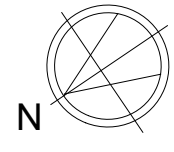


LEGENDS		
	TREE TO BE RETAINED	0 - NO.
	TREE TO BE CUT	0 - NO.
	TREES TO BE PLANTED	38 - NO.
	9.00M BUFFER LINE FROM NALA	

LAYOUT PLAN
SACLE 1:200



36.00 MT. WIDE ROAD

CARPET AREA STATEMENT						
BLDG. NO.	FLOOR	OCCUPATION TYPE	FLAT / OFFICE NO.	UNIT	RERA CARPET (Sqm)	BALCONY AREA (Sqm)
1	GROUND FLOOR	OFFICE	1	1	186.562	-
2	FIRST FLOOR	RESIDENTIAL	1	1	48.533	-
2	FIRST FLOOR	RESIDENTIAL	2	1	53.460	-
2	FIRST FLOOR	OFFICE	1	1	92.840	-
Total				4	381.395	-

OVERHEAD WATER TANK CAPACITY CALCULATION - RESIDENTIAL				
TOTAL WATER REQUIREMENT (IN LITERS)				=
Water Required 50% of Total (Liter)	Overhead water tank provision (Meter)	Number of tank	Proposed Capacity (Liter)	REQUIRED OH FIRE FIGHTING TANK (Liter)
1,688	1	23,436	0	0
2				
Total	1,688		0	0
Note: i. Overhead tank capacity shall be minimum 50% of water requirement. ii. Size of Overhead tank is excluding freeboard.				

PARKING AREA STATEMENT (AS PER TABLE NO. 23.3)					
OCCUPANCY	SIZE OF TENEMENT	CARPET / NO'S OF FLAT AREA	PARKING SPACE REQUIRED CAR SCOOTER	TOTAL PARKING SPACE REQUIRED CAR SCOOTER	
GOVERNMENT OR SEMI GOVERNMENT OR PRIVATE BUSINESS BUILDING	FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF. (248.879/100)	248.879	2	12	4.98
	20% VISITOR PARKING	2.489			1.00
RESIDENTIAL	1 TENEMENT HAVING CARPET AREA EXCEEDING 45 SQ.MT. BUT NOT EXCEEDING 60 SQ.MT. EACH 10% VISITOR PARKING.	2.000	1	10%	0.20
TOTAL REQUIRED PARKING				8.17	80.07
PROPOSED PARKING				20	91

DOOR & WINDOW SCHEDULE				SILL	DESCRIPTION		
FRD	1.500	X	2.200	=	3.300	0.000	FIRE FIGHTING DOOR
D1	1.500	X	2.200	=	3.300	0.000	FLUSH DOOR WITH WOODEN FRAME
D2	0.900	X	2.200	=	1.980	0.000	FLUSH DOOR WITH WOODEN FRAME
D3	0.750	X	2.200	=	1.650	0.000	FLUSH DOOR WITH WOODEN FRAME
W1	1.800	X	1.600	=	2.880	0.900	AL GLAZED SLIDING WINDOW
W2	1.500	X	1.600	=	2.400	0.900	AL GLAZED SLIDING WINDOW
W3	0.900	X	1.600	=	1.350	0.600	AL GLAZED SLIDING WINDOW
W4	4.400	X	1.600	=	7.040	0.600	AL GLAZED SLIDING WINDOW
V	0.600	X	0.900	=	0.540	1.200	1 OPENABLE ALUMINUM SHUTTER WITH OPAQUE GLASS
V1	0.750	X	0.900	=	0.675	1.200	1 OPENABLE ALUMINUM SHUTTER WITH OPAQUE GLASS

LIGHT & VENTILATION STATEMENT						
ROOM	ROOM SIZE		CARPET AREA IN SQ.MT	1/6 REQUIRE D	TYPE	AREA IN SQ.MT
COMMON ROOM	8.900	X 4.100	= 36.490	6.082	W1X3	8.640
CABIN 1	2.900	X 4.300	= 12.470	2.078	W1	2.880
CONTROL ROOM	2.750	X 4.300	= 11.825	1.971	W1	2.880
LIVING	3.000	X 5.550	= 16.650	2.775	W1	2.880
BED ROOM	2.700	X 3.100	= 8.370	1.395	W1	2.880
M.BED ROOM	3.000	X 4.100	= 12.300	2.050	W1	2.880
TOILET	2.300	X 1.300	= 2.990	0.498	V	0.540
TOILET	1.500	X 1.800	= 2.700	0.450	V1	1.200
WC	1.450	X 1.250	= 1.813	0.302	V1	1.200

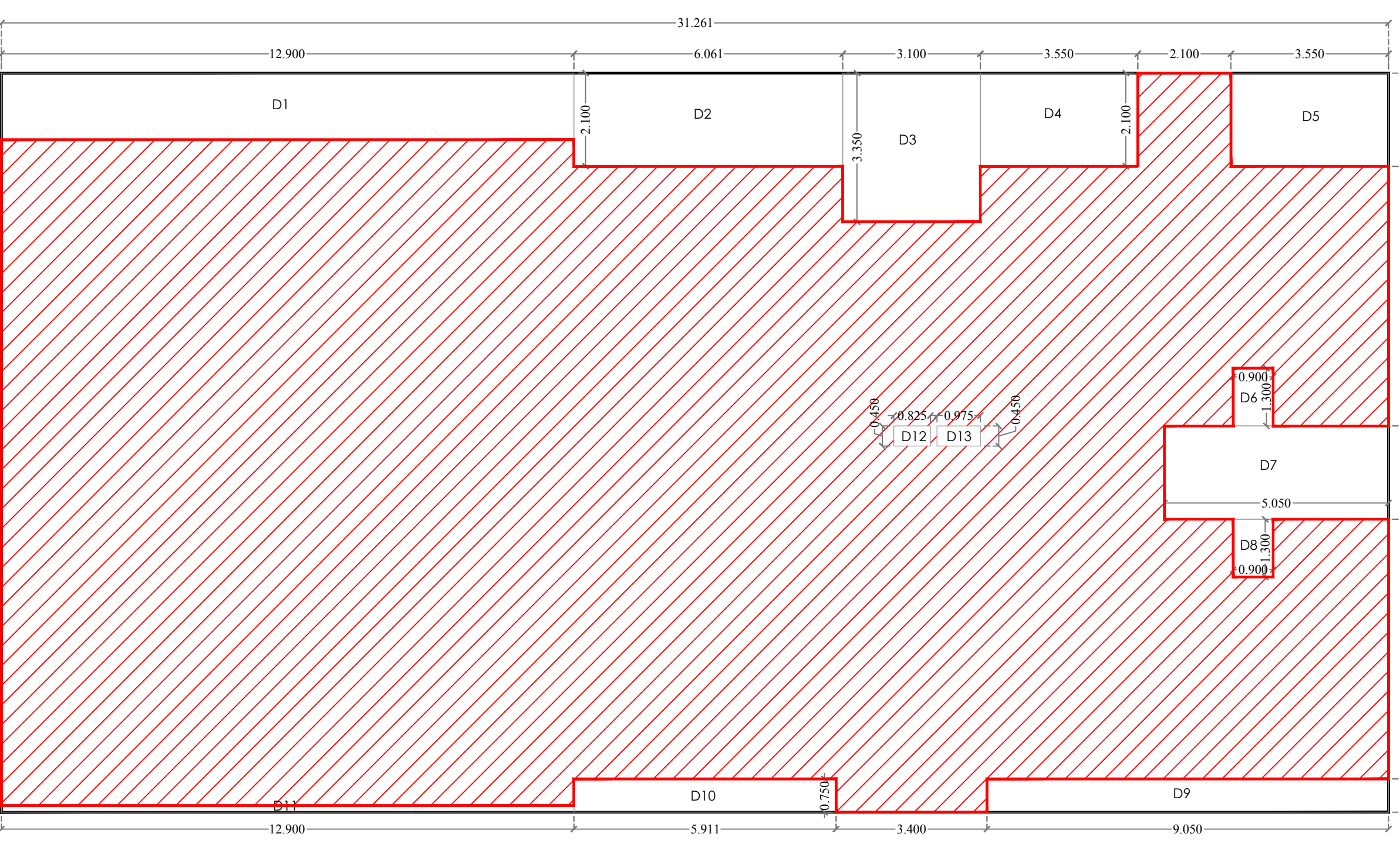
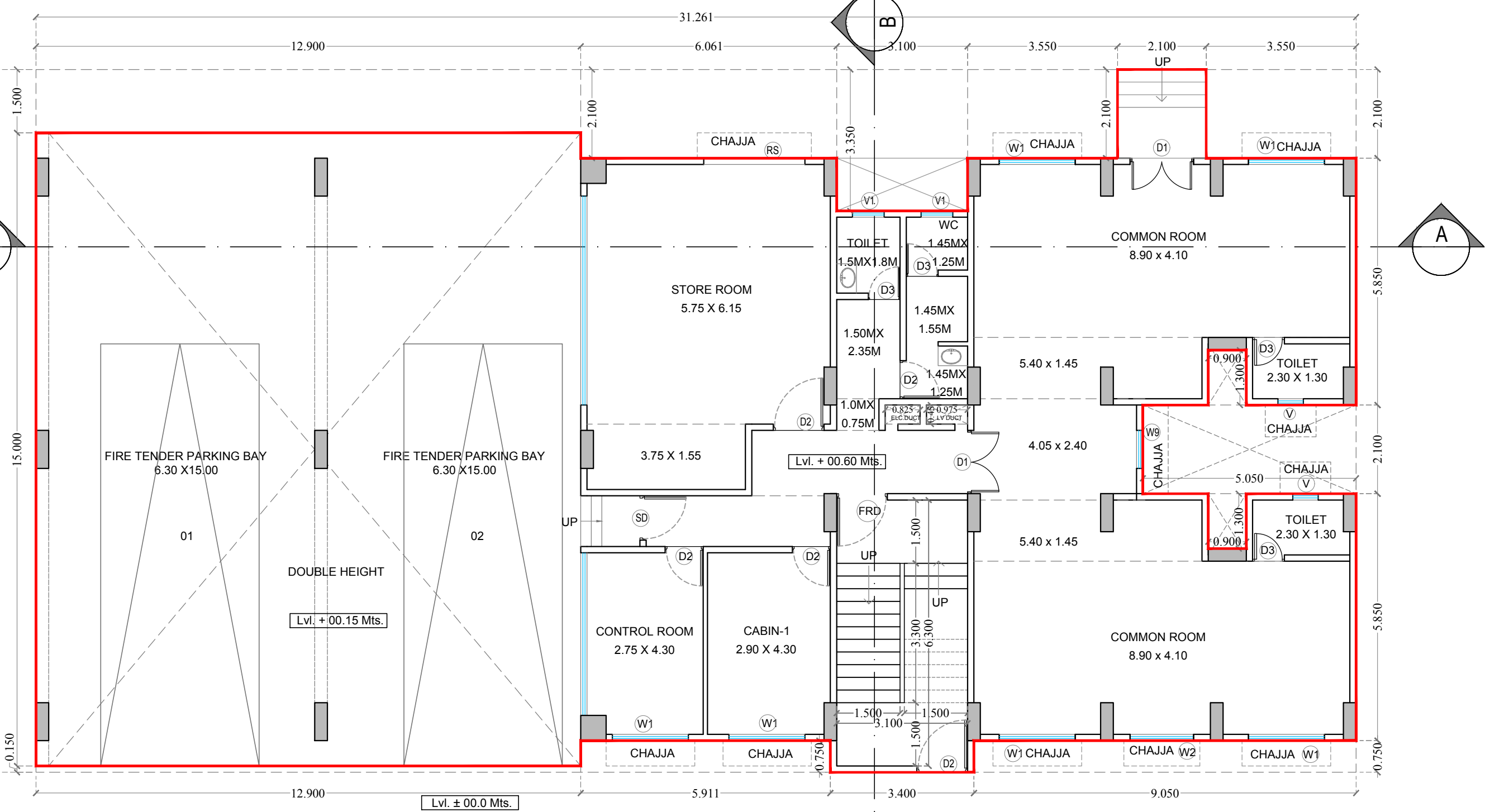
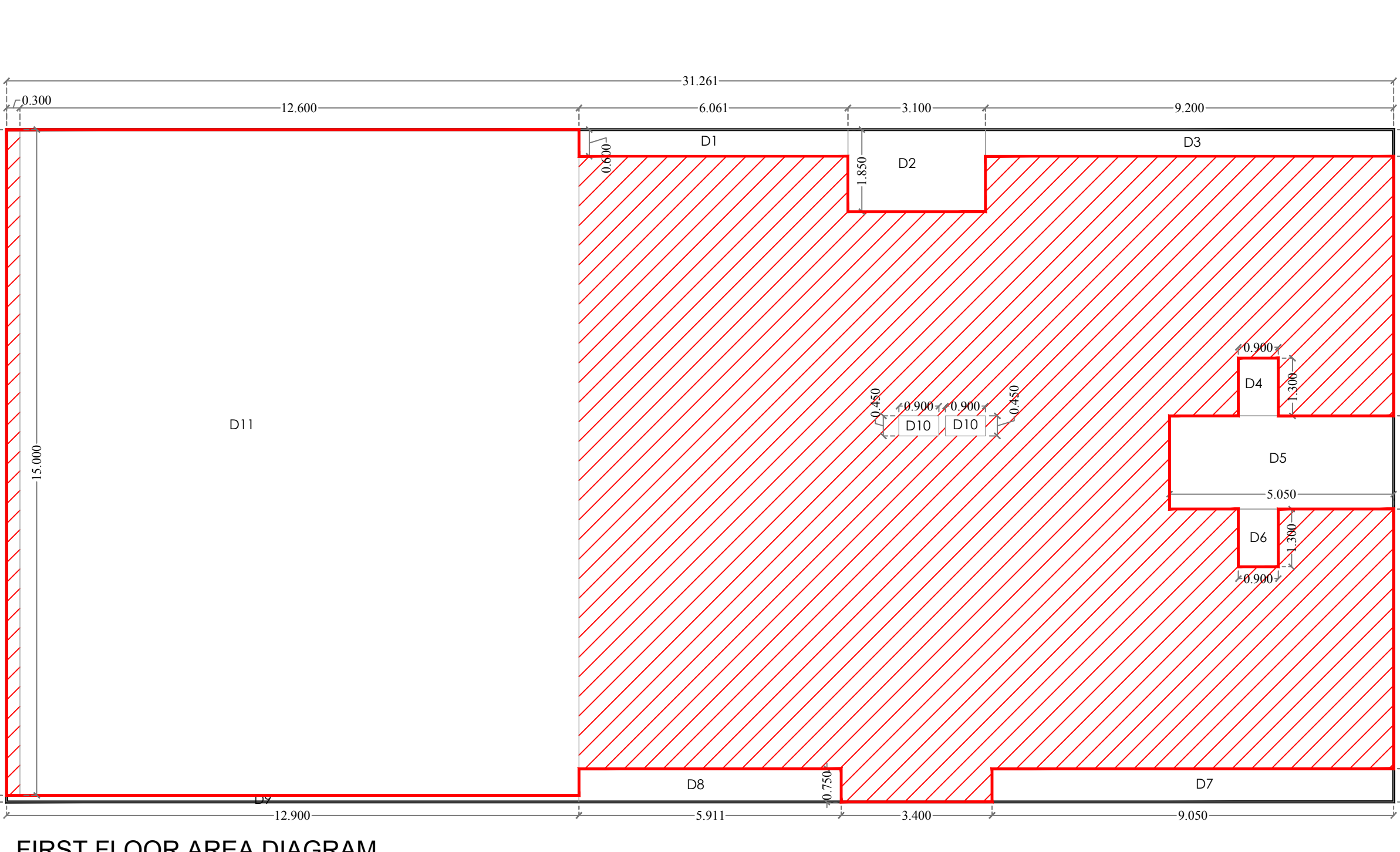
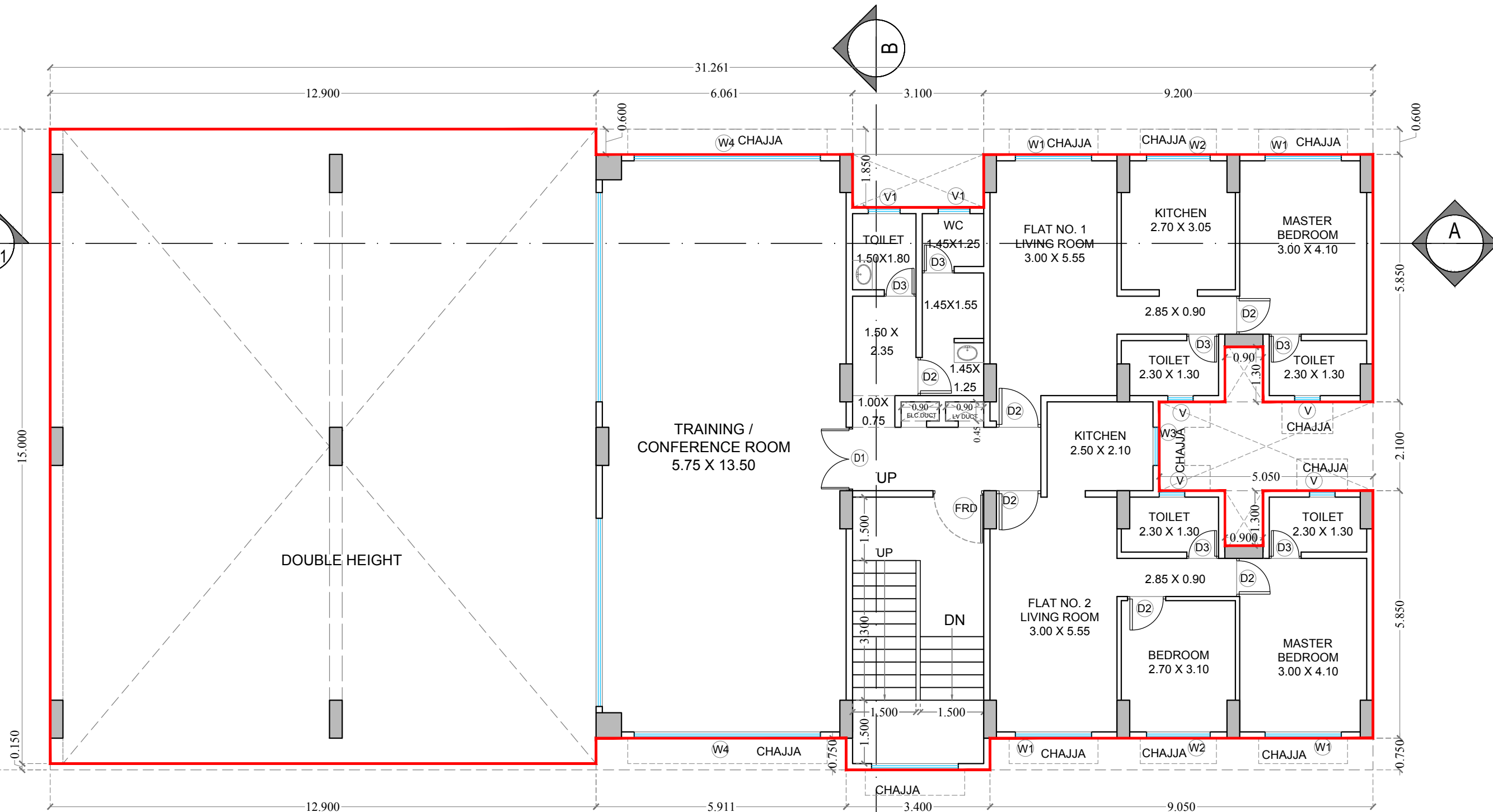
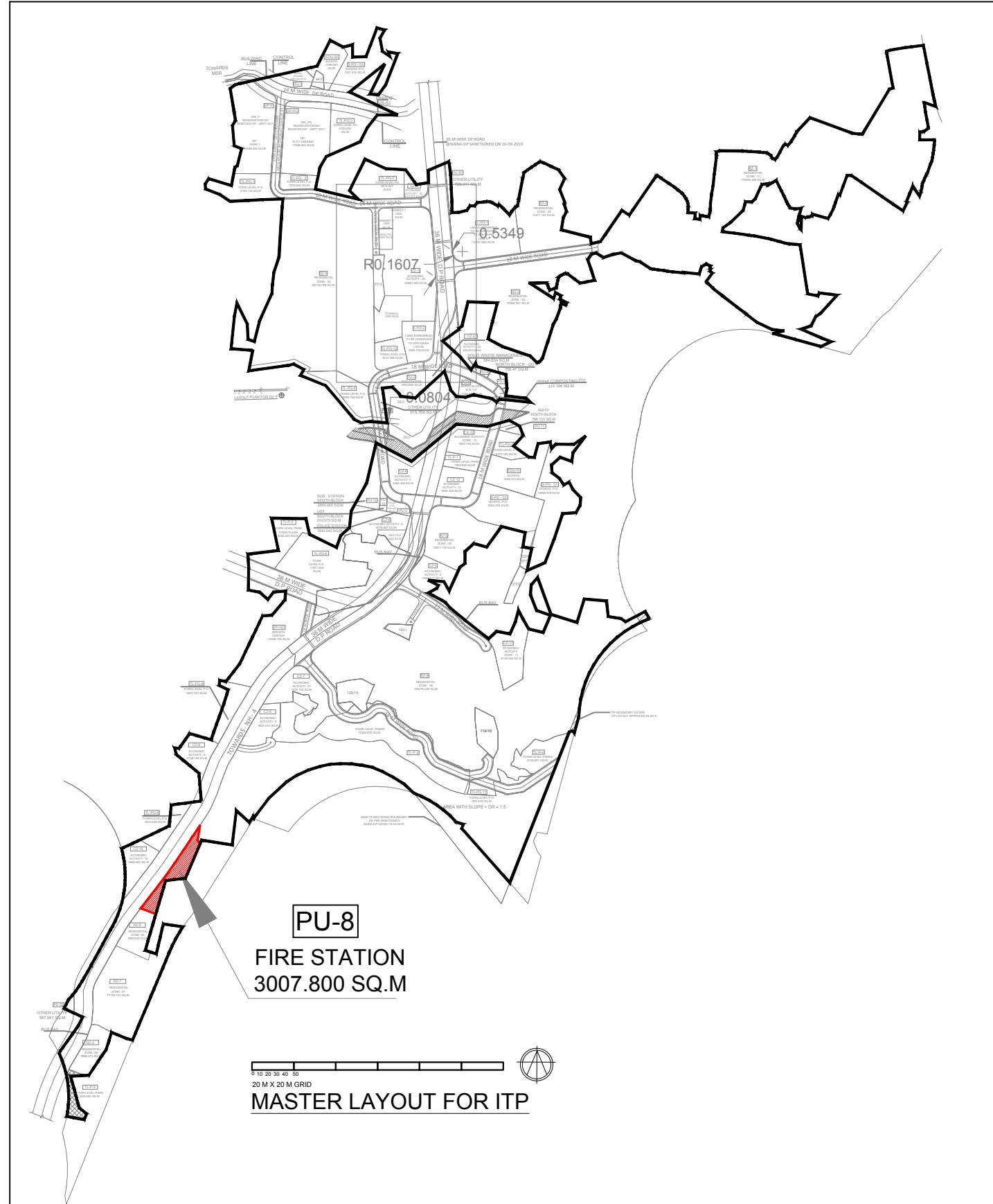
GROSS AREA STATEMENT				
FLOOR	NET AREA (Sqm)	CHAJJA AREA (Sqm)	MUMTY SLAB (Sqm)	TOTAL GROSS AREA (Sqm)
GROUND FLOOR	436.208	13.314		449.522
FIRST FLOOR	242.788	18.941		261.729
TERRACE FLOOR		1.238	22.539	23.777
Total	679.006	32.593	22.539	734.138

FIRST FLOOR AREA CALCULATION										
1)	BLOCK AREA		A	31.261	X	15.150	X	1	=	473.600
								TOTAL	=	473.600
2)	DEDUCTION									
	D1	6.061	X	0.600	X	1	=	3.637		
	D2	3.100	X	1.850	X	1	=	5.735		
	D3	9.200	X	0.600	X	1	=	5.520		
	D4	0.900	X	1.300	X	1	=	1.170		
	D5	5.050	X	2.100	X	1	=	10.605		
	D6	0.900	X	1.300	X	1	=	1.170		
	D7	0.900	X	0.750	X	1	=	0.678		
	D8	5.911	X	0.750	X	1	=	4.433		
	D9	12.900	X	0.150	X	1	=	1.935		
	D10	0.900	X	0.450	X	2	=	0.810		
	D11	12.600	X	15.000	X	1	=	189.000		
							TOTAL	=	230.802	
3)	NET BUILTUP AREA (1-2)								=	242.788

GROUND FLOOR AREA CALCULATION								
1) BLOCK AREA	A	31.261	X	16.650	X	1	=	520.491
						TOTAL	=	520.491
2) DEDUCTION								
D1	12.900	X	1.500	X	1	=	19.350	
D2	6.061	X	2.100	X	1	=	12.728	
D3	3.100	X	3.350	X	1	=	10.385	
D4	3.550	X	2.100	X	1	=	7.455	
D5	3.550	X	2.100	X	1	=	7.455	
D6	0.900	X	1.300	X	1	=	1.170	
D7	0.900	X	2.100	X	1	=	10.605	
D8	0.900	X	1.300	X	1	=	1.170	
D9	0.900	X	0.750	X	1	=	0.678	
D10	5.911	X	0.750	X	1	=	4.433	
D11	12.900	X	0.150	X	1	=	1.935	
D12	0.825	X	0.450	X	1	=	0.371	
D13	0.975	X	0.450	X	1	=	0.439	
						TOTAL	=	82.284
3) NET BUILTUP AREA (1-2)								436.208

PROFORMA - I (PU-8)	
A	AREA STATEMENT
1	Area of the PU-8 plot as per Approved ITP Master Layout dated 20-05-2019
2	Deduction for Area under reservation (if any)
	TOTAL
3	GROSS AREA of Plot (1-2)
4	Deduction for Amenity Space
5	R.G. Open space required (10% of 1)
6	R.G. Open space provided
7	Net Plot Area (3-4)
8	Permissible FSI
9	Assigned Built Up Area as per Master Layout
10	Proposed Built Up Area
11	Balanced Built Up Area
12	Existing Trees
13	No. of Trees to be cut
14	No. of Trees to be retained
15	No. of Trees to be planted for every tree to be felled (5 trees to be planted for every tree cut)
16	No. of Trees proposed to be Planted as per DCPs (5 per 100 Sq.m. of RG Area and 1 per 100 Sq.m. of balance area)
17	Total No. of Trees Required (15+16)
18	Total No. of Trees proposed

UNDERGROUND WATER STORAGE CAPACITY CALCULATION									
OFFICE / TRAINING AREA					Underground Water Tank provided				
Area in SQM	Addl. Toilet	Population	Water Requirement	TOTAL REQUIRED	No. of Tank	Total Capacity in Liter			
As per Table 27.2	Visitors (10%)								
1	2	3	4 = 10 SQM per person	5 = 3 X 45 Lt	6 = (4+5) X 45 Lt	7	8	9	
303.399	0	30.3	3.03	1,485	1,485				
		30	3	1,485	1,485				
RESIDENTIAL									
Total Number of Units	Addl. Toilet	Population	Water Requirement	TOTAL REQUIRED	No. of Tank	Total Capacity in Liter			
1	2	3	4 = 2 x 5 nos.	5 = 3 X 180 Lt	6 = 4 X 180 Lt	7 = 7 + 8			
2		10	0	1,890	1,890				
		40		3,375	3,375				
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. As per Table 27.2 Occupancy load for Office 10 SQM per person v. Size of water tank is excluding the freeboard.									



APPROVAL STAMP

PLOT NO PU-08

DRAWING FOR BUILDING PERMISSION

CONTENT :
GROUND & FIRST FLOOR PLAN, AREA DIAGRAM & CALCULATION, DOOR WINDOW SCHEDULE, LIGHT AND VENTILATION STATEMENT, LAYOUT PLAN, LOCATION PLAN, BUILT UP AREA STATEMENT, PROFORMA, PARKING STATEMENT & WATER REQUIREMENT STATEMENT

APPROVAL STAMP

This plans are Approved subject to the conditions mentioned in the Commencement Certificate Issued by this office bearing certificate no. CIDCO/NAINA/Panel/Bherle/BP-00708/CC/2025/0859 Dated 18 Mar 2025

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 21.10.2024 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.

AR.ABHJEET R. PATANKAR
SIGNATURE OF ARCHITECT

AR.ABHJEET R. PATANKAR
SIGNATURE OF ARCHITECT

Ar. ABHJEET R. PATANKAR
SIGNATURE OF ARCHITECT

ADDRESS:
340/9B, Adarsh Nagar, Worli, Mumbai - 400030
T: +91-22-24508101 | Off: +91-22-24304489.
Email: abhijeetpatankar@gmail.com

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 131/19(PT), 131/25(PT) & 131/26(PT) AT VILLAGE WARDOLI & SURVEY NOS. 24/2(PT) AT VILLAGE BHERLE, 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 : 18-12-2024
DRAWN BY : DBS
DELT BY : Ar. ABHJEET R. PATANKAR
CHKD BY : MDSP
PROJECT NO :
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: +91-02207308400 | Off: +91-22-24304489.
Email: visionarydesignarchitects@gmail.com

This plans are Approved subject to the conditions mentioned in the Commencement Certificate Issued by this office bearing certificate no. CIDCO/NAINA/ Panvel/Bherle/BP-00708/CC/2025/0859 Dated 18 Mar 2025

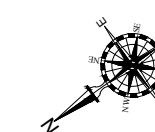
DESCRIPTION OF PROPOSAL AND PROPERTY	
1	<p>1.1. PROPOSAL: The proposed project is a new 100-unit, 10-story, mixed-use residential and commercial development located in the heart of downtown Los Angeles, California. The project is situated on a 1.5-acre site, bounded by Main Street to the north, 1st Street to the south, and 1st Street to the east. The project is a 10-story building with a total floor area of approximately 100,000 square feet. The ground floor is dedicated to commercial use, including retail and office space. The upper floors are dedicated to residential use, including 100 units of mixed-use housing. The project is designed to be a sustainable, green building, featuring energy-efficient lighting, water-saving fixtures, and a green roof. The project is also designed to be a walkable, transit-oriented development, with a bus stop and a train station located within a short walking distance. The project is expected to be completed in 2025 and will provide a significant boost to the local economy and community.</p> <p>1.2. PROPERTY: The property is a 1.5-acre site, bounded by Main Street to the north, 1st Street to the south, and 1st Street to the east. The property is currently vacant and is zoned for commercial use. The property is owned by the City of Los Angeles and is being offered for sale. The property is a prime location for a mixed-use development, with a high level of visibility and accessibility. The property is also a key component of the city's urban planning strategy, which aims to create a vibrant, walkable, and transit-oriented downtown Los Angeles.</p>

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 131/19(PT), 131/25(PT) & 131/26(PT) AT VILLAGE WARDOLI & SURVEY NOS. 24/2(PT) AT VILLAGE BHERLE, 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 :-	18-12-
DRAWN BY :-	DB/VS
DELT. BY :-	Ar. AB
CHKD. BY :-	MD/SH
PROJECT No :-	

Ques

Ar. ABHIJEET PATANKAR (CA/2000/25792)

PROJECT NO :-
ARCHITECTS



VISIONARY DESIGN ARCHITECTS
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