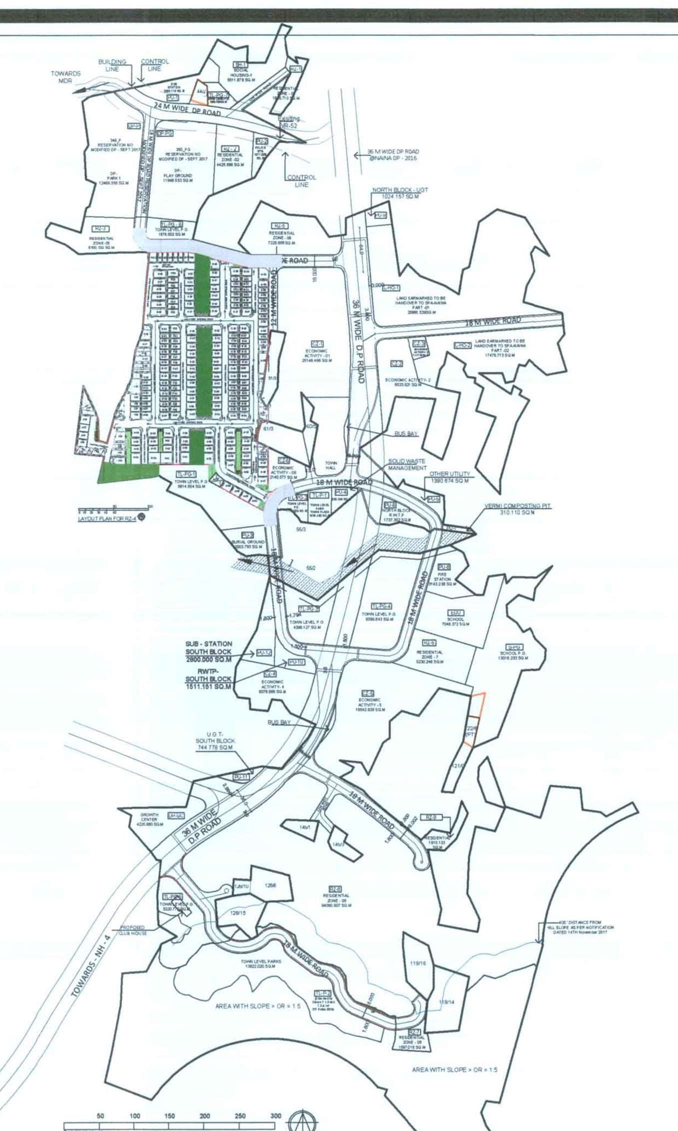
LAYOUT PLAN - RZ-04

PROFORMA -I

A	AREA STATEMENT	Area in Sq.mt.
1	Area of plot as per approved ITP Layout	64159.000
	Area by Triangulation method of TILR	64159.146
	Plot area Considered for approval least of (1) & (2)	64159.000
2.	Deductions	
a	Existing Road	
b	Proposed Road	0
c	Area under reservation if any	0
5	GROSS AREA of Plot (3-4)	64159.146
6a	R.G. Open space required (10% of 1)	6415.915
6b	R.G. Open space provided	6799.981
6c	Internal Roads	18969.660
6d	Amenities	
7	Permissible BUA	
a	Built Up Area as per approved ITP Layout	55000.000
b	Proposed Built Up Area	44790.000
8	No of Plots	227
9	Trees to be Planted	1594
10	Social Housing - To be provided on Plot SH1 as per approved ITP layout	
a	Plot area of SH1	5511.878
b	BUA provided for Social Housing	6101.719

Area under Plots	**36161.443**
Area under Lawn	1526.414
Area under Visitors Parking	701.648
Area under Internal Roads	18969.660
AREA UNDER RG	6799.981
TOTAL	**64159.146**


LAYOUT PLAN FOR ITP

KEY PLAN

PARKING AREA STATEMENT - As per clause No 23.1 of the Sanctioned DCPR

Sr. No.	Occupancy	One Parking for Every	Number of units	Standard	Required Parking	Provided Parking
1	2	3	4	5 = 3 X 4	6	7
1	Upto 35 SQM	0.25	0	0	0.00	
2	35 SQM TO 45 SQM	0.50		0	0.00	
3	45 SQM TO 60 SQM	1.00		0	0.00	
4	60 SQM ABOVE	2.00	227	454	454.00	
	Parking required				454.00	454.00
	10% Visitors Parking				45.40	46
	10% Bike Parking				45.40	46
	Total Parking Required				**499**	**500**
Note *	**Two Parkings have been provided at Individual Plot Level**					

PLOT AREA STATEMENT

SR NO.	PLOT NO.			Length (L1)	Length (L2)	Breadth (B)	Height (H)	AREA	AREA IN CORNER ROUNDING IF ANY	TOTAL PLOT AREA	TOTAL BUA/ UNIT SQM.	TYPOLOGY
								A	B	C		
1	A-01		1.0	15.000			12.000	180.000		180.000	240.00	Semi-detached
2	A-02		1.0	15.000			12.000	180.000		180.000	240.00	Semi-detached
3	A-03		1.0	15.000			12.000	180.000		180.000	240.00	Semi-detached
4	A-04		1.0	15.000			12.000	180.000		180.000	240.00	Semi-detached
5	A-05	1	0.5	22.119			10.081	111.491	11.82	224.544	240.00	Detached
		2	0.5	22.119			11.291	124.873				
6	A-06		0.5	21.392	13.044	15.000		258.270	37.215	221.055	210.00	Semi-detached
7	A-07		0.5	19.253	10.905	15.000		226.185	3.417	222.768	240.00	Detached
8	A-08		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
9	A-09		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
10	A-10		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
11	A-11		1.0	15.000			13.996	209.940	11.948	197.992	210.00	Semi-detached
12	A-12		1.0	15.000			13.600	204.000	7.501	196.499	210.00	Semi-detached
13	A-13		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
14	A-14		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
15	A-15		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
16	A-16		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
17	A-17		1.0	15.070			10.500	158.235	0.017	158.218	210.00	Semi-detached
18	A-18		1.0	15.070			12	180.840		180.840	210.00	Semi-detached
19	A-19		1.0	15.070			10.570	159.290		159.290	190.00	Semi-detached
20	A-20		1.0	15.070			7.500	113.025		113.025	190.00	Rowhouse
21	A-21		1.0	15.070			7.500	113.025		113.025	190.00	Rowhouse
22	A-22	1	0.5	15.070			12.593	94.888		135.653	190.00	Semi-detached
		2	0.5	15.070			5.410	40.764				
23	A-27	1	0.5	12.454	2.999	14.692		113.518		388.838	190.00	Detached
		2	0.5	2.615			4.827	6.311				
		3	1.0	15.070			16.604	250.222				
		4	0.5	9.123			2.570	11.723				
		5	0.5	6.353	5.953	1.148		7.064				
24	A-28	1	0.5	9.709	6.182	25.892		205.725		241.549	190.00	Detached
		2	0.5	6.182	2.999	7.804		35.824				
25	A-29		0.5	13.774	9.710	29.838		350.358		350.358	190.00	Detached
26	A-39	1	0.5	14.796	13.774	7.500		107.138		107.138	190.00	Rowhouse
27	A-40		1.0	15.070			7.500	113.025	0.272	112.753	190.00	Rowhouse
28	A-41		1.0	15.070			7.500	113.025		113.025	190.00	Rowhouse
29	A-42		1.0	15.070			10.570	159.290		159.290	190.00	Semi-detached
30	A-43		1.0	15.070			10.570	159.290		159.290	190.00	Semi-detached
31	A-44		1.0	15.000			7.500	112.500		113.020	190.00	Rowhouse
32	A-45		1.0	15.070			7.500	113.025		113.025	190.00	Rowhouse
33	A-46		1.0	15.070			7.500	113.025		113.025	190.00	Rowhouse
34	A-47		1.0	15.070			7.500	113.025		113.025	190.00	Rowhouse
35	A-48		1.0	15.070			7.500	113.025		113.025	190.00	Rowhouse
36	A-49		1.0	15.070			7.500	113.025		113.025	190.00	Rowhouse
37	A-50		1.0	15.070			10.570	159.290		159.290	190.00	Semi-detached
38	A-51		1.0	20.429			15.070	307.865	17.434	290.431	240.00	Detached
39	A-52		1.0	15.000			16.549	248.235		248.235	210.00	Semi-detached
40	A-53		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
41	A-54		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
42	A-55		1.0	15.000			13.600	204.000	11.948	192.052	210.00	Semi-detached
43	B-01		1.0	15.000			11.320	169.800	7.726	162.074	175.00	Semi-detached
44	B-02		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
45	B-03		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
46	B-04		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
47	B-05		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
48	B-06		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
49	B-07		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
50	B-08		1.0	15.000			10.570	158.550		158.550	190.00	Semi-detached
51	B-09		1.0	15.000			10.570	158.550		158.550	190.00	Semi-detached
52	B-10		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
53	B-11		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
54	B-12		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
55	B-13		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
56	B-14		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
57	B-15		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
58	B-16		1.0	15.000			11.320	169.800	7.726	162.074	190.00	Semi-detached
59	B-17		1.0	15.000			11.975	179.625	7.113	172.512	190.00	Semi-detached
60	B-18		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
61	B-19		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
62	B-20		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
63	B-21		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
64	B-22		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
65	B-23		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
66	B-24		1.0	15.000			11.970	179.550		179.550	190.00	Semi-detached
67	C-01		1.0	15.000			11.320	169.800	7.113	162.687	175.00	Semi-detached
68	C-02		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
69	C-03		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
70	C-04		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
71	C-05		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
72	C-06		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
73	C-07		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
74	C-08		1.0	15.000			10.570	158.550		158.550	190.00	Semi-detached
75	C-09		1.0	15.000			10.570	158.550		158.550	190.00	Semi-detached
76	C-10		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
77	C-11		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
78	C-12		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
79	C-13		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
80	C-14		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
81	C-15		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
82	C-16		1.0	15.000			11.320	169.800	7.113	162.687	190.00	Semi-detached
83	C-17		1.0	15.000			11.975	179.625	11.847	167.778	190.00	Semi-detached
84	C-18		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
85	C-19		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
86	C-20		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
87	C-21		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
88	C-22		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
89	C-23		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
90	C-24		1.0	15.000			11.970	179.550	1.884	177.666	190.00	Semi-detached
91	D-01		1.0	15.000			14.390	215.850	7.113	208.737	210.00	Semi-detached
92	D-02		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
93	D-03		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
94	D-04		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
95	D-05		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
96	D-06		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
97	D-07		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
98	D-08		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
99	D-09		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
100	D-10		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
101	D-11		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
102	D-12		1.0	15.000			14.390	215.850	7.113	208.737	210.00	Semi-detached
103	D-13		1.0	15.000			13.600	204.000	11.847	192.153	210.00	Semi-detached
104	D-14		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
105	D-15		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
106	D-16		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
107	D-17		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
108	D-18		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
109	D-19		1.0	15.000			17.365	260.475	38.425	222.050	240.00	Detached
110	E-01		1.0	15.000			16.549	248.235		248.235	210.00	Semi-detached
111	E-02		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
112	E-03		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
113	E-04		1.0	15.000			13.600	204.000	7.501	196.499	210.00	Semi-detached
114	E-05		1.0	15.000			14.390	215.850	7.113	208.737	210.00	Semi-detached

PLOT AREA STATEMENT

SR NO.	PLOT NO.			Length (L1)	Length (L2)	Breadth (B)	Height (H)	AREA	AREA IN CORNER ROUNDING IF ANY	TOTAL PLOT AREA	TOTAL BUA/ UNIT SQM.	TYPOLOGY
								A	B	C		
115	E-06		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
116	E-07		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
117	E-08		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
118	E-09		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
119	E-10		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
165	E-11		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
121	E-12		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
122	E-13		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
123	E-14		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
124	E-15		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
125	E-16		1.0	15.000			14.390	215.850	7.113	208.737	210.00	Semi-detached
126	E-17		1.0	15.000			11.991	179.865	7.113	172.752	210.00	Semi-detached
127	E-18		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
128	E-19		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
129	E-20		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
130	E-21		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
131	E-22		1.0	15.000			12.109	181.635	4.346	177.289	210.00	Semi-detached
132	F-01		1.0	15.000			16.549	248.235		248.235	210.00	Semi-detached
133	F-02		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
134	F-03		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
135	F-04		1.0	15.000			13.600	204.000	7.501	196.499	210.00	Semi-detached
136	F-07		1.0	15.000			11.320	169.800	7.112	162.688	175.00	Semi-detached
137	F-08		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
138	F-09		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
139	F-10		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
180	F-11		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
141	F-12		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
142	F-13		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
143	F-14		1.0	15.000			10.570	158.550		158.550	175.00	Semi-detached
144	F-15		1.0	15.000			10.570	158.550		158.550	175.00	Semi-detached
145	F-16		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
146	F-17		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
147	F-18		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
148	F-19		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
149	F-20		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
150	F-21		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
151	F-22		1.0	15.000			11.320	169.800	7.113	162.687	175.00	Semi-detached
152	F-23		1.0	16.500			10.570	174.405	7.113	167.292	175.00	Semi-detached
153	F-24		1.0	16.500			7.500	123.750		123.750	175.00	Rowhouse
154	F-25		1.0	16.500			7.500	123.750		123.750	175.00	Rowhouse
155	F-26		1.0	16.500			7.500	123.750		123.750	175.00	Rowhouse
156	F-27		1.0	16.500			7.500	123.750		123.750	175.00	Rowhouse
157	F-28		1.0	16.500			7.500	123.750		123.750	175.00	Rowhouse
158	F-29		1.0	16.500			7.500	123.750		123.750	175.00	Rowhouse
159	F-30		1.0	16.500			10.57	174.405	4.346	170.059	175.00	Semi-detached
160	F-31		1.0	10.623			15.593	165.644	12.347	153.297	175.00	Semi-detached
161	F-32		1.0	7.500			15.593	116.948		116.948	175.00	Rowhouse
162	F-33		1.0	7.500			15.593	116.948		116.948	175.00	Rowhouse
163	F-34		1.0	7.500			15.593	116.948		116.948	175.00	Rowhouse
164	F-35		1.0	7.500			15.593	116.948		116.948	175.00	Rowhouse
165	F-36		1.0	7.500			15.593	116.948		116.948	175.00	Rowhouse
166	F-37		1.0	7.500			15.593	116.948		116.948	175.00	Rowhouse
167	F-38		1.0	11.651			15.593	181.674	8.280	173.394	175.00	Semi-detached
168	G-01		1.0	15.000			16.549	248.235		248.235	210.00	Semi-detached
169	G-02		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
170	G-03		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
171	G-04		1.0	15.000			13.600	204.000	7.501	196.499	210.00	Semi-detached
172	G-07		1.0	15.000			11.320	169.800	7.726	162.074	175.00	Semi-detached
173	G-08		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
174	G-09		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
175	G-10		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
176	G-11		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
177	G-12		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
178	G-13		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
179	G-14		1.0	15.000			10.570	158.550		158.550	175.00	Semi-detached
210	G-15		1.0	15.000			10.570	158.550		158.550	175.00	Semi-detached
181	G-16		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
182	G-17		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
183	G-18		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
184	G-19		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
185	G-20		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
186	G-21		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
187	G-22		1.0	15.000			11.320	169.800	7.387	162.413	175.00	Semi-detached
188	G-23		0.5	24.444	23.437	12.000		287.286	6.690	280.596	240.00	Detached
189	G-24		0.5	22.556	23.437		10.500	241.463		241.463	240.00	Detached
190	G-25		0.5	21.674	22.556		10.500	232.208		232.208	210.00	Semi-detached
191	G-26		0.5	20.793	21.674		10.500	222.952		222.952	210.00	Semi-detached
192	G-27		0.5	20.793	19.910		10.500	213.691		213.691	210.00	Semi-detached
193	G-28		0.5	19.910	18.656	12.140		234.096	3.404	230.692	210.00	Semi-detached
194	H-01		1.0	15.000			16.549	248.235		248.235	210.00	Semi-detached
195	H-02		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
196	H-03		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
197	H-04		1.0	15.000			13.600	204.000	7.501	196.499	210.00	Semi-detached
198	H-06		1.0	15.000			11.320	169.800	8.031	161.769	175.00	Semi-detached
199	H-07		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
200	H-08		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
201	H-09		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
202	H-10		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
203	H-11		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
204	H-12		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
205	H-13		1.0	15.000			10.570	158.550		158.550	175.00	Semi-detached
206	H-14	1	0.5	26.737	26.265	5.295		140.323		352.866	240.00	Detached
		2	0.5	26.265	25.161	8.266		212.544				
207	H-15		0.5	25.161	23.749	10.570		258.489		258.489	240.00	Detached
208	H-16	1	0.5	23.749	22.904	6.333		147.727		241.521	210.00	Semi-detached
		2	0.5	22.904	21.370	4.237		93.794				
209	H-17		0.5	21.370	17.543	10.570		205.655		205.655	210.00	Semi-detached
210	H-18	1	0.5	17.543	12.667	13.470		203.464	6.985	296.809	240.00	Detached
		2	0.5	12.667	11.984	8.140		100.330				
211	I-01	1	1.0	15.000			10.500	157.500		233.389	210.00	Semi-detached
		2	0.5	12.380			7.247	44.859				
		3	0.5	12.380			5.013	31.030				
212	I-02		0.5	21.928	19.775	10.500		218.941		218.941	210.00	Semi-detached
213	I-03	1	0.5	19.775	18.535	6.049		115.869		237.873	240.00	Detached
		2	0.5	18.535	16.569	6.951		122.004				
214	I-04	1	0.5	16.569	12.947	12.786		188.696	6.613	238.571	240.00	Detached
		2	1.0	12.947			4.363	56.488				
215	I-06		1.0	15.000			11.320	169.800	7.795	162.005	175.00	Semi-detached
216	I-07		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
217	I-08		1.0	15.000			7.500	112.500		112.500	175.00	Rowhouse
218	I-09		1.0	15.000			10.570	158.550		158.550	175.00	Semi-detached
219	I-10	1	0.5	12.629	11.737	10.003		121.867		470.048	310.00	Detached
		2	1.0	12.629		19.997		252.542				
		3	0.5	22.167		8.629		95.640				
220	J-01	1	0.5	22.970			9.356	107.454	5.117	209.170	210.00	Semi-detached
		2	0.5	22.970			9.302	106.833				
221	J-02	1	0.5	23.148			9.644	111.620		219.073	210.00	Semi-detached
		2	0.5	23.148			9.284	107.453				
222	J-03		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
223	J-04		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
224	J-05		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
225	J-06		1.0	15.000			12.956	194.340		194.340	210.00	Semi-detached
226	J-07	1	0.5	38.226	20.408	8.047	17.256	329.814		508.490	310.00	Detached
		2	0.5	24.000				178.676				
227	J-08	1	0.5	30.043			11.696	175.691	7.501	251.287	240.00	Detached
		2	0.5	15.852			4.919	38.988				
		3	0.5	15.852			5.565	44.108				
	TOTAL									36161.443	44790.00	

c19567

APPROVAL STAMP

01 OF 04

LAYOUT PLAN FOR RZ-4

CONTENT :-

LAYOUT PLAN FOR RZ-4

APPROVAL STAMP

Recommended for demarcation of land /Sub-Division layout subject to the conditions Mentioned in this office letter no.:

CIDCO/NAINA/Panvel / Vardoli / ITP / BP-236/Amended final layout / 2021/98

Dated 0 6 APR 2021

Shubhangi G 6/04/2021

Associate Planner (NAINA)

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.

Signature of Architect

CONTENTS OF THE SHEET

LAYOUT PLAN

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

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 (ITPI : 97-85)

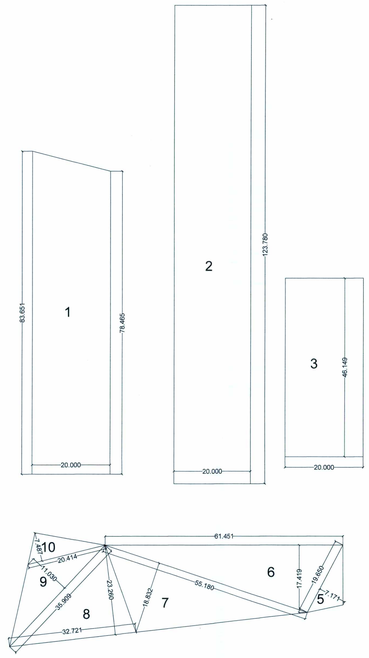
NAME & SIGNATURE OF ARCHITECT

Ar.HITEN SETHI (CA/93/16484)

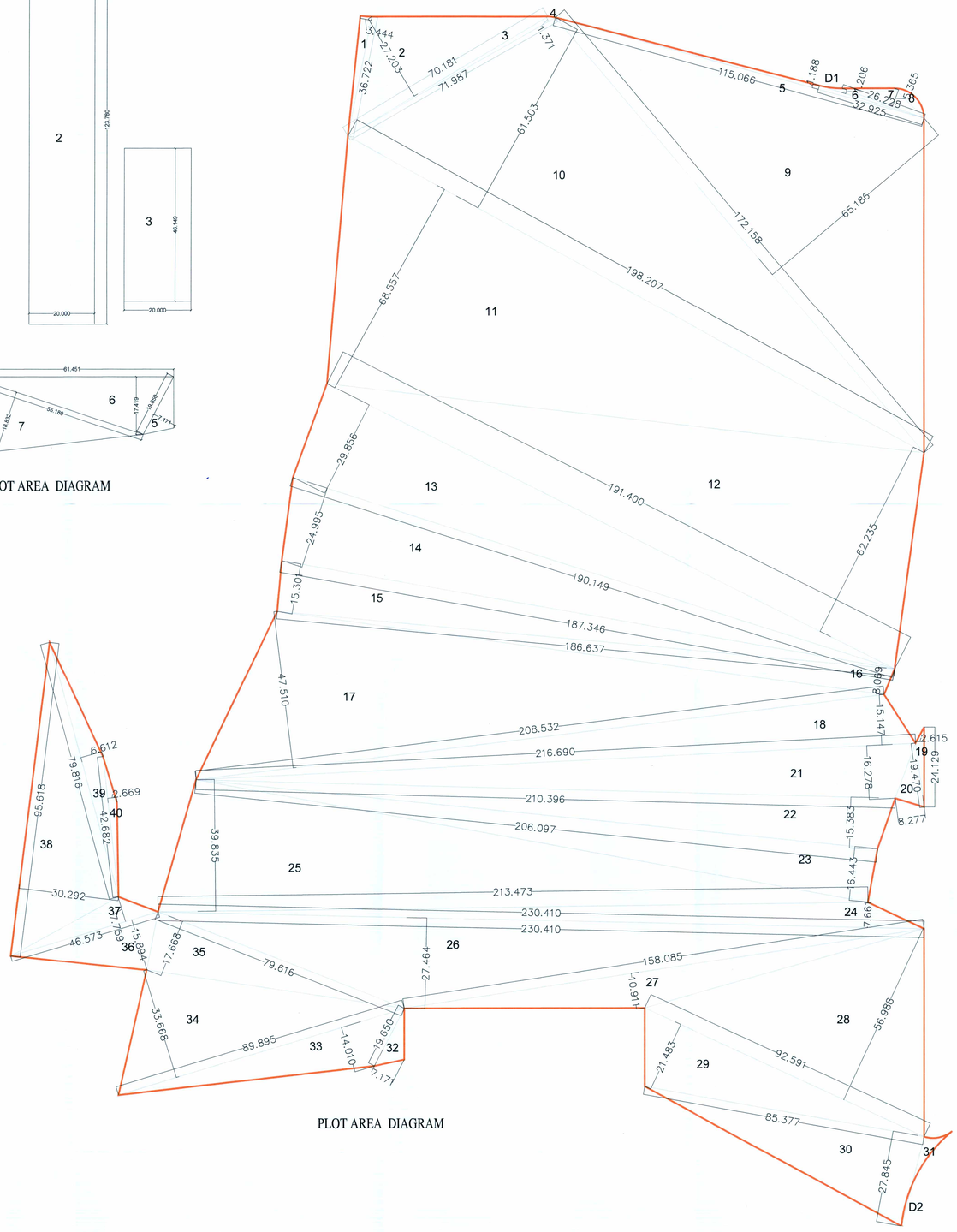
HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul - 400 706, Navi Mumbai, Maharashtra, India.
T: +91-22-2752 5300 | F: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com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

NORTH	SCALE	PROJECT NO.	DATE	CHK BY	DRN BY
	1:500	HSA P-213	27/01/2021	TEJASWINI	BALAJI

c|9569



R.G PLOT AREA DIAGRAM



PLOT AREA DIAGRAM

R.G. AREA CALCULATION									
1	83.651	+	78.465	X	20.00	/	2	=	1621.160
2	20.000	X	123.780			X	1	=	2475.600
3	20.000	X	46.149			X	1	=	922.980
5	19.650	X	7.171			/	2	=	70.455
6	61.451	X	17.419			/	2	=	535.207
7	55.180	X	18.832			/	2	=	519.575
8	32.721	X	23.260			/	2	=	380.545
9	35.909	X	11.030			/	2	=	198.038
10	20.414	X	7.487			/	2	=	76.420
						TOTAL		=	6799.981

PLOT AREA DIAGRAM							
1	36.722	X	3.444	/	2	=	63.235
2	70.181	X	27.203	/	2	=	954.567
3	71.987	X	1.371	/	2	=	49.347
4	P LINE AREA					=	0.110
5	115.066	X	1.188	/	2	=	68.349
6	32.925	X	1.206	/	2	=	19.854
7	26.228	X	5.365	/	2	=	70.357
8	P LINE AREA					=	23.117
9	172.158	X	65.186	/	2	=	5611.146
10	198.207	X	61.503	/	2	=	6095.163
11	198.207	X	68.557	/	2	=	6794.239
12	191.400	X	62.235	/	2	=	5955.890
13	191.400	X	29.856	/	2	=	2857.219
14	190.149	X	24.995	/	2	=	2376.387
15	187.346	X	15.301	/	2	=	1433.291
16	186.637	X	8.069	/	2	=	752.987
17	208.532	X	47.510	/	2	=	4953.678
18	216.690	X	15.147	/	2	=	1641.102
19	24.129	X	2.615	/	2	=	31.549
20	19.470	X	8.277	/	2	=	80.577
21	216.690	X	16.278	/	2	=	1763.640
22	210.396	X	15.383	/	2	=	1618.261
23	206.097	X	16.443	/	2	=	1694.426
24	230.410	X	7.661	/	2	=	882.586
25	213.473	X	39.835	/	2	=	4251.848
26	230.410	X	27.464	/	2	=	3163.990
27	158.085	X	10.911	/	2	=	862.433
28	92.591	X	56.988	/	2	=	2638.288
29	92.591	X	21.483	/	2	=	994.566
30	85.377	X	27.845	/	2	=	1188.661
31	P LINE AREA					=	36.427
32	19.65	X	7.171	/	2	=	70.455
33	89.895	X	14.010	/	2	=	629.714
34	89.895	X	33.668	/	2	=	1513.292
35	79.616	X	17.668	/	2	=	703.328
36	46.573	X	15.894	/	2	=	370.116
37	46.573	X	7.759	/	2	=	180.680
38	95.618	X	30.292	/	2	=	1448.230
39	79.816	X	6.612	/	2	=	263.872
40	42.682	X	2.669	/	2	=	56.959
							64163.934
	DEDUCTION						
D1		X		/	2	=	0.989
D2		X		/	2	=	3.799
D3		X		/	2	=	0.000
							4.788
							64159.146

APPROVAL STAMP

02 OF 04

LAYOUT PLAN FOR RZ-4

CONTENT :-

PLOT AREA DIAGRAM

APPROVAL STAMP

Recommended for demarcation of land /Sub-Division layout subject to the conditions Mentioned in this office letter no.:

CIDCO/NAINA/Panvel/Vardoli/ITP/BP-236/Awarded Final layout/2021/98

Dated 08 APR 2021

01/4/2021

Associate Planner (NAINA)

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.

Signature of Architect

CONTENTS OF THE SHEET

LAYOUT PLAN

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

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 (CA/1995/1995 ; P.R. : 97-35)

NAME & SIGNATURE OF ARCHITECT

Ar.HITEN SETHI (CA/93/16484)

HSA

HITEN SETHI ARCHITECTS

ARCHITECTS | PLANNERS | INTERIOR ARCHITECTS | PROJECT MANAGEMENT

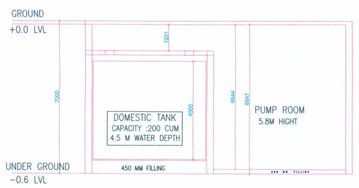
HEAD OFFICE: Ground Floor, Tower C-05, Plot 3, Sector 15A, Palm Beach Road, Sanpada, Navi Mumbai, Maharashtra 400 705.

T: +91-22-2772 5365 | F: +91-22-2767 2186

Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com

NORTH	SCALE	PROJECT NO.	DATE	CHK BY	DRN BY
	1:500	HSA P-213	12/01/2021	TEJASWINI	BALAJI

C/9563



SCHEMATIC SECTION

LEGEND			
SURFACE RUN OFF RWH UNIT			
	RECHARGING PIT	3.0 M x 3.0 M x 4.0 M DEPTH	60
	GREASE CUM DESILTING CHAMBER	2.0 M x 0.9 M x 2.0 M DEPTH	

UGT - PLAN

LAYOUT PLAN - RZ-04

Building Number	Total Number of Units	Addl. Toilet	Population	Water Requirement (In Liter) - Flushing: 180 ltr Addl. Toilet Flushing Water Requirement	Flushing water @ 54 lpcd	Total Flushing Water	W Require: Total Domestic water Requirment @ 90lpcd
RZ 4	227	454	1,135	81,720	61,290	143,010	102,150
TOTAL							

Note:

i. For Residential unit 5 Person per tenement.
ii. Water Requirement per capita = 135 (Domestic) + 54 (Flu
iii. Water Requirement for additional toilet = 180 liter per t
iv. Size of water tank is excluding the freeboard.
v. As per circular of Government of Maharashtra Urban de
Domestic water requirment is @ 90lpcd & storage has to be done @
vi. Flushing water is recycled water from STP, however one ti
provide for Flushing Water initially.

1.5 MTR WIDE TRAPEZOIDAL OPEN SWALE SLOPE 1: 450	
DOMESTIC WATER SUPPLY LINE	
FLUSHING WATER SUPPLY LINE	
ELECTRICAL & L.V LINE	

APPROVAL STAMP

03 OF 04

INFRA STRUCTURE PLAN -RZ-04

CONTENT :-
INFRA STRUCTURE PLAN

APPROVAL STAMP

KEY PLAN

Recommended for demarcation of land /Sub-Division layout subject to the conditions Mentioned in this office letter no.:
CIDCO/NAINA/Panvel/Vardoli/ITP/BP-236/Amendd final layout/2021/98
Dated 06 APR 2021
6/04/2021
Associate Planner (NAINA)

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

STRUCTURAL

ARCHITECT
HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 05 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
T: +91-22-2752 5300 | F: +91-22-2767 2186
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com

SERVICES CONSULTANT
Pankaj Dharkar & Associates
MEP Consultants
REGD OFFICE:
506- VENUS AMADEUS, NEAR JODHPUR CROSS ROAD, SATELLITE, AHEMDABAD -380015
TELE : 91-79-29096161, 91-9099045096, 91-9099045079
E-MAIL ahmedabadpda@gmail.com
MUMBAI OFFICE:
302, TRADE AVENUE, 3rd FLOOR, 260 SUREN ROAD, OFF GURUNANAK PETROL PUMP, ANDHERI (EAST), MUMBAI - 400 093.
TEL: 91-22-26937283 / 45
E-MAIL mumbaipda@gmail.com

NO.	ISSUED	REMARKS	BY.
REVISIONS			

STAMP & SIGNATURE

PROJECT:-
WISE CITY ,PANVEL

TITLE:-
RZ4 - INFRASTRUCTURE PLAN
TIT2:
TIT3:
TIT4:

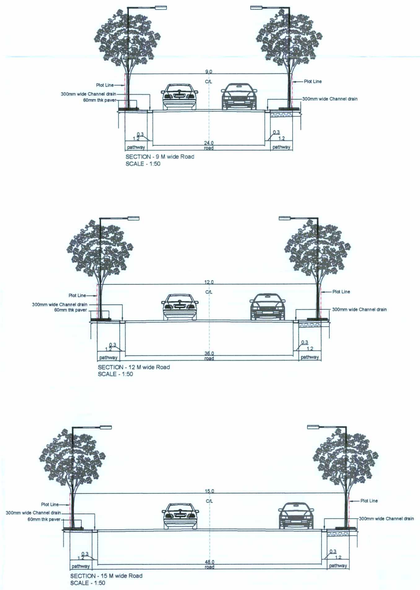
DATE:- 20-07-20	DRG. No. -	REVISION NO. REV - R1
SCALE 1:500	DRAWN:- SP CHECKED:- SP	SHEET 3 OF 4

NORTH | SCALE 1:500

LEGEND

	TREES TO BE RETAINED OF PLOT RZ-04	= 52 Nos.
	TREES TO BE CUT FROM PLOT RZ-04	= 89 Nos.

TREE REQUIRED STATEMENT		
1	PLOT AREA	64159.000
2	RG AREA PROVIDED	6799.981
3	BALANCE AREA (1-2)	57359.019
4	5 PER 100 SQM OF RG AREA AS PER DCPR	340
5	150 PER HECTARE OF BALANCE AREA AS PER ITP POLICY	861
6	EXISTING TREES ON SITE	141
7	TREES TO BE RETAINED	52
8	TREES TO BE CUT (6 - 7)	89
9	TREES TO BE PLANTED AT 5 PER TREE CUT(8 X 5 NoS)	445
10	TREES REQUIRED ON SITE (4 + 5 + 9 - 7)	1594



APPROVAL STAMP

04 OF 04

TREE PLAN - RZ-04

CONTENT :-

Phase 2 - Tree and Streetscape Plan

APPROVAL STAMP

KEY PLAN

Recommended for demarcation of land /Sub-Division layout subject to the conditions Mentioned in this office letter no.:

CIDCO/NAINA/panvel/vandoli/ITP/BP-236/Amended Final Layout/2021/98

Dated 06 APR 2021

Associate Planner (NAINA)

CLIENT

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

STRUCTURAL

ARCHITECT

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

SERVICES CONSULTANT

Pankaj Dharkar & Associates

MEP Consultants

REGD OFFICE:
506- VENUS AMADEUS, NEAR JODHPUR CROSS ROAD, SATELLITE, AHEMDABAD -380015
TELE : 91-79-29096161, 91-9099045096, 91-9099045079
E-MAIL ahmedabadpda@gmail.com

MUMBAI OFFICE:
302, TRADE AVENUE, 3rd FLOOR, 260 SUREN ROAD, OFF GURUNANAK PETROL PUMP, ANDHERI (EAST), MUMBAI -400 093
TEL: 91-22-26837283 / 49
E-MAIL mumbaipda@gmail.com

NO.	ISSUED	REMARKS	BY.

REVISIONS

STAMP & SIGNATURE

PROJECT:-

WISE CITY ,PANVEL

TITLE:-
RZ4 - TREE PLAN WITH STREET SECTION
TIT2:
TIT3:
TIT4:

DATE:-	PROJCT NO -	REVISION NO.
27/01/2021	HSA P-213	REV - R1
SCALE 1:500	DRAWN:- BALAJI CHECKED:- SP	SHEET 4 OF 4

NORTH

SCALE 1:500