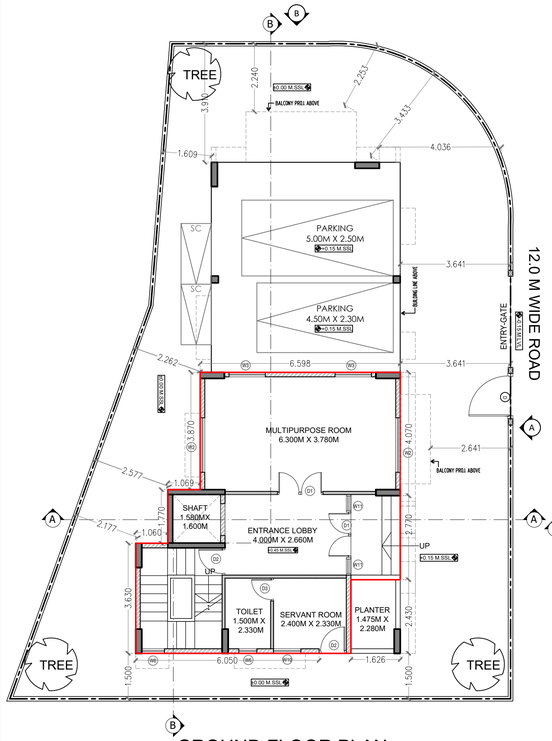
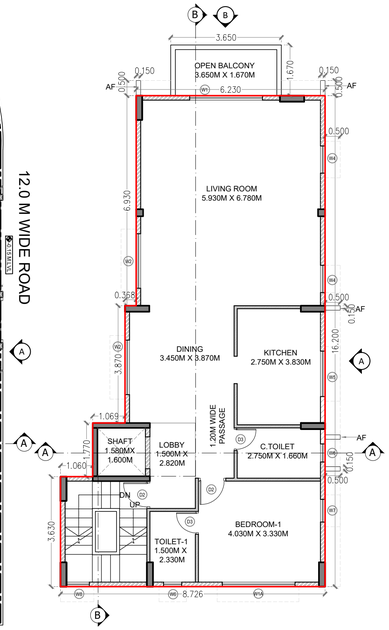
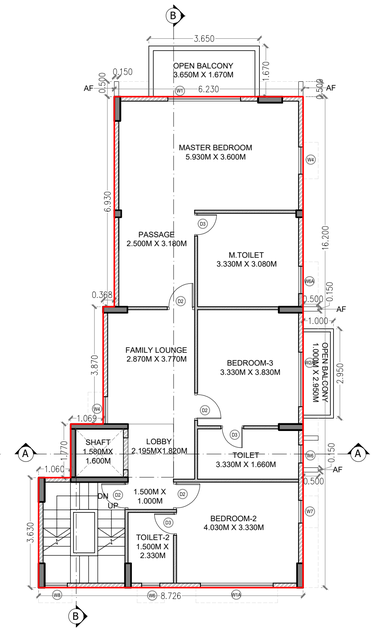


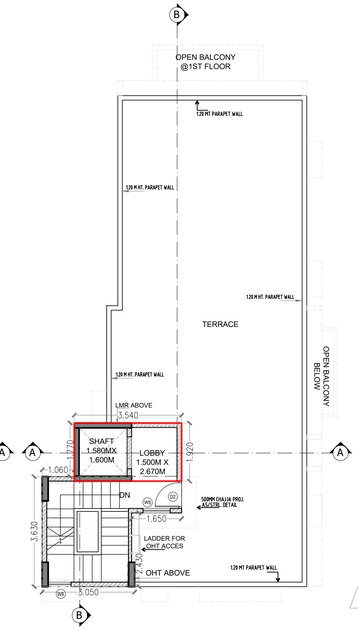
GROUND FLOOR PLAN



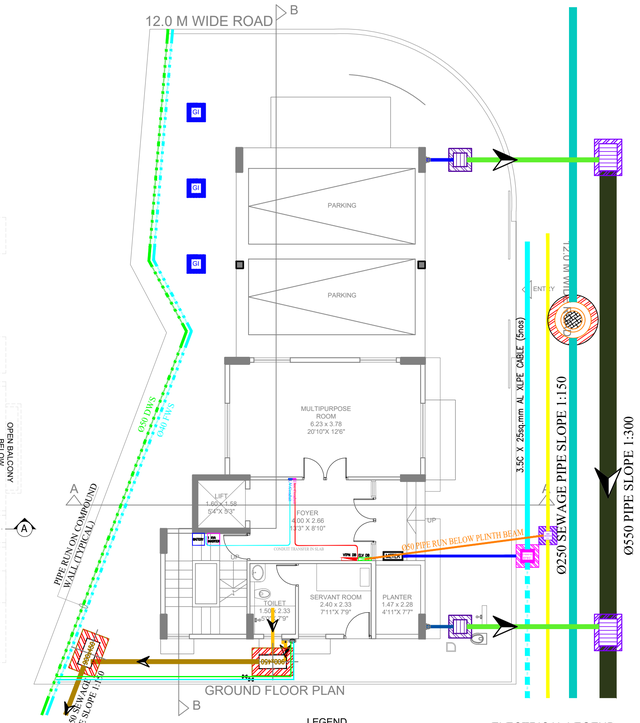
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



SERVICES PLAN

APPROVAL STAMP	01/02
	DETACHED HOUSE

H-18

CONTENT :-DETACHED HOUSE :- TYPICAL UNIT PLOT NOS. -(1)
H-18

APPROVAL STAMP

Development Permission Granted subject to conditions mentioned in this office letter/ certificate vide no CIDCO/NAINA/Panvel/ Wardoli/BP-00651/CC/2023/0408 dated 21.07.2023.

ABHIJEET RAMESH PAWAR

Digitally signed by ABHIJEET RAMESH PAWAR
Date: 2023.07.21 18:04:58 +05'30'

KEY PLAN

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 02.02.2022 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.

Navin Amarlal Makhija
SIGNATURE OF OWNER

ABHIJEET PATANKAR
AR.ABHIJEET R. PATANKAR
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR.ABHIJEET R.PATANKAR 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 :

ABHIJEET PATANKAR
Ar. ABHIJEET R. PATANKAR
SIGNATURE OF ARCHITECT

ADDRESS:
34/698, Adarsh Nagar, Worli, Mumbai - 400030
T: +91-22-24926101 | Off: +91-22-24304489.
Email: abhijeetrpatankar@gmail.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

Navin Amarlal Makhija

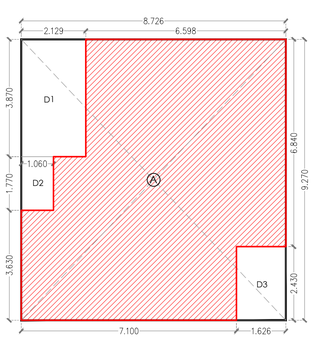
NAME & SIGNATURE OF ARCHITECT

ABHIJEET PATANKAR
Ar.ABHIJEET PATANKAR (CA/2000/25792)

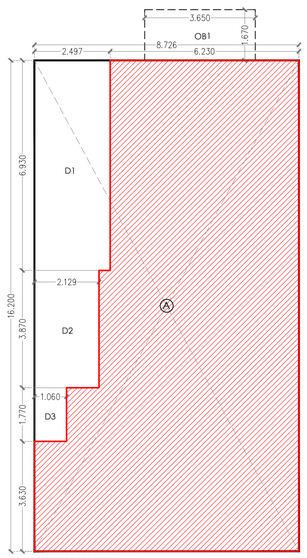
SCALE >	1 : 100
DATE >	2023-06-09
DRAWN. BY :>	SM
DELT. BY. >	Ar. ABHIJEET P
CHKD. BY. >	SP
PROJECT No :>	

ARCHITECTS

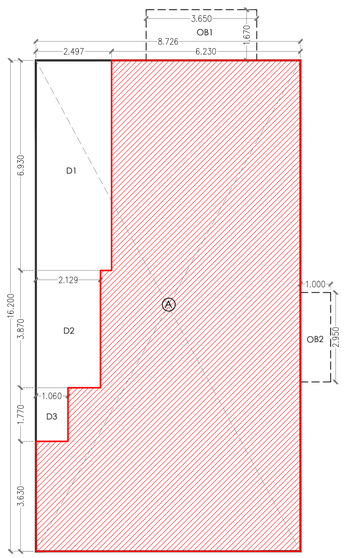
ABHIJEET R. PATANKAR
ARCHITECTS | INTERIOR DESINGER
HEAD OFFICE: 34/698, Adarsh Nagar, Worli, Mumbai - 400030
T: +91-22-24926101 | Off: +91-22-24304489.
Email: abhijeetrpatankar@gmail.com



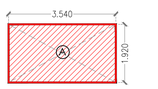
GROUND FLOOR AREA DIAGRAM



AREA DIAGRAM FIRST FLOOR



AREA DIAGRAM SECOND FLOOR



AREA DIAGRAM TERRACE FLOOR

PLOT NOS. H18								
GROUND FLOOR AREA CALCULATION								
1)	BLOCK AREA							
	A	8.726	X	9.270	X	1	=	80.895
						TOTAL	=	80.895
2)	DEDUCTION							
	D1	2.129	X	3.870	X	1	=	8.239
	D2	1.060	X	1.770	X	1	=	1.876
	D3	1.626	X	2.430	X	1	=	3.951
						TOTAL	=	14.067
						TOTAL DEDUCTION	=	14.067
3)	NET BUILTUP AREA (1-2)						=	66.829

PLOT NOS. H18								
1ST FLOOR AREA CALCULATION								
1)	BLOCK AREA							
	A	8.726	X	16.200	X	1	=	141.369
						TOTAL	=	141.369
2)	DEDUCTION							
	D1	2.497	X	6.930	X	1	=	17.304
	D2	2.129	X	3.870	X	1	=	8.238
	D3	1.060	X	1.770	X	1	=	1.876
						TOTAL	=	27.417
						TOTAL DEDUCTION	=	27.417
3)	NET BUILTUP AREA (1-2)						=	113.952
4)	15% PERMISSIBLE BALCONY						=	17.093
5)	PROPOSED BALCONY						=	
	OB1	3.650	X	1.670	X	1	=	6.096
	TOTAL OPEN BALCONY AREA						=	6.096
6)	BALANCE BALCONY AREA						=	10.997

PLOT NOS. H18								
2ND FLOOR AREA CALCULATION								
1)	BLOCK AREA							
	A	8.726	X	16.200	X	1	=	141.369
						TOTAL	=	141.369
2)	DEDUCTION							
	D1	2.497	X	6.930	X	1	=	17.304
	D2	2.129	X	3.870	X	1	=	8.238
	D3	1.060	X	1.770	X	1	=	1.876
						TOTAL	=	27.417
						TOTAL DEDUCTION	=	27.417
3)	NET BUILTUP AREA (1-2)						=	113.952
4)	15% PERMISSIBLE BALCONY						=	17.093
5)	PROPOSED BALCONY						=	
	OB1	3.650	X	1.670	X	1	=	6.096
	OB2	1.000	X	2.950	X	1	=	2.950
	TOTAL OPEN BALCONY AREA						=	9.046
6)	BALANCE BALCONY AREA						=	8.047

PLOT NOS. H18								
GROUND FLOOR AREA CALCULATION								
1)	BLOCK AREA							
	A	3.540	X	1.920	X	1	=	6.797
	NET BUILTUP AREA						=	6.797

LEGEND

	900x600mm LC CHAMBER
	450 X 450 mm CHAMBER
	150 DIA SEWAGE PIPE SLOPE 1:150
	DOMESTIC & FLUSHING WATER SUPPLY PIPE
	150 DIA SWD PIPE SLOPE 1:150
	100 DIA RAIN WATER PIPE SLOPE 1:150
	75 DIA BALCONY PIPE
	75 DIA WASTE PIPE
	100 DIA SOIL PIPE

ELECTRICAL LEGEND

	300x300MM ELECTRICAL CHAMBER (450mm DEEP)
	600x600MM ELECTRICAL CHAMBER (600mm DEEP)
	450x450MM ELECTRICAL CHAMBER (450mm DEEP)
	900x900MM ELECTRICAL CHAMBER (900mm DEEP)
	1200x1200MM ELECTRICAL CHAMBER (1200mm DEEP)
	300x300MM ELV CHAMBER (450mm DEEP)
	ELV DB
	ELECTRICAL DB
	1 KVA INVERTER

TENEMENT AREA STATEMENT											
	TYPE	Floor	Flat Number	Units	Carpet Area (Sqm)	Balcony Area (Sqm)		Terrace Area (Sqm)	Cupboard Area (Sqm)	Built-Up Area (Sqm)
						Enclosed	Projected			
		GROUND		1	57.362	-	-	-	-	66.829
		1st			102.795	-	6.096	-	-	113.952
		2nd			103.065	-	9.046	-	-	113.952
		TERRACE			12.290	-	-	-	-	6.797
Total				1	275.512	0.000	15.141	0.000	0.000	301.530

Building Number	Total Number of Units	Adult. Toilet	Population	Water Requirement [lr Liter] Flushing 180 ltr/ Adult. Toilet Flushing Water Requirement	Flushing water @ 54 lpcc	Total Flushing Water	Water Requirement [lr Liter] Domestic Total Domestic water Requirement @ 90 lpcc	TOTAL WATER REQUIRED lr Liter	Domestic Unreclaimed Water Tank Domestic water storage @ 135 LPCD	No. of Tank	Total Capacity provided lr Liter	Flushing Water Tank IN STP No. of Tank	Total Capacity provided 90%
DetaChed	1	4	5	720	270	990	450	450	675	1	0	1	891
TOTAL											0		891
									Domestic OHT (50% of UGT)			Flushing OHT (50% of UGT)	
									340			455	

Note:
i. For Resicential 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 RZ4 layout/Level. 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 requirment is @ 90lpcc & storage has to be done @ 135lpcc
vi. Flushing water is recycled water from STP, however one time provision by Tanker water is considered to provide for Flushing Water initially.

* BALCONY / TERRACE AREA STATEMENT								
PLOT NOS. H18								
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm)		Permissible Terrace Area (Sqm)	Proposed Terrace Area (In Sqm)	
				Proposed	Excess		Proposed	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	66.829						
	1st	113.952	17.093	6.096	0.000	22.790	0.000	0.000
	2nd	113.952	17.093	9.046	0.000	22.790	0.000	0.000
	TERRACE	6.797						
Total		301.530	34.186	15.141	0.000	45.581	0.000	0.000

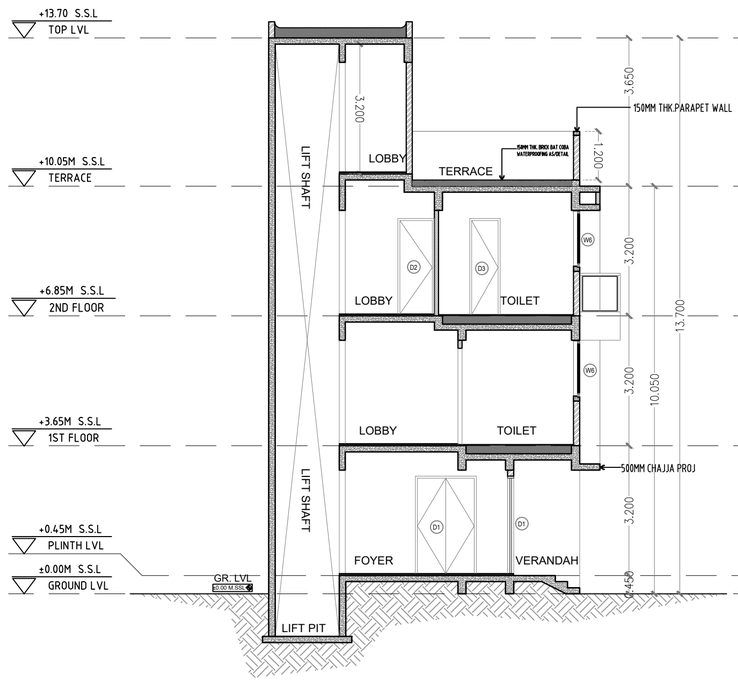
** PARKING AREA STATEMENT						
Sr. No.	Occupancy	One Parking for Every	Number of units	Standard	Required Parking	Provided Parking
1	2	3	4	5 = 3 X 4	6	7
1	Upto 35 SQM	0.25				
2	35 SQM TO 45 SQM	0.50				
3	45 SQM TO 60 SQM	1.00				
4	60 SQM ABOVE	2.00	1	2	2.0	
			1			
	Subtotal Parking required				2.00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

PLOT NOS.H18								
LIGHT & VENTILATION STATEMENT								
ROOM	ROOM SIZE				CARPET AREA IN SQ.MT	1/6TH OR REQUIRED	TYPE	AREA IN SQ.MT
LIVING	5.930	X	6.780	=	40.205	6.701	W1,W2,W4,W4	13.980
DINING	3.450	X	3.870	=	13.352	2.225	W2	3.870
KITCHEN	2.750	X	3.830	=	10.533	1.755	W5	2.100
MULTIPURPOSE ROOM	6.300	X	3.780	=	23.814	3.969	W2,W2,W3,W3	12.900
ENTRANCE LOBBY	4.000	X	2.660	=	10.640	1.773	W11,W11	3.016
BED ROOM 1	4.030	X	3.330	=	13.420	2.237	W7,W1A	6.773
BED ROOM 2	4.030	X	3.330	=	13.420	2.237	W1A,W7	6.773
M.BED ROOM	5.930	X	3.600	=	21.348	3.558	W1,W4	8.175
FAMILY LOUNGE	2.870	X	3.770	=	10.820	1.803	W4	1.935
BED ROOM -3	3.330	X	3.830	=	12.754	2.126	W2A	4.680
FAMILY LOUNGE	2.870	X	3.770	=	10.820	1.803	W4	1.935
TERRACE LOBBY	1.500	X	2.670	=	4.005	0.668	W9	1.500
SERVANT'S TOILET	2.400	X	2.330	=	5.592	0.300	W10	1.260
C. TOILET	2.750	X	1.660	=	4.565	0.300	W6	0.840
TOILET	1.500	X	2.330	=	3.495	0.300	W6	0.840
M.TOILET	3.330	X	3.080	=	10.256	0.300	W6A	1.260
TOILET	3.330	X	1.660	=	5.528	0.300	W6	0.840

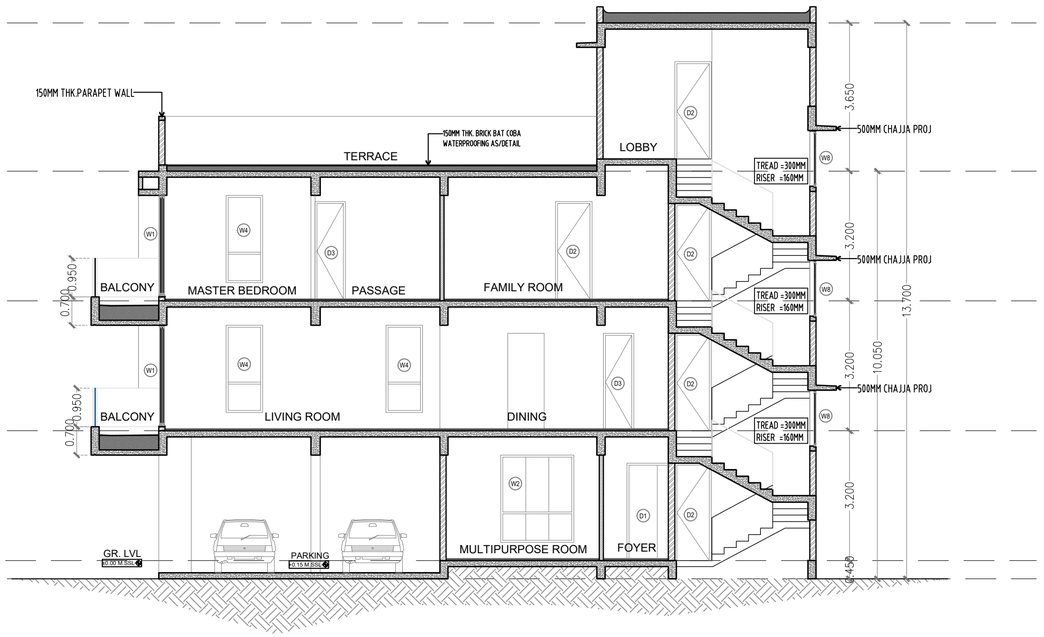
DOOR SCHEDULE				
SR.NO.	WIDTH	HEIGHT	DESCRIPTION	LOCATION
D1	1.500	2.400	FLUSH DOOR WITH WOODEN FRAME	MAIN ENTRANCE,MULTIPURPOSE ROOM
D2	0.900	2.400	FLUSH DOOR WITH WOODEN FRAME	BED ROOM,STAIRCASE,SERVANT'S ROOM
D3	0.750	2.400	FLUSH DOOR WITH GRANITE FRAME	TOILET

WINDOW SCHEDULE							
SR.NO.	WIDTH	HEIGHT	AREA IN SQM	SILL	DESCRIPTION	LOCATION
W1	2.400	2.600	6.240	0.000	AL. GLAZED SLIDING WINDOW	LIVING,M.BED
W1A	2.400	2.150	5.160	0.450	AL. GLAZED FIX+SLIDING WINDOW	BEDROOM
W2	1.800	2.150	3.870	0.450	AL. GLAZED FIX+SLIDING WINDOW	MULTIPURPOSE ROOM,LIVING,DINING
W2A	1.800	2.600	4.680	0.000	AL. GLAZED SLIDING WINDOW	BEDROOM
W3	1.200	2.150	2.580	0.450	AL. GLAZED FIX+SLIDING WINDOW	MULTIPURPOSE ROOM
W4	0.900	2.150	1.935	0.450	AL. GLAZED FIX+SLIDING WINDOW	MULTIPURPOSE ROOM,LIVING ROOM,M.BED
W5	1.500	1.400	2.100	1.200	AL. GLAZED SLIDING WINDOW	KITCHEN
W6	0.600	1.400	0.840	1.200	1 OPENABLE AL. GLAZED WINDOW	TOILET
W6A	0.900	1.400	1.260	1.200	1 OPENABLE AL. GLAZED WINDOW	TOILET
W7	0.750	2.150	1.613	0.450	AL. GLAZED FIX+SLIDING WINDOW	BEDROOM
W8	0.750	1.400	1.050	1.200	AL. GLAZED SLIDING WINDOW	STAIRCASE
W9	0.900	1.400	1.260	1.500	AL. GLAZED SLIDING WINDOW	TERRACE LOBBY
W10	0.900	1.400	1.260	1.200	AL. GLAZED SLIDING WINDOW	SERVANT'S ROOM
W11	0.580	2.600	1.508	0.000	AL. GLAZED FIXED WINDOW	ENTRANCE LOBBY

PROFORMA -I		
A	AREA STATEMENT	Area in Sq.mt.
1	Area of plot	276.605
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)	276.605
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)	276.605
8.	Assigned FSI area (as per RZ-4 Layout approval)	310.00
8a	H18	310.00
9.	Permissible Built Up Area for 1 plot	310.000
10.	Proposed Built Up Area for 1 plot	301.530
11.	No of Units Proposed	
	a. RESIDENTIAL	1
	b. COMMERCIAL	0
12.	BALCONY AREA STATEMENT	*
13.	PARKING STATEMENT	**
14.	TREES TO BE PLANTED	3

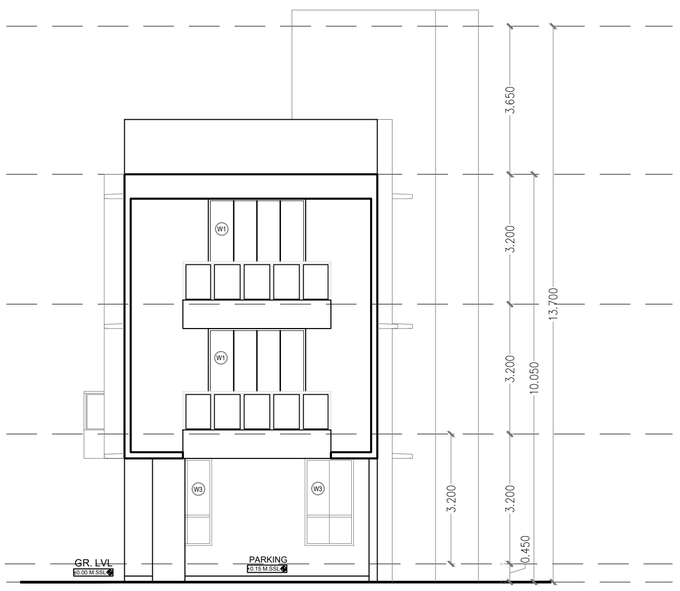


SECTION -AA



SECTION -BB

ELEVATION A



ELEVATION B

APPROVAL STAMP

02/02

DETACHED

H18

CONTENT :- DETACHED :- TYPICAL UNIT PLOT NOS. -
H18

APPROVAL STAMP

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KEY PLAN

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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.

Navin Amarlal Makhija
SIGNATURE OF OWNER

ABHIJEET PATANKAR
AR.ABHIJEET R. PATANKAR
SIGNATURE OF ARCHITECT

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DATE :

ABHIJEET PATANKAR
Ar. ABHIJEET R. PATANKAR
SIGNATURE OF ARCHITECT

ADDRESS:
34/698, Adarsh Nagar, Worli, Mumbai - 400030
T: +91-22-24926101 | Off: +91-22-24304489.
Email: abhijeetrpatankar@gmail.com

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

NAME & SIGNATURE OF OWNER

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

Navin Amarlal Makhija

NAME & SIGNATURE OF ARCHITECT

SCALE :-	1 : 100
DATE :-	2023-06-09
DRAWN. BY :-	Sid
DELT. BY. :-	Ar. ABHIJEET.P
CHKD. BY. :-	SP
PROJECT No :-	

ABHIJEET PATANKAR

Ar.ABHIJEET PATANKAR (CA/2000/257792)

ARCHITECTS

ABHIJEET R. PATANKAR
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Email: abhijeetrpatankar@gmail.com