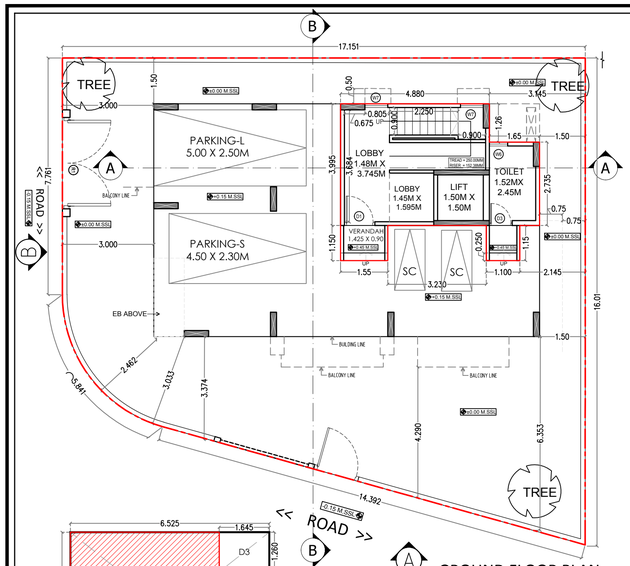
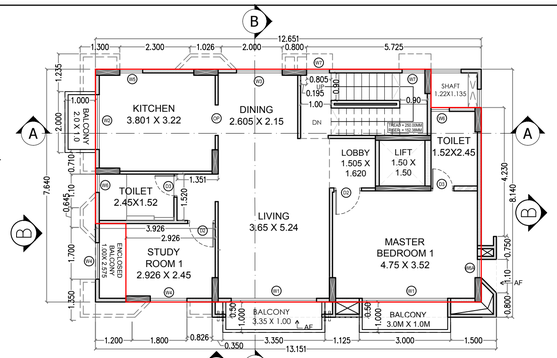
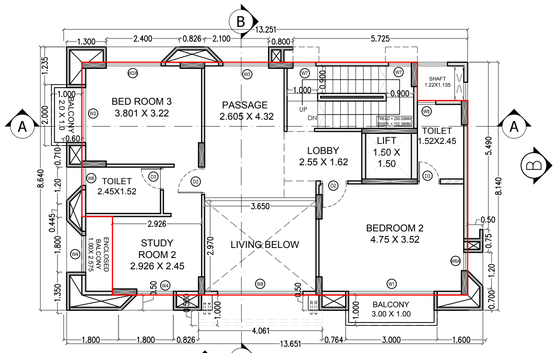


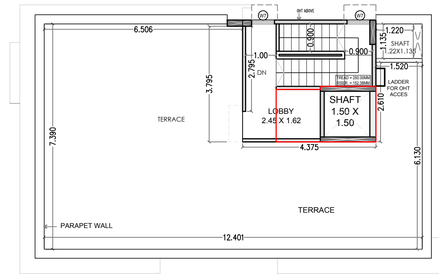
GROUND FLOOR PLAN



FIRST FLOOR PLAN



2ND FLOOR PLAN



TERRACE FLOOR PLAN

PROFORMA -I		
A	AREA STATEMENT	Area in Sq.mt.
1	Area of plot	230.558
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)	230.558
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)	230.558
8	Assigned FSI area (as per RZ-4Layout approval)	
8a	I04	240.000
9	Permissible Built Up Area for 1 plot	240.000
9a.	Permissible Built Up Area for 1 plot	240.000
10	Proposed Built Up Area for 1 plot	216.870
10a.	Proposed Built Up Area for 1 plot	216.870
11	No of Units Proposed	
	a. RESIDENTIAL	1
	b. COMMERCIAL	0
12	BALCONY AREA STATEMENT	*
13	PARKING STATEMENT	**
14	TREES TO BE PLANTED	3

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			21.554	-	-	-	-	27.042
		1ST		1	85.916	2.575	8.700	-	-	92.006
		2ND			74.132	2.575	5.000	-	-	92.006
		Terrace			12.834	-	-	-	-	5.816
Total				1	194.436	5.150	13.700	0.000	0.000	216.870

DOOR SCHEDULE (I - 04)

SR.NO.	NOS.	WIDTH	HEIGHT	DESCRIPTION	LOCATION
D1	1	1.000	2.400	3 ANODISED ALUMINIUM SLIDING SHUTTERS WITH 6MM THICK GLASS	MAIN DOOR, LIVING
D2	1	0.900	2.400	3 ANODISED ALUMINIUM SLIDING SHUTTERS WITH 6MM THICK GLASS	BED ROOM, STUDY ROOM
D3	1	0.750	2.400	3 ANODISED ALUMINIUM SLIDING SHUTTERS WITH 6MM THICK GLASS	TOILET

WINDOW SCHEDULE

SR.NO.	WIDTH	HEIGHT	AREA IN S.FM.	SILL	DESCRIPTION	LOCATION
W1	1	2.800	2.800	7.280	0.000	3 ANODISED ALUMINIUM SLIDING SHUTTERS WITH 6MM THICK GLASS	LIVING ROOM, BEDROOM, M.BED
W2	1	1.800	2.600	4.680	0.000	3 ANODISED ALUMINIUM SLIDING SHUTTERS WITH 6MM THICK GLASS	KITCHEN,BEDROOM
W2A	1	1.800	2.150	3.870	0.450	3 ANODISED ALUMINIUM SLIDING SHUTTERS WITH 6MM THICK GLASS	BEDROOM
W3	2	1.500	2.150	3.225	0.450	3 ANODISED ALUMINIUM SLIDING SHUTTERS WITH 6MM THICK GLASS	DINING,PASSAGE
W4	3	1.200	1.700	2.040	0.900	2 ANODISED ALUMINIUM SLIDING SHUTTERS WITH 6MM THICK GLASS	STUDY ROOM
W5	4	0.750	1.700	1.275	0.900	2 ANODISED ALUMINIUM SLIDING SHUTTERS WITH 6MM THICK GLASS	KITCHEN
W6	1	0.600	1.400	0.84	1.200	1 OPENABLE ALUMINIUM SHUTTER WITH ORNAQUE GLASS	TOILET
W6A	1	0.600	1.400	0.84	1.200	2 ANODISED ALUMINIUM SLIDING SHUTTERS WITH 6MM THICK GLASS	BEDROOM,M.BED
W7	4	0.750	1.200	0.9	1.200	2 ANODISED ALUMINIUM SLIDING SHUTTERS WITH 6MM THICK GLASS	STAIRCASE
W8	1	2.800	1.500	3.64	0.000	3 ANODISED ALUMINIUM FIXED SHUTTERS WITH 6MM THICK GLASS	LIVING(DOUBLE HT.)

*** BALCONY / TERRACE AREA STATEMENT**

PLOT NO. I04

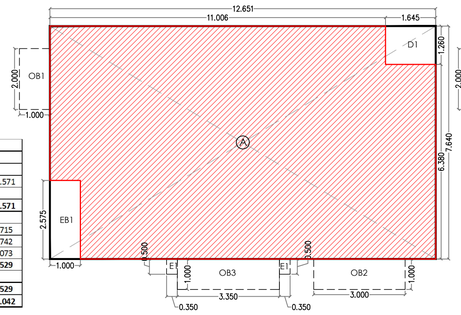
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm) Proposed	Proposed Balcony Area (In Sqm) Excess	Permissible Terrace Area (Sqm)	Proposed Terrace Area (In Sqm) Proposed	Proposed Terrace Area (In Sqm) Excess
1	2	3	4 = 3 X 15%	6	If 6 > 4, 7 = 6 – 4	5 = 3 X 20%	8	If 8 > 5, 9 = 8 – 5
	GROUND	27.042						
	1st	92.006	13.801	11.275	0.000	18.401	0.000	0.000
	2nd	92.006	13.801	7.575	0.000	18.401	0.000	0.000
	TERRACE	5.816						
Total		216.870	27.602	18.850	0.000	36.802	0.000	0.000

GROUND FLOOR AREA DIAGRAM

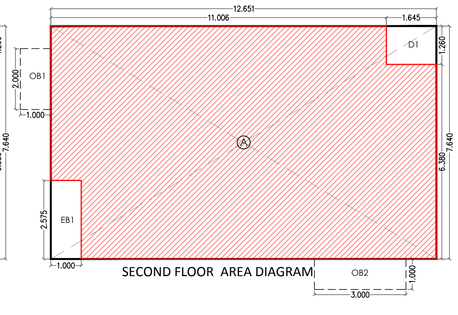
PLOT NO. I04

GROUND FLOOR AREA CALCULATION

1)	BLOCK AREA							
	A	6.525	X	5.145	X	1	=	33.571
						TOTAL	=	33.571
2)	DEDUCTION							
	D1	3.230	X	1.150	X	1	=	3.715
	D2	0.645	X	1.150	X	1	=	0.742
	D3	1.645	X	1.260	X	1	=	2.073
						TOTAL	=	6.529
						TOTAL DEDUCTION	=	6.529
3)	NET BUILTUP AREA (1-2)						=	27.042



FIRST FLOOR AREA DIAGRAM



SECOND FLOOR AREA DIAGRAM

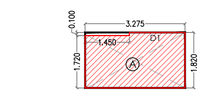
PARKING AREA STATEMENT

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					

I-04 DETACHED

LIGHT & VENTILATION STATEMENT

ROOM	ROOM SIZE				CARPET AREA IN SQ.MT	1/6TH OR REQUIRED	TYPE	AREA IN SQ.MT
LIVING	3.650	X	5.240	=	19.126	3.188	W1,W8	10.92
DINING	2.605	X	2.150	=	5.601	0.933	W3	3.23
KITCHEN	3.801	X	3.220	=	12.239	2.040	W2,W5	5.96
BED ROOM 01	4.750	X	3.520	=	16.720	2.787	W1,W6A	8.12
BED ROOM 02	3.801	X	3.220	=	12.239	2.040	W2,W2A	8.55
STUDY ROOM 1	3.801	X	2.450	=	9.312	1.552	W4,W4	4.08
M BED	4.750	X	3.520	=	16.720	2.787	W1,W6A	8.12
PASSAGE	2.605	X	4.320	=	11.254	1.876	W3	3.23
TOILET	1.520	X	2.450	=	3.724	0.300	W6	0.84
TOILET	2.450	X	1.520	=	3.724	0.300	W6	0.84



TERRACE FLOOR AREA DIAGRAM

PLOT NO. I04

TERRACE FLOOR AREA CALCULATION

1)	BLOCK AREA							
	A	3.275	X	1.820	X	1	=	5.961
						TOTAL	=	5.961
2)	DEDUCTION							
	D1	1.450	X	0.100	X	1	=	0.145
						TOTAL	=	0.145
	NET BUILTUP AREA						=	5.816

PLOT NO. I04

1ST FLOOR AREA CALCULATION

1)	BLOCK AREA							
	A	12.651	X	7.640	X	1	=	96.654
						TOTAL	=	96.654
2)	DEDUCTION							
	D1	1.645	X	1.260	X	1	=	2.073
	EB1	2.575	X	1.000	X	1	=	2.575
						TOTAL	=	4.648
						TOTAL DEDUCTION	=	4.648
3)	NET BUILTUP AREA (1-2)						=	92.006
4)	15% PERMISSIBLE BALCONY						=	13.801
5)	PROPOSED BALCONY							
a	OB1	2.000	X	1.000	X	1	=	2.000
	OB2	3.000	X	1.000	X	1	=	3.000
	OB3	3.350	X	1.000	X	1	=	3.350
	E1	0.350	X	0.500	X	2	=	0.350
						TOTAL	=	8.700
b	EB1	2.575	X	1.000	X	1	=	2.575
						TOTAL	=	2.575
						TOTAL (a+b)	=	11.275
6)	BALANCE BALCONY AREA						=	2.526

PLOT NO. I04

2ND FLOOR AREA CALCULATION

1)	BLOCK AREA							
	A	12.651	X	7.640	X	1	=	96.654
						TOTAL	=	96.654
2)	DEDUCTION							
	D1	1.645	X	1.260	X	1	=	2.073
	EB1	2.575	X	1.000	X	1	=	2.575
						TOTAL	=	4.648
						TOTAL DEDUCTION	=	4.648
3)	NET BUILTUP AREA (1-2)						=	92.006
4)	15% PERMISSIBLE BALCONY						=	13.801
5)	PROPOSED BALCONY							
a	OB1	2.000	X	1.000	X	1	=	2.000
	OB2	3.000	X	1.000	X	1	=	3.000
						TOTAL	=	5.000
b	EB1	2.575	X	1.000	X	1	=	2.575
						TOTAL	=	2.575
						TOTAL (a+b)	=	7.575
6)	BALANCE BALCONY AREA						=	6.226

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 Requirement @ 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%
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

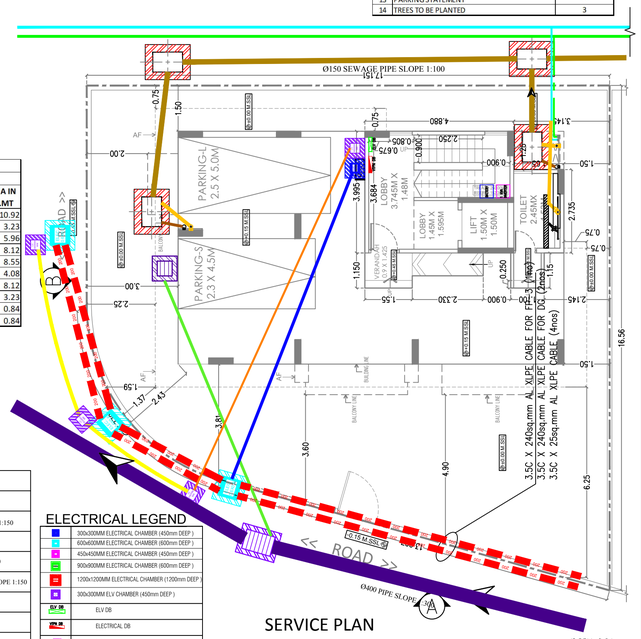
iv. Underground tank is provided at RZ4 layout level. Size of water tank is excluding the freeboard.

v. As per circular of Government of Maharashtra Urban development Mantralaya point number 10.5 page no 23 Domestic water requirment is @ 90lpcd & storage has to be done @135lpcd

vi. Flushing water is recycled water from STP, however one time provision by Tanker water is considered to provide for Flushing Water initially.

LEGEND

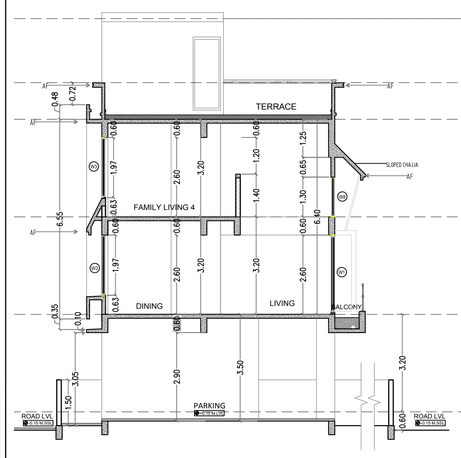
- 900x600mm I.C CHAMBER
- 450 X 450 mm CHAMBER
- 150 DIA SEWAGE PIPE SLOPE 1:150
- DOMESTIC & FLUSHING WATER SUPPLY PIPE
- 150 DIA SWD PIPE SLOPE 1:150
- 100 DIA RAIN WATER PIPE SLOPE 1:150
- 75 DIA BALCONY PIPE
- 75 DIA WASTE PIPE
- 100 DIA SOIL PIPE



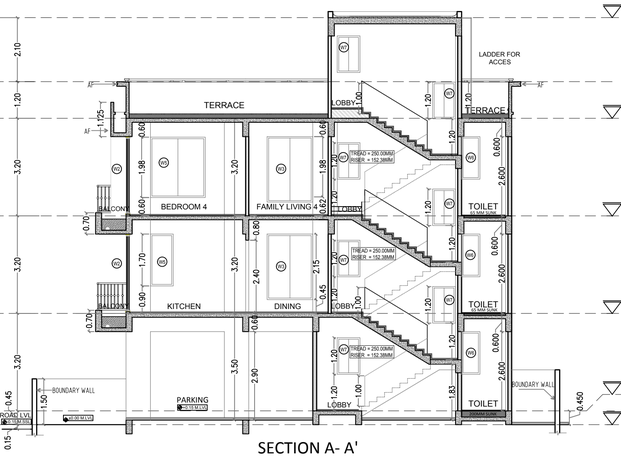
SERVICE PLAN

ELECTRICAL LEGEND

- 300x300MM ELECTRICAL CHAMBER (450mm DEEP)
- 600x600MM ELECTRICAL CHAMBER (600mm DEEP)
- 450x450MM ELECTRICAL CHAMBER (450mm DEEP)
- 900x900MM ELECTRICAL CHAMBER (600mm DEEP)
- 1200x1200MM ELECTRICAL CHAMBER (1200mm DEEP)
- 300x300MM ELV CHAMBER (450mm DEEP)
- ELV DB
- ELECTRICAL DB
- 1 KVA INVERTER



SECTION B- B'



SECTION A- A'

ELEVATION 'B'

ELEVATION 'A'

APPROVAL STAMP

01/01

DETACHED BUNGALOW

DRAWING FOR BUILDING PERMISSION

CONTENT :- SEMI DETACHED HOUSE I-04

APPROVAL STAMP

This Occupancy Certificate Approved subject to the conditions mentioned in the Occupancy Certificate Issued by this office bearing certificate no. CIDCO/NAINA/Panvel/Wardoli/BP-00640/OC/ Full/2025/1161 Dated: 12 Jun 2025

ABHIJEET RAMESH PAWAR

Digitally signed by ABHIJEET RAMESH PAWAR Date: 2025.06.12 18:32:19 +05'30'

KEY PLAN

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 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 Amarlal Makhija — Digitally signed by Navin Amarlal Makhija Date: 2025.06.09 12:45:18 +05'30'

SIGNATURE OF OWNER

ABHIJEET RAMESH PATANKAR — Digitally signed by ABHIJEET RAMESH PATANKAR Date: 2025.06.10 15:27:42 +05'30'

AR. ABHIJEET R. PATANKAR
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR.ABHIJEET 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 — Digitally signed by ABHIJEET RAMESH PATANKAR Date: 2025.06.10 15:27:53 +05'30'

Ar. ABHIJEET R. PATANKAR
SIGNATURE OF ARCHITECT

ADDRESS:
344/B8, Adarsh Nagar, Worli, Mumbai - 400030
T: +91-22-24026101 | Off: +91-22-24304489.
Email: abhijeetrpatankar@gmail.com

DESCRIPTION OF PROPOSAL AND PROPERTY

OCCUPANCY CERTIFICATE FOR BUNGALOW / ROW HOUSE ON PLOT NO.RZ04 ON LAND BEARING SURVEY NOS ,43/0, 44/1, 50/1/1, 51/1, 51/2, 51/4, 51/5, 52/0, 53/0, 61/2 & 61/3 (Total SURVEY NOS .11) OF APPROVED ITP 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 Amarlal Makhija — Digitally signed by Navin Amarlal Makhija Date: 2025.06.09 12:45:37 +05'30'

NAME & SIGNATURE OF ARCHITECT

SCALE	1 : 100
DATE	05-05-2025
DRAWN. BY	DB / VS
DELT. BY.	Ar. ABHIJEET P
CHKD. BY.	MD/SP
PROJECT No	

ABHIJEET RAMESH PATANKAR — Digitally signed by ABHIJEET RAMESH PATANKAR Date: 2025.06.10 15:28:03 +05'30'

Ar.ABHIJEET PATANKAR (CA/2000/25792)

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- 02267308400 | Off: +91-22-24304489.
Email: visionarydesignarchitects@gmail.com