

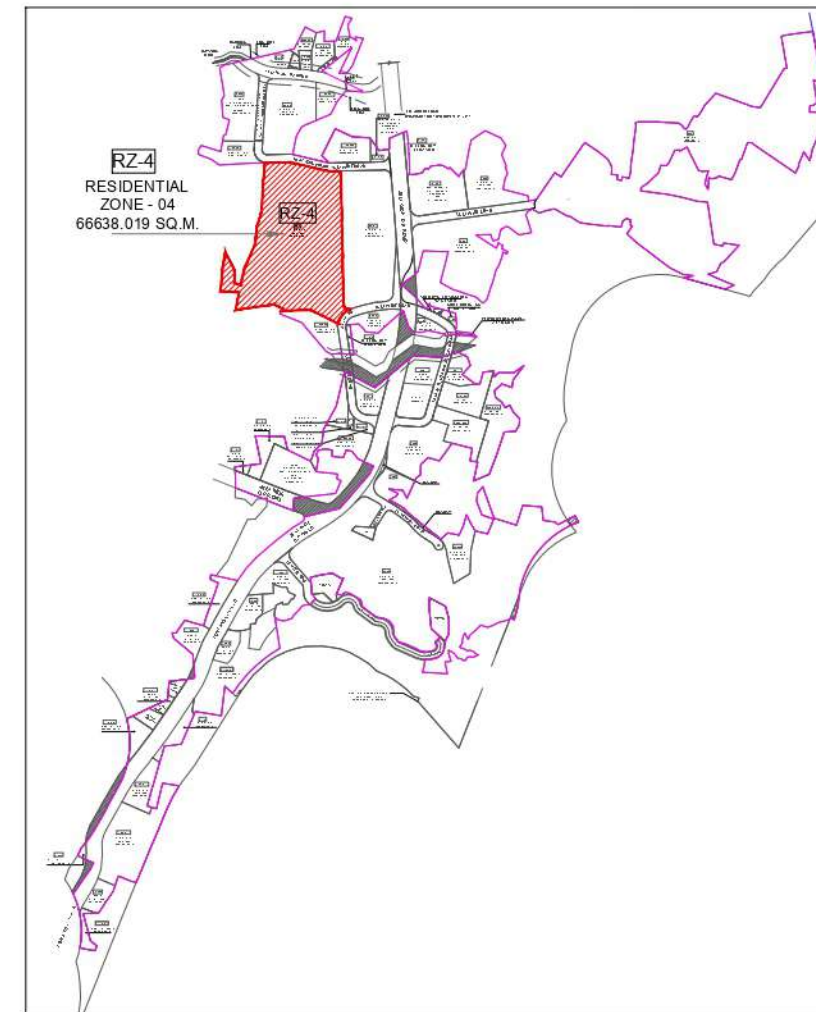
DRAWING FOR BUILDING PERMISSION

CONTENT :-
LAYOUT PLAN - RZ-04, PROFORMA - I,
KEY PLAN, PARKING AREA STATEMENT

APPROVAL STAMP

This plans are Approved subject to the conditions mentioned in the Amended Commencement Certificate Issued by this office bearing certificate no. CIDCO/ NAINA/Panvel/ Wardoli/ LT-00593/ ACC/2025/0784 Dated 12.02.2025

ABHIJEET Digitally signed by ABHIJEET
RAMESH RAMESH PAWAR
PAWAR Date: 2025.02.12
14:48:44 +05'30'



PROFORMA - I		
A	AREA STATEMENT	Area in Sq.mt.
1	Area of plot as per approved ITP Layout	66638.019
	Area by Triangulation method of TILR	66638.019
	Plot area Considered for approval least of (1) & (2)	66638.019
2.	Deductions	
a	Existing Road	
b	Proposed Road	0
c	Area under reservation if any	0
5	GROSS AREA of Plot (3-4)	66638.019
6a	R.G. Open space required (10% of 1)	6663.802
6b	R.G. Open space provided	7016.599
6c	Internal Roads	18007.936
6d	Amenities	
7	Permissible BUA (a+b)	60000.000
a	Built Up Area assigned as per approved ITP Layout	55000.000
b	Premium Built Up Area assigned as per approved ITP Layout	5000.000
c	Proposed Built Up Area	50610.000
d	Balance BUA	9390.000
8	No. of Plots	241
9	Trees to be Planted	1632

NOTE: The Proposed Residential Component in Approved ITP having Carpet Area as per PMAY norms is 29.02% (i.e. more than 25% of Total Residential Component of ITP, hence, Social Housing is not Obligatory as per Clause 2 of EP-33, Sanctioned dated 24th June 2022.

Area under Plots	38945.673
Area under Lawn	1581.445
Area under Visitors Parking	1086.365
Area under Internal Roads	18007.936
AREA UNDER RG	7016.599
TOTAL	66638.019

SR. NO.	OCCUPANCY	NO'S OF PLOT
1	PLOT AREA BELOW 300.0 SQ.MT.	233
2	PLOT AREA ABOVE 300.0 SQ.MT.	8
TOTAL		241

PARKING AREA STATEMENT - As per clause No 23.1 of the Modified Draft 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	
1	Upto 35 SQM	0.25	0	0	0.00	
2	35 SQM TO 45 SQM	0.50	0	0	0.00	
3	45 SQM TO 60 SQM	1.00	0	0	0.00	
4	60 SQM ABOVE	2.00	8	16	16.00	
	Parking required				16.00	
	10% Visitors Parking				1.60	
	Scooter required 10%				1.60	44
	Total Parking Required				18	35

Note: Two Parkings have been provided at Individual Plot Level

TYOLOGY	NO. OF UNITS
Semi-Detached	132
Row-house	86
Bungalow (Detached)	23
Total Plots	241

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 21.05.2024 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 Amaral Digitally signed by Navin Amaral
Makhija Date: 2025.01.22
14:23:57 +05'30'

ARABHIJEET R. PATANKAR
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, ARABHIJEET 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 RAMESH 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: abhijeetpatankar@gmail.com

DESCRIPTION OF PROPOSAL AND PROPERTY

TENTATIVE AMENDED LAYOUT APPROVAL ON RZ-04 WITHIN THE APPROVED ITP LAYOUT ON LAND BERATING AT SURVEY NOS. 43/0, 44/1, 50/1(p), 51/1, 51/2, 51/4, 51/5, 52/0, 53/0, 61/2 AND 61/3, (TOTAL 11 IN NUMBERS) 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 Amaral Digitally signed by Navin Amaral
Makhija Date: 2025.01.22 14:25:04
+05'30'

NAME & SIGNATURE OF ARCHITECT

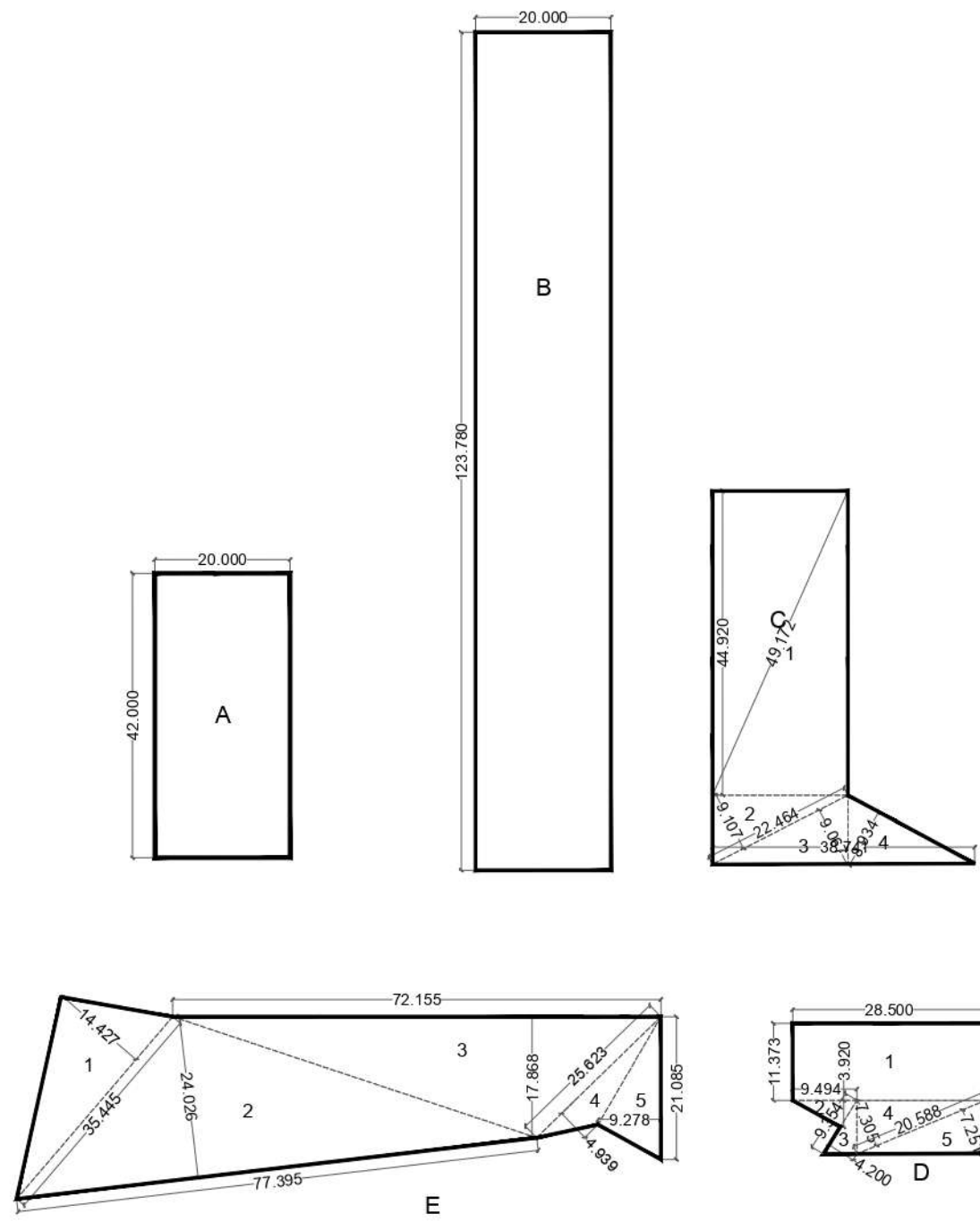
ABHIJEET RAMESH PATANKAR
Ar. ABHIJEET PATANKAR (CA2000/25792)

ARCHITECTS
VISIONARY DESIGN ARCHITECTS
OFFICE: Unit no. 801, 8th Floor, Vishwaroop IT Park,
Opp. Vashi Railway station, Sector-30 A, Vashi, Navi
Mumbai - 400 703, Maharashtra
T: +91- 02287302400 | OFF: +91-22-24304489.
Email: visionarydesignarchitects@gmail.com

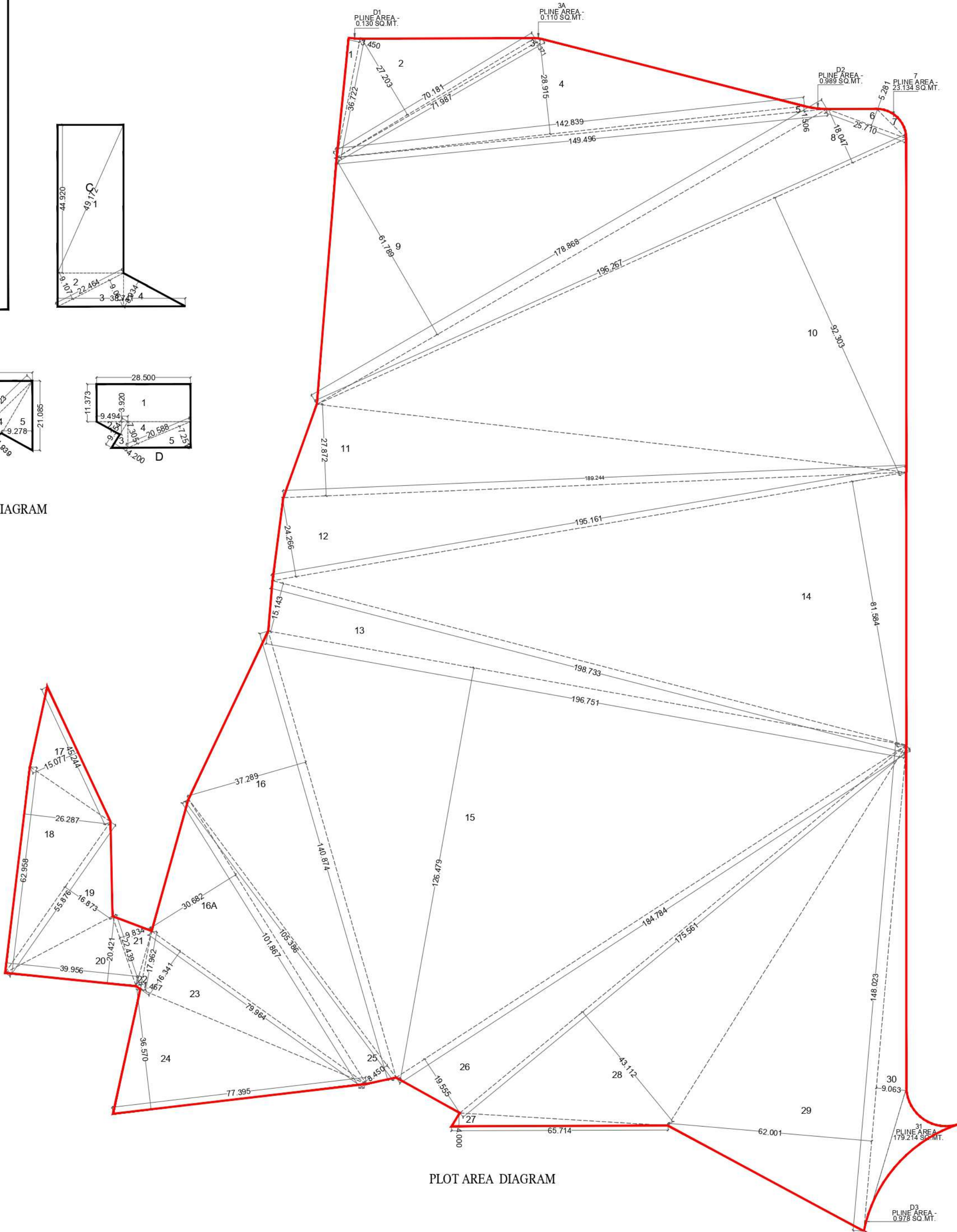
LAYOUT PLAN - RZ-04

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	0.5	21.112			9.873	104.219	14.888	193.551	260.00	Semi-detached
		2	0.5	21.112			9.873	104.219				
2	A-02		1.0	15.000			12.000	180.000		180.000	260.00	Semi-detached
3	A-03		1.0	15.000			12.000	180.000		180.000	260.00	Semi-detached
4	A-04		1.0	15.000			12.000	180.000		180.000	260.00	Semi-detached
5	A-05	1	0.5	21.916			13.631	149.368	12.309	227.112	270.00	Detached
		2	0.5	21.916			8.218	90.053				
6	A-06	0.5	21.392	13.044	15.000		258.270	37.215	221.055	210.00	210.00	Semi-detached
7	A-07	0.5	19.253	10.905	15.000		226.185	3.417	222.768	280.00		Detached
8	A-08	1.0	15.000				10.500	157.500		157.500	220.00	Semi-detached
9	A-09	1.0	15.000				10.500	157.500		157.500	220.00	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	220.00	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	220.00	Semi-detached
17	A-17	1.0	15.070				10.500	158.235	0.020	158.215	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	15.070				7.500	113.025		113.025	190.00	Rowhouse
23	A-23	1.0	15.070				7.500	113.025		113.025	190.00	Rowhouse
24	A-24	1.0	15.070				7.500	113.025		113.025	190.00	Rowhouse
25	A-25	1.0	15.070				7.500	113.025		113.025	190.00	Rowhouse
26	A-26	1.0	15.070				10.570	159.290		159.290	190.00	Semi-detached
27	A-27	1.0	15.070				9.386	141.455		141.455	190.00	Semi-detached
28	A-28	1.0	15.070				9.386	141.455		141.455	190.00	Semi-detached
29	A-29	1.0	15.070				9.386	141.455		141.455	190.00	Semi-detached
30	A-30	1.0	15.070				9.386	141.455		141.455	190.00	Semi-detached
31	A-31	1.0	15.070				9.386	141.455		141.455	190.00	Semi-detached
32	A-32	1.0	15.070				9.386	141.455		141.455	190.00	Semi-detached
33	A-33	1.0	15.070				9.386	141.455		141.455	190.00	Semi-detached
34	A-34	1.0	15.070				9.386	141.455		141.455	190.00	Semi-detached
35	A-35	1.0	15.070				9.386	141.455		141.455	190.00	Semi-detached
36	A-36	1.0	15.070				9.386	141.455		141.455	190.00	Semi-detached
37	A-37	1.0	15.070				9.386	141.455		141.455	190.00	Semi-detached
38	A-40	1.0	15.070				9.386	141.455		141.455	190.00	Semi-detached
39	A-41	1.0	15.070				9.075	136.760		136.760	190.00	Semi-detached
40	A-42	1.0	15.070				10.570	159.290		159.290	190.00	Semi-detached
41	A-43	1.0	15.070				10.570	159.290		159.290	190.00	Semi-detached
42	A-44	1.0	15.070				7.500	113.025		113.020	190.00	Rowhouse
43	A-45	1.0	15.070				7.500	113.025		113.025	190.00	Rowhouse
44	A-46	1.0	15.070				7.500	113.025		113.025	190.00	Rowhouse
45	A-47	1.0	15.070				7.500	113.025		113.025	190.00	Rowhouse
46	A-48	1.0	15.070				7.500	113.025		113.025	190.00	Rowhouse
47	A-49	1.0	15.070				7.500	113.025		113.025	190.00	Rowhouse
48	A-50	1.0	15.070				10.570	159.290		159.290	190.00	Semi-detached
49	A-51	1.0	15.070				20.457	308.287	17.389	290.898	400.00	Detached
50	A-52	1.0	15.000				16.549	248.235		248.235	210.00	Semi-detached
51	A-53	1.0	15.000				10.500	157.500		157.500	220.00	Semi-detached
52	A-54	1.0	15.000				10.500	157.500		157.500	220.00	Semi-detached
53	A-55	1.0	15.000				13.600	204.000	11.948	192.052	210.00	Semi-detached
54	B-01	1.0	15.000				11.320	169.800	7.726	162.074	175.00	Semi-detached
55	B-02	1.0	15.000				7.500	112.500		112.500	175.00	Rowhouse
56	B-03	1.0	15.000				7.500	112.500		112.500	175.00	Rowhouse
57	B-04	1.0	15.000				7.500	112.500		112.500	175.00	Rowhouse
58	B-05	1.0	15.000				7.500	112.500		112.500	190.00	Rowhouse
59	B-06	1.0	15.000				7.500	112.500		112.500	190.00	Rowhouse
60	B-07	1.0	15.000				7.500	112.500		112.500	175.00	Rowhouse
61	B-08	1.0	15.000				10.570	158.550		158.550	190.00	Semi-detached
62	B-09	1.0	15.000				10.570	158.550		158.550	190.00	Semi-detached
63	B-10	1.0	15.000				7.500	112.500		112.500	190.00	Rowhouse
64	B-11	1.0	15.000				7.500	112.500		112.500	190.00	Rowhouse
65	B-12	1.0	15.000				7.500	112.500		112.500	190.00	Rowhouse
66	B-13	1.0	15.000				7.500	112.500		112.500	190.00	Rowhouse
67	B-14	1.0	15.000				7.500	112.500		112.500	190.00	Rowhouse
68	B-15	1.0	15.000				7.500	112.500		112.500	190.00	Rowhouse
69	B-16	1.0	15.000				11.320	169.800	7.726	162.074	190.00	Semi-detached
70	B-17	1.0	15.000				11.975	179.625	7.113	172.512	190.00	Semi-detached
71	B-18	1.0	15.000				7.500	112.500		112.500	190.00	Rowhouse
72	B-19	1.0	15.000				7.500	112.500		112.500	190.00	Rowhouse
73	B-20	1.0	15.000				7.500	112.500		112.500	190.00	Rowhouse
74	B-21	1.0	15.000				7.500	112.500		112.500	190.00	Rowhouse
75	B-22	1.0	15.000				7.500	112.500		112.500	190.00	Rowhouse
76	B-23	1.0	15.000				7.500	112.500		112.500	190.00	Rowhouse
77	B-24	1.0	15.000				14.890	223.350	26.774	196.576	190.00	Semi-detached
78	C-01	1.0	15.000				11.320	169.800	7.113	162.687	175.00	Semi-detached
79	C-02	1.0	15.000				7.500	112.500		112.500	175.00	Rowhouse
80	C-03	1.0	15.000				7.500	112.500		112.500	175.00	Rowhouse
81	C-04	1.0	15.000				7.500	112.500		112.500	190.00	Rowhouse
82	C-05	1.0	15.000				7.500	112.500		112.500	190.00	Rowhouse
83	C-06	1.0	15.000				7.500	112.500		112.500	190.00	Rowhouse
84	C-07	1.0	15.000				7.500	112.500		112.500	190.00	Rowhouse
85	C-08	1.0	15.000				10.570	158.550		158.550	190.00	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		
86	C-09		1.0	15.000			10.570	158.550		158.550	190.00	Semi-detached
87	C-10		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
88	C-11		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
89	C-12		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
90	C-13		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
91	C-14		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
92	C-15		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
93	C-16		1.0	15.000			11.320	169.800	7.113	162.687	190.00	Semi-detached
94	C-17		1.0	15.000			11.975	179.625	11.847	167.778	190.00	Semi-detached
95	C-18		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
96	C-19		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
97	C-20		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
98	C-21		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
99	C-22		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
100	C-23		1.0	15.000			7.500	112.500		112.500	190.00	Rowhouse
101	C-24		0.5	15.000		18.730	14.890	252.150	25.420	225.730	190.00	Semi-detached
102	D-01		1.0	15.000			14.390	215.850	7.113	208.737	210.00	Semi-detached
103	D-02		1.0	15.000			10.500	157.500		157.500	220.00	Semi-detached
104	D-03		1.0	15.000			10.500	157.500		157.500	220.00	Semi-detached
105	D-04		1.0	15.000			10.500	157.500		157.500	220.00	Semi-detached
106	D-05		1.0	15.000			10.500	157.500		157.500	220.00	Semi-detached
107	D-06		1.0	15.000			10.500	157.500		157.500	210.00	Semi-detached
108	D-07		1.0	15.000								



R.G. PLOT AREA DIAGRAM



PLOT AREA DIAGRAM

R.G. AREA CALCULATION									
A									
1	20.000	X	42.000			X	1	=	840.000
TOTAL									= 840.000
B									
1	20.000	X	123.780			X	1	=	2475.600
TOTAL									= 2475.600
C									
1	20.000	X	44.920			X	1	=	898.400
2	22.464	X	9.107			/	2	=	102.290
3	22.464	X	9.067			/	2	=	101.835
4	21.294	X	8.934			/	2	=	95.119
TOTAL									= 1197.644
D									
1	28.500	X	11.373			X	1	=	324.129
2	9.494	X	3.920			/	2	=	18.605
3	9.354	X	4.200			/	2	=	19.646
4	20.588	X	7.305			/	2	=	75.192
5	20.588	X	7.251			/	2	=	74.640
TOTAL									= 512.212
E									
1	35.445	X	14.427			/	2	=	255.673
2	77.395	X	24.026			/	2	=	929.752
3	72.155	X	17.868			/	2	=	644.635
4	25.623	X	4.939			/	2	=	63.275
5	21.085	X	9.278			/	2	=	97.807
TOTAL									= 1991.143
TOTAL (A+B+C+D)									= 7016.599

RZ-04 PLOT AREA CALCULATION									
1	36.722	X	3.450	X	0.500	=			63.345
2	70.181	X	27.203	X	0.500	=			954.567
3	71.987	X	1.371	X	0.500	=			49.347
3A	PLINE AREA = 0.110 SQ.MT.					=			0.110
4	142.839	X	28.915	X	0.500	=			2065.095
5	149.496	X	1.506	X	0.500	=			112.570
6	25.710	X	5.281	X	0.500	=			67.887
7	PLINE AREA = 23.134 SQ.MT.					=			23.134
8	196.267	X	18.047	X	0.500	=			1771.015
9	178.868	X	61.789	X	0.500	=			5526.037
10	196.267	X	92.303	X	0.500	=			9058.016
11	189.244	X	27.872	X	0.500	=			2637.304
12	195.161	X	24.266	X	0.500	=			2367.888
13	198.733	X	15.143	X	0.500	=			1504.707
14	195.161	X	81.584	X	0.500	=			7961.008
15	196.751	X	126.479	X	0.500	=			12442.435
16	140.874	X	37.289	X	0.500	=			2626.525
16A	101.867	X	30.682	X	0.500	=			1562.742
17	45.244	X	15.077	X	0.500	=			341.072
18	62.958	X	26.287	X	0.500	=			827.488
19	55.876	X	16.873	X	0.500	=			471.398
20	39.956	X	20.421	X	0.500	=			407.971
21	22.439	X	9.834	X	0.500	=			110.333
22	17.962	X	1.467	X	0.500	=			13.175
23	79.964	X	16.341	X	0.500	=			653.346
24	77.395	X	36.570	X	0.500	=			1415.168
25	105.389	X	8.450	X	0.500	=			445.269
26	184.784	X	19.555	X	0.500	=			1806.726
27	65.714	X	4.000	X	0.500	=			131.428
28	175.561	X	43.112	X	0.500	=			3784.393
29	148.023	X	62.001	X	0.500	=			4588.787
30	9.063	X	148.023	X	0.500	=			670.766
31	PLINE AREA = 179.063 SQ.MT.					=			179.063
					TOTAL	=			66640.116
	DEDUCTION								
D1	PLINE AREA = 0.130 SQ.MT.					=			0.130
D2	PLINE AREA = 0.989 SQ.MT.					=			0.989
D3	PLINE AREA = 0.978 SQ.MT.					=			0.978
									2.097
TOTAL									66638.019

This plans are Approved subject to the conditions mentioned in the Amended Commencement Certificate Issued by this office bearing certificate no. CIDCO/ NAINA/Panvel/ Wardoli/ LT-00593/ACC/2025/0784
Dated 12.02.2025

ABHIJEET RAMESH PAWAR
Digitally signed by ABHIJEET RAMESH PAWAR
Date: 2025.02.12 14:49:43 +05'30'

DESCRIPTION OF PROPOSAL AND PROPERTY

TENTATIVE AMENDED LAYOUT APPROVAL ON RZ-04 WITHIN THE APPROVED ITP LAYOUT ON LAND BERATING AT SURVEY NOS. 43/0, 44/1, 50/1(p), 51/1, 51/2, 51/4, 51/5, 52/0, 53/0, 61/2 AND 61/3, (TOTAL 11 IN NUMBERS) AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

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

Navin Amarla Makhija
Digitally signed by Navin Amarla Makhija
Date: 2025.01.22 14:26:10 +05'30'

NAME & SIGNATURE OF ARCHITECT

ARCHITECTS

VISIONARY DESIGN ARCHITECTS
OFFICE: Unit no. 201, 2th floor, Vastu Energy IT Park,
Opp. West Tenny street, Sector-25 A, Vastu Energy
Mumbai-400 705, Maharashtra
T: +91-9228776860 | C: +91-22-24340489
Email: visionarydesignarchitects@gmail.com

This plans are Approved subject to the conditions mentioned in the Amended Commencement Certificate Issued by this office bearing certificate no. CIDCO/ NAINA/Panvel/ Wardoli/ LT-00593/ACC/2025/0784
Dated 12.02.2025

ABHIJEET RAMESH PAWAR
Digitally signed by ABHIJEET RAMESH PAWAR
Date: 2025.02.12 14:50:55 +05'30'



LAYOUT PLAN - RZ-04

DESCRIPTION OF PROPOSAL AND PROPERTY

TENTATIVE AMENDED LAYOUT APPROVAL ON RZ-04 WITHIN THE APPROVED ITP LAYOUT ON LAND BEARING AT SURVEY NOS. 43/0, 44/1, 50/1(pt), 51/1, 51/2, 51/4, 51/5, 52/0, 53/0, 61/2 AND 61/3. (TOTAL 11 IN NUMBERS) 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 Amaralal Makhija
Digitally signed by Navin Amaralal Makhija
Date: 2025.01.22 14:27:14 +05'30'

NAME & SIGNATURE OF ARCHITECT



SCALE	=	1:100
DATE	=	16-01-2025
DRAWN BY	=	ABHIJEET
CHKD BY	=	ABHIJEET P
PROJECT NO	=	MDSP
ARCHITECTS	=	ABHIJEET PATANKAR (CA2000/25792)