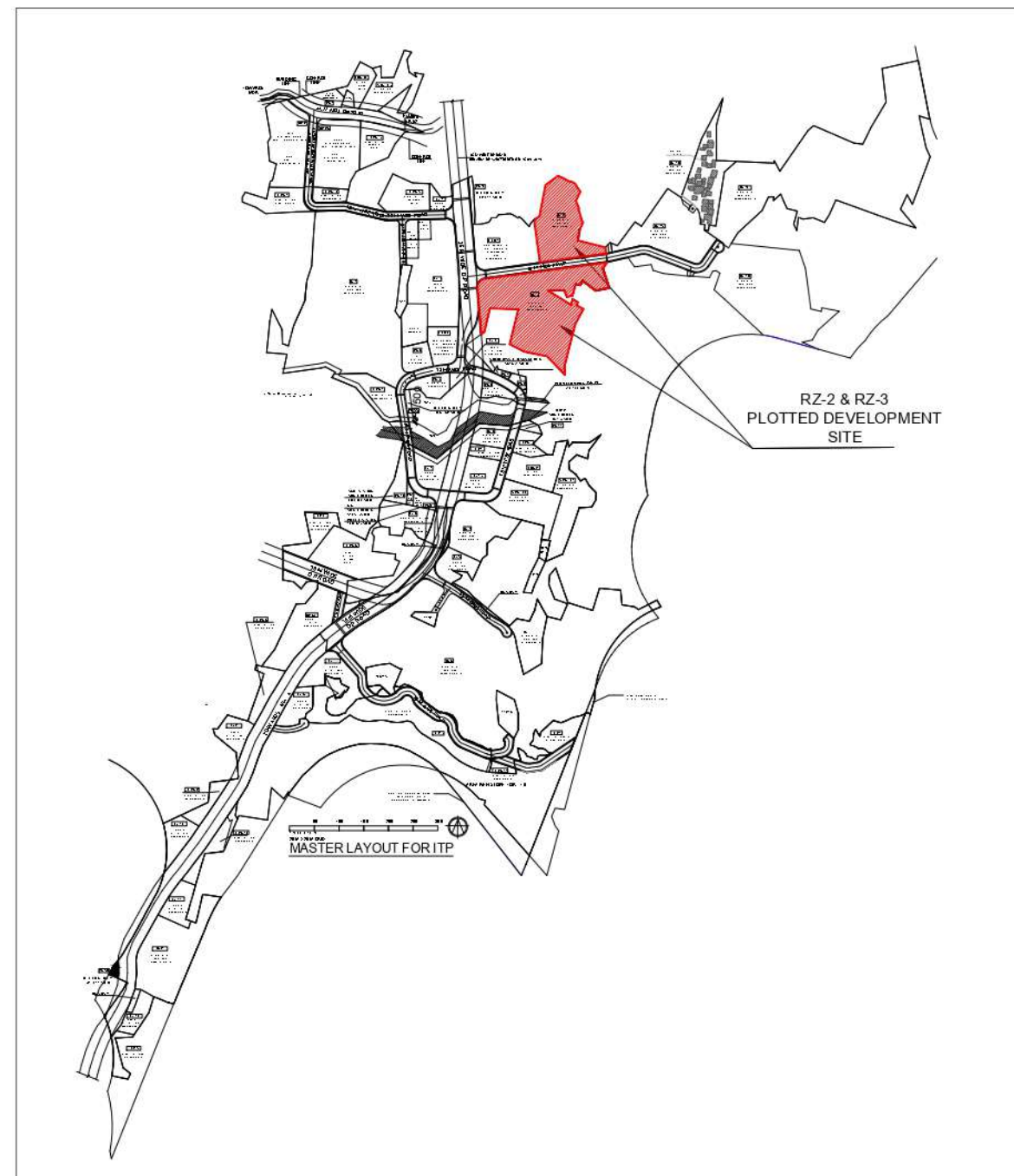
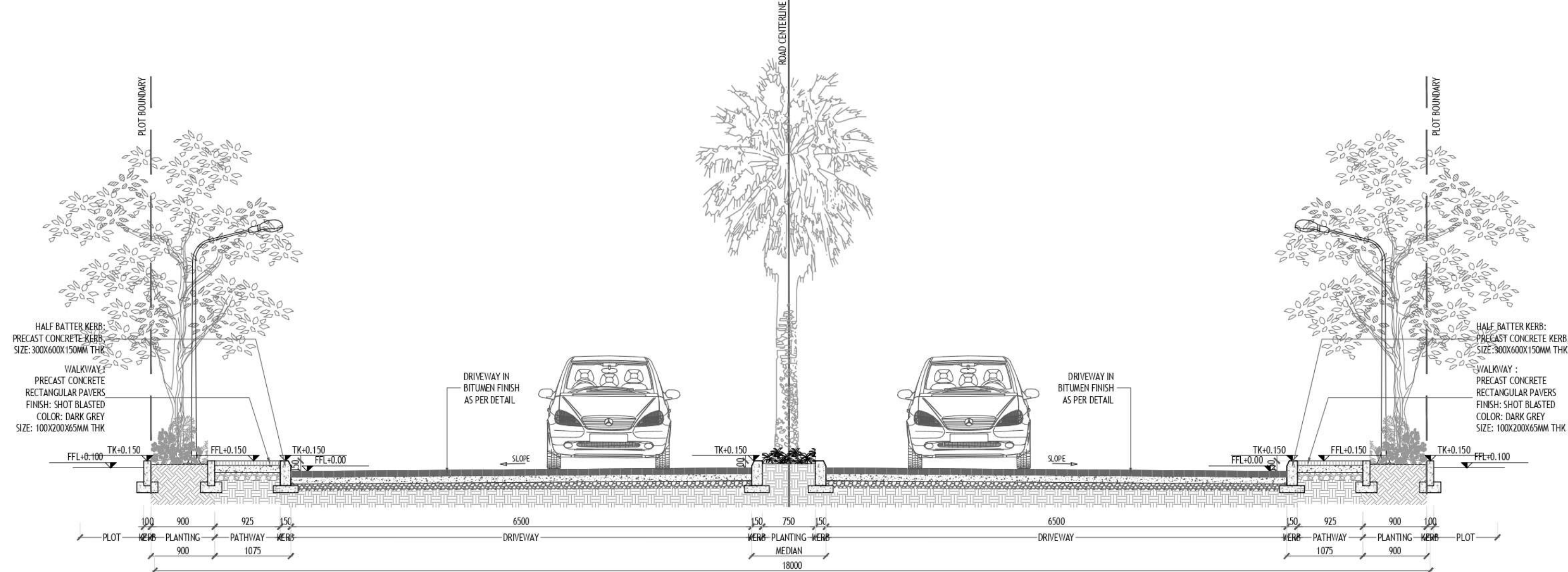


This plans are Approved subject to the conditions mentioned in the Amended Commencement Certificate Issued by this office bearing certificate no. CIDCO/NAINA/Panvel/Wardoli/ LT-00594/ACC/2025/0785 Dated 12.02.2025

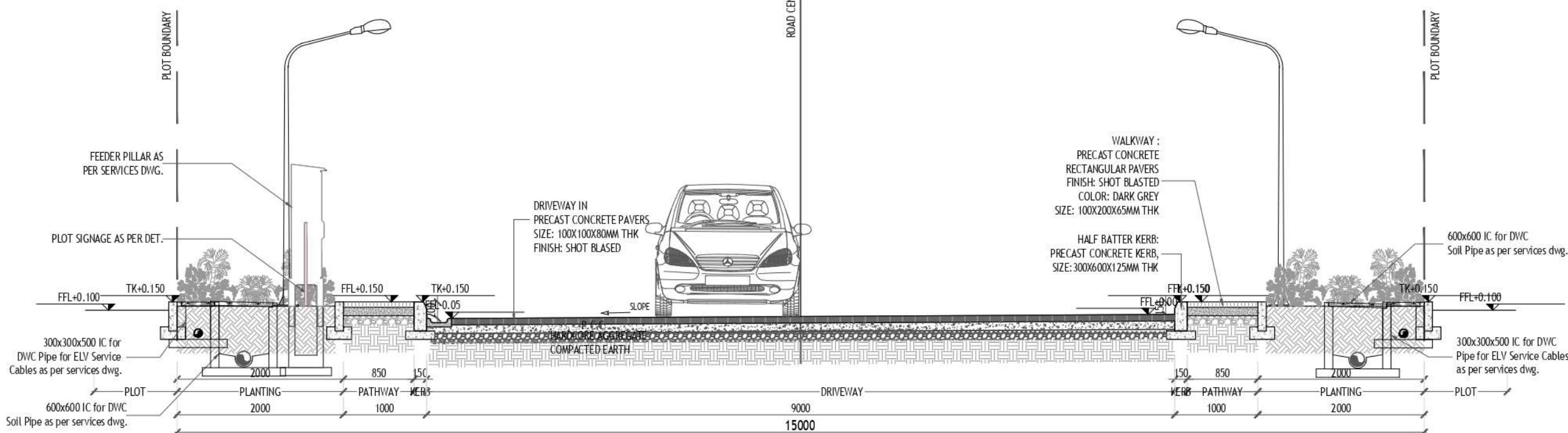
ABHIJEET RAMESH PAWAR Digitally signed by ABHIJEET RAMESH PAWAR Date: 2025.02.12 14:38:40 +05'30'



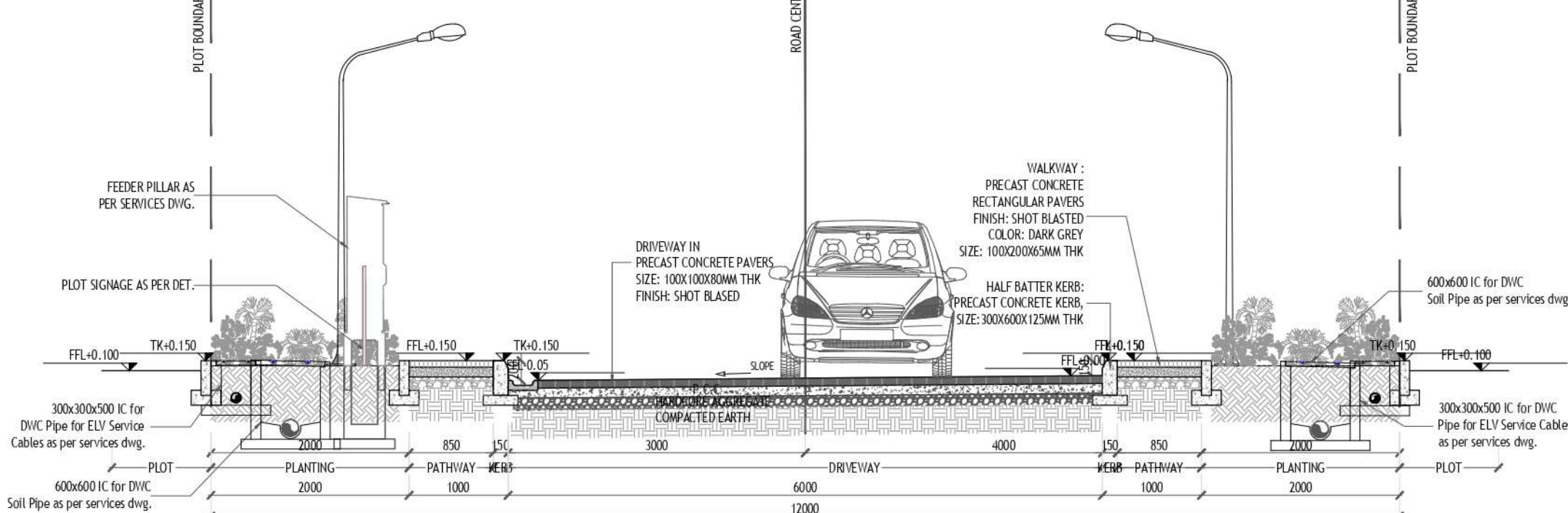
LOCATION PLAN



18.00 M WIDE ROAD SECTION-01

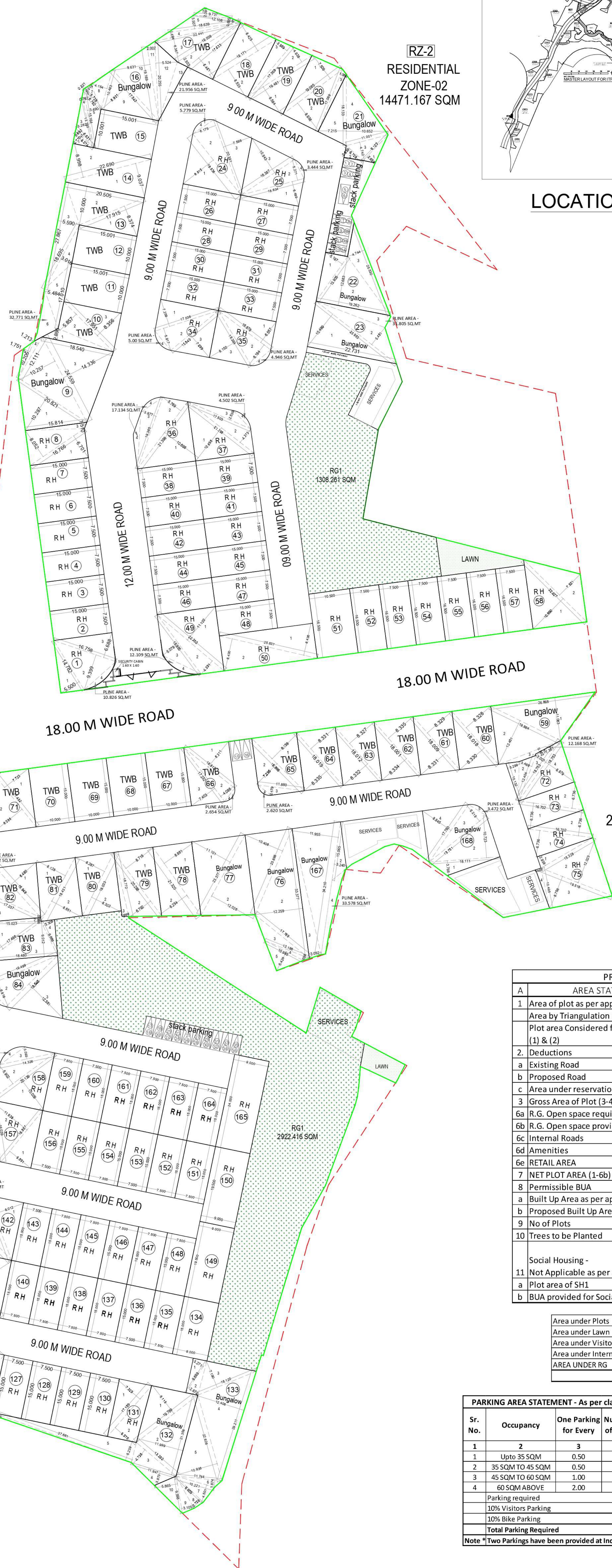


15.00 M WIDE ROAD SECTION-01



12.00 M WIDE ROAD SECTION-01

ADJ. PLOT LOH - 1



LAYOUT PLAN (RZ - 02 & 03)

SCALE: 1:500

PROFORMA - I		
A	AREA STATEMENT	Area in Sq.mt.
1	Area of plot as per approved ITP Layout	42295.218
Area by Triangulation method of TILR		
Plot area Considered for approval least of (1) & (2)		42295.218
2.	Deductions	
a	Existing Road	0
b	Proposed Road	0
c	Area under reservation if any	0
3	Gross Area of Plot (3-4)	42295.218
6a	R.G. Open space required (10% of 1)	4229.522
6b	R.G. Open space provided	4230.677
6c	Internal Roads	10046.607
6d	Amenities	
6e	RETAIL AREA	0.000
7	NET PLOT AREA (1-6b)	38064.541
8	Permissible BUA	
a	Built Up Area as per approved ITP Layout	55000.000
b	Proposed Built Up Area	50084.868
9	No of Plots	168
10	Trees to be Planted	593
Social Housing -		Not applicable as per approved ITP
11	Plot area of SH1	-
a	BUA provided for Social Housing	-

Area under Plots	26970.840
Area under Lawn	181.265
Area under Visitors Parking & Services	846.861
Area under Internal Roads	10065.575
Area under RG	4230.677
TOTAL	42295.218

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	0.50	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	168	336	336.00	
Parking required					336.00	
10% Visitors Parking					34.00	36
10% Bike Parking					34.00	36
Total Parking Required					370	
Note *Two Parkings have been provided at Individual Plot Level					370	

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10.06.2024 AND THE DIMENSIONS OF SIDES ETC. OF PLOT PLATTED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ F.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PRIVATE LIMITED, AS PER AGREEMENT FOR DEVELOPMENT NO. PANVEL-310082014 MP, DATED 18-02-2014

Navin Amaral Makhija Digitally signed by Navin Amaral Makhija Date: 2025.02.01 13:52:28 +05'30'

NAME & SIGNATURE OF OWNER AR.DEVIYANI KHADIKAR NAME & SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE I, AR. DEVIYANI KHADIKAR, FOR M/S SPACEAGE CONSULTANTS HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT. I HAVE EXAMINED THE BOUNDARY AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENT MADE BY APPLICANT WHO IS THE OWNER IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PRIVATE LIMITED, AS PER AGREEMENT FOR DEVELOPMENT NO. PANVEL-310082014 MP, DATED 18-02-2014

Navin Amaral Makhija Digitally signed by Navin Amaral Makhija Date: 2025.02.01 13:50:28 +05'30'

NAME & SIGNATURE OF OWNER NAME & SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED PLOTTED DEVELOPMENT ON PLOT NO.R202&03 LAND BEARING SURVEY NO. 57/1, 58/2, 59/3, 59/4, 59/5, 60/1, 60/2, 60/2/2, 60/3, 60/4, 62/2, 70/2, 70/3, 71/1, 71/2A, 71/3, 71/4, 71/5, 71/7 OF INTEGRATED TOWNSHIP PROJECT/ITP AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
		01/04	
SCALE	DATE	CHECKED BY	
1:500	16-12-2024		

REVISIONS DESCRIPTION :

R-0

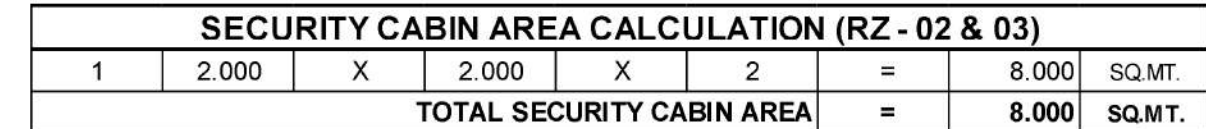
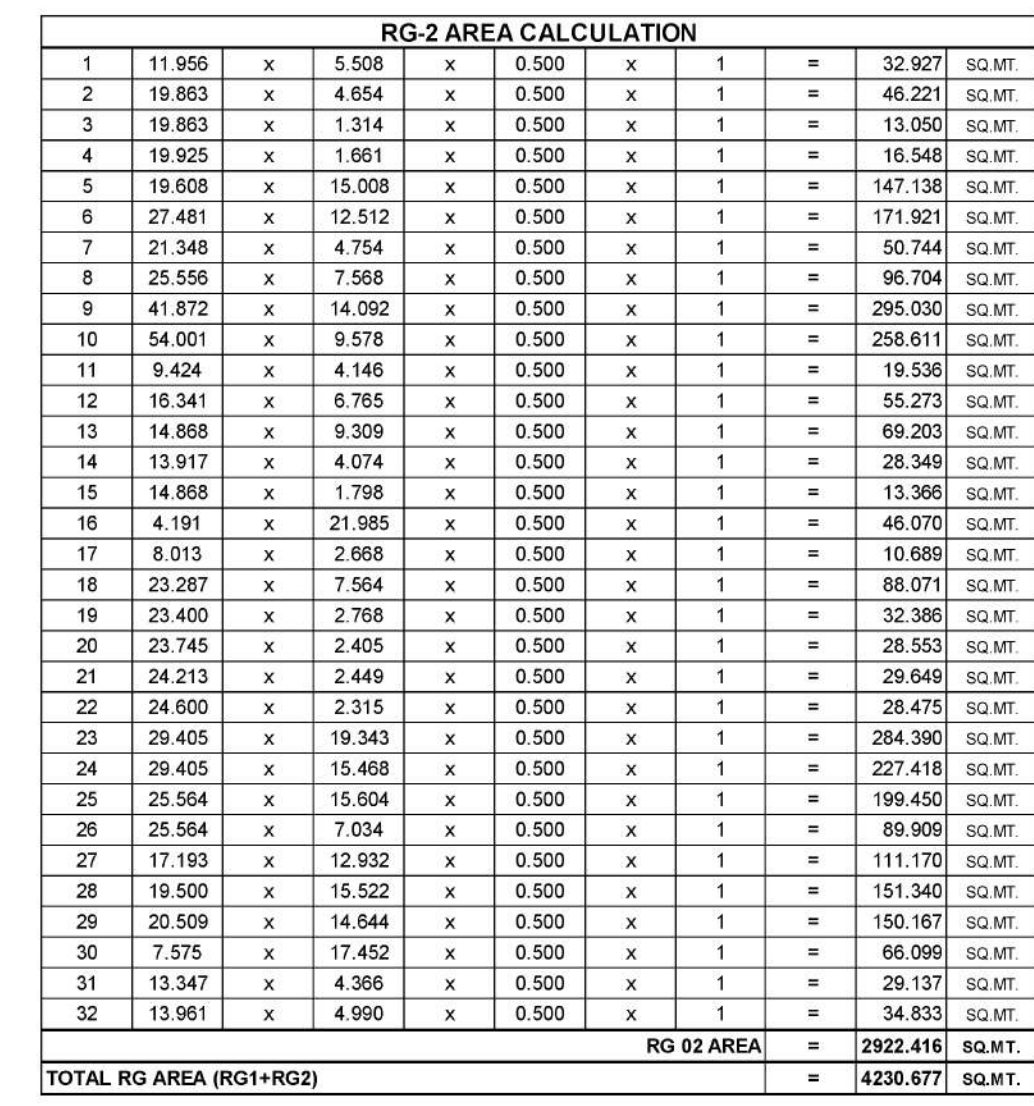
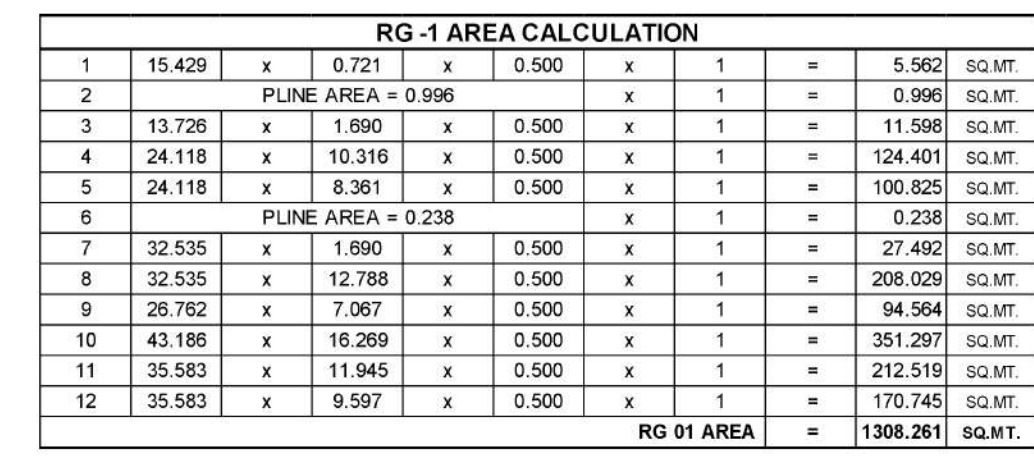
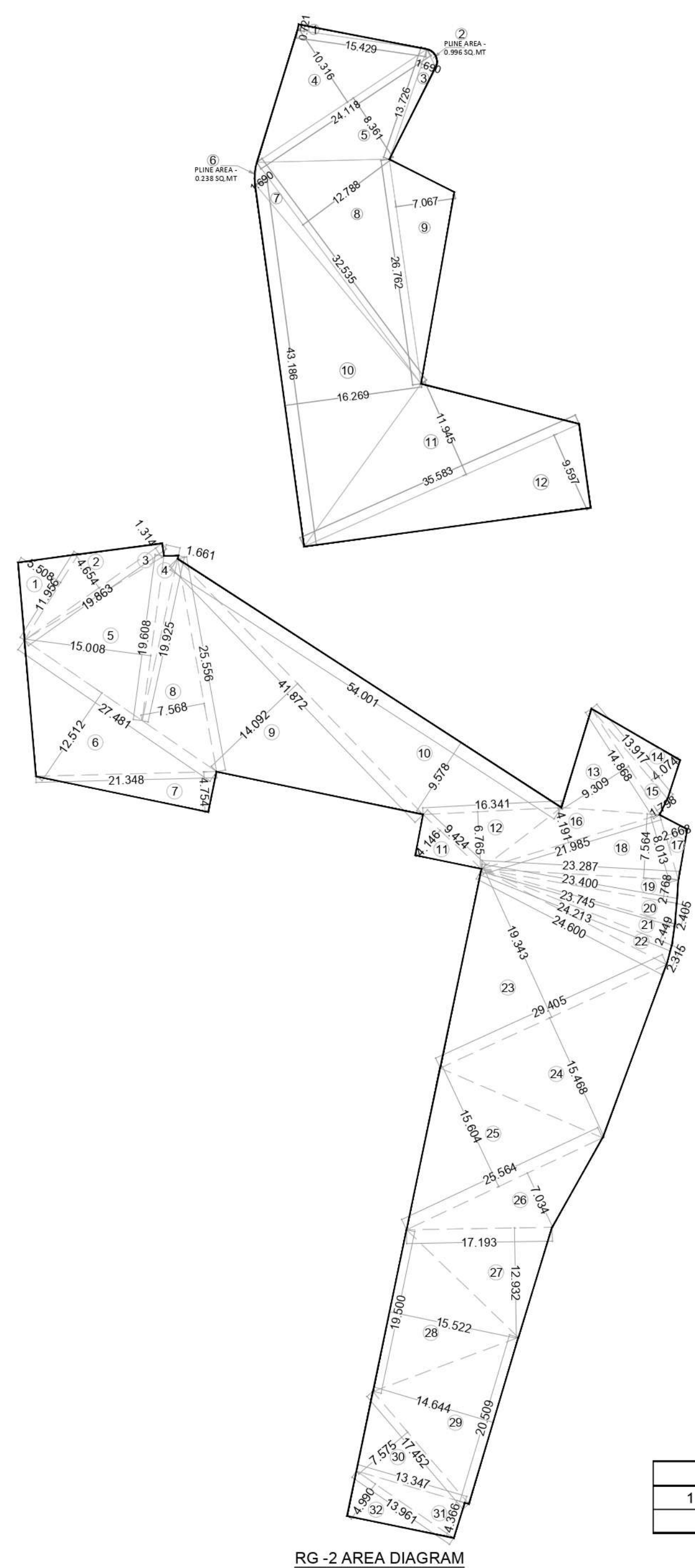
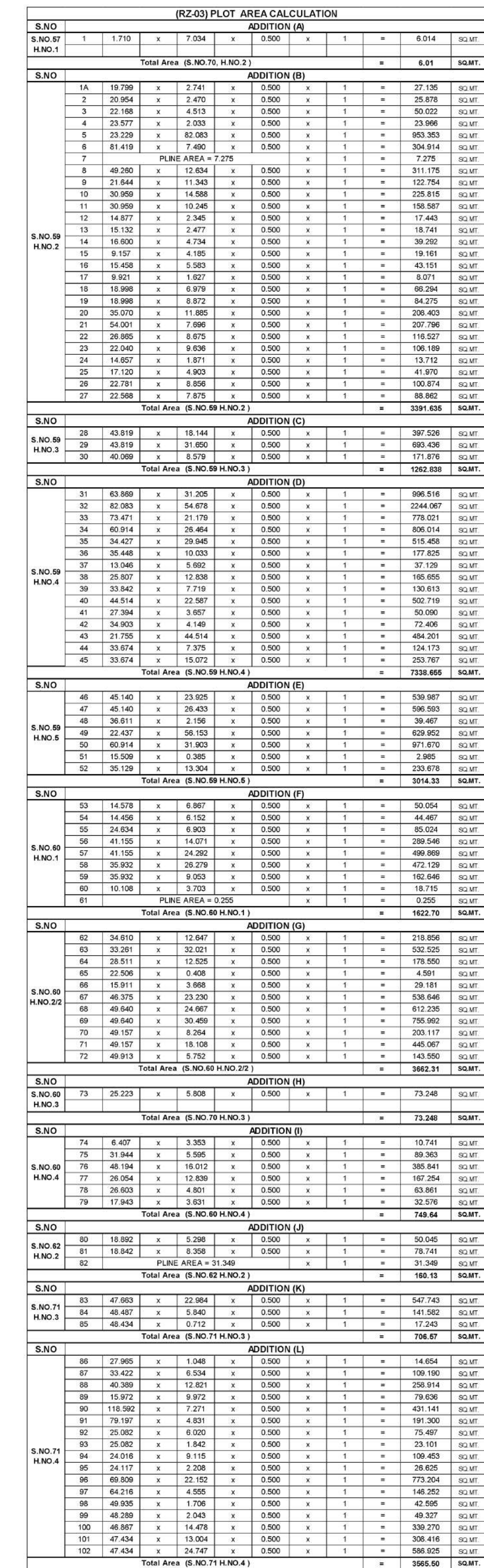
NAME OF THE OWNER SIGNATURE

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PRIVATE LIMITED, AS PER AGREEMENT FOR DEVELOPMENT NO. PANVEL-310082014 MP, DATED 18-02-2014

NAME OF ARCHITECT DEVYANI KHADIKAR U.C. NO CA/90/13184

ADDRESS B-106, Nandraj Building, Mulund Goregaon Link Road Mulund (W), Mumbai - 400 080





CONTENTS OF SHEET	02/05
1) PLOT AREA CALCULATION, 2) RG AREA CALCULATION 3) SECURITY CABIN AREA DIA. & CALCULATION	
STAMP & DATE OF APPROVAL OF PLAN	

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-00594/ACC/2025/0785 Dated 12.02.2025

ABHIJEET Digitally signed
RAMESH by ABHIJEET
PAWAR RAMESH PAWAR
Date: 2025.02.12
14:39:13 +05'30'

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED PLOTTED DEVELOPMENT ON PLOT NO.RZ02&03 LAND BEARING SURVEY NO. 57/1, 59/2, 59/3, 59/4, 59/5, 60/1, 60/2, 60/2/2, 60/3, 60/4, 62/2, 70/2, 70/3, 71/1, 71/2A, 71/3, 71/4, 71/5, 71/7 OF INTEGRATED TOWNSHIP PROJECT(ITP) AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	02/04	-
	SCALE	DATE	CHECKED BY
	1:500	16-12-2024	-

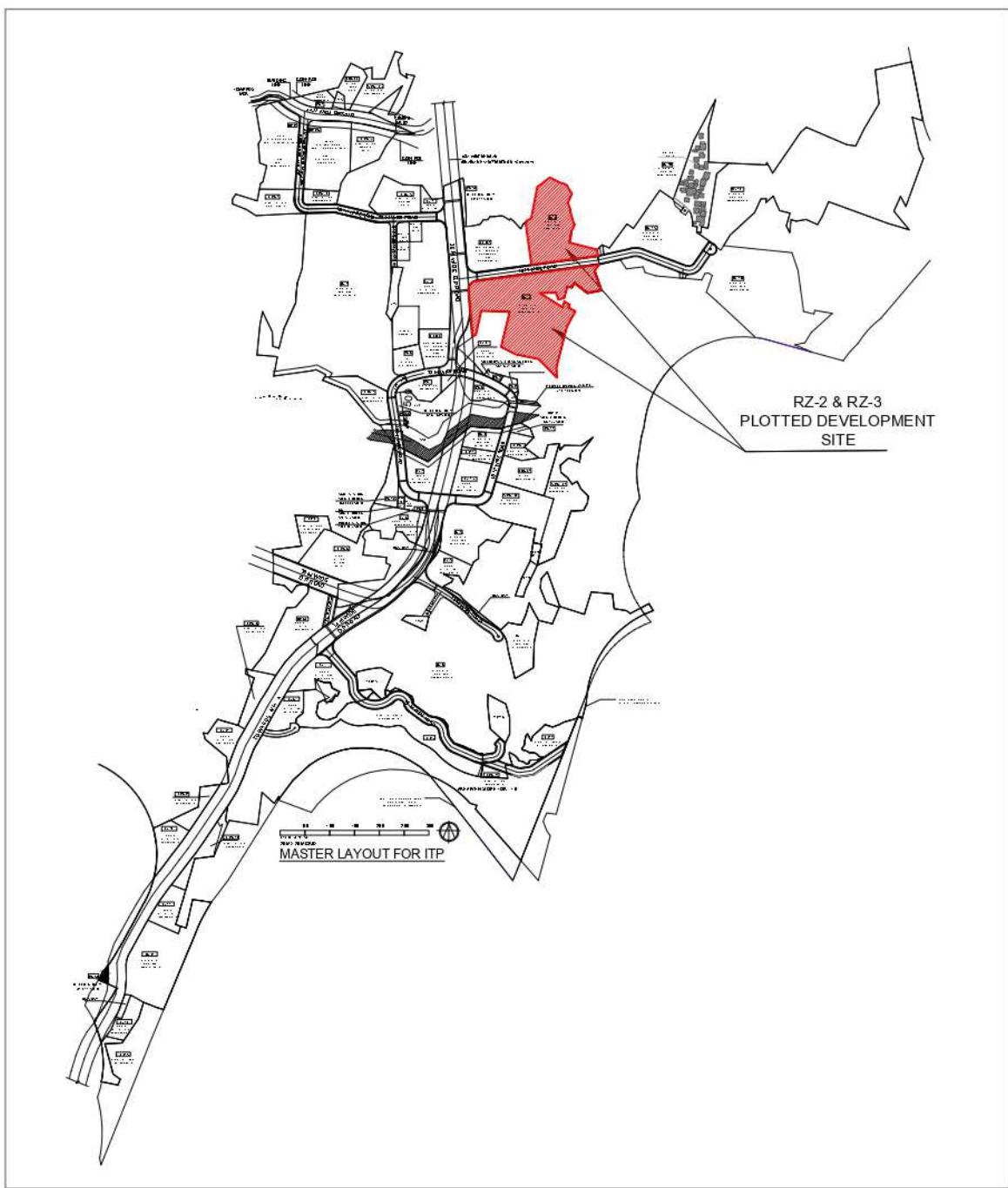
R-0		
NAME OF THE OWNER		SIGNATURE
M/S. WADHWA CONSTRUCTION &		Navin

INFRASTRUCTURE PRIVATE LIMITED,
AS PER AGREEMENT FOR DEVELOPMENT
NO. PANVEL-3/1009/2014
NP. DATED 18-02-2014

NAME OF ARCHITECT	DEVYANI KHADILKAR	DEVYANI SHREKANT KHADILKAR

LIC. NO	CA/90/13184	
		

PLOT AREA STATEMENT (RZ - 2)										PLOT AREA STATEMENT (RZ - 3)										PLOT AREA STATEMENT (RZ - 4)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
PLOT NO	LENGTH (IN M)	X	WIDTH	X	MULTIPLICATION FACTOR	=	TOTAL PLOT AREA	SQ.MT.	PLOT TYPE	ASSIGN BUA																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															



LOCATION PLAN



TREE PLANTATION LAYOUT PLAN (RZ -02 & 03)

SCALE:- 1:500

TREE REQUIRED STATEMENT	
1 PLOT AREA	42295.218
2 RG AREA REQUIRED (10%)	4229.522
2 RG AREA PROVIDED	4230.677
4 5 PER 100 SQM OF RG AREA AS PER DCPR	212
5 1 PER SQM OF BALANCE AREA AS PER ITP POLICY	381
6 EXISTING TREES ON SITE	0
7 TREES TO BE RETAINED	0
8 TREES TO BE CUT (6-7)	0
9 TREES TO BE PLANTED AT 5 PER TREE CUT(8 X 5 Nos)	0
10 TREES REQUIRED ON SITE (4 + 5 + 9 - 7)	593
11 PROPOSED TREES	600

LEGEND

	EXISTING TREES	= 07 Nos.
--	----------------	-----------

CONTENTS OF SHEET

04/05

1) TREE PLANTATION LAYOUT PLAN

2) TREE REQUIREMENT STATEMENT

STAMP & DATE OF APPROVAL OF PLAN

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-00594/ACC/2025/0785 Dated 12.02.2025

ABHIJEET RAMESH PAWAR

Digitally signed by ABHIJEET RAMESH PAWAR Date: 2025.02.12 14:41:08 +05'30'

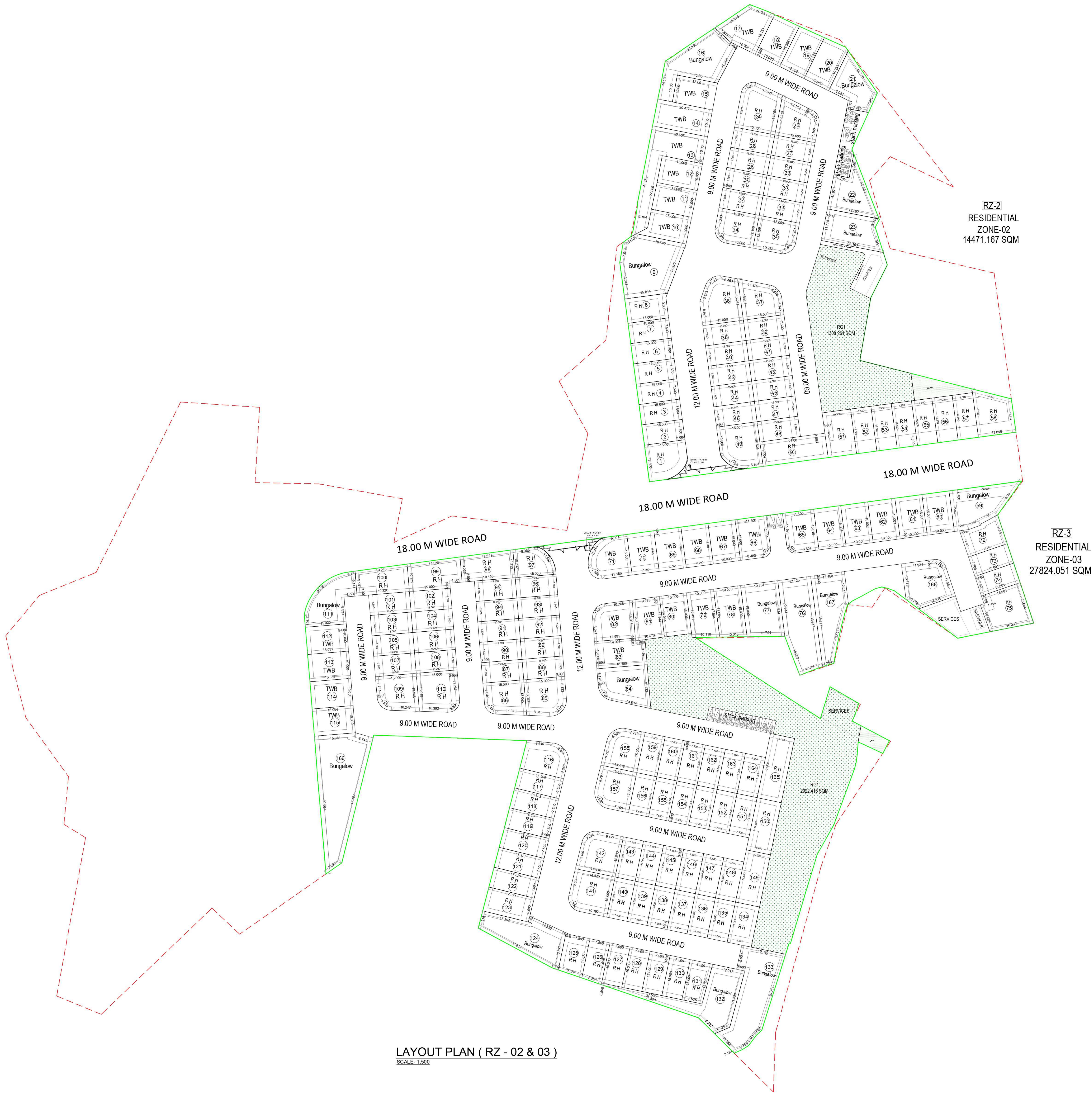
DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED PLOTTED DEVELOPMENT ON PLOT NO R202&03 LAND BEARING SURVEY NO. 57/1, 59/2, 59/3, 59/4, 59/5, 60/1, 60/2, 60/2/2, 60/3, 60/4, 62/2, 70/2, 70/3, 71/1, 71/2A, 71/3, 71/4, 71/5, 71/7 OF INTEGRATED TOWNSHIP PROJECT (ITP) AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

	NORTH	JOB. NO.	DRG. NO.	DRAWN BY
		-	04/04	-
		SCALE	DATE	CHECKED BY
	1:500	16-12-2024	-	
REVISIONS	DESCRIPTION :			
R-0				
NAME OF THE OWNER				SIGNATURE
M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PRIVATE LIMITED, AS PER AGREEMENT FOR DEVELOPMENT NO. PANVEL/31/009/2014 NP. DATED 18-02-2014				Navin Amarlal Makhija Digitally signed by Navin Amarlal Makhija Date: 2025.02.01 12:40:40 +05'30'
NAME OF ARCHITECT		DEVYANI KHADILKAR		
LC. NO		CA/90/13184		

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-00594/ACC/2025/0785 Dated 12.02.2025

ABHIJEET RAMESH PAWAR Digitally signed by ABHIJEET RAMESH PAWAR Date: 2025.02.12 14:41:44 +05'30'



LAYOUT PLAN (RZ - 02 & 03)
SCALE: 1:500

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED PLOTTED DEVELOPMENT ON PLOT NO R202&03 LAND BEARING SURVEY NO. 571/1, 592, 593, 594, 595, 601, 602, 602/2, 603, 604, 602, 702, 703, 711, 712A, 713, 714, 715, 717 OF INTEGRATED TOWNSHIP PROJECT (ITP) AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	03/04		
SCALE	DATE	CHECKED BY	
	1:500		

REVISIONS DESCRIPTION :

NAME OF THE OWNER	SIGNATURE
R-0	

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PRIVATE LIMITED, AS PER AGREEMENT FOR DEVELOPMENT NO. PANVEL-3/1009/2014 NP, DATED 18.02.2014

Navin Amaral Makhlja Digitally signed by Navin Amaral Makhlja Date: 2025.02.08 13:54:46 +05'30'

NAME OF ARCHITECT	DEVYANI KHADILKAR	DEVYANI KHADILKAR
UIC. NO.	CA/90/13184	