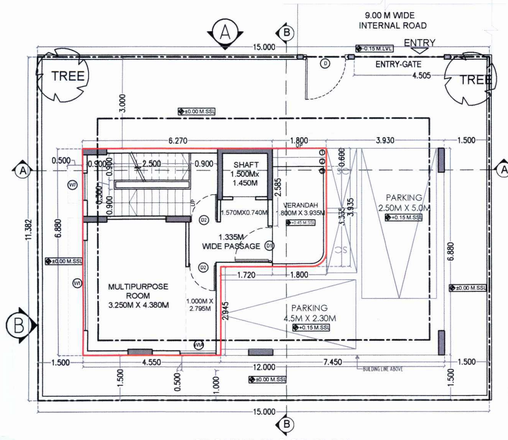
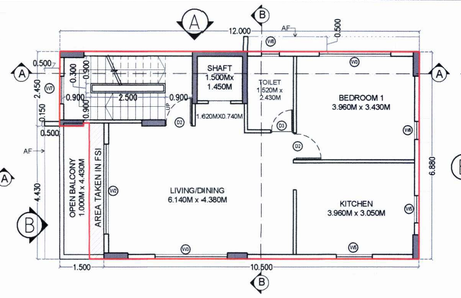
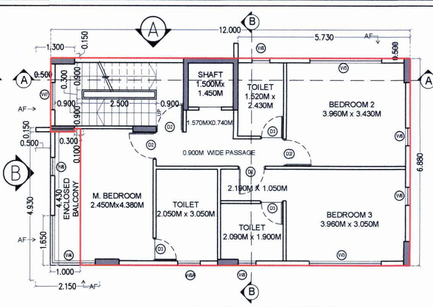
c/877



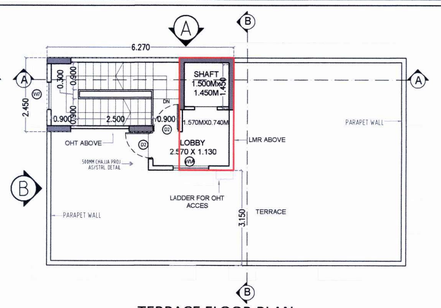
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

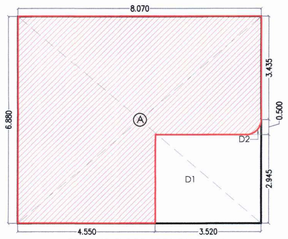


TERRACE FLOOR PLAN

PROFORMA -I		
A	AREA STATEMENT	Area in Sq.mt.
1	Area of plot	170.730
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)	170.730
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)	170.730
8.	Assigned FSI area (as per RZ-4 Layout approval)	210.00
8a	K1	210.00
9.	Permissible Built Up Area for 1 plot	210.000
10.	Proposed Built Up Area for 1 plot	208.110
11.	No of Units Proposed	
	a. RESIDENTIAL	1
	b. COMMERCIAL	0
12.	BALCONY AREA STATEMENT	*
13.	PARKING STATEMENT	**
14.	TREES TO BE PLANTED	2

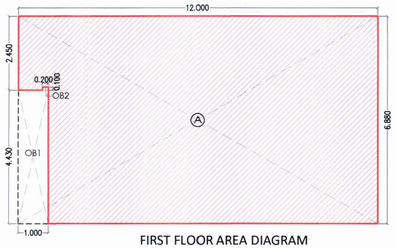
Building Number	Total Number of Units	Addl. Toilet	Population	Water Requirement (In Liter) - Flushing: 180 ltr Addl. Toilet Flushing Water Requirement	Flushing water @ 54 lpcd	Total Flushing Water	Water Requirement (In Liter) - Domestic: Total Domestic water Requirment @ 90lpcd	TOTAL WATER REQUIRED In 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%
SEMI DETACHED CORNER BUNGALOW	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			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 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 @ 90 lpcd & storage has to be done @135 lpcd
- vi. Flushing water is recycled water from STP, however one time provision by Tanker water is considered to provide for Flushing Water Initially.



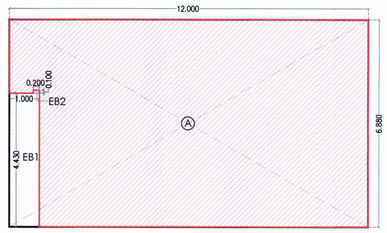
GROUND FLOOR AREA DIAGRAM

PLOT NO. K1								
GROUND FLOOR AREA CALCULATION								
1)	BLOCK AREA							
	A	8.070	X	6.880	X	1	=	55.522
						TOTAL	=	55.522
2)	DEDUCTION							
	D1	3.520	X	2.945	X	1	=	10.366
	D2	PLINE AREA					=	0.054
						TOTAL	=	10.420
						TOTAL DEDUCTION	=	10.420
3)	NET BUILTUP AREA (1-2)						=	45.101



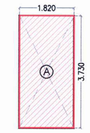
FIRST FLOOR AREA DIAGRAM

PLOT NO. K1								
1ST FLOOR AREA CALCULATION								
1)	BLOCK AREA							
	A	12.000	X	6.880	X	1	=	82.560
						TOTAL	=	82.560
2)	DEDUCTION							
	OB1	1.000	X	4.430	X	1	=	4.430
	OB2	0.200	X	0.100	X	1	=	0.020
						TOTAL	=	4.450
						TOTAL DEDUCTION	=	4.450
3)	NET BUILTUP AREA (1-2)						=	78.110
4)	15% PERMISSIBLE BALCONY						=	11.717
5)	PROPOSED BALCONY						=	
	OB1	1.000	X	4.430	X	1.000	=	4.430
	OB2	0.200	X	0.100	X	1.000	=	0.020
						TOTAL		4.450
6)	PROPOSED BALCONY AREA						=	4.450
7)	BALANCE BALCONY AREA						=	7.267



SECOND FLOOR AREA DIAGRAM

PLOT NO. K1								
2ND FLOOR AREA CALCULATION								
1)	BLOCK AREA							
	A	12.000	X	6.880	X	1	=	82.560
						TOTAL	=	82.560
2)	DEDUCTION							
	EB1	1.000	X	4.430	X	1	=	4.430
	EB2	0.200	X	0.100	X	1	=	0.020
						TOTAL	=	4.450
						TOTAL DEDUCTION	=	4.450
3)	NET BUILTUP AREA (1-2)						=	78.110
4)	15% PERMISSIBLE BALCONY						=	11.717
5)	PROPOSED BALCONY						=	
	EB1	1.000	X	4.430	X	1.000	=	4.430
	EB2	0.200	X	0.100	X	1.000	=	0.020
						TOTAL		4.450
6)	PROPOSED BALCONY AREA						=	4.450
7)	BALANCE BALCONY AREA						=	7.267



TERRACE FLOOR AREA DIAGRAM

PLOT NO. K1								
TERRACE FLOOR AREA CALCULATION								
1)	BLOCK AREA							
	A	1.820	X	3.730	X	1	=	6.789
3)	NET BUILTUP AREA						=	6.789

**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					

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		1	34.365	-	-	-	-	45.101
		1ST			67.619	0.00	4.450	-	-	78.110
		2ND			69.859	4.450	0.000	-	-	78.110
		Terrace			13.005	-	-	-	-	6.789
Total				1	184.848	4.450	4.450	0.000	0.000	208.110

DOOR SCHEDULE					
SR.NO.	NOS.	WIDTH	HEIGHT	DESCRIPTION	LOCATION
D1	1	1.00	2.40	FLUSH DOOR WITH WOODEN FRAME	MAIN DOOR,LIVING
D2	8	0.90	2.40	FLUSH DOOR WITH WOODEN FRAME	BED ROOM, TERRACE
D3	4	0.75	2.40	FLUSH DOOR WITH GRANITE FRAME	TOILET

WINDOW SCHEDULE							
SR.NO.	NO.	WIDTH	HEIGHT	AREA IN SQM	SILL	DESCRIPTION	LOCATION
W1	1	3.00	2.15	6.45	0.45	FIXED GLASS UPTO 450MM HEIGHT, 3 ANODISED AL. SLIDING SHUTTERS WITH 6MM THK. CLEAR GLASS	MULTIPURPOSE ROOM
W1A	1	1.20	2.15	2.58	0.45	FIXED GLASS UPTO 450MM HEIGHT, 2 ANODISED AL. SLIDING SHUTTERS WITH 6MM THK. CLEAR GLASS	LIVING/DINING
W2	4	3.00	2.60	7.80	0.00	3 ANODISED ALUMINIUM SLIDING SHUTTERS WITH 6MM THICK GLASS	LIVING/DINING
W3	1	2.40	2.15	5.16	0.45	FIXED GLASS UPTO 450MM HEIGHT, 3 ANODISED AL. SLIDING SHUTTERS WITH 6MM THK. CLEAR GLASS	LIVING/BED
W4	2	1.65	2.15	3.55	0.45	FIXED GLASS UPTO 450MM HEIGHT, 2 ANODISED AL. SLIDING SHUTTERS WITH 6MM THK. CLEAR GLASS	BED ROOM
		1.50	2.15	3.23	0.45	FIXED GLASS UPTO 450MM HEIGHT, 2 ANODISED AL. SLIDING SHUTTERS WITH 6MM THK. CLEAR GLASS	
W5	3	1.20	1.70	2.04	0.90	2 ANODISED ALUMINIUM SLIDING SHUTTERS WITH 6MM THICK GLASS	KITCHEN
W6	2	0.60	1.40	0.84	1.20	1 ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 6MM THICK CLEAR GLASS	BED ROOM
W7	4	0.90	1.40	1.26	1.20	2 ANODISED ALUMINIUM SLIDING SHUTTERS WITH 6MM THICK GLASS	STAIRCASE
W8	4	0.60	1.40	0.84	1.20	1 OPENABLE ALUMINIUM SHUTTER WITH OPAQUE GLASS	TOILET
W8A	1	0.75	1.40	1.05	1.20	1 OPENABLE ALUMINIUM SHUTTER WITH OPAQUE GLASS	M.TOILET

SEMI DETACHED CORNER BUNGALOW								
LIGHT & VENTILATION STATEMENT								
ROOM	ROOM SIZE				CARPET AREA IN SQ.MT	1/6TH OR REQUIRED	TYPE	AREA IN SQ.MT
LIVING/DINING	6.140	X	4.380	=	26.893	4.482	W2 + W3	12.96
KITCHEN	3.960	X	3.050	=	12.078	2.013	W5 + W5	4.08
MULTIPURPOSE ROOM	3.250	X	4.380	=	14.235	2.373	W1 + W1A	9.03
BED ROOM 01	3.960	X	3.400	=	13.464	2.244	W3 + W6	6.00
BED ROOM 02	3.960	X	3.430	=	13.583	2.264	W3 + W6	4.81
BED ROOM 03	3.960	X	3.050	=	12.078	2.013	W3 + W6	4.07
M BED ROOM	3.300	X	4.380	=	14.454	2.409	W4 + W6	7.61
TOILET	1.520	X	2.430	=	3.694	0.300	W8	0.84
TOILET	2.050	X	3.050	=	6.253	0.300	W8	1.05
TOILET	2.090	X	1.900	=	3.971	0.300	W8	0.84
LIFT LOBBY	2.570	X	1.130	=	2.904	0.300	W1A	2.58

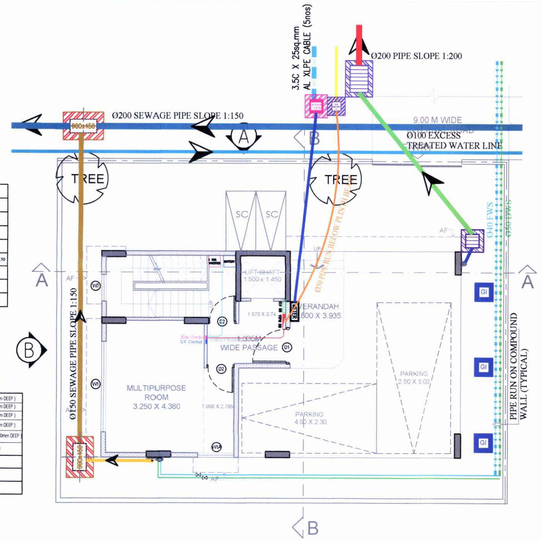
* BALCONY / TERRACE AREA STATEMENT									
PLOT NOS.K01									
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm) Proposed	Proposed Balcony Area (In Sqm) Excess	Permissible Terrace Area (Sqm)	Proposed Terrace Area (In Sqm) Proposed	Proposed Terrace 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	45.101	-	-	-	-	-	-	
	1st	78.110	11.717	4.450	0.000	15.622	0.000	0.000	
	2nd	78.110	11.717	4.450	0.000	15.622	0.000	0.000	
	TERRACE	6.7886	-	-	-	-	-	-	
Total		208.110	23.433	8.900	0.000	31.244	0.000	0.000	

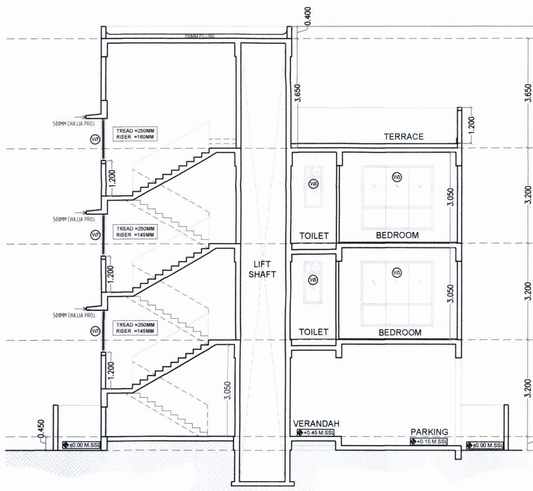
LEGEND

- 900x600mm I.C CHAMBER
- 450 X 450 mm CHAMBER
- 150 DIA SEWAGE PIPE SLOPE 1:150
- DOMESTIC & PLUMBING WATER SUPPLY PIPE
- 100 DIA OVER PIPE SLOPE 1:100
- 100 DIA RAIN WATER PIPE SLOPE 1:150
- 75 DIA BALCONY PIPE
- 75 DIA WASTE PIPE
- 100 DIA SOIL PIPE

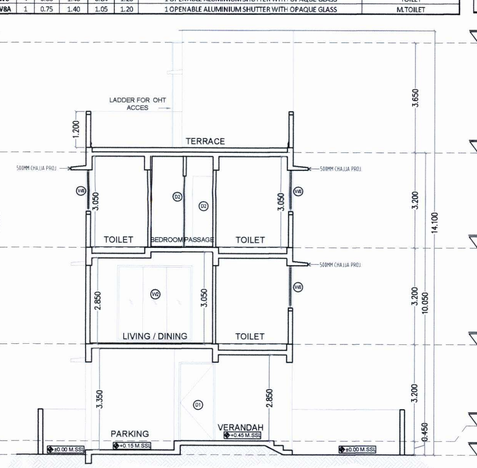
ELECTRICAL LEGEND

- 300x300MM ELECTRICAL CHAMBER (450mm DEEP)
- 450x450MM ELECTRICAL CHAMBER (500mm DEEP)
- 450x450MM ELECTRICAL CHAMBER (450mm DEEP)
- 600x600MM ELECTRICAL CHAMBER (600mm DEEP)
- 1200x1200MM ELECTRICAL CHAMBER (1200mm DEEP)
- 300x300MM LV CHAMBER (450mm DEEP)
- ELV DB
- ELECTRICAL DB
- 5 KVA INVERTER

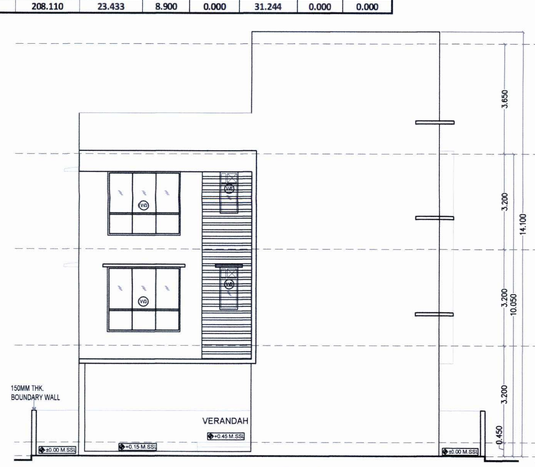




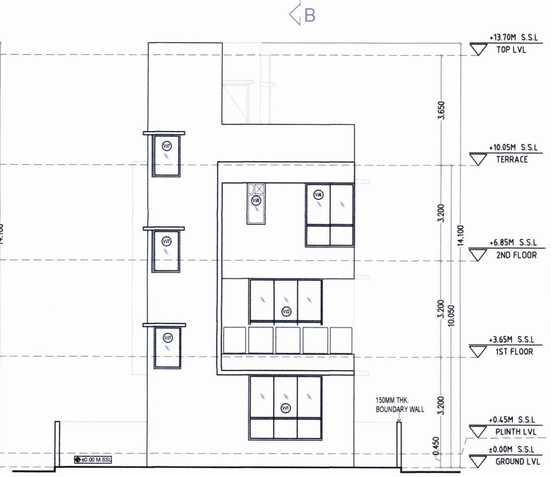
SECTION - AA



SECTION - BB



ELEVATION 'A'



ELEVATION 'B'

+13.70M S.S.L TOP LVL
+10.05M S.S.L TERRACE
+6.85M S.S.L 2ND FLOOR
+3.65M S.S.L 1ST FLOOR
+0.45M S.S.L PLINTH LVL
±0.00M S.S.L GROUND LVL

APPROVAL STAMP

01/01

SEMI DETACHED HOUSE

DRAWING FOR BUILDING PERMISSION

CONTENT :-

K01 - SEMI-DETACHED CORNER BUNGALOW

APPROVAL STAMP

Development Permission Granted subject to conditions mentioned in this office letter/ certificate vide no CIDCO/NAINA/Panvel/Wardoli/BP-00623/CC/2023/0387 dated 23.06.2023.

ABHIJEET RAMESH PAWAR

Digitally signed by ABHIJEET RAMESH PAWAR
Date: 2023.06.23 18:23:05 +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.

SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT
AR.HITEN SETHI

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	:	2023-03-21
DRAWN. BY	:	SM
DELT. BY	:	Ar. TEJASWINI
CHKD. BY	:	SP
PROJECT No	:	HSA P-213

Ar.HITEN SETHI (CA/93/16484)

ARCHITECTS

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