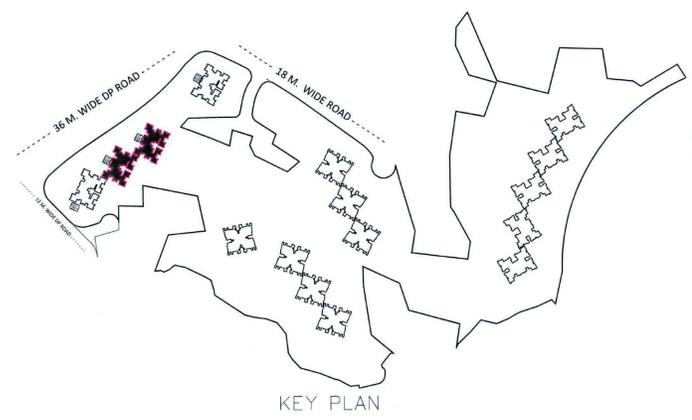
BUILDING NO.1 WING A2&A3 (TYPE C)
GROUND FLOOR AREA DIAGRAM

BUILD NO.1 WING A2 & A3 (TYPE - C)						
GROUND FLOOR AREA CALCULATION						
1) BLOCK AREA						
A	33.950	X	25.440	X	1	= 863.688
TOTAL						863.688
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	7.480	X	8.275	X	1	= 61.897
D10	6.920	X	1.415	X	1	= 9.792
D11	1.395	X	1.360	X	1	= 1.897
D12	0.335	X	5.260	X	1	= 1.762
D13	3.720	X	0.600	X	4	= 8.928
D14	4.540	X	3.335	X	2	= 30.282
D15	2.380	X	6.620	X	1	= 15.756
D16	1.060	X	1.360	X	2	= 2.883
D17	4.285	X	1.695	X	1	= 7.263
D18	0.560	X	2.345	X	1	= 1.313
D19	1.500	X	0.740	X	1	= 1.110
D20	1.045	X	0.740	X	1	= 0.773
D21	1.235	X	0.740	X	1	= 0.914
D22	1.395	X	1.360	X	1	= 1.897
D23	4.510	X	3.036	X	1	= 13.692
D24	5.220	X	0.900	X	1	= 4.698
D25	2.380	X	2.355	X	1	= 5.605
D26	0.335	X	5.260	X	1	= 1.762
D27	6.920	X	3.760	X	1	= 26.019
D28	4.320	X	3.370	X	1	= 14.558
D29	3.260	X	2.560	X	1	= 8.346
D30	5.965	X	4.210	X	1	= 25.113
TOTAL						351.222
FIRE STAIRCASE						
ST1	5.160	X	3.310	X	1	= 17.080
ST2	1.770	X	2.295	X	1	= 4.062
ST3	1.100	X	0.160	X	5	= 0.880
ST4	4.215	X	1.500	X	2	= 12.645
ST6	0.160	X	2.515	X	1	= 0.402
ST7	4.065	X	3.910	X	1	= 15.894
ST8	0.160	X	2.250	X	1	= 0.360
ST9	1.500	X	2.250	X	1	= 3.375
TOTAL						54.698
TOTAL DEDUCTION						405.920
NET BUILTUP AREA (1-2)						457.768
15% PERMISSIBLE BALCONY						68.665
PROPOSED BALCONY						
OB1	1.095	X	2.310	X	2	= 5.059
BALANCE BALCONY AREA						63.606

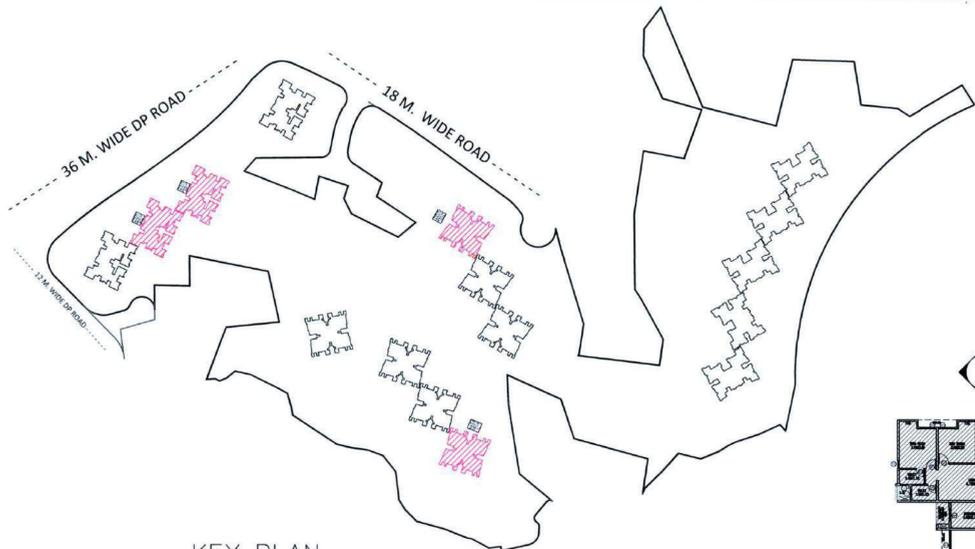
BALCONY AREA STATEMENT							
BUIL. NO 1 WING A3 (TYPE - C)							
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm)			
				Total	Enclosed	Open	
1	2	4 = 3 X 15%	5	6	7	Excess If 5 > 4, 8 = 5 - 4	
1	GROUND	457.768	68.665	5.059		5.059	
	1st	511.839	76.776	5.059		5.059	
	2nd	511.839	76.776	5.059		5.059	
	3rd	511.839	76.776	18.478		18.478	
	4th	511.839	76.776	5.059		5.059	
	5th	511.839	76.776	5.059		5.059	
	6th	511.839	76.776	5.059		5.059	
	7th	511.839	76.776	5.059		5.059	
	8th	450.434	67.565	12.411		12.411	
	9th	511.839	76.776	5.059		5.059	
	10th	511.839	76.776	5.059		5.059	
	11th	511.839	76.776	5.059		5.059	
	12th	511.839	76.776	5.059		5.059	
	13th	450.434	67.565	12.411		12.411	
	14th	511.839	76.776	5.059		5.059	
	15th	511.839	76.776	5.059		5.059	
	16th	511.839	76.776	5.059		5.059	
	17th	511.839	76.776	5.059		5.059	
	18th	450.434	67.565	12.411		12.411	
	19th	511.839	76.776	5.059		5.059	
	20th	511.839	76.776	5.059		5.059	
	21st	511.839	76.776	5.059		5.059	
	22nd	511.839	76.776	5.059		5.059	
	23rd	480.434	72.065	12.411		12.411	
	24th	511.839	76.776	5.059		5.059	
25th	511.839	76.776	5.059	0.000	5.059		
Total		13038.118	1955.718	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	
1	2	4 = 3 X 15%	5	6	7	Excess If 5 > 4, 8 = 5 - 4	
1	GROUND	457.768	68.665	5.059		5.059	
	1st	511.839	76.776	5.059		5.059	
	2nd	511.839	76.776	5.059		5.059	
	3rd	511.839	76.776	18.478		18.478	
	4th	511.839	76.776	5.059		5.059	
	5th	511.839	76.776	5.059		5.059	
	6th	511.839	76.776	5.059		5.059	
	7th	511.839	76.776	5.059		5.059	
	8th	450.434	67.565	12.411		12.411	
	9th	511.839	76.776	5.059		5.059	
	10th	511.839	76.776	5.059		5.059	
Total		5514.751	827.213	76.419	0.000	76.419	0.000

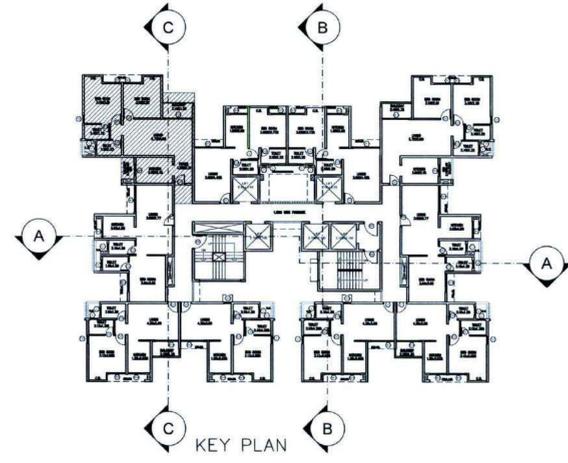
TYPE-'C'						
SHEDULE OF DOOR & WINDOW				DESCRIPTION		
FRD	1.200	X	2.350	=	2.820	FIRE FIGHTING DOOR
D	1.200	X	2.350	=	2.820	T.W FLUSH DOOR
D1	1.000	X	2.150	=	2.150	FLUSH DOOR WITH WOODEN FRAME
D2	0.900	X	2.150	=	1.935	FLUSH DOOR WITH WOODEN FRAME
D3	0.750	X	2.150	=	1.613	FLUSH DOOR WITH GRANITE FRAME
W1	2.200	X	1.800	=	3.960	AL. GLAZED SLIDING WINDOW
W1A	2.200	X	2.200	=	4.840	AL. GLAZED SLIDING WINDOW
W2	1.890	X	1.800	=	3.402	AL. GLAZED SLIDING WINDOW
W2A	1.890	X	2.200	=	4.158	AL. GLAZED SLIDING WINDOW
W3	1.350	X	1.800	=	2.430	AL. GLAZED SLIDING WINDOW
W3A	1.200	X	1.800	=	2.160	AL. GLAZED SLIDING WINDOW
W4	1.400	X	1.050	=	1.470	AL. GLAZED FIX+SLIDING WINDOW
W4A	1.400	X	1.800	=	2.520	AL. GLAZED FIX+SLIDING WINDOW
W5	1.500	X	1.150	=	1.725	AL. GLAZED FIX+SLIDING WINDOW
W6	1.200	X	1.050	=	1.260	AL. GLAZED FIX+SLIDING WINDOW
W6A	0.900	X	1.050	=	0.945	AL. GLAZED SLIDING WINDOW
W7	0.950	X	2.200	=	2.090	AL. GLAZED SLIDING WINDOW
V	0.600	X	1.000	=	0.600	AL. LOURVES



KEY PLAN



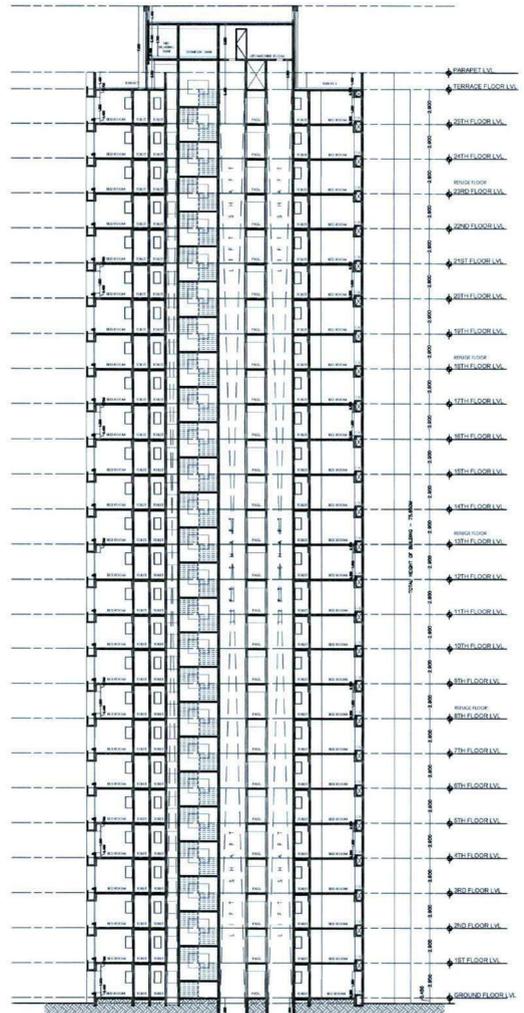
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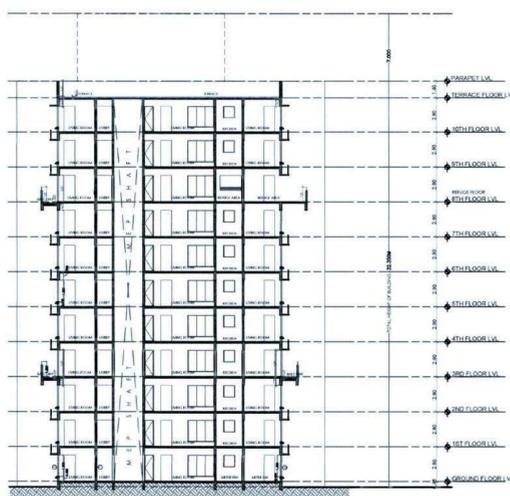
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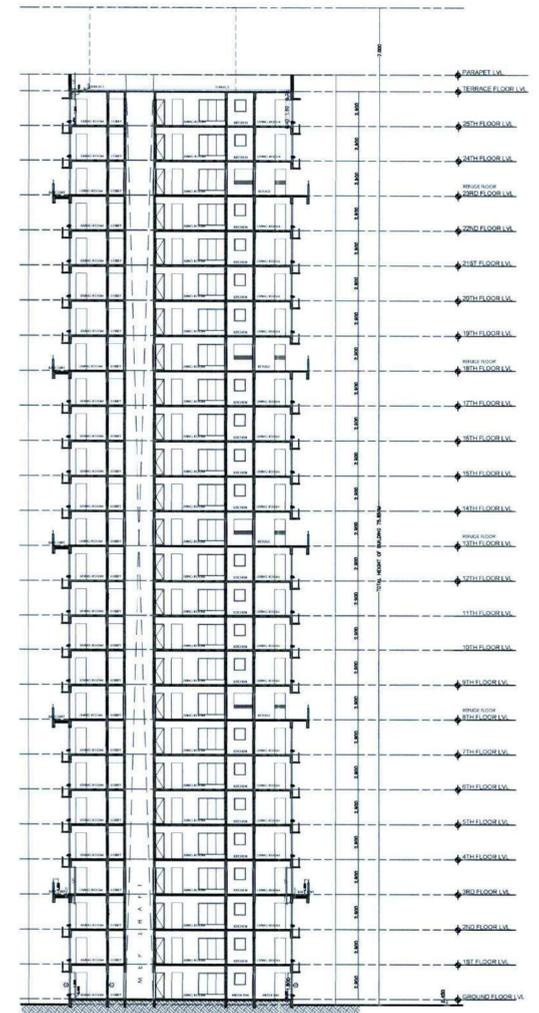
BUILDING NO.1 WNG A1, A3 & A4 (TYPE C)
SECTION A-A



BUILDING NO.1 WNG A1, A3 & A4 (TYPE C)
SECTION B-B



BUILDING NO.1 WNG A2 (TYPE C)
SECTION C-C



BUILDING NO.1 WNG A3 (TYPE C)
SECTION C-C

APPROVAL STAMP
Amended Development Permission Granted
Subject to conditions mentioned in this office letter/certificate vide no. CIDCO/NAINA/Panvel/Wardoli/ BP-00236/ACC/2021/0072 Dated 13.01.2021.

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 DATED 18-02-2014
SIGNATURE OF OWNER
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE
I, ARCHITEN 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

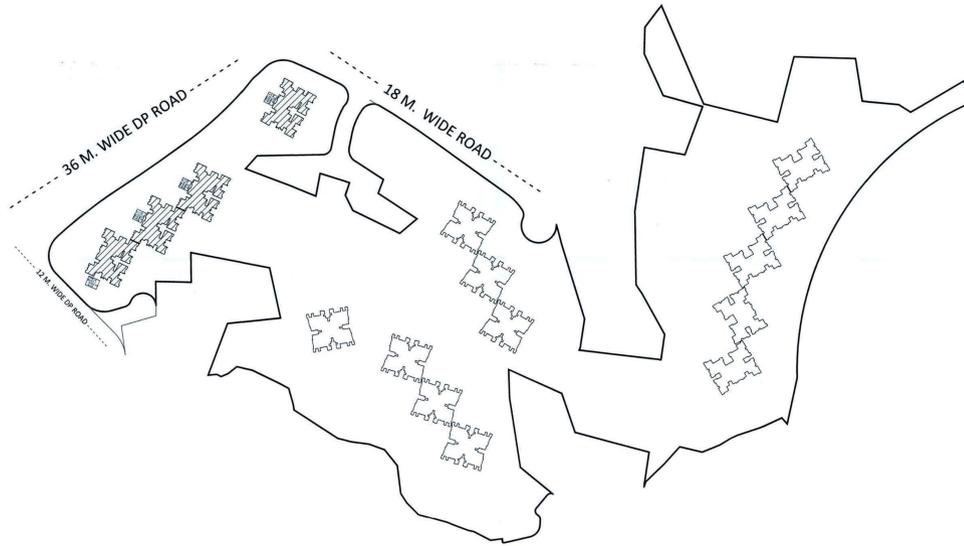
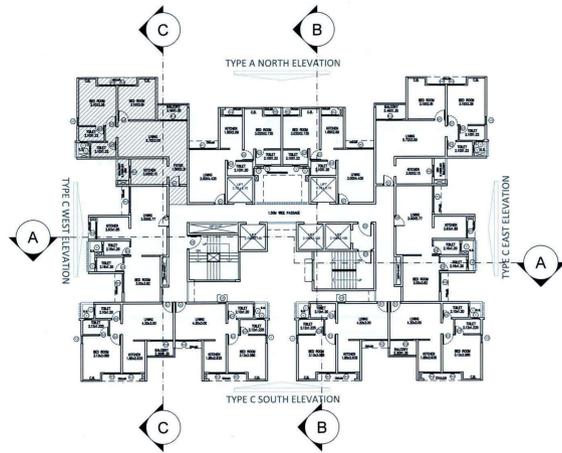
ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A, PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 708.
T: +91-22-2752 5300 | F: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

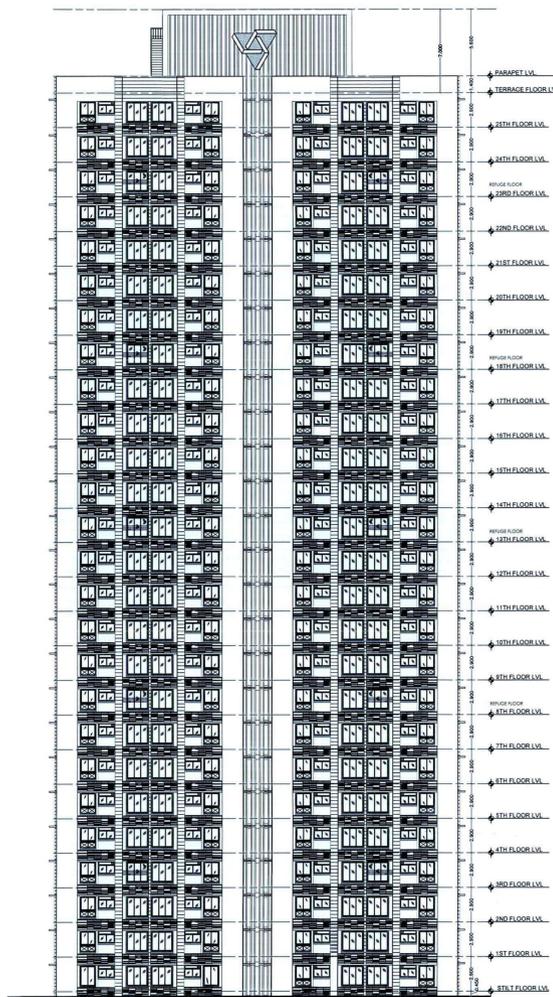
DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE VARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

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

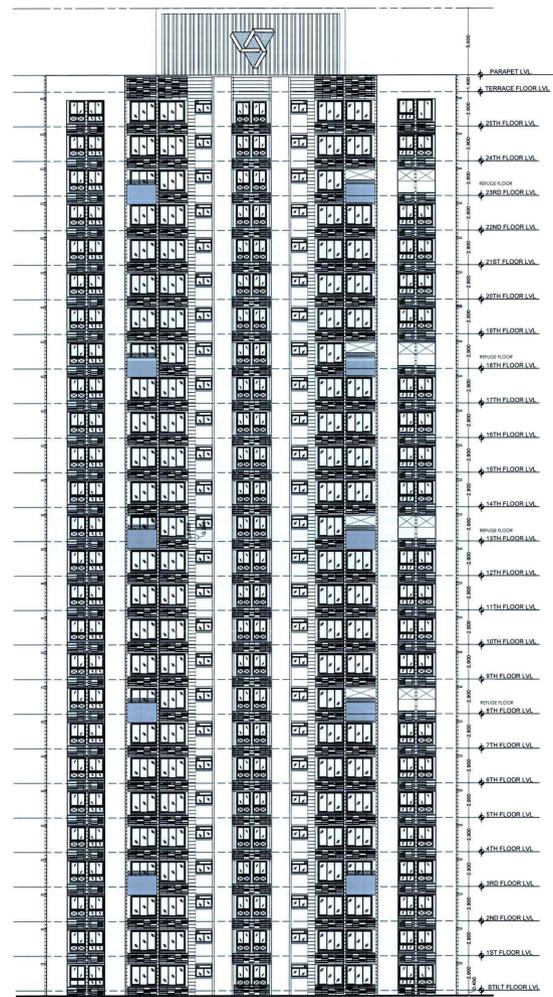
NAME & SIGNATURE OF ARCHITECT
ARCHITECTS



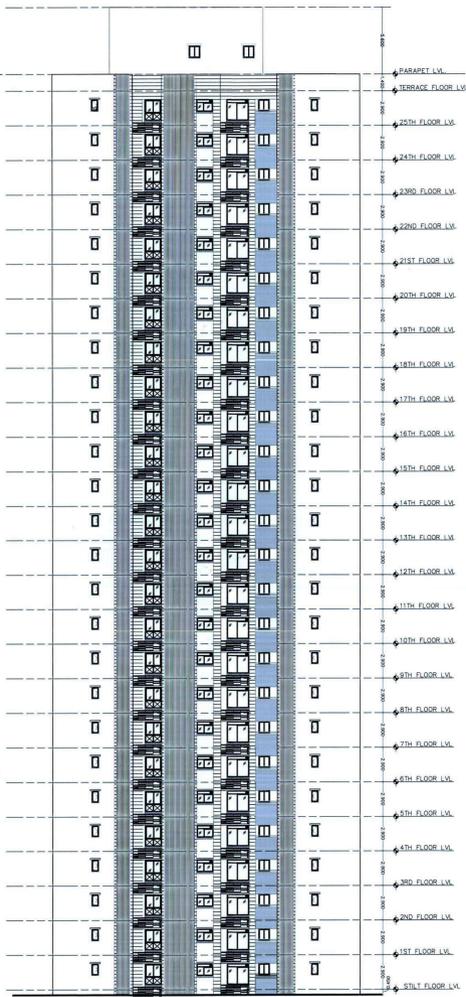
KEY PLAN



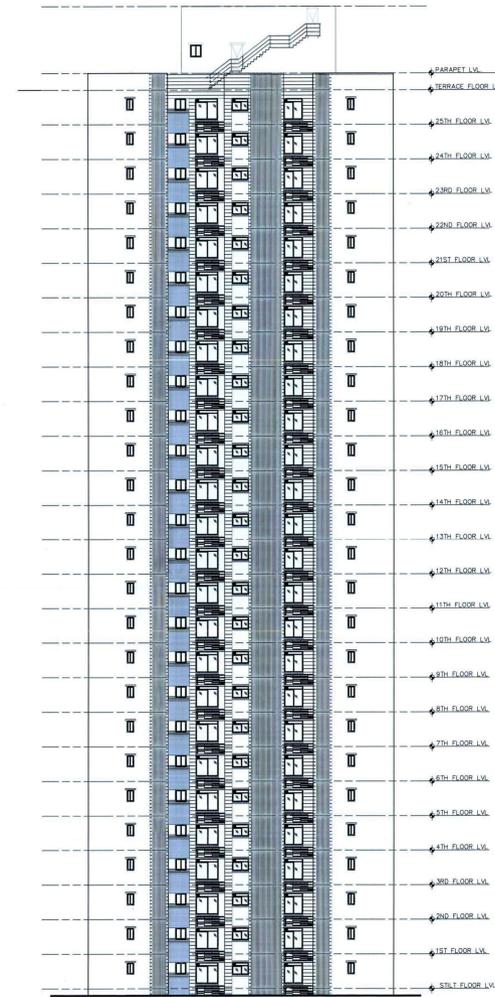
BUILDING NO.1 WING A1, A3 & A4 (TYPE C)
SOUTH ELEVATION



BUILDING NO.1 WING A1, A3 & A4 (TYPE C)
NORTH ELEVATION



BUILDING NO.1 WING A1, A3 & A4 (TYPE C)
EAST ELEVATION



BUILDING NO.1 WING A1, A3 & A4 (TYPE C)
WEST ELEVATION

APPROVAL STAMP

DRAWING FOR BUILDING PERMISSION

CONTENT :-

APPROVAL STAMP

**Amended Development
Permission Granted**

Subject to conditions mentioned in this office letter/certificate vide no. CIDCO/NAINA/Panvel/Wardoli/ BP-00236/ACC/2021/0072
Dated 13.01.2021.

CERTIFICATE OF AREA

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

[Signature]
SIGNATURE OF OWNER

[Signature]
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, ARCHITEN 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]
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 708.
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

[Signature]

NAME & SIGNATURE OF ARCHITECT

[Signature]

SCALE :- 1:250

DATE :- 09-01-2021

DWN BY :- BALAJI

DESI. BY :- ARCHITEN SETHI

CHKD BY :- A. YASHI

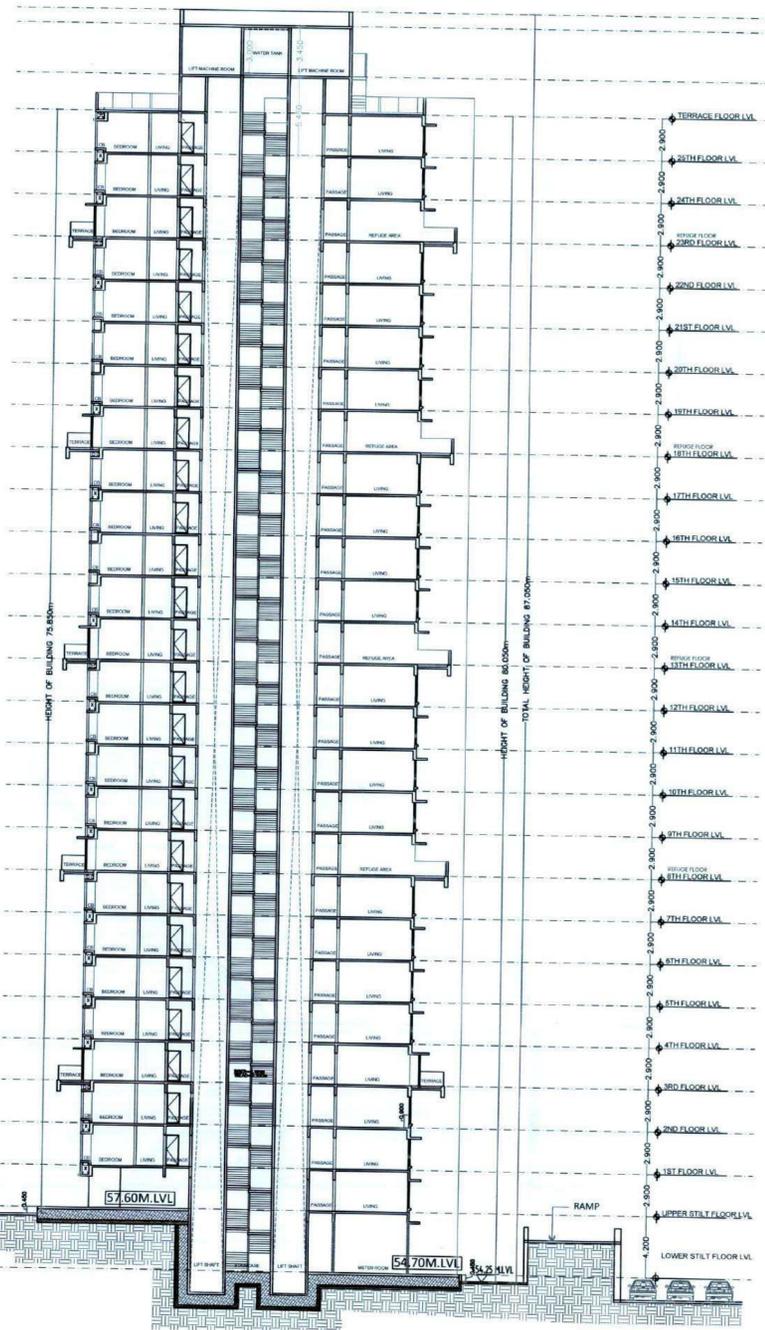
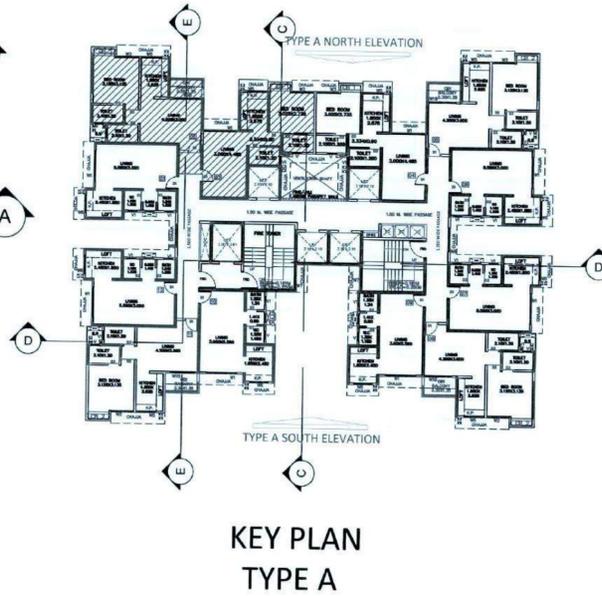
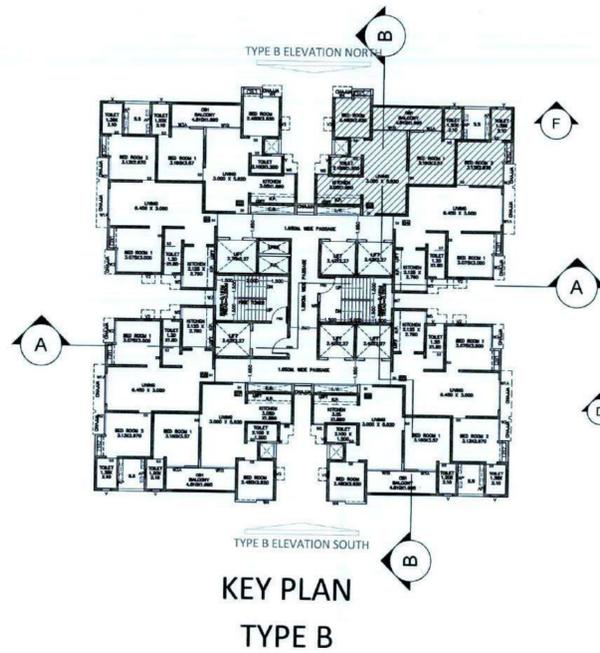
PROJECT NO :- HSA-P-213

ARCHITECTS

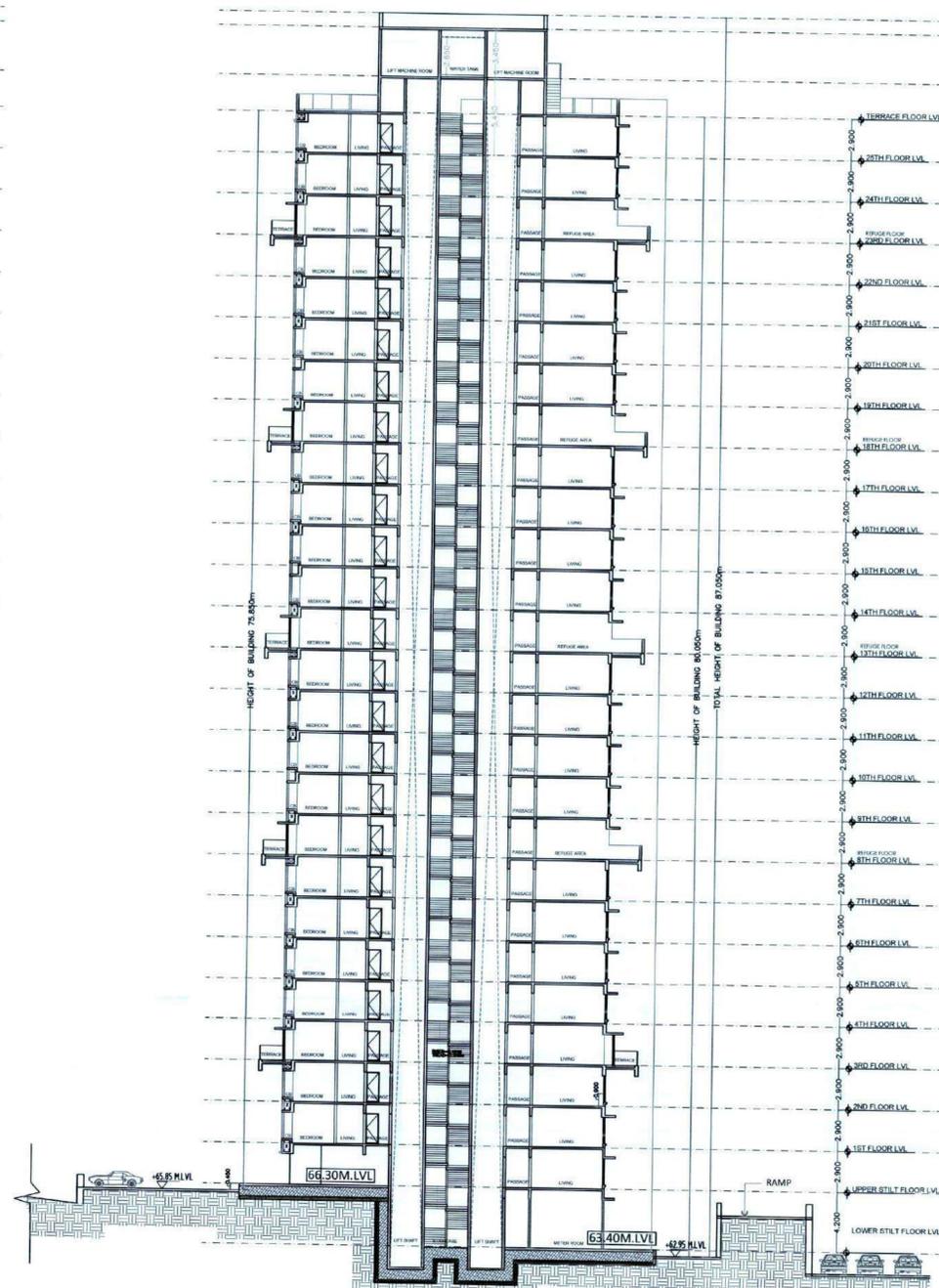
ARCHITECTS

HSA ARCHITECTS & INFRASTRUCTURE PRIVATE LIMITED

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 - 400 708
T: +91-22-2752 5300 | F: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com



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



**BLDG 3 WING C3 (TYPE A)
SECTION B-B**

APPROVAL STAMP

12/13

PLOT NO RZ-8
SECTION

DRAWING FOR BUILDING PERMISSION

CONTENT :-
TYPE B SECTIONS

APPROVAL STAMP

**Amended
Development
Permission Granted**

Subject to conditions mentioned in this office letter/certificate vide no. CIDCO/NAINA/Panvel/Wardoli/ BP-00236/ACC/2021/0072 Dated 13.01.2021.

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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
Allah

Signature of Architect
Hiten Sethi

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.

Signature of Architect
Hiten Sethi

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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

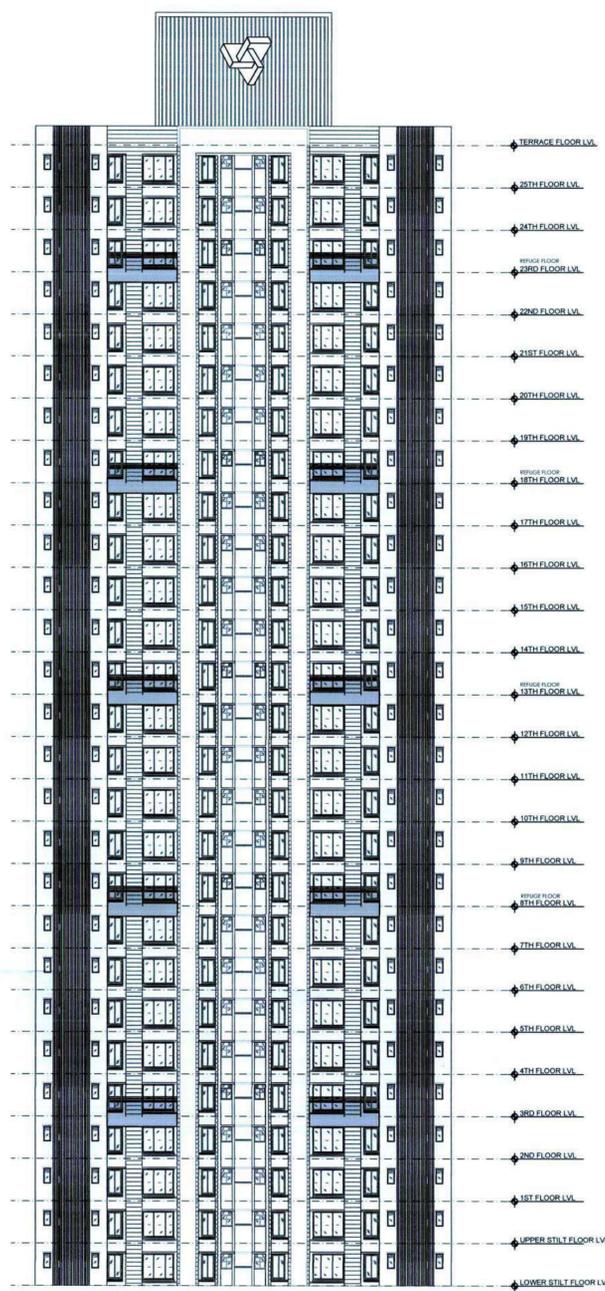
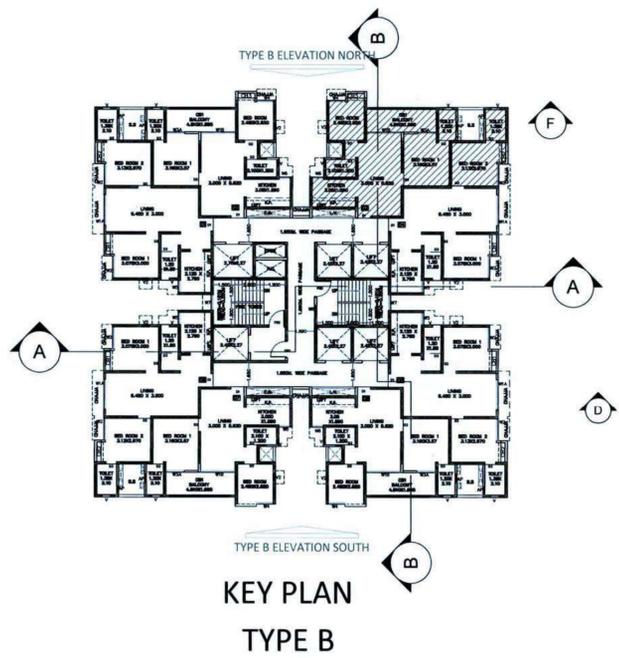
NAME & SIGNATURE OF ARCHITECT

Signature of Architect
Hiten Sethi

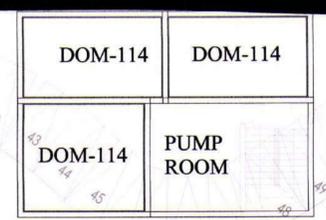
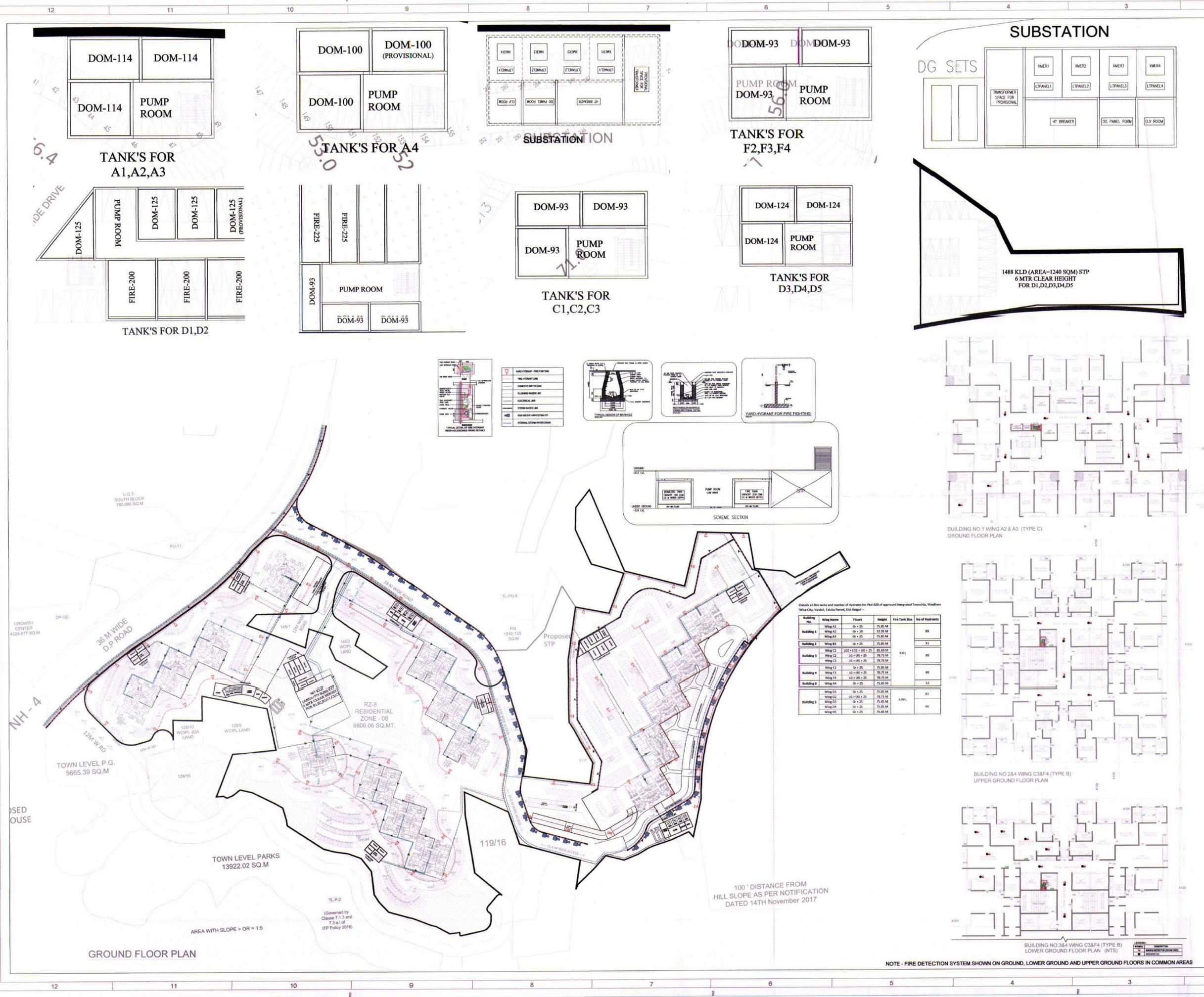
SCALE :- 1:200
DATE :- 05-01-2021
DRN. BY :- BALAJI
DELT. BY :- AJ TEJASWINI
CHKD. BY :- AJ VASH
PROJECT No :- HSA P-213

ARCHITECTS

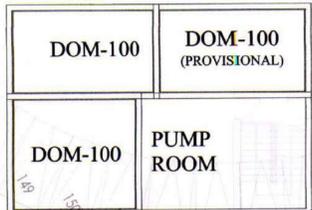
HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2156
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com



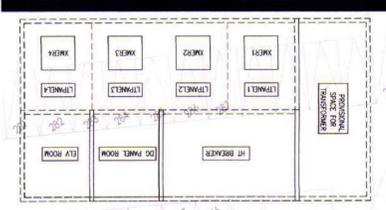
APPROVAL STAMP	13/13
DRAWING FOR BUILDING PERMISSION	
CONTENT :- TYPE B ELEVATION	
APPROVAL STAMP	
Amended Development Permission Granted	
Subject to conditions mentioned in this office letter/certificate vide no. CIDCO/NAINA/Panvel/Wardoli/ BP-00236/ACC/2021/0072 Dated 13.01.2021.	
CERTIFICATE OF AREA	
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	
 Ar.HITEN SETHI (CA/93/16484)	
SCALE :- 1:200	DATE :- 08-01-2021
DRN BY :- BALAJI	DELT BY :- Ar. TEJASWINI
CHD BY :- Ar. YASHI	PROJECT No :- HSA P-213
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	



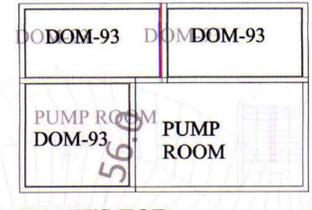
TANK'S FOR A1,A2,A3



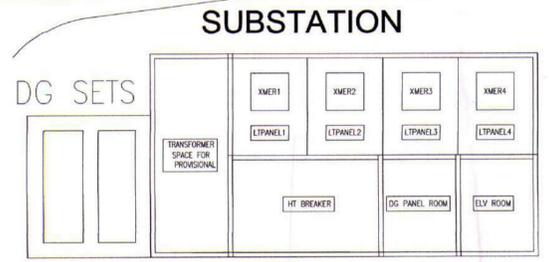
TANK'S FOR A4



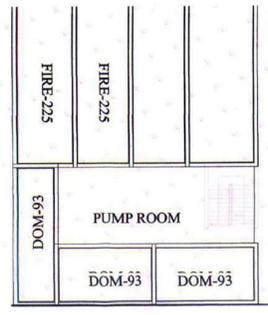
TANK'S FOR C1,C2,C3



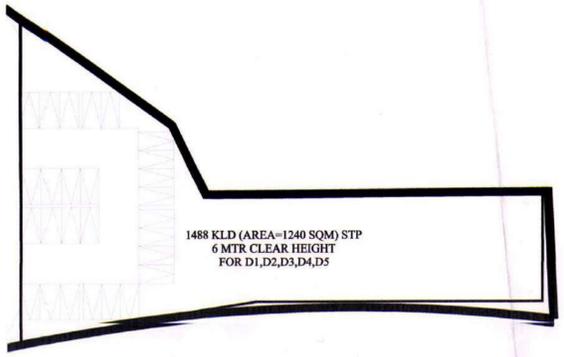
TANK'S FOR F2,F3,F4



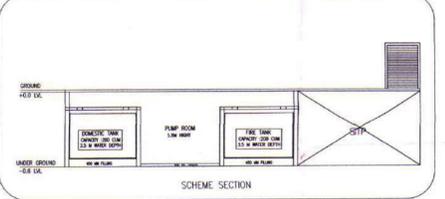
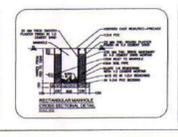
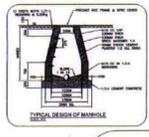
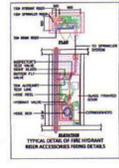
TANK'S FOR D1,D2



TANK'S FOR D3,D4,D5



1488 KLD (AREA=1240 SQM) STP
6 MTR CLEAR HEIGHT FOR D1,D2,D3,D4,D5



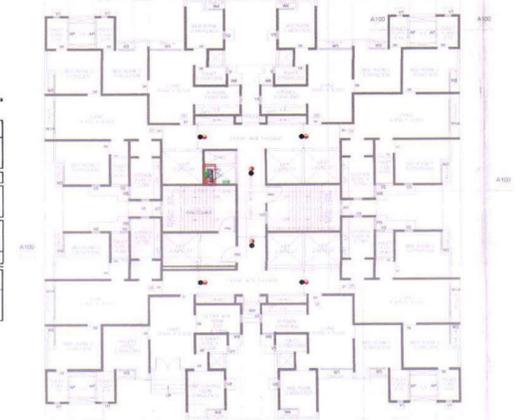
SCHEME SECTION

Details of Fire tanks and number of Hydrants for Plot RZ-8 of approved Integrated Township, Wadhwani
Wadwa City, Vardoli, Taluka Panvel, Dist. Navi Mumbai

Building No.	Wing Name	Floors	Height	Fire Tank Size	No of Hydrants
Building 1	Wing A1	Gr + 25	75.85 M	S.O.L.	89
	Wing A2	Gr + 25	75.85 M		
	Wing A3	Gr + 25	75.85 M		
Building 2	Wing B1	Gr + 25	75.85 M	S.O.L.	81
	Wing C1	Gr + 25	75.85 M		
	Wing C2	Gr + 25	75.85 M		
Building 3	Wing D1	Gr + 25	75.85 M	S.O.L.	89
	Wing D2	Gr + 25	75.85 M		
	Wing D3	Gr + 25	75.85 M		
Building 4	Wing E1	Gr + 25	75.85 M	S.O.L.	89
	Wing E2	Gr + 25	75.85 M		
	Wing E3	Gr + 25	75.85 M		
Building 5	Wing F1	Gr + 25	75.85 M	S.O.L.	89
	Wing F2	Gr + 25	75.85 M		
	Wing F3	Gr + 25	75.85 M		
Building 6	Wing G1	Gr + 25	75.85 M	S.O.L.	89
	Wing G2	Gr + 25	75.85 M		
	Wing G3	Gr + 25	75.85 M		



BUILDING NO 1 WING A2 & A3 (TYPE C)
GROUND FLOOR PLAN



BUILDING NO 284 WING C3&F4 (TYPE B)
UPPER GROUND FLOOR PLAN



BUILDING NO 384 WING C3&F4 (TYPE B)
LOWER GROUND FLOOR PLAN (NTS)

NOTE - FIRE DETECTION SYSTEM SHOWN ON GROUND, LOWER GROUND AND UPPER GROUND FLOORS IN COMMON AREAS

Amended Development Permission Granted

Subject to conditions mentioned in this office letter/certificate vide no. CIDCO/NAINA/Panvel/Wardoli/BP-00236/ACC/2021/0072
Dated 13.01.2021.

CLIENT: M/S. WADHWAN CONSTRUCTION & INFRASTRUCTURE PRIVATE LIMITED.
AS PER AGREEMENT FOR JOINT DEVELOPMENT NO. PANVEL/31/009/2014 DATED 18-02-2014.

STRUCTURAL: Mahitura Consultants Pvt. Ltd.
Unique House, 25, S.A. Belvi 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, Tatyasaheb Chitambar, Plot No. 8, Sector - 8A, Palm Beach Road, Navi Mumbai, Maharashtra, India - 400 706
Tel: 91-22-29872000 | F: 91-22-29872100
Email: info@hsaarch.com | admin@hsaarch.com | Web site: www.hsaarch.com

SERVICES CONSULTANT: Pankaj Dharkar & Associates
MEP Consultants
REGD OFFICE: 506, VENUS AMADEUS, NEAR JOOPUR CROSS ROAD, SATELITE, ANDHERI (W), MUMBAI - 400 052
TEL: 91-22-29872000 | F: 91-22-29872100
MUMBAI OFFICE: 205, TRADE AVENUE, 3RD FLOOR, 280 SUREN ROAD, OFF. SURJANANK PETROL PUMP, ANDHERI (EAST), MUMBAI - 400 052
TEL: 91-22-29872000 | F: 91-22-29872100
E-MAIL: mumbai@pankajdharkar.com

NO.	ISSUED	REMARKS	BY.
REVISIONS			

STAMP & SIGNATURE

PROJECT:- WISE CITY, PANVEL

TITLE:- Amended Approval of RZ-8 EXTERNAL INFRA SPACE PLANNING

DATE:- 25/10/2019	DRG. No. -	REVISION NO. R1
SCALE N.T.S	DRAWN:- Sawood	SHEET 1 OF 1
	CHECKED:- Sagar	