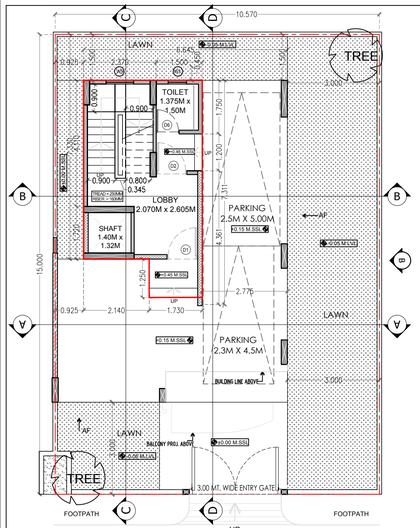
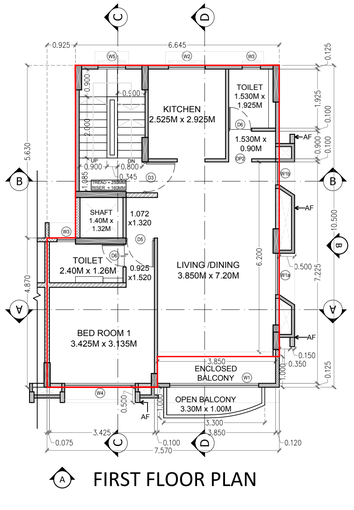
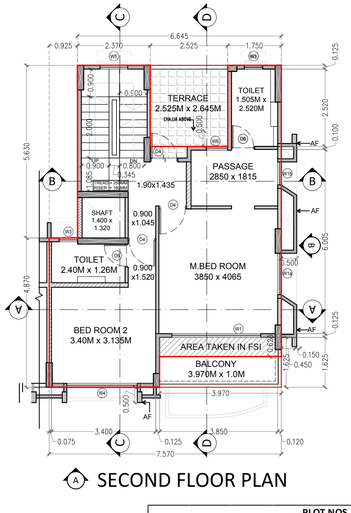


A << 12.M WIDE ROAD >>

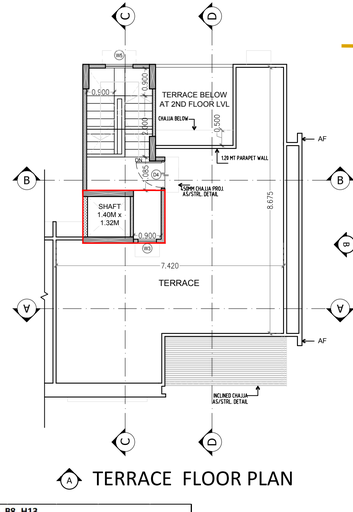
GROUND FLOOR PLAN



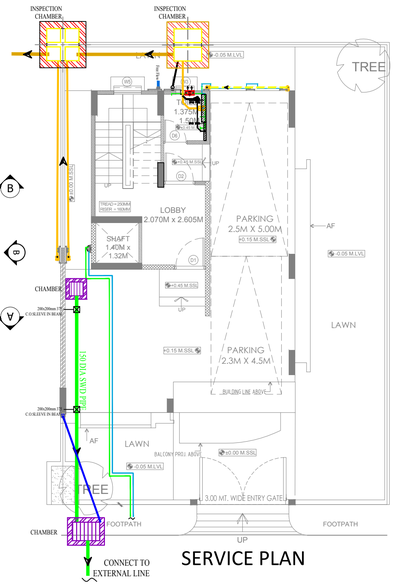
A FIRST FLOOR PLAN



A SECOND FLOOR PLAN



A TERRACE FLOOR PLAN



SERVICE PLAN

Building Number	Total Number of Units	Add Toilet	Repurpose	Water Requirement (In Liter) - Flushing			Water Requirement (In Liter) - Domestic		Domestic Underground Water Tank		Flushing Water Tank IN STP	
				180 ltr Add. Toilet Flushing Water Requirement	Flushing water @ 54 lpcd	Total Flushing Water	Total Domestic water Requirement @ 90 lpcd	TOTAL WATER REQUIRED IN Liter	Domestic water storage @ 133 LPCD	No. of Tank	Total Capacity provided IN Liter	No. of Tank	Total Capacity provided 90%
SEMI-DETACHED	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 units 5 Person per tenement.
ii. Water Requirement per capita = 135 (Domestic) + 54 (Flushing) = 189 Liter per capita
iii. Water Requirement for add tional toilet = 180 ltr per tenement
iv. Underground tank is provided at RZ4 layout town. Size of water tank is excluding the freeboard.
v. As per circular of Government of Maharashtra Urban development Ma rra ara pol rt number 13.2 page no 23 Domestic water requirment is @ 90 lpcd & storage has to be done @ 135 lpcd
vi. Flushing water is recycled water from STP, however one time provision by Tanker water is considered to provide for Flushing Water in Early

** 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					

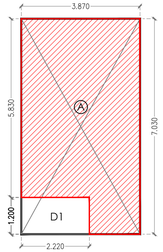
PROFORMA -I		
A	AREA STATEMENT	Area in Sq.mt.
1	Area of plot	158.550
2	Deduction for	
	a. Existing Road	-
	b. Proposed Road	-
	c. Area under reservation if any	-
	Total (a+b+c)	0
3	GROSS AREA of Plot (1-2)	158.550
4.	Deduction for Amenity Space (if any)	0
5	R.G. Open space required (10% of 1)	0.0
6	R.G. Open space provided	0.0
7	Net Plot Area (3-4)	158.550
8	Assigned FSI area (as per RZ-4 Layout approval)	
8a.	BOB	190.00
8b.	H13	175.00
9	Permissible Built Up Area	
9a.	BOB	190.000
9b.	H13	175.000
10	Proposed Built Up Area for 1 Plot	163.079
10a	Total Proposed Built Up Area for 2 Plots (10x2)	326.158
11	No of Units Proposed	
	a. RESIDENTIAL	1
	b. COMMERCIAL	0
12	BALCONY AREA STATEMENT	*
13	PARKING STATEMENT	**
14	TREES TO BE PLANTED	2

LEGEND

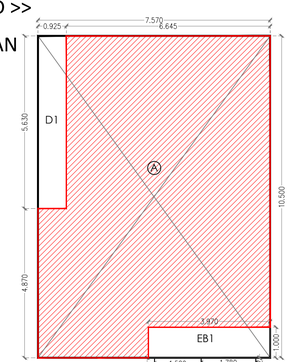
AF	ARCHITECTURAL FEATURE
	1050x1000mm LC CHAMBER 1050x1050mm LC CHAMBER
	450 X 450 mm CHAMBER 1200 X 900 mm CHAMBER
	150 DIA SEWAGE PIPE SLOPE 1:150
	DOMESTIC & FLUSHING WATER SUPPLY PIPE
	150 DIA SWD PIPE SLOPE 1:150
	100 DIA RAIN WATER PIPE SLOPE 1:150
	75 DIA BALCONY PIPE
	75 DIA WASTE PIPE
	100 DIA SOIL PIPE

NOTES:
DWS : FROM UGT AT PLOT LEVEL.
FWS : FROM AND TO STP AT PLOT LEVEL.

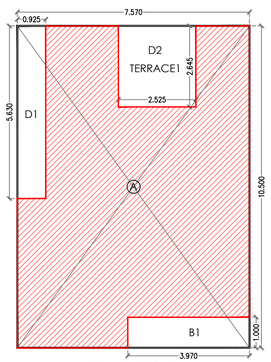
PLOT NOS. B8, H13								
TENEMENT AREA STATEMENT								
Floor	Flat Number	Units	Carpet Area (Sqm)	Balcony Area (Sqm) Enclosed	Balcony Area (Sqm) Projected	Terrace Area (Sqm)	Cupboard Area (Sqm)	Built-Up Area (Sqm)
GR		2	18.185	-	-	-	-	24.542
1ST			63.526	3.970	3.057	-	-	70.307
2ND			54.876	-	3.970	6.679	-	63.629
Terrace			10.917	-	-	-	-	4.601
		2	147.503	3.970	7.027	6.679	0.000	163.079



AREA DIAGRAM GROUND FLOOR



AREA DIAGRAM FIRST FLOOR

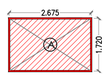


AREA DIAGRAM SECOND FLOOR

GROUND FLOOR AREA CALCULATION							
1) BLOCK AREA							
A	3.870	X	7.030	X	1	=	27.206
					TOTAL	=	27.206
2) DEDUCTION							
D1	2.220	X	1.200	X	1	=	2.664
					TOTAL	=	2.664
					TOTAL DEDUCTION	=	2.664
3) NET BUILTUP AREA (1-2)						=	24.542

1ST FLOOR AREA CALCULATION							
1) BLOCK AREA							
A	7.570	X	10.500	X	1	=	79.485
					TOTAL	=	79.485
2) DEDUCTION							
D1	0.925	X	5.630	X	1	=	5.208
EB1	3.970	X	1.000	X	1	=	3.970
					TOTAL	=	9.178
					TOTAL DEDUCTION	=	9.178
3) NET BUILTUP AREA (1-2)						=	70.307
4) 15% PERMISSIBLE BALCONY						=	10.546
5) PROPOSED BALCONY						=	
OB1	1.520	X	1.000	X	1	=	1.520
OB2	1.780	X	0.582	X	1	=	1.036
OB3	P.LINE AREA = 0.501					=	0.501
	TOTAL OPEN BALCONY AREA					=	3.057
EB1	3.970	X	1.000	X	1	=	3.970
					TOTAL	=	3.970
TOTAL PROPOSED BALCONY						=	7.027
6) BALANCE BALCONY AREA						=	3.519

2ND FLOOR AREA CALCULATION							
A	7.570	X	10.500	X	1	=	79.485
					TOTAL	=	79.485
2) DEDUCTION							
D1	0.925	X	5.630	X	1	=	5.208
T1	2.525	X	2.645	X	1	=	6.679
B1	3.970	X	1.000	X	1	=	3.970
					TOTAL	=	15.856
3) NET BUILTUP AREA (1-2)						=	63.629
4) 15% PERMISSIBLE BALCONY						=	9.544
B1	3.970	X	1.000	X	1	=	3.970
					TOTAL	=	3.970
5) BALANCE BALCONY AREA						=	5.574
6) 20% PERMISSIBLE TERRACE						=	12.726
T1	2.525	X	2.645	X	1	=	6.679
					TOTAL	=	6.679
7) BALANCE TERRACE AREA						=	6.047



AREA DIAGRAM TERRACE FLOOR

TERRACE FLOOR AREA CALCULATION							
1) BLOCK AREA							
A	2.675	X	1.720	X	1	=	4.601
NET BUILTUP AREA						=	4.601

ELEVATION B

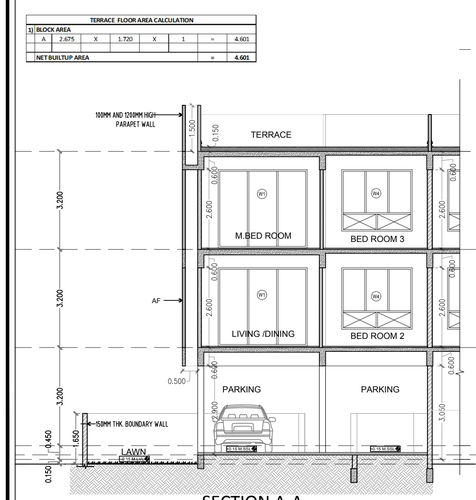
ELEVATION A

LIGHT & VENTILATION STATEMENT								
ROOM	ROOM SIZE				CARPET AREA IN SQ.MT.	1/6 REQUIRED	TYPE	AREA IN SQ.MT
LIVING	3.850	X	7.225	=	27.816	4.636	W1	7.540
BED ROOM 1	3.425	X	3.135	=	10.737	1.790	W4	4.600
KITCHEN	2.525	X	2.925	=	7.386	1.231	W2	2.040
M.BED ROOM	3.875	X	4.065	=	15.752	2.625	W1	7.540
BED ROOM 2	3.400	X	3.135	=	10.659	1.777	W4	4.600
TOILET	1.375	X	1.500	=	2.063	0.344	W3	1.050
TOILET	2.400	X	1.335	=	3.204	0.534	W3	1.050
TOILET	1.530	X	1.925	=	2.945	0.491	W3	1.050
TOILET	1.505	X	2.520	=	3.793	0.632	W3	1.050

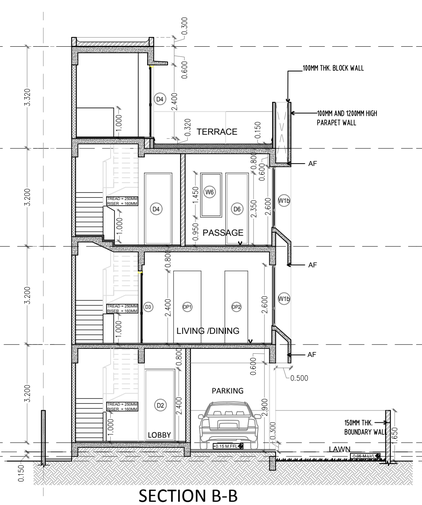
DOOR SCHEDULE						
SR.NO.	NOS.	WIDTH	HEIGHT	DESCRIPTION	LOCATION
D1	1	1.000	2.400	FLUSH DOOR WITH WOODEN FRAME	MAIN ENTRANCE
D2	1	1.000	2.400	T.W. FLUSH DOOR	BACK/WRD EXIT
D3	1	1.000	2.400	FLUSH DOOR WITH WOODEN FRAME	STAIRCASE
D4	4	0.900	2.400	FLUSH DOOR WITH WOODEN FRAME	BED ROOM 2
D5	1	0.925	2.400	FLUSH DOOR WITH WOODEN FRAME	BED ROOM 1
D6	5	0.750	2.400	FLUSH DOOR WITH WOODEN FRAME	BED ROOM 1
D6a	1	0.750	2.400	FLUSH DOOR WITH GRANITE FRAME	TOILET
D7	1	0.750	2.400	FLUSH DOOR WITH GRANITE FRAME	PASSAGE
OP1	1	0.900	2.400	OPENING	KITCHEN
OP2	1	0.750	2.400	OPENING	PASSAGE

WINDOW SCHEDULE							
SR.NO.		WIDTH	HEIGHT	AREA IN SQM	SILL	DESCRIPTION	LOCATION
W1	2	2.900	2.600	7.540	- -	AL. GLAZED SLIDING WINDOW	LIVING/M.BED
W2	1	1.200	1.700	2.040	900	AL. GLAZED SLIDING WINDOW	KITCHEN
W3	6	0.750	1.400	1.050	1200	AL. GLAZED FIX+OPENABLE WINDOW	TOILET, STAIRCASE PASSAGE
W4	2	2.300	2.000	4.600	600	AL. GLAZED FIX+SLIDING WINDOW	BED ROOM 1
W5	3	0.900	1.400	1.260	1200	AL. GLAZED SLIDING WINDOW	STAIRCASE
W6	1	0.695	1.650	1.147	950	AL. GLAZED FIX+OPENABLE WINDOW	PASSAGE
W1A	2	1.350	2.000	2.700	600	AL. GLAZED FIX+SLIDING WINDOW	LIVING/M.BED
W1B	2	0.750	2.000	1.500	600	AL. GLAZED FIX+SLIDING WINDOW	LIVING/PASSAGE

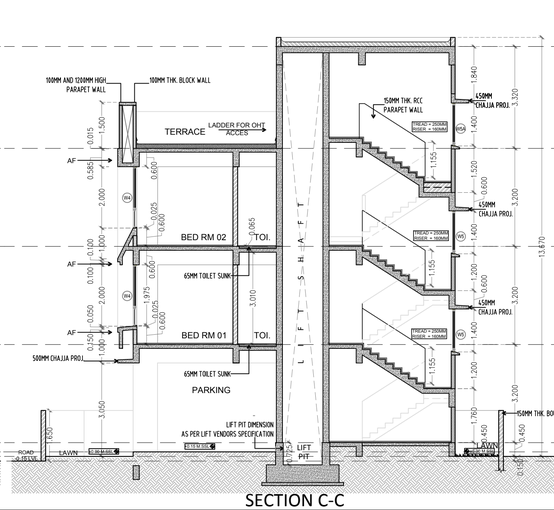
* BALCONY / TERRACE AREA STATEMENT								
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm) Proposed	Proposed Balcony Area (In Sqm) Excess	Permissible Terrace Area (Sqm)	Proposed Terrace Area (In Sqm) Proposed	Proposed Terrace Area (In Sqm) Excess
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	24.542						
	1st	70.307	10.546	7.027	0.000	14.061	0.000	0.000
	2nd	63.629	9.544	3.970	0.000	12.726	6.679	0.000
	TERRACE	4.601						
Total		163.079	20.090	10.997	0.000	26.787	6.679	0.000



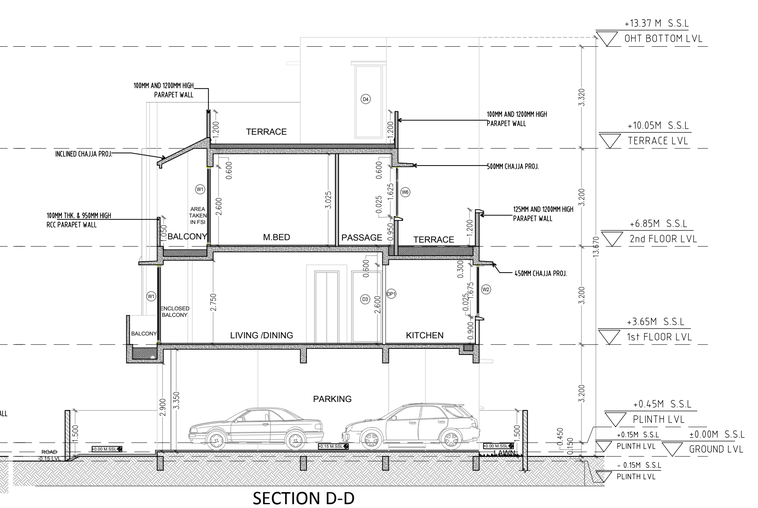
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

APPROVAL STAMP

01/01

SEMI-DETACHED

DRAWING FOR BUILDING PERMISSION

BP 574

CONTENT :- SEMI-DETACHED :- TYPICAL UNIT PLOT NO. - B08 & H13

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-00574/OC/ Part/2025/1412 Dated: 12 Jun 2025

ABHIJEET RAMESH PAWAR

Digitally signed by ABHIJEET RAMESH PAWAR
Date: 2025.06.12 18:28:52 +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 12:39:45 +05'30'

SIGNATURE OF OWNER

ABHIJEET RAMESH PATANKAR — Digitally signed by ABHIJEET RAMESH PATANKAR Date: 2025.06.10 15:25:57 +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 15:26:08 +05'30'

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

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 12:40:05 +05'30'

NAME & SIGNATURE OF ARCHITECT

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

ABHIJEET RAMESH PATANKAR — Digitally signed by ABHIJEET RAMESH PATANKAR Date: 2025.06.10 15:26:19 +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