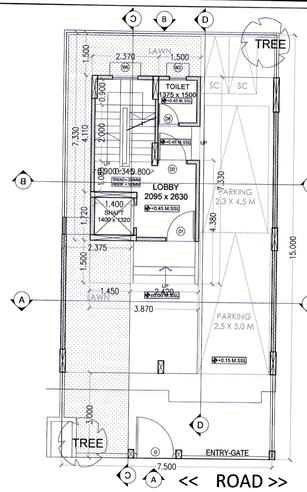
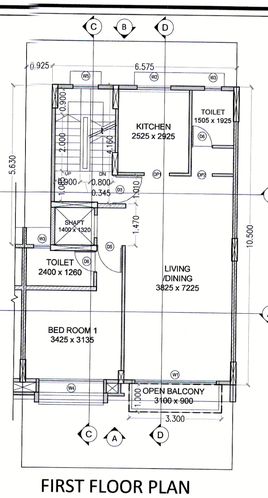
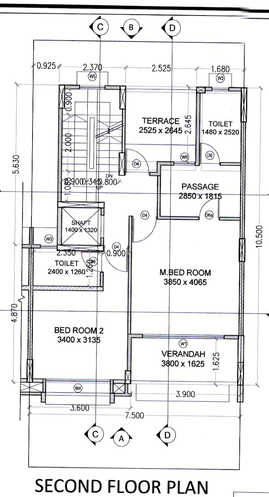


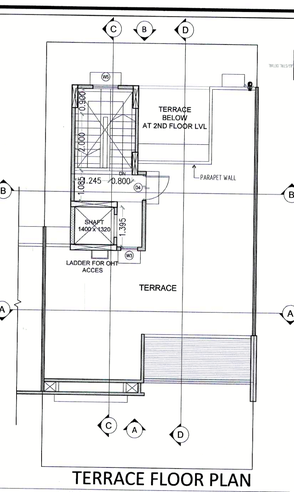
GROUND FLOOR PLAN



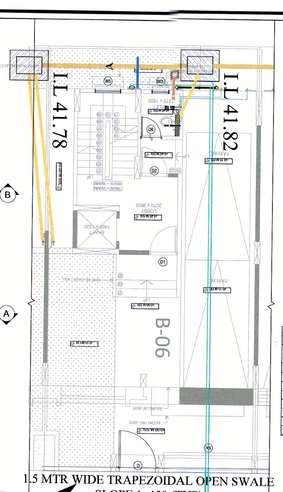
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



SERVICES PLAN

LEGEND

	600x900mm I C CHAMBER
	Ø150 SEWAGE PIPE SLOPE 1:150
	DOMESTIC & FLUSHING WATER SUPPLY PIPE.
	SWD PIPE Ø600 SLOPE 1:150
	1.5 MTR WIDE TRAPEZOIDAL OPEN SWALE SLOPE 1: 450 (TYP)

NOTES:
DWS : FROM UGT AT PLOT LEVEL.
FWS : FROM AND TO STP AT PLOT LEVEL.

DOOR SCHEDULE

SR.NO.	WIDTH	HEIGHT	DESCRIPTION	LOCATION
D1	1050	2400	FLUSH DOOR WITH WOODEN FRAME T.W. FLUSH DOOR	MAIN ENTRANCE BACKYARD EXIT
D2	1050	2400	FLUSH DOOR WITH WOODEN FRAME	STAIRCASE
D3	1010	2400	FLUSH DOOR WITH WOODEN FRAME	STAIRCASE
D4	900	2400	FLUSH DOOR WITH WOODEN FRAME	BED ROOM
D5	925	2400	FLUSH DOOR WITH WOODEN FRAME	BED ROOM
D6	750	2150	FLUSH DOOR WITH GRANITE FRAME	TOILET
D6a	750	2400	FLUSH DOOR WITH GRANITE FRAME	WALK IN
OP1	900	2400	OPENING	KITCHEN
OP2	750	2400	OPENING	WALK IN

WINDOW SCHEDULE

SR.NO.	WIDTH	HEIGHT	AREA IN SQM	SILL	DESCRIPTION	LOCATION
W1	2900	2550	7.395		AL. GLAZED SLIDING WINDOW	UVING,M.BED
W2	1200	1700	2.040	900	AL. GLAZED SLIDING WINDOW	KITCHEN
W3	750	1400	1.050	1200	AL. GLAZED FIX+OPENABLE WINDOW	TOILET
W4	2300	2000	4.600	600	AL. GLAZED FIX+SLIDING WINDOW	BED ROOM
W5	900	1400	1.260	1200	AL. GLAZED SLIDING WINDOW	STAIRCASE
W6	750	1450	1.088	950	AL. GLAZED FIX+OPENABLE WINDOW	WALK IN
W1A	1350	2000	2.700	600	AL. GLAZED FIX+SLIDING WINDOW	UVING,M.BED
W1B	750	2000	1.500	600	AL. GLAZED FIX+SLIDING WINDOW	UVING,M.BED

ROW HOUSE
LIGHT & VENTILATION STATEMENT

ROOM	ROOM SIZE				CARPET AREA IN SQ.MT	1/6 REQUIRED	TYPE	AREA IN SQ.MT
LIVING	3.825	X	7.225	=	27.636	4.606	W1	7.395
BED ROOM 1	3.425	X	3.134	=	10.734	1.789	W4	4.600
KITCHEN	2.525	X	2.925	=	7.386	1.231	W2	2.040
M.BED ROOM	3.825	X	4.064	=	15.545	2.591	W1	7.395
BED ROOM 2	3.4	X	3.134	=	10.656	1.776	W4	4.600
TOILET	1.375	X	1.375	=	2.166	0.361	W3	1.050
TOILET	2.4	X	1.35	=	3.240	0.540	W3	1.050
TOILET	2.4	X	1.35	=	3.240	0.540	W3	1.050

PROFORMA -I

A	AREA STATEMENT	Area in Sq.mt.
1	Area of plot	112.500
2.	Deduction for	
	a. Existing Road	-
	b. Proposed Road	-
	c. Area under reservation if any	-
	Total (a+b+c)	0
3.	GROSS AREA of Plot (1-2)	112.500
4.	Deduction for Amenity Space (if any)	0
5.	R.G. Open space required (10% of 1)	0.0
6.	R.G. Open space provided	0.0
7.	Net Plot Area (3-4)	112.500
8.	Assigned / Permissible FSI area (as per R2-4 Layout approval)	
8a	B2, B4, C3, F8, F10, F12, F16, F18, F20, F24, F26, F28, G9, G11, G13, G17, G19, G21, H7, H9, H11, I08	175.00
8b	B6, B10, B12, B14, B18, B20, B22, C5, C7, C11, C13, C15, C19, C21, C23	190.00
9.	Proposed Built Up Area	171.270
10.	No of Units Proposed	
	a. RESIDENTIAL	1
	b. COMMERCIAL	0
11.	BALCONY AREA STATEMENT	*
12.	PARKING STATEMENT	**
13.	TREES TO BE PLANTED	2

TENEMENT AREA STATEMENT

	TYPE	Floor	Flat Number	Units	Carpet Area (Sqm)	Balcony Area (Sqm) Enclosed	Balcony Area (Sqm) Projected	Terrace Area (Sqm)	Cupboard Area (Sqm)	Built-Up Area (Sqm)
		GR			18.289					26.192
		1ST		1	67.600		3.300			73.542
		2ND			54.670			6.679		66.864
		Terrace			1.435					4.672
Total				1	141.994					171.270

PARKING AREA STATEMENT

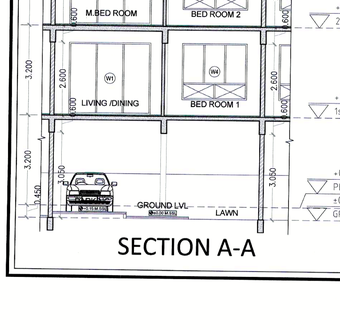
Sr. No.	Occupancy	One Parking for Every	Number of units	Standard	Required Parking	Provided Parking
1	2	3	4	5 = 3 X 4	6	7
1	Upto 35 SQM	0.25				
2	35 SQMTO 45 SQM	0.50				
3	45 SQMTO 60 SQM	1.00				
4	60 SQM ABOVE	2.00	1	2	2.0	
			1			
				Subtotal Parking required	2.00	
				Total Parking Required / Provided	2	2
				2 Wheeler Parking Required / Provided	1	2
Note	Visitor Parking Provided at layout level					

BALCONY / TERRACE AREA STATEMENT

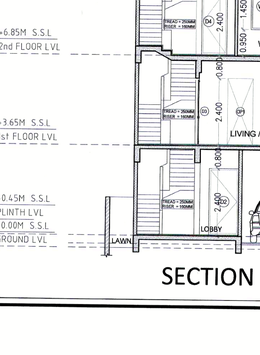
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm) Proposed	Proposed Balcony Area (In Sqm) Excess	Permissible Terrace Area (Sqm)	Proposed Terrace Area (In Sqm) Proposed	Proposed Terrace Area (In Sqm) Excess
1	2	3	4 = 3 X 15%	6	If 6 > 4, 7 = 6 − 4	5 = 3 X 20%	8	If 8 > 5, 9 = 8 − 5
	GROUND	26.192						
	1st	73.542	11.031	3.300	0.000	14.708	0.000	0.000
	2nd	66.864	13.373	0.000	0.000	13.373	6.679	0.000
	TERRACE	4.6719						
Total		171.270	24.404	3.300	0.000		6.679	0.000
Total BLD		171.270	24.404	3.300	0.000		6.679	0.000

Building Number	Total Number of Units	Addl. Toilet	Population	Water Requirement (In Liter) - Flushing: 180 for Addl. Toilet Flushing Water Requirement	Flushing water @ 54 lpcd	Total Flushing Water	Water Requirement (In Liter) - Domestic: Total Domestic water Requirment @ 90lpcd	TOTAL WATER REQUIRED in Liter	Domestic Underground Water Tank: Domestic water storage @ 135 LPCD	No. of Tank	Total Capacity provided in Liter	Flushing Water Tank (IN STP): No. of Tank	Total Capacity provided 90%
Rowhouse	1	4	5	720	270	990	450	450	675	1	0	1	891
TOTAL											0		891
									Domestic OHT (50% of UGT)		340	Flushing OHT (50% of UGT)	495

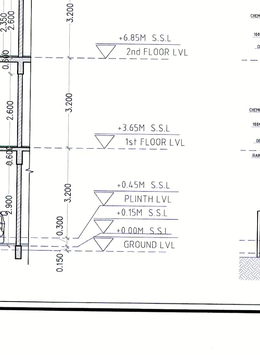
Note:
i. For Residential unit 5 Person per tenement.
ii. Water Requirement per capita = 135 (Domestic) + 54 (Flushing) = 189 Liter per capita
iii. Water Requirement for additional toilet = 180 liter per tenement
iv. Underground tank is provided at R24 layout level. Size of water tank is excluding the freeboard.
v. As per circular of Government of Maharashtra Urban development Mantralaye point number 10.5 page no 23 Domestic water requirment is @ 90 pcd & storage has to be done @135lpcd
vi. Flushing water is recycled water from STP, however one time provision by Tanker water is considered to provide for Flushing Water initially.



AREA DIAGRAM
GROUND FLOOR



AREA DIAGRAM
FIRST FLOOR



AREA DIAGRAM
SECOND FLOOR

GROUND FLOOR AREA CALCULATION

1) BLOCK AREA							
A	3.870	X	7.330	X	1	=	28.367
					TOTAL	=	28.367
2) DEDUCTION							
D1	1.450	X	1.500	X	1	=	2.175
					TOTAL	=	2.175
					TOTAL DEDUCTION	=	2.175
3) NET BUILTUP AREA (1-2)						=	26.192

1ST FLOOR AREA CALCULATION

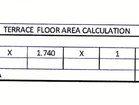
1) BLOCK AREA							
A	7.500	X	10.500	X	1	=	78.750
					TOTAL	=	78.750
2) DEDUCTION							
D1	0.925	X	5.630	X	1	=	5.208
					TOTAL	=	5.208
					TOTAL DEDUCTION	=	
3) NET BUILTUP AREA (1-2)						=	73.542
4) 15% PERMISSIBLE BALCONY						=	11.031
5) PROPOSED BALCONY						=	
OB1	3.300	X	1.000	X	1	=	3.300
					TOTAL	=	3.300
6) BALANCE BALCONY AREA						=	7.731

Row House
2ND FLOOR AREA CALCULATION

1) BLOCK AREA							
A	7.500	X	10.500	X	1	=	78.750
					TOTAL	=	78.750
2) DEDUCTION							
D1	0.925	X	5.630	X	1	=	5.208
D2	2.525	X	2.645	X	1	=	6.679
					TOTAL	=	11.886
3) NET BUILTUP AREA (1-2)						=	66.864
4) 20% PERMISSIBLE TERRACE						=	13.373
5) PROPOSED TERRACE						=	
	2.525	X	2.645	X	1	=	6.679
						=	6.679
6) BALANCE TERRACE AREA						=	6.694

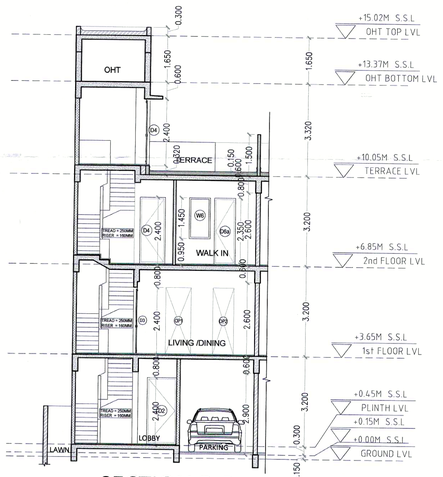
TERRACE FLOOR AREA CALCULATION

1) BLOCK AREA							
A	2.685	X	1.740	X	1	=	4.672
NET BUILTUP AREA						=	4.672

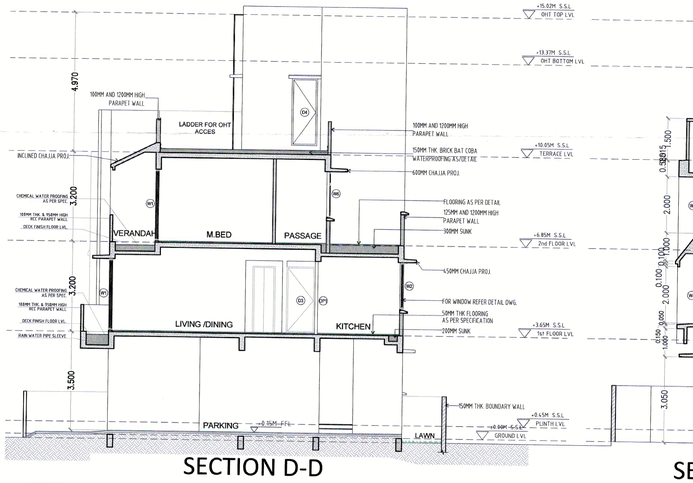


AREA DIAGRAM
TERRACE FLOOR

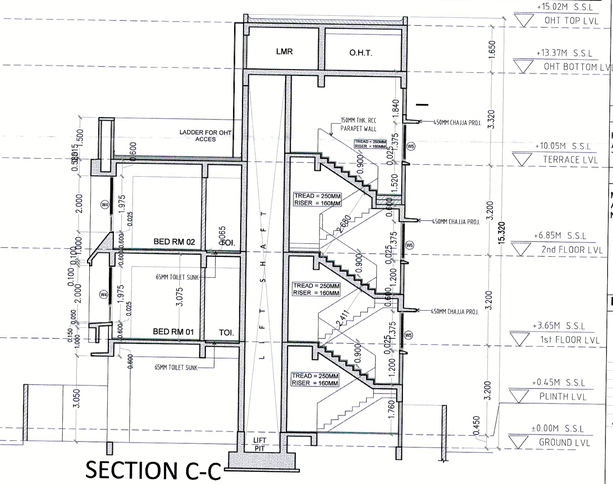
SECTION A-A



SECTION B-B



SECTION D-D



SECTION C-C

ELEVATION B

ELEVATION A

APPROVAL STAMP 01/01

ROW HOUSE

DRAWING FOR BUILDING PERMISSION

CONTENT :- ROW HOUSE :- TYPICAL UNIT PLOT NOS. -
B2, B4, B6, B10, B12, B14, B18, B20, B22, C3, C5, C7, C11, C13, C15, C19, C21, C23, F8, F10, F12, F16, F18, F20, F24, F26, F28, G9, G11, G13, G17, G19, G21, H7, H9, H11, I8

APPROVAL STAMP

Development Permission Granted subject to conditions mentioned in this office letter/certificate vide no CIDCO/NAINA/Panvel/Wardoli/BP-00530/CC/2021/0099 dated 06.08.2021.

SHUBHANGI BHISHNURKAR

Digitally signed by SHUBHANGI BHISHNURKAR
Date: 2021.08.06 18:10:47 +05'30'

KEY PLAN

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 ARCHITECT
AR.HITEN SETHI

SIGNATURE OF OWNER

FORM OF CERTIFICATE

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

Ar.HITEN SETHI
SIGNATURE OF ARCHITECT

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

DESCRIPTION OF PROPOSAL AND PROPERTY

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

NAME & SIGNATURE OF OWNER

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

NAME & SIGNATURE OF ARCHITECT

SCALE	>	1 : 100
DATE	>	18.04.2021
DRAWN BY :-	>	BALAJI
DES.T. BY.	>	Ar. TEJASWINI
CHKD. BY.	>	Ar. YASH
PROJECT No.	>	HSA P-213

Ar.HITEN SETHI (CA/93/16484)

ARCHITECTS

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