



****PARKING STATEMENT (FREE SALE)**

TENEMENTS SIZE CARPET AREA IN SQ.M	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES		PROPOSED PARKING SPACES	
			NO. OF CARS	NO. OF SCOOTER	NO. OF CARS	NO. OF SCOOTER
EXCEEDING 60 SQ.M	1	1/2 tenement with carport exceeding 60 sq.m	2	2	2	2
TOTAL	1		2	2	2	2

AREA STATEMENT

FLOOR	BUILT UP AREA (SQ.M)
GROUND	25.700
1ST	126.534
2ND	126.534
3RD	126.534
TOTAL	405.302

TENEMENT STATEMENT

FLOOR	BANGLOW NUMBER	UNITS	Carpet Area IN SQ.M	BUILT UP AREA (SQ.M)
1ST & 2ND	50	1	268.859	295.401
TOTAL	1	1	268.859	295.401

1ST, 2ND & 3RD FLOOR BUILT UP AREA CALCULATION

Block	Number of blocks	Length (meter)	Breadth (meter)	Area (sq.m)
1	1	7.268	21.009	152.784
2	1	3.500	3.500	12.250
3	1	3.500	3.500	12.250
4	1	3.000	3.200	9.600
5	1	2.000	4.667	9.334
6	1	3.000	0.750	2.250
SUBTOTAL A				157.584
SUBTOTAL B				37.718
NET BUILT UP AREA				126.534

AREA STATEMENT

Sr.	Particulars	Area (in Sq. M.)
1	Area of survey no.	
a	Area of Plot (as per Agreement)	216.200
b	Area of Plot as per Physical Survey	216.7506
c	Area of plot considered (least of (a) and (b))	216.200
2	Deduction for	
a	Existing road (ROW)	0.000
b	Proposed widening of existing road	0.000
c	Proposed DP road	0.000
d	Area under reservation, if any	0.000
3	Balance area of Plot (1-2)	216.200
4	Amenity Space, if any	
a	Required Amenity Space (5% of 3)	0.00
b	Proposed Amenity Space	0.00
6	Recreational Open Space (if applicable)	
a	Required RG/Open Space (10% of 5)	0.000
b	Proposed RG/Open Space	0.000
5	Net Plot area (3-4-b)	216.200
6	Assigned FSI area (as per RZ-2 Layout Approval)	389.150
7	Permissible Ancillary FSI to sale BUA (60% on Assigned FSI)	233.490
8	Total Permissible Built up area (6. Assigned FSI area + 7. Ancillary FSI 60%)	622.640
9	Proposed Built up area (Assigned FSI area + Ancillary FSI)	409.302
10	Consumed ancillary area in sq.m	20.158
11	Consumed ancillary FSI	0.052
12	No. of units proposed	
a	Residential	1
b	Commercial	0
13	Trees to be planted against plot area	2

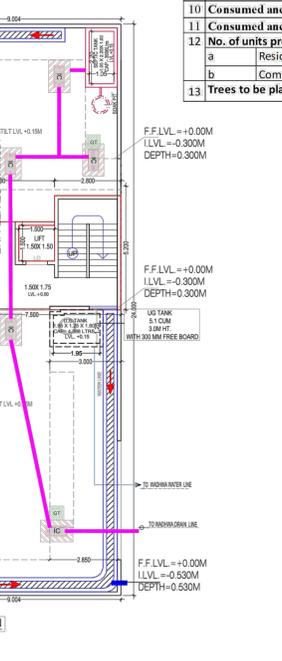
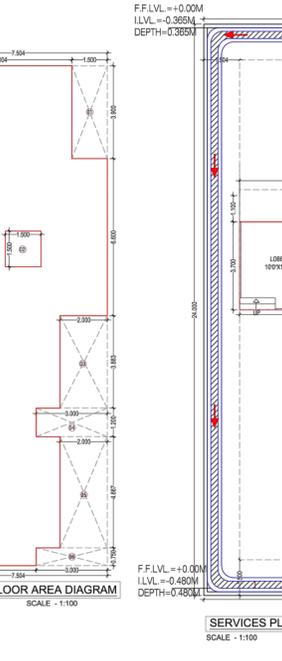
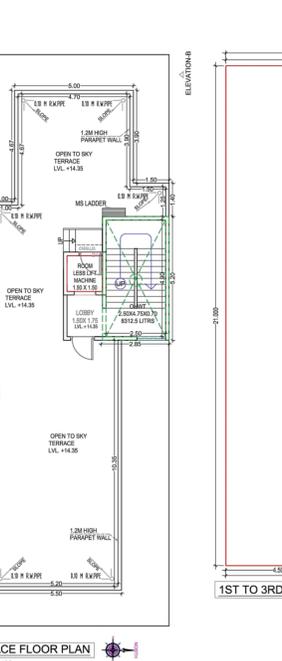
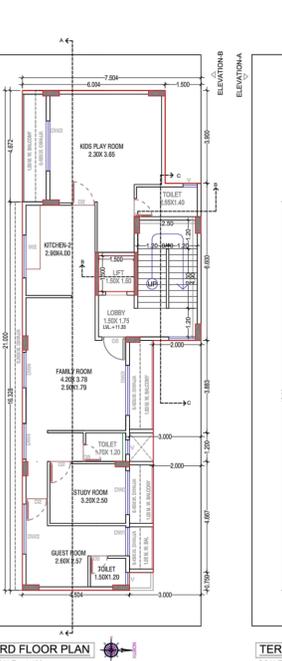
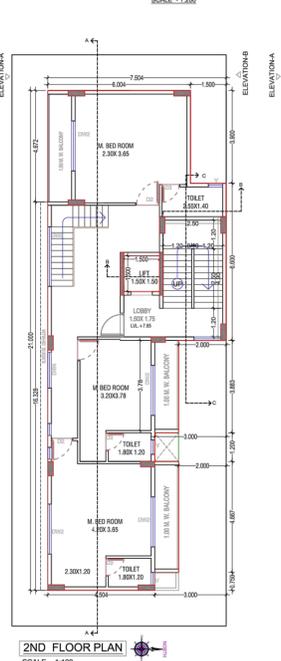
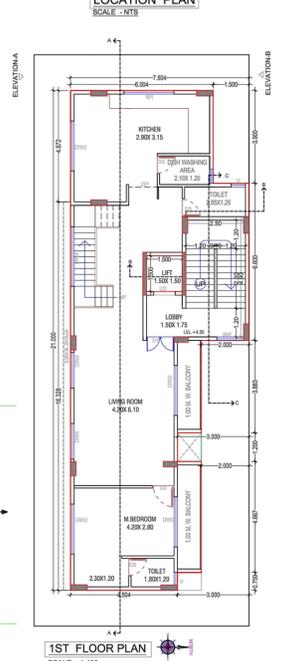
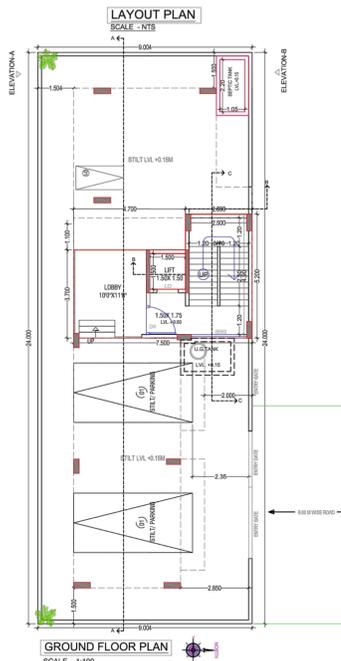
SEPTIC TANK REQUIREMENT

BUNGALOW NUMBER	NUMBER OF TENEMENT	POPULATION	WATER REQUIREMENT			TOTAL POPULATION	% FLOW TO SEWER	TOTAL FLOW	SEPTIC TANK CAPACITY
			FLUSHING L.P.D	DOMESTIC L.P.D	TOTAL L.P.D				
50	1	54	432	132	1300	3532	432	934.00	1350
TOTAL	1	54	432	132	1300	3532	432	934.00	1350



WATER STORAGE CAPACITY CALCULATION

BUNGALOW NUMBER	TOTAL NUMBER OF UNITS	ADDITIONAL TOILET	POPULATION UNITS	TOTAL POPULATION UNITS	WATER REQUIREMENT (IN LITRE)		TOTAL TANK NUMBER	SIZE / DIMENSION	CAPACITY (LITRE)
					ADML (180 LITRE)	POPULATION (180 LITRE)			
50	1	1	54	54	1440	1512	2952	1	4380LTR
TOTAL	1	1	54	54	1440	1512	2952	1	4380LTR

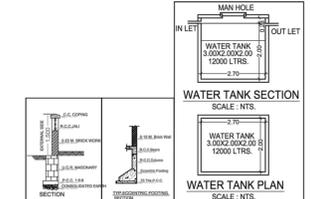


SCHEDULE OF DOORS & WINDOWS

TYPE	NO.	SIZE (M x M)	SUM	NO. OF UNITS	REMARKS
D1	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D2	3	2.1 x 2.1	12.96	3	TYP. PANEL DOOR
D3	2	2.1 x 2.1	9.18	2	TYP. PANEL DOOR
D4	2	2.1 x 2.1	9.18	2	TYP. PANEL DOOR
D5	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D6	2	2.1 x 2.1	9.18	2	TYP. PANEL DOOR
D7	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D8	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D9	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D10	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D11	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D12	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D13	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D14	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D15	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D16	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D17	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D18	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D19	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D20	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D21	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D22	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D23	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D24	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D25	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D26	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D27	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D28	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D29	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D30	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D31	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D32	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D33	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D34	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D35	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D36	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D37	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D38	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D39	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D40	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D41	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D42	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D43	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D44	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D45	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D46	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D47	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D48	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D49	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR
D50	1	2.1 x 2.1	4.41	1	TYP. PANEL DOOR

LIGHT & VENTILATION STATEMENT

ROOM	CARPET AREA	AREA REQD.	TYPE	AREA IN	AREA OUT	REMARKS
LIVING-1	29.645	4.94	DW2	4.41	0.20	
FAMILY RM	21.220	3.50	DW2	4.41	0.20	
BR-1	20.628	3.48	DW2	3.78	0.20	
KITCHEN-1	20.533	3.42	DW2/DW2	4.41/2.16	0.20	
KITCHEN-2	10.908	1.82	DW2	2.16	0.20	
TOILET-1	1.570	0.40	W	0.45	1.45	
TOILET-2	2.140	0.36	W	0.45	1.45	



This plan is Approved subject to the conditions mentioned in the Commencement Certificate issued by this office bearing certificate no. CIDCO/NAINA/Panel/Wardol/BP-00716/CC/2025/1217 Dated 04 Jun 2025

CONTENT OF THE SHEET
GROUND FLOOR PLAN, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR PLAN, SECTION & ELEVATION AREA DIAGRAM & CALCULATION, BUILT UP AREA, PARKING STATEMENT, SCHEDULE OF DOORS & WINDOWS, SCHEDULE OF LIGHT & VENTILATION, SERVICES PLAN, WATER AND SEPTIC TANK CALCULATIONS.

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING DEVELOPMENT PERMISSION ON PLOT NO. 50 OF RZ - 2/9 LAYOUT OF WADHWASE CITY VILLAGE-WARDOLI, TALUKA -PANVEL, DIST-RANGAD, DATED 28.4.2025 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 216.100SQ.MT.

MR. SHAYAM GUPTA
MR. NITI GUPTA
NAME & SIGNATURE OF OWNER

FORM OF CERTIFICATE
I, ASHWARYA A. MANKARE HAVE BEEN EMPLOYED 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 IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.

MAHESH ANANT DALVI
Digitally signed by MAHESH ANANT DALVI
Dated: 2025.05.22 10:45:55 +05'30'

MS. WADHWASE CONSTRUCTION & INFRASTRUCTURE PVT.LTD.
NAME & SIGNATURE OF OWNER

MAHESH ANANT DALVI
Digitally signed by MAHESH ANANT DALVI
Dated: 2025.05.22 10:45:55 +05'30'

DESCRIPTION OF PROPOSAL & PROPERTY
DEVELOPMENT PERMISSION ON PLOT NO. 50 OF RZ - 2 LAYOUT OF WADHWASE CITY VILLAGE-WARDOLI, TALUKA -PANVEL, DIST-RANGAD.

ARCHNEER
ARCHITECT, INTERIOR DESIGNER AND VLS CONTRACTOR