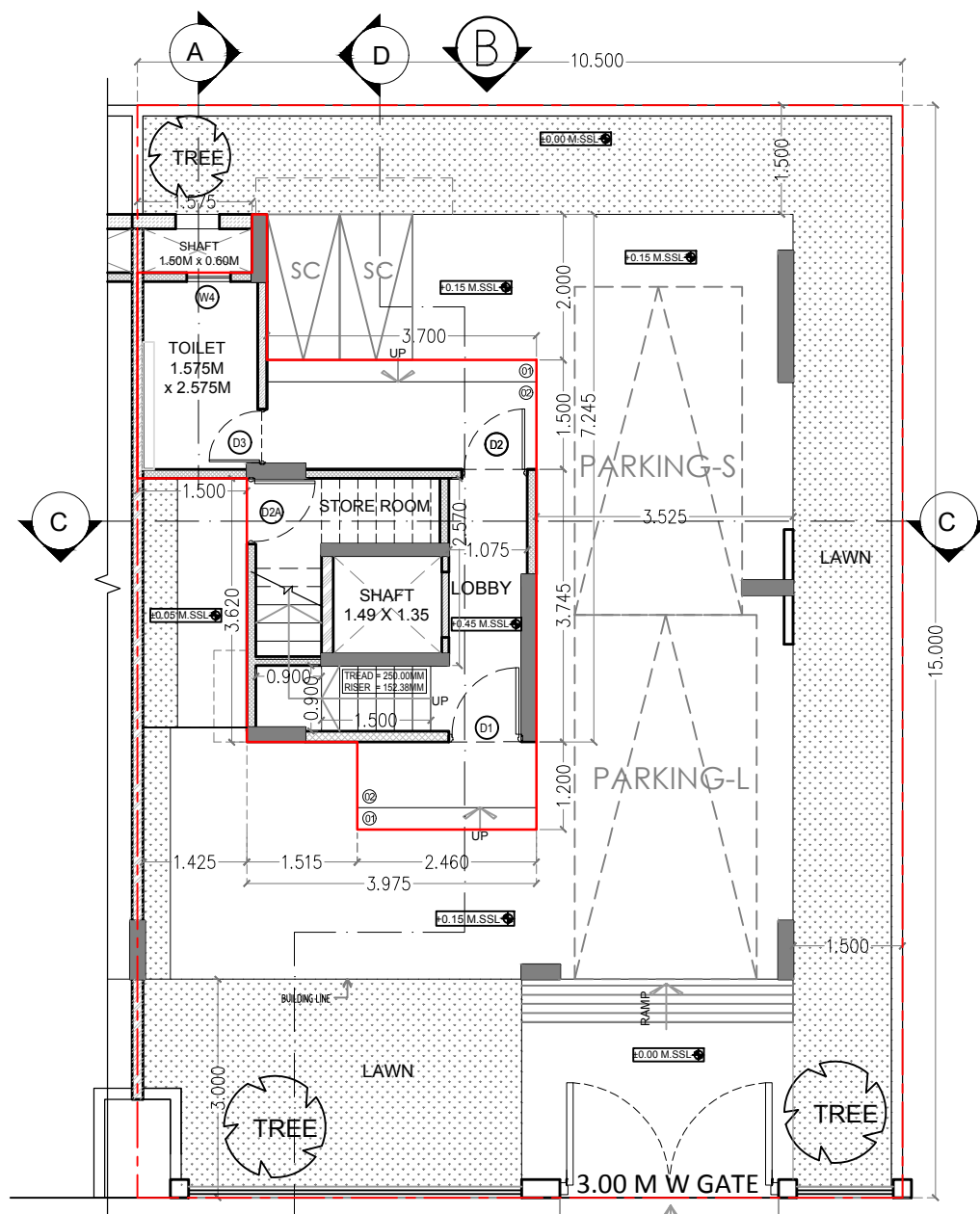
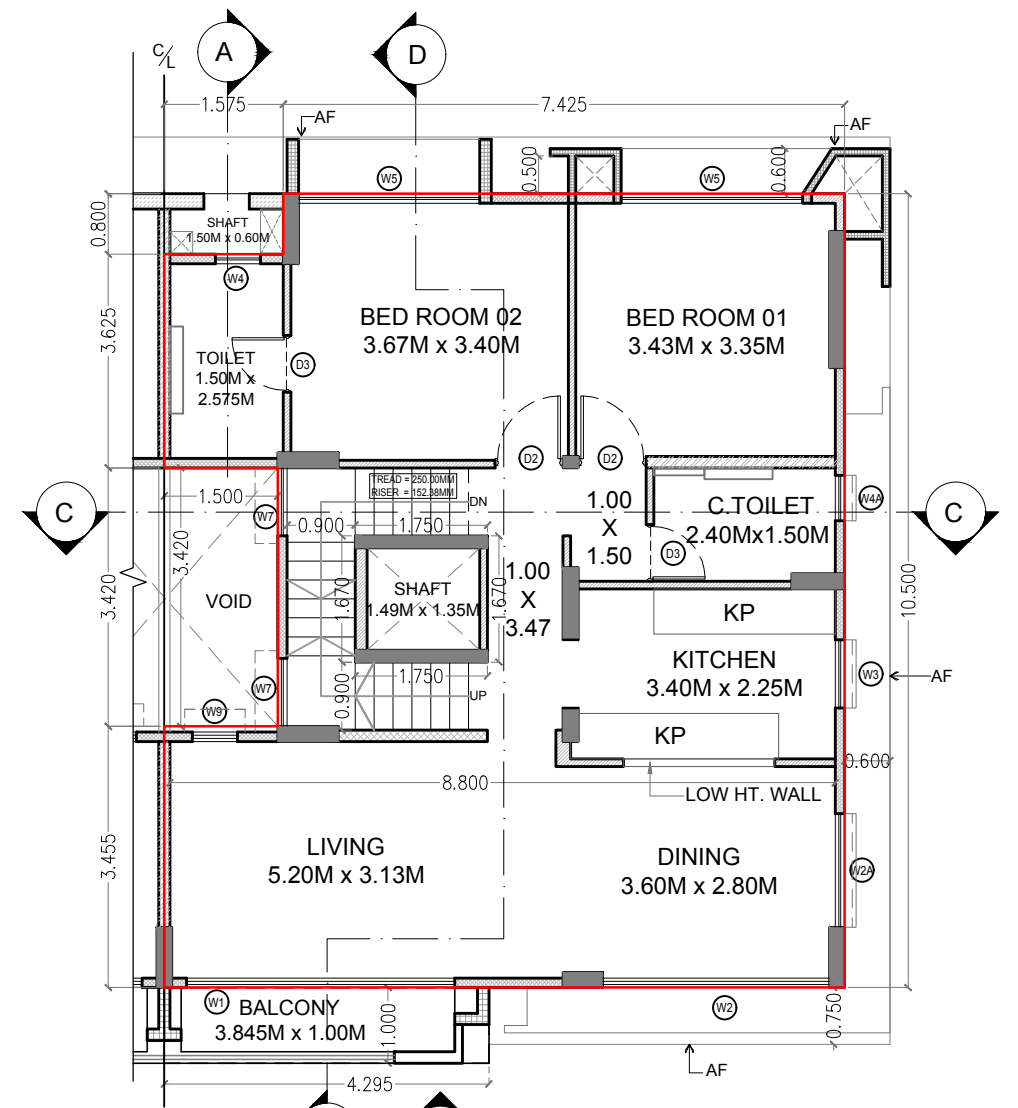
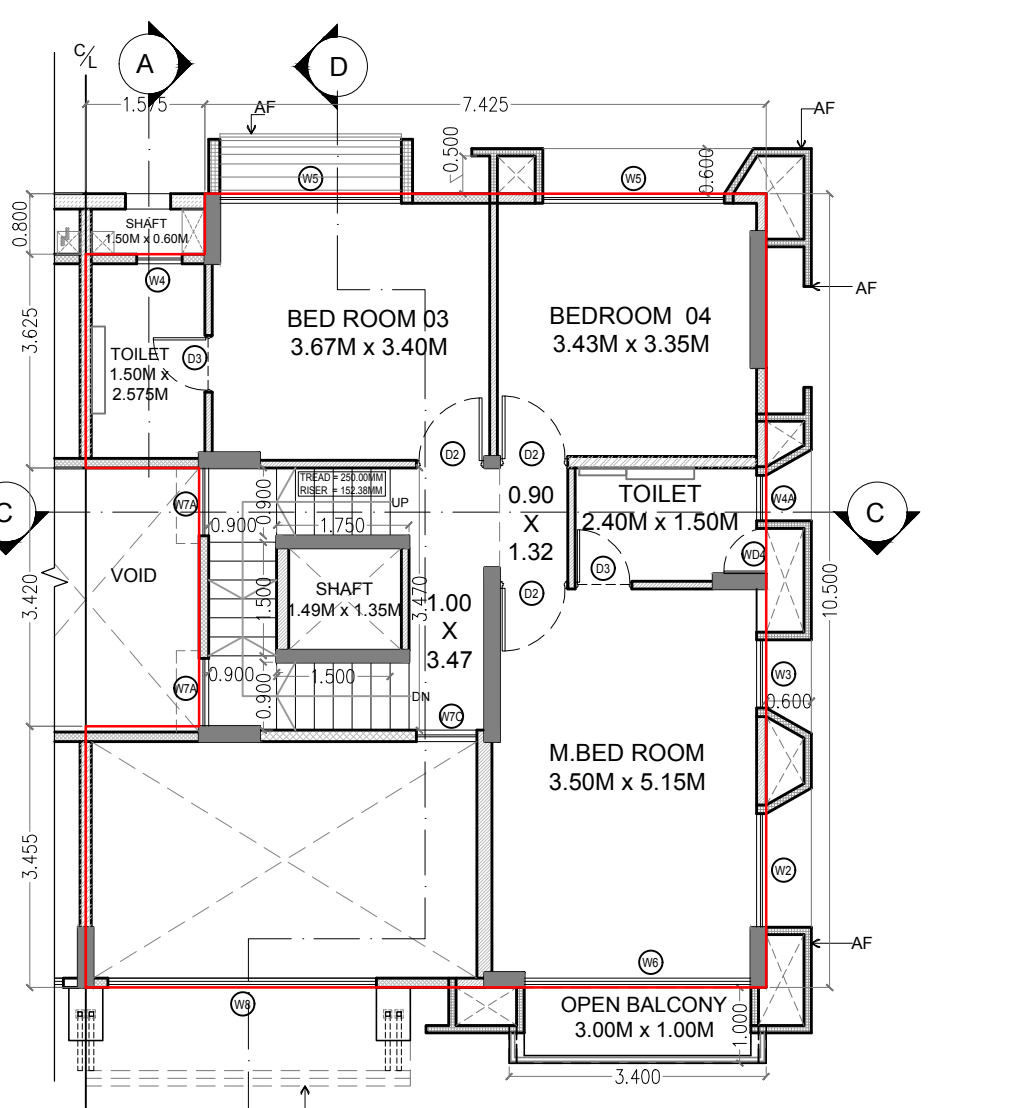




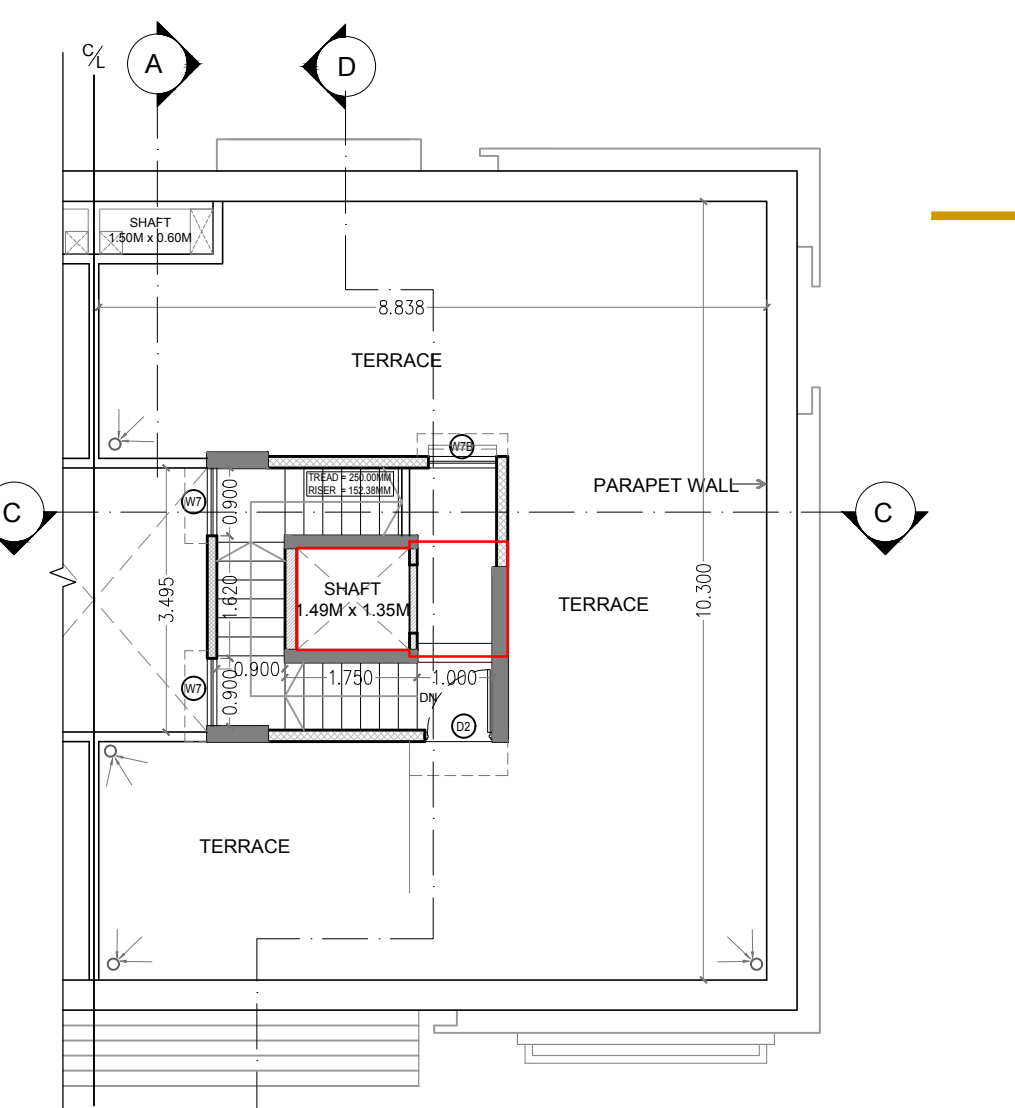
GROUND FLOOR PLAN



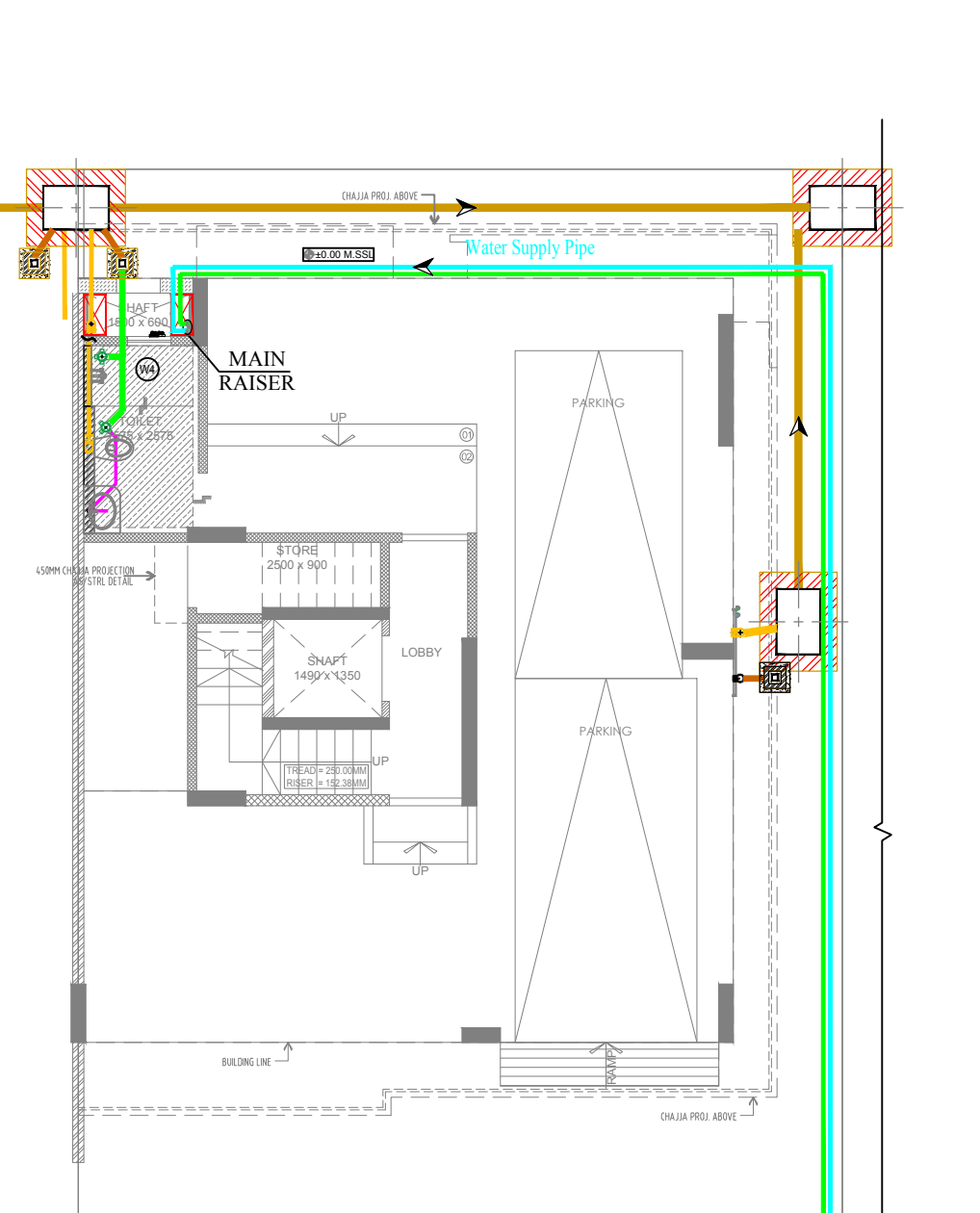
FIRST FLOOR PLAN



SECOND FLOOR PLAN



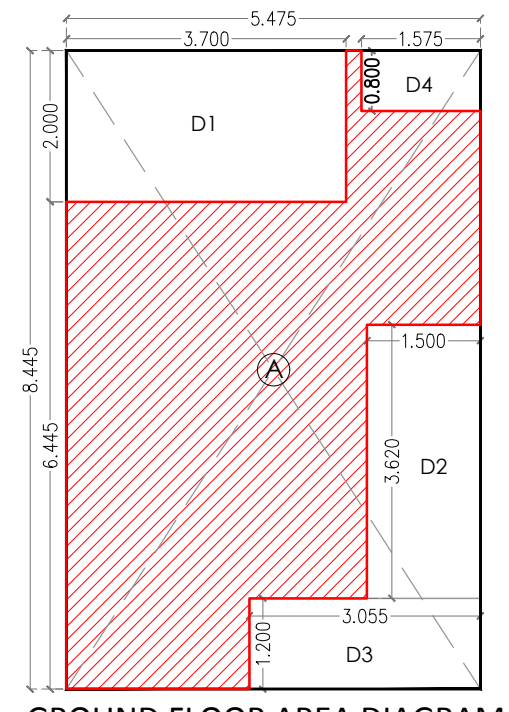
TERRACE PLAN



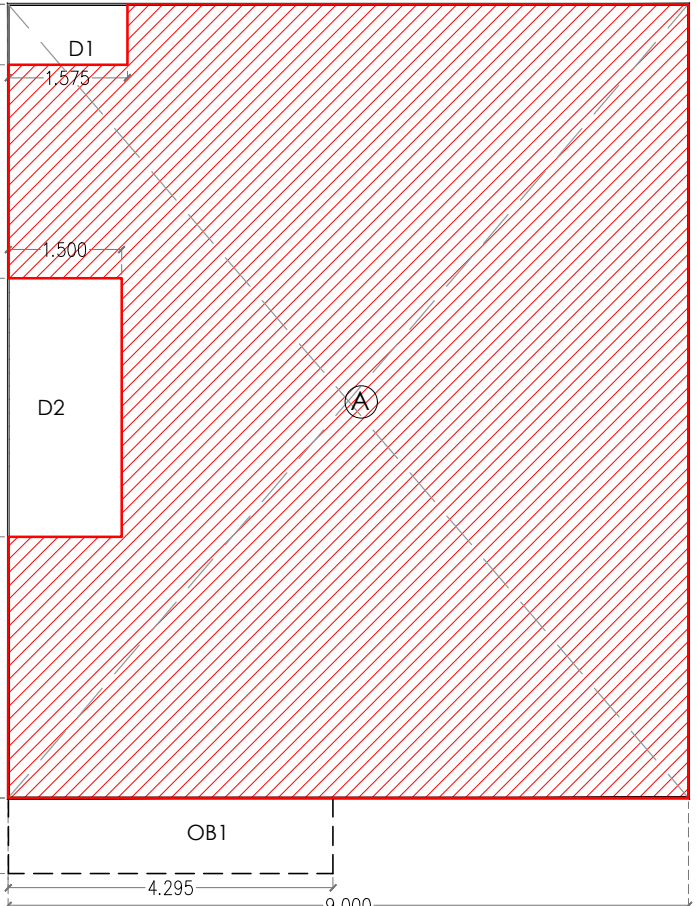
SERVICES PLAN

TERRACE FLOOR AREA CALCULATION									
1) BLOCK AREA	A	2.790	X	1.520	X	1	=	4.241	
2) DEDUCTION	D1	1.490	X	0.085	X	2	=	0.253	
NET BUILTUP AREA							=	3.988	

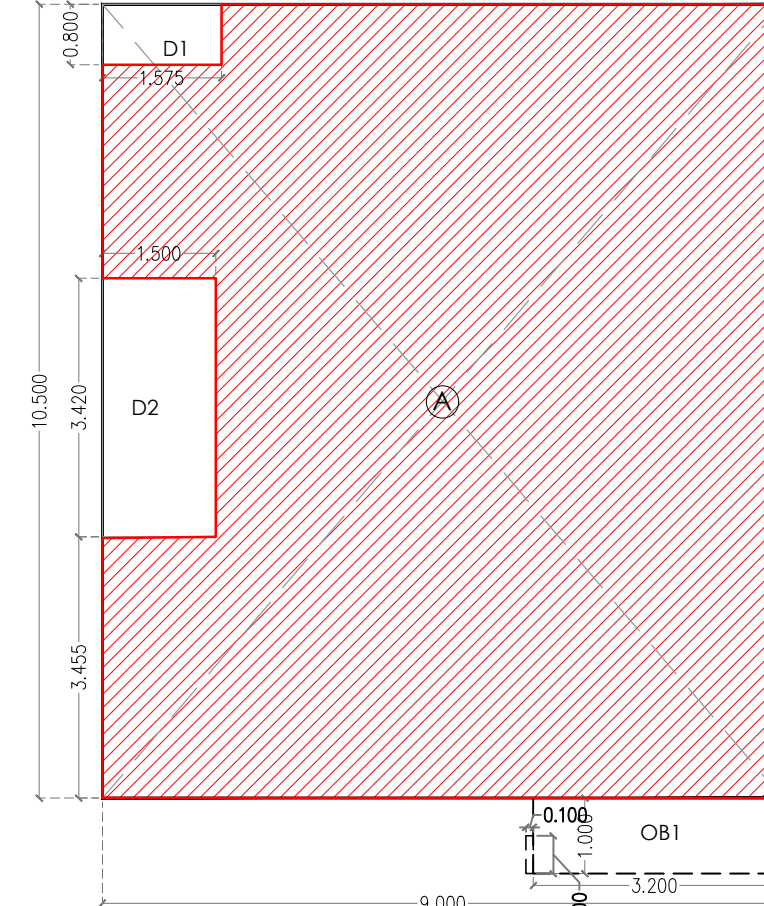
TERRACE FLOOR AREA DIAGRAM



GROUND FLOOR AREA DIAGRAM



FIRST FLOOR AREA DIAGRAM



SECOND FLOOR AREA DIAGRAM

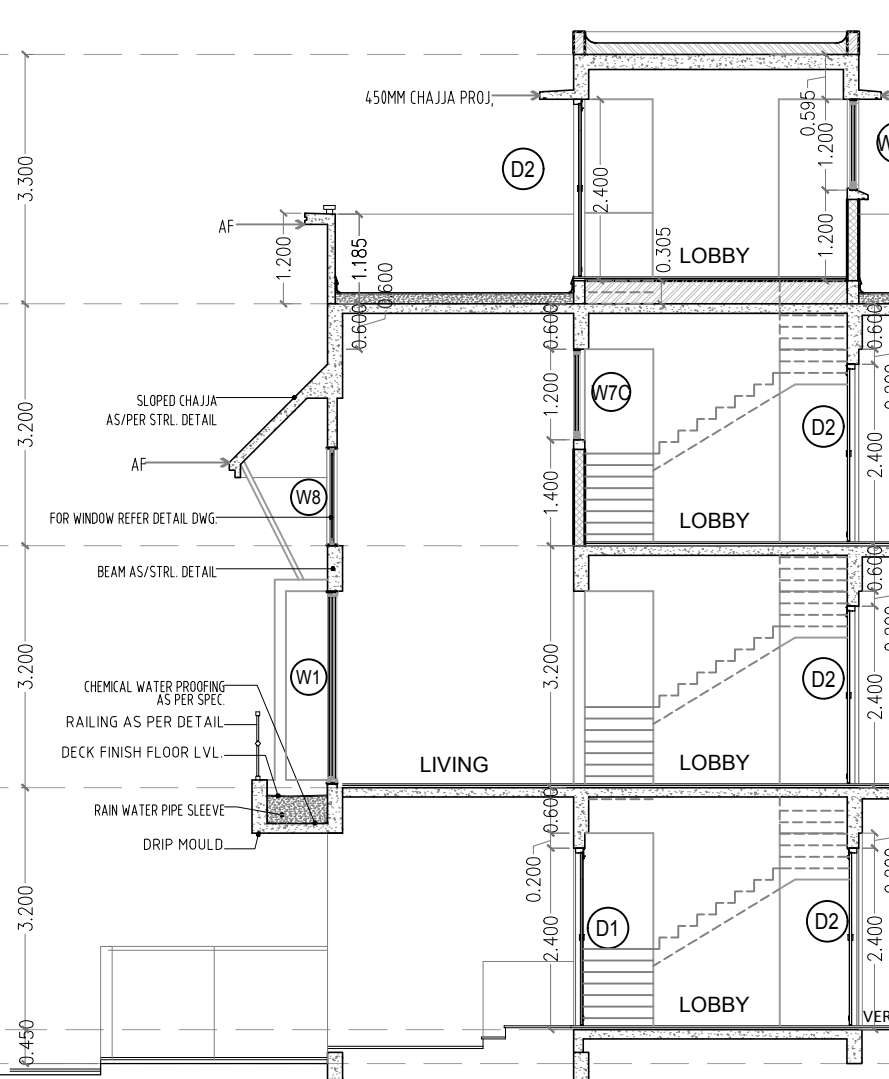
GROUND FLOOR AREA CALCULATION									
1) BLOCK AREA	A	5.475	X	8.445	X	1	=	46.236	
2) DEDUCTION	D1	3.700	X	2.000	X	1	=	7.400	
	D2	1.500	X	3.620	X	1	=	5.430	
	D3	3.055	X	1.200	X	1	=	3.666	
	D4	1.575	X	0.800	X	1	=	1.260	
TOTAL DEDUCTION							=	17.756	
3) NET BUILTUP AREA (1-2)							=	28.480	

1ST FLOOR AREA CALCULATION									
1) BLOCK AREA	A	9.000	X	10.500	X	1	=	94.500	
2) DEDUCTION	D1	1.575	X	0.800	X	1	=	1.260	
	D2	1.500	X	3.420	X	1	=	5.130	
TOTAL DEDUCTION							=	6.390	
3) NET BUILTUP AREA (1-2)							=	88.110	
4) 15% PERMISSIBLE BALCONY							=	13.217	
5) PROPOSED BALCONY							=	4.300	
6) BALANCE BALCONY AREA							=	8.917	

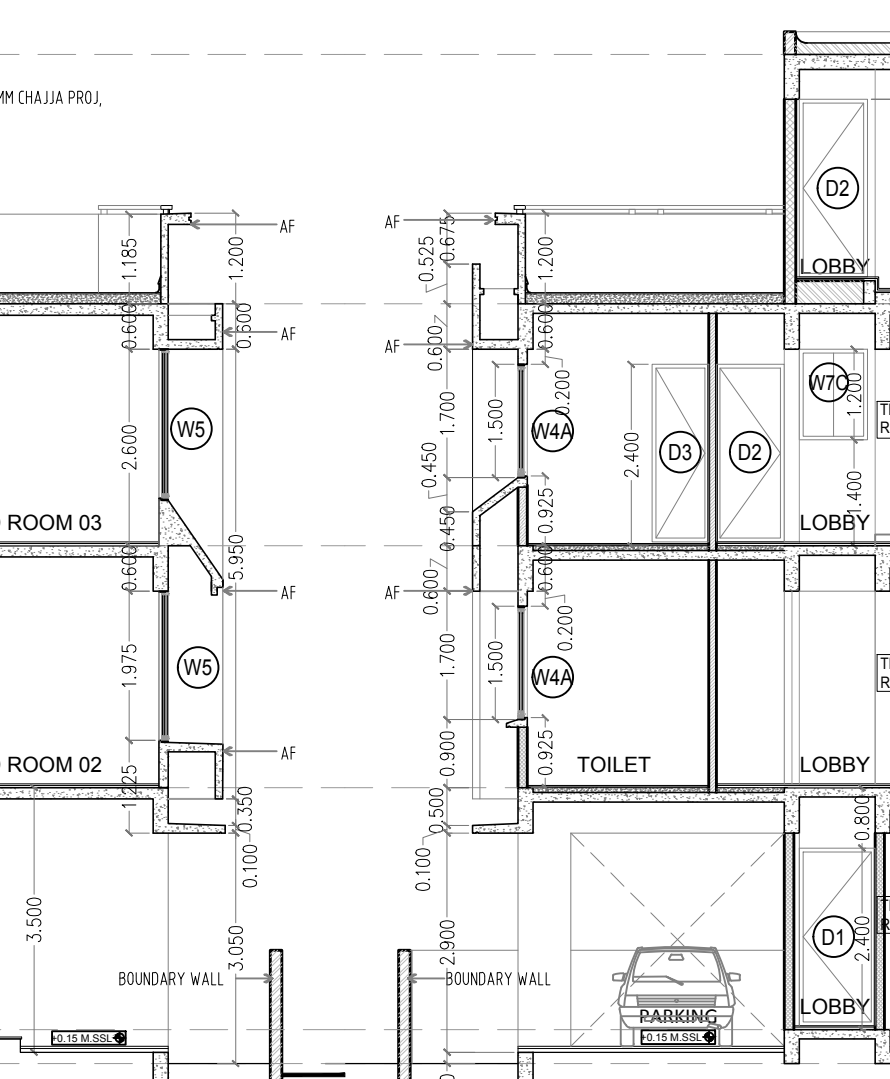
2ND FLOOR AREA CALCULATION									
1) BLOCK AREA	A	9.000	X	10.500	X	1	=	94.500	
2) DEDUCTION	D1	1.575	X	0.800	X	1	=	1.260	
	D2	1.500	X	3.420	X	1	=	5.130	
TOTAL DEDUCTION							=	6.390	
3) NET BUILTUP AREA (1-2)							=	88.110	
4) 15% PERMISSIBLE BALCONY							=	13.217	
5) PROPOSED BALCONY							=	4.300	
6) BALANCE BALCONY AREA							=	8.917	

PARKING AREA STATEMENT									
Sr. No.	Occupancy	One Parking for Every	Number of units	Standard	Required	Provided			
1	Upto 35 SQM	0.25		5 = 3 X 4	6	7			
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				
Subtotal Parking required						2.00			
Total Parking Required / Provided						2	2		
2 Wheeler Parking Required / Provided						1	1		
Note: Visitor Parking Provided at layout level									

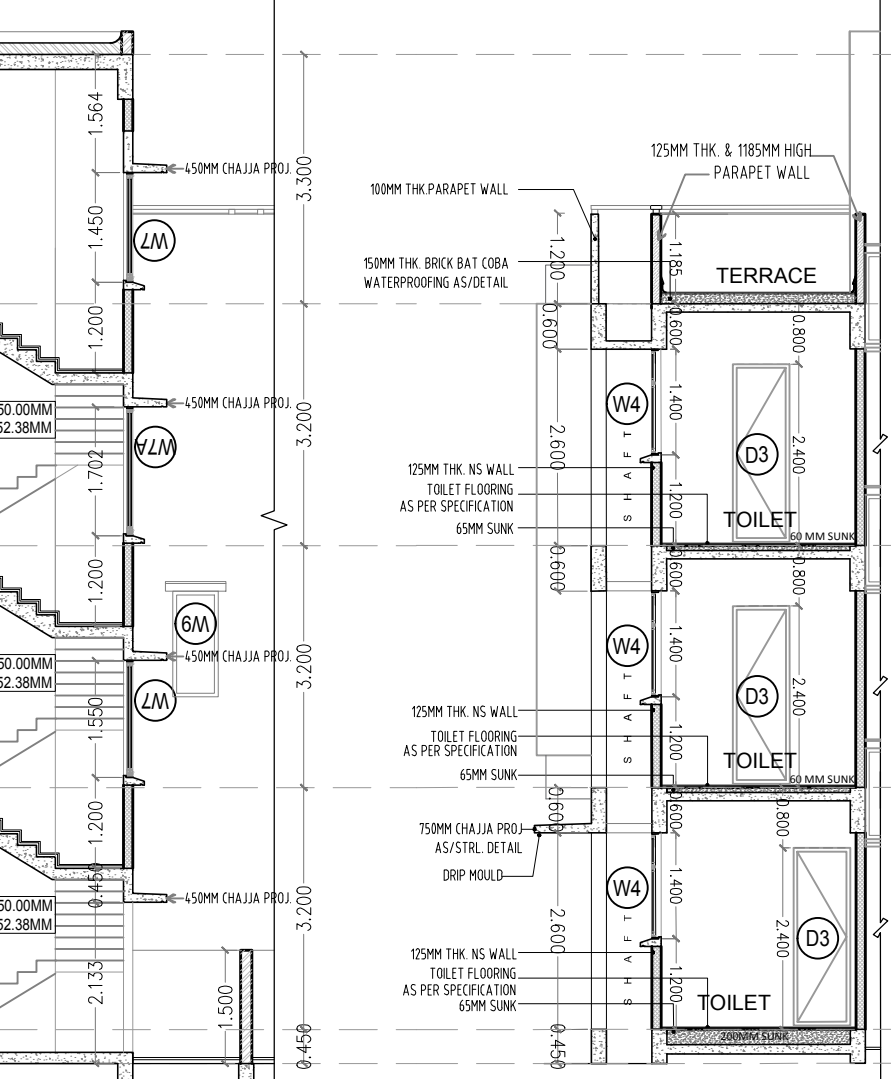
TENEMENT AREA STATEMENT									
Floor	Units	Carpet Area (SqM)	Balcony Area (SqM)	Terrace Area (SqM)	Cupboard Area (SqM)	Built-Up Area (SqM)			
GR		17.250	0.000	0.000	0.000	28.480			
1ST	1	81.690	0.000	4.300	0.000	88.110			
2ND		64.330	0.000	3.300	0.000	88.110			
Terrace		10.850	0.000	0.000	0.000	3.988			
Total	1	174.120	0.000	7.600	0.000	208.688			



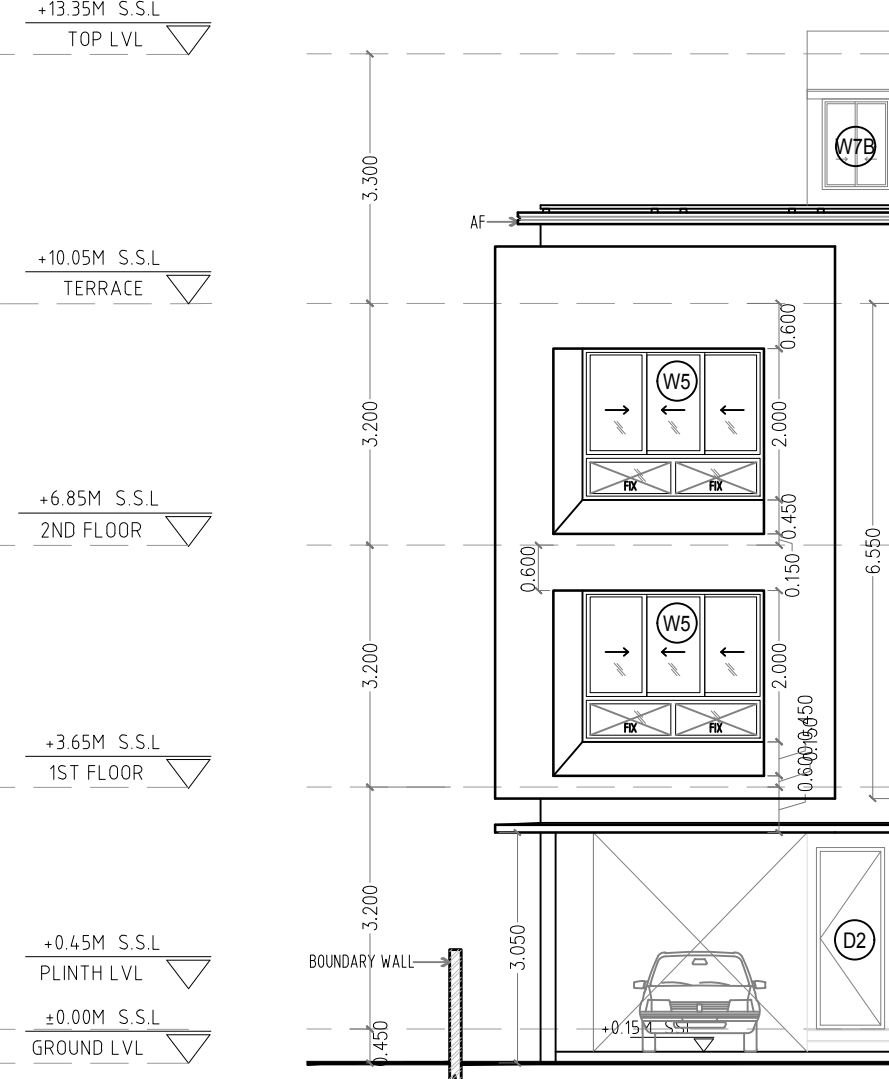
SECTION D-D'



SECTION C-C'



SECTION A



ELEVATION 'B'



ELEVATION 'A'

APPROVAL STAMP

DRAWING FOR BUILDING PERMISSION (BP-00533)
CONTENT - SEMI DETACHED HOUSE - TYPICAL UNIT PLOT NOS.(2) - A10.D10

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-00533/OC/Part/2025/1416 Dated: 12 Jun 2025

KEY PLAN

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04.05.2016 AND THE DIMENSIONS OF SITES 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.

SIGNATURE OF OWNER
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR.ABHJEEET 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.

Ar. ABHJEEET R. PATANKAR
SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

OCCUPANCY CERTIFICATE FOR BUNGALOW / ROW HOUSE ON PLOT NO. R204 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 (TYPICAL UNIT NOS. 11) OF APPROVED ITP AT VILLAGE WARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

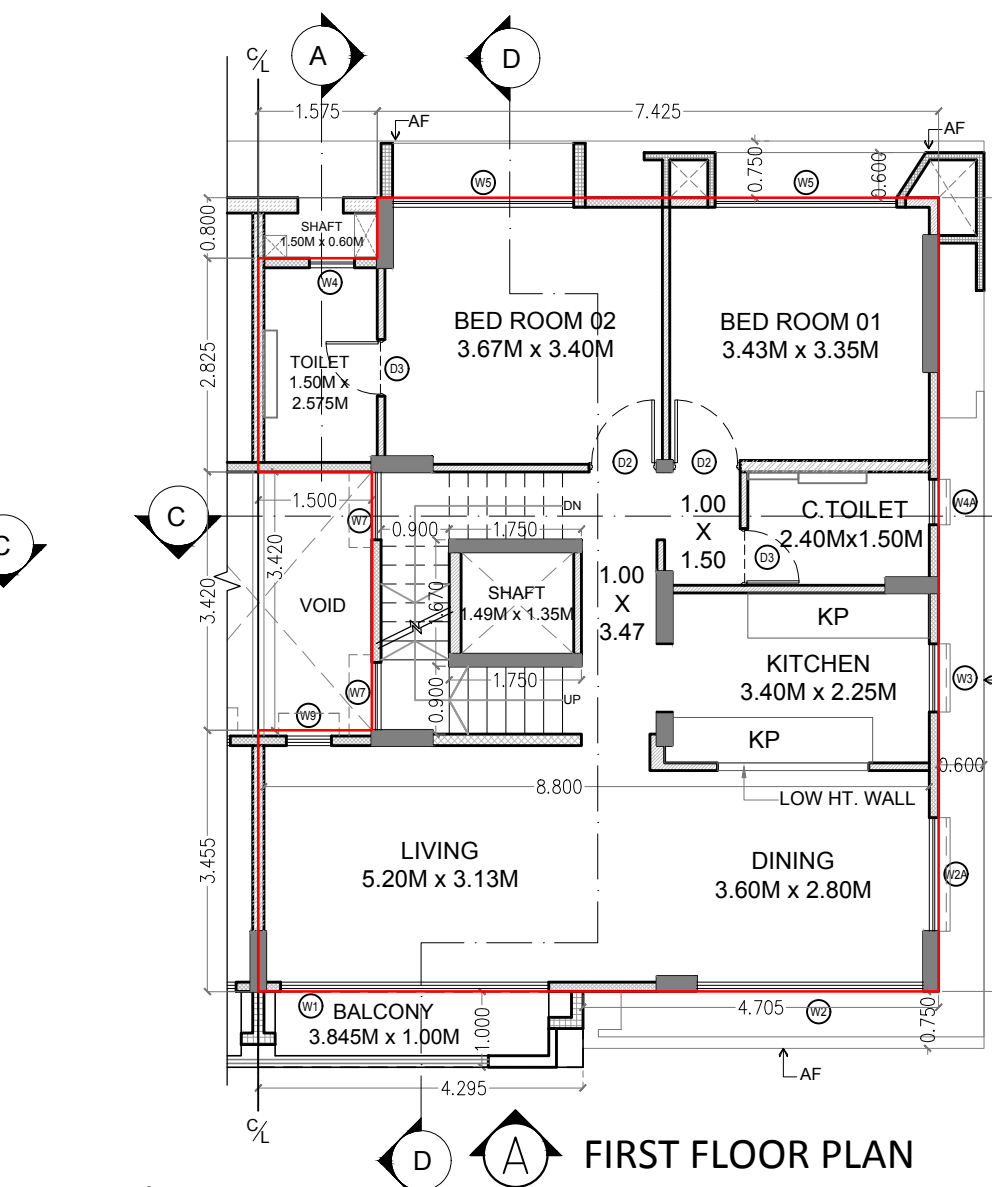
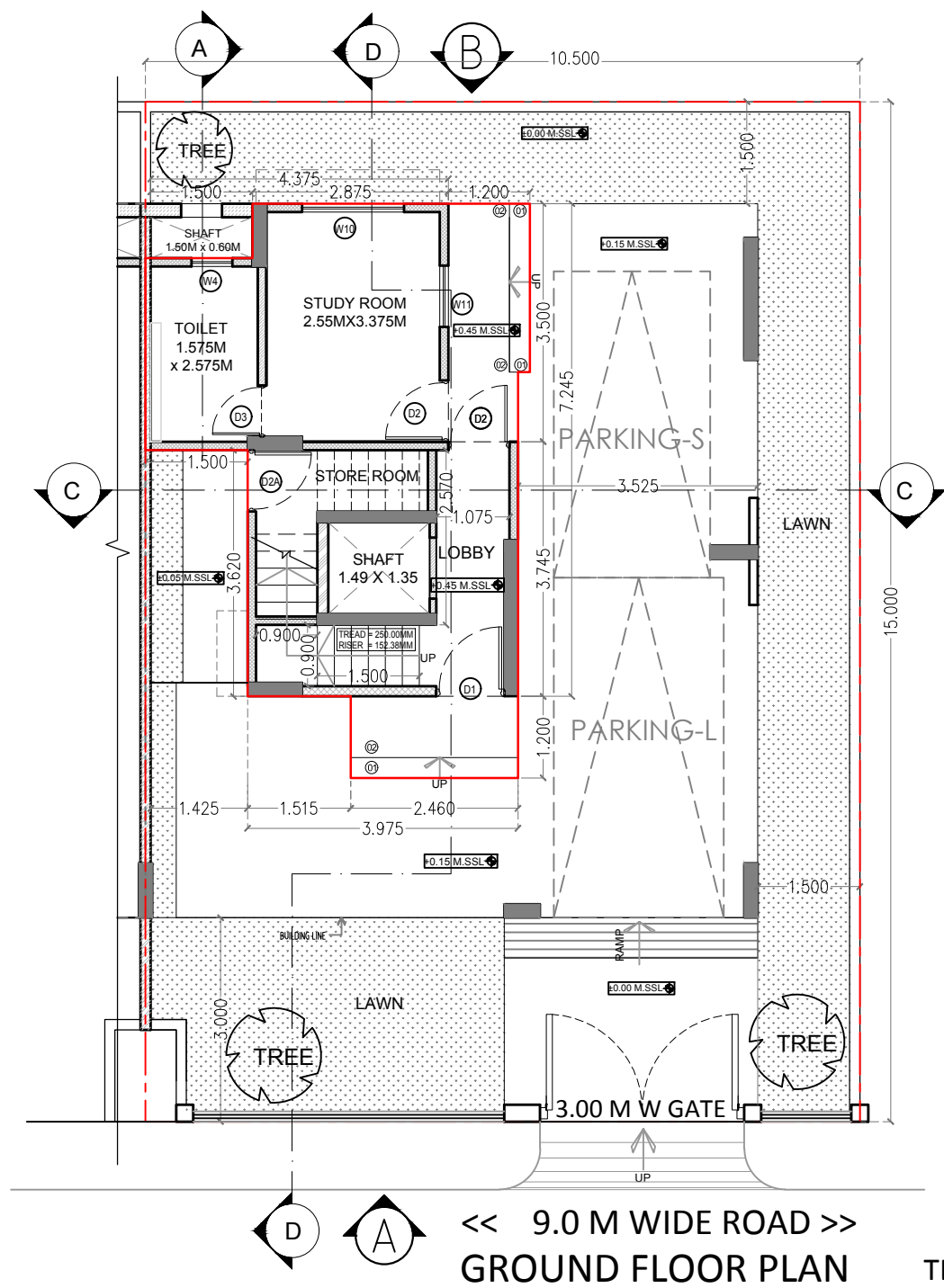
M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD. AS PER AGREEMENT FOR JOINT DEVELOPMENT NO. PANVEL-3/1009/2014 DATED 18-02-2014

NAME & SIGNATURE OF ARCHITECT

Ar. ABHJEEET R. PATANKAR (CA/2000/25792)

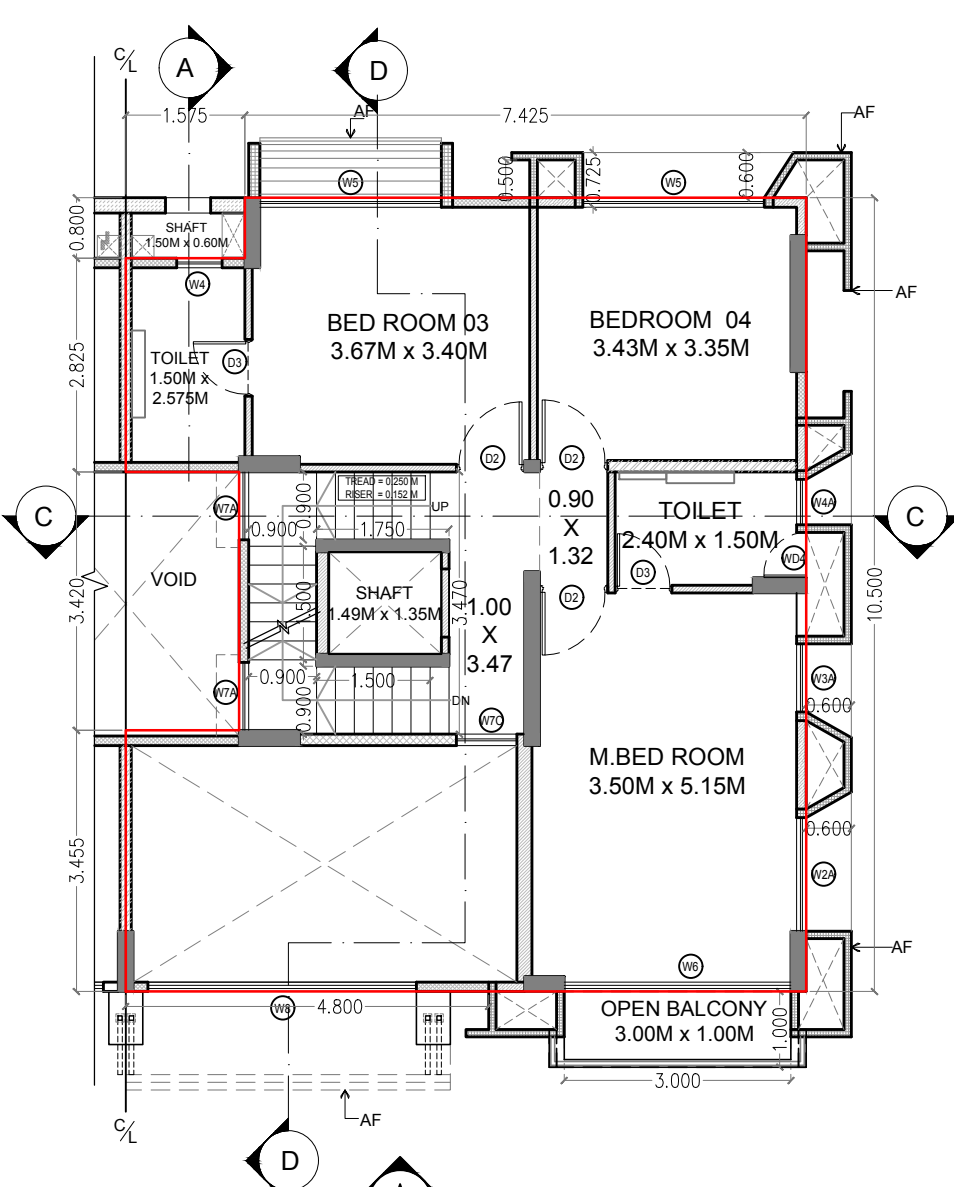
ARCHITECTS

VISIONARY DESIGN ARCHITECTS
OFFICE: Unit no. 801, 8th Floor, Vishwawarop IT Park, Opp. Vashi Railway Station, Sector-30 A, Vashi, Mumbai - 400 703, Maharashtra
T: +91-02267308400 | F: +91-22-24304489
Email: visionarydesignarchitects@gmail.com

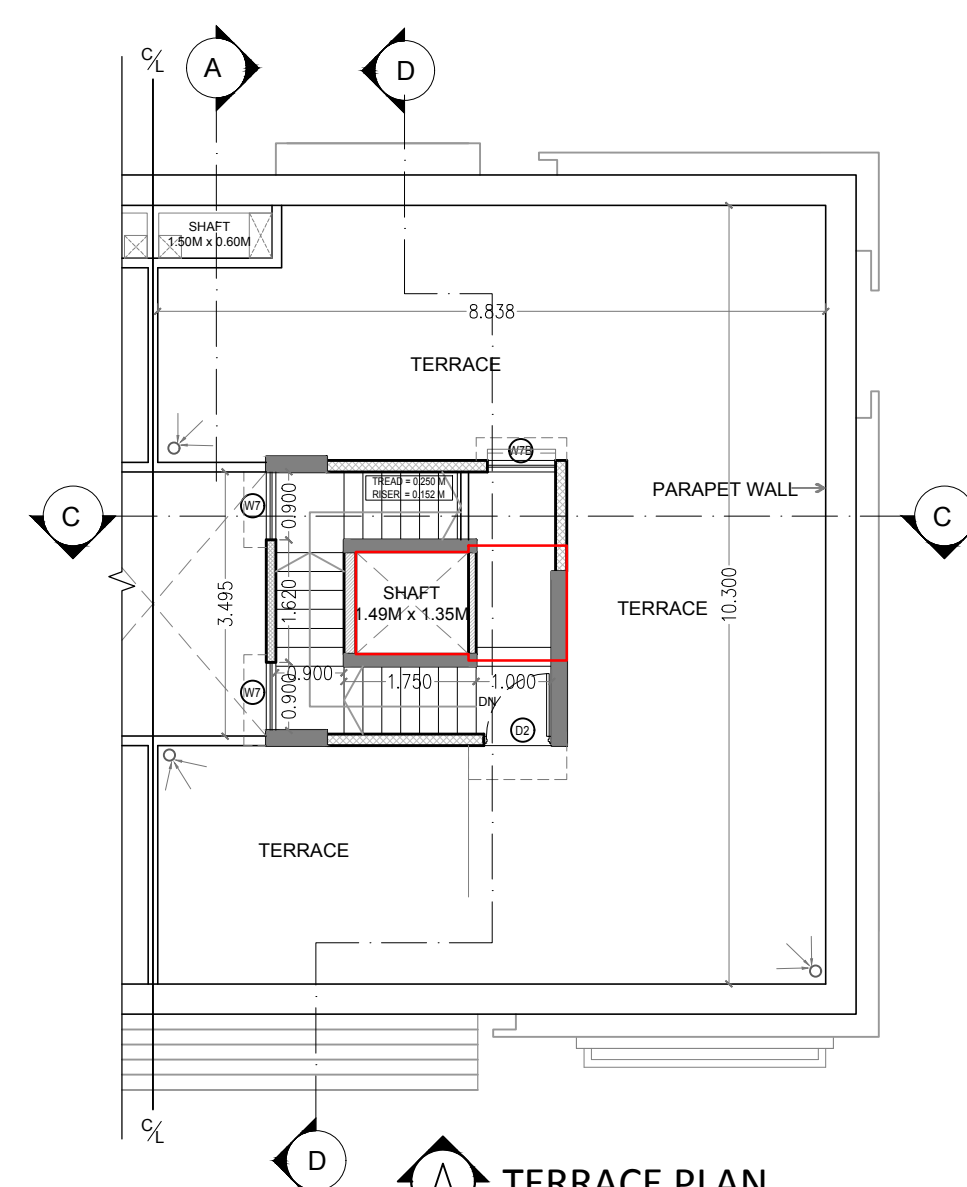


FIRST FLOOR PLAN

TERRACE FLOOR AREA CALCULATION					
1) BLOCK AREA	A	2.790	X	1.520	= 4.241
2) DEDUCTION	D1	1.490	X	0.085	= 0.253
			X	2	= 0.253
NET BUILTUP AREA					= 3.988



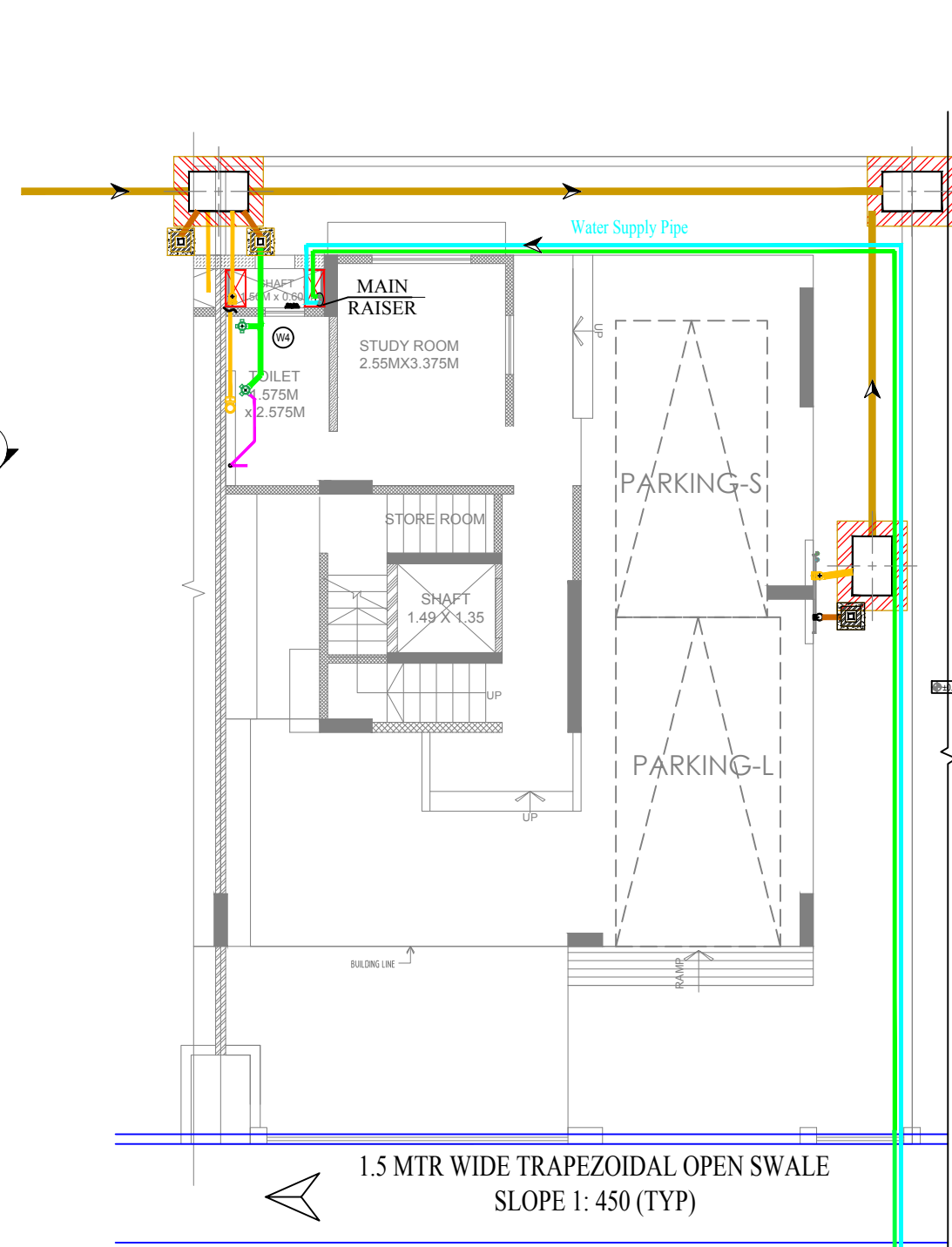
SECOND FLOOR PLAN



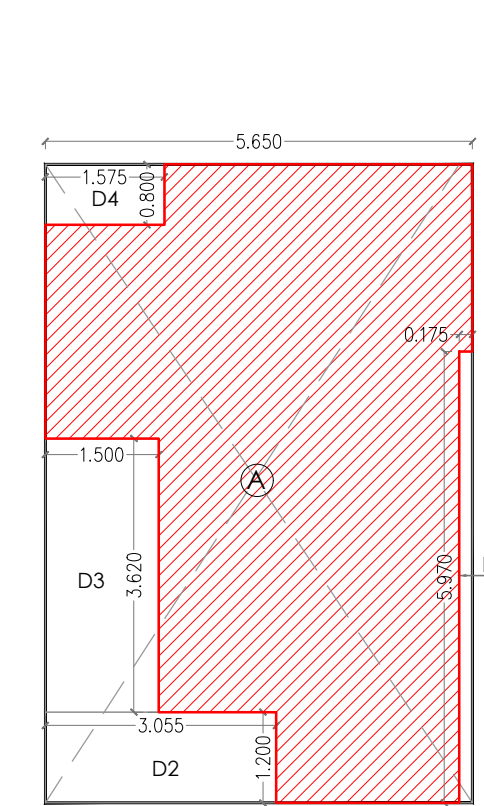
TERRACE PLAN

AF	ARCHITECTURAL FEATURE
600x900mm I.C CHAMBER	
Ø150 SEWAGE PIPE SLOPE 1:150	
DOMESTIC & FLUSHING WATER SUPPLY PIPE	
SWD PIPE Ø600 SLOPE 1:150	
1.5 MTR WIDE TRAPEZOIDAL OPEN SWALE SLOPE 1:450 (TYP)	

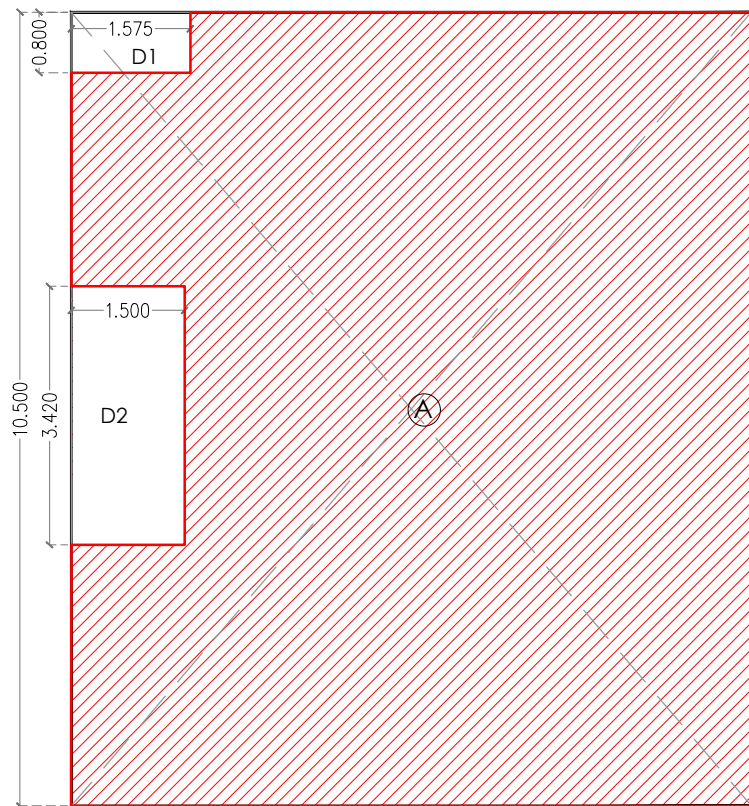
NOTES:
DWS: FROM LGT AT PLOT LEVEL
FWS: FROM AND TO STP AT PLOT LEVEL



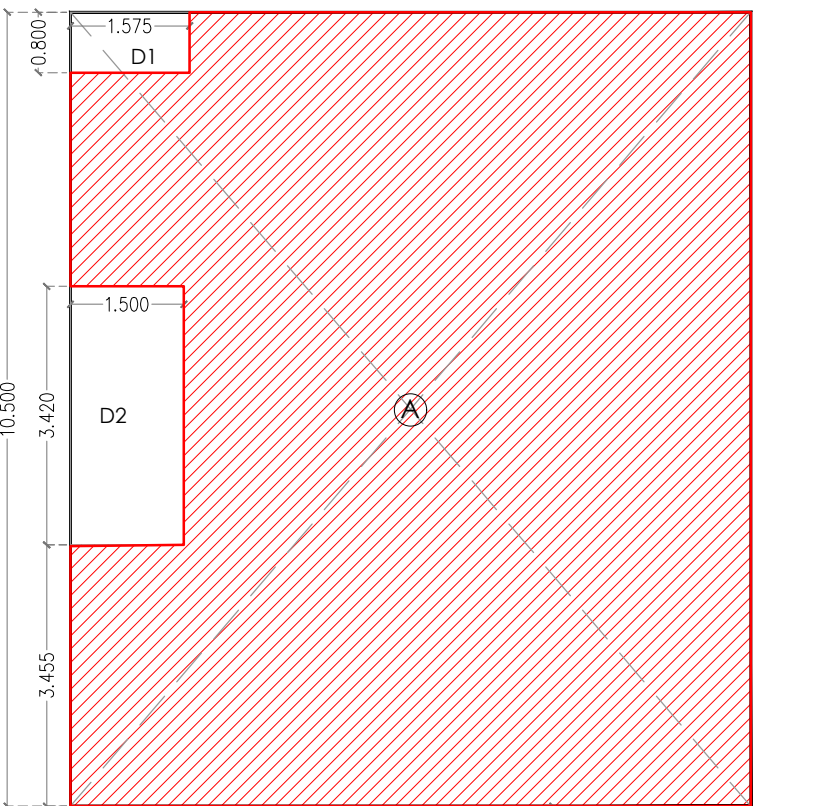
SERVICES PLAN



GROUND FLOOR AREA DIAGRAM



FIRST FLOOR AREA DIAGRAM



SECOND FLOOR AREA DIAGRAM

GROUND FLOOR AREA CALCULATION					
1) BLOCK AREA	A	5.650	X	8.445	= 47.714
2) DEDUCTION	D1	5.970	X	0.175	= 1.045
	D2	3.055	X	1.200	= 3.666
	D3	1.500	X	3.620	= 5.430
	D4	1.575	X	0.800	= 1.260
TOTAL					= 11.401
TOTAL DEDUCTION					= 11.401
3) NET BUILTUP AREA (1-2)					= 36.314

1ST FLOOR AREA CALCULATION					
1) BLOCK AREA	A	9.000	X	10.500	= 94.500
2) DEDUCTION	D1	1.575	X	0.800	= 1.260
	D2	1.500	X	3.420	= 5.130
TOTAL					= 6.390
TOTAL DEDUCTION					= 6.390
3) NET BUILTUP AREA (1-2)					= 88.110
4) 15% PERMISSIBLE BALCONY					= 13.217
5) PROPOSED BALCONY					= 4.300
6) BALANCE BALCONY AREA					= 8.917

2ND FLOOR AREA CALCULATION					
1) BLOCK AREA	A	9.000	X	10.500	= 94.500
2) DEDUCTION	D1	1.575	X	0.800	= 1.260
	D2	1.500	X	3.420	= 5.130
TOTAL					= 6.390
TOTAL DEDUCTION					= 6.390
3) NET BUILTUP AREA (1-2)					= 88.110
4) 15% PERMISSIBLE BALCONY					= 13.217
5) PROPOSED BALCONY					= 4.300
6) BALANCE BALCONY AREA					= 8.917

DOOR SCHEDULE					
TYPE	WIDTH		HEIGHT	DESCRIPTION	LOCATION
D1	1.000	X	2.400	FLUSH DOOR WITH WOODEN FRAME	MAIN DOOR, LIVING, M.BED
D2	0.900	X	2.400	FLUSH DOOR WITH WOODEN FRAME	BED ROOM, TERRACE, KITCHEN
D3	7.500	X	2.400	FLUSH DOOR WITHGRANITE FRAME	TOILET

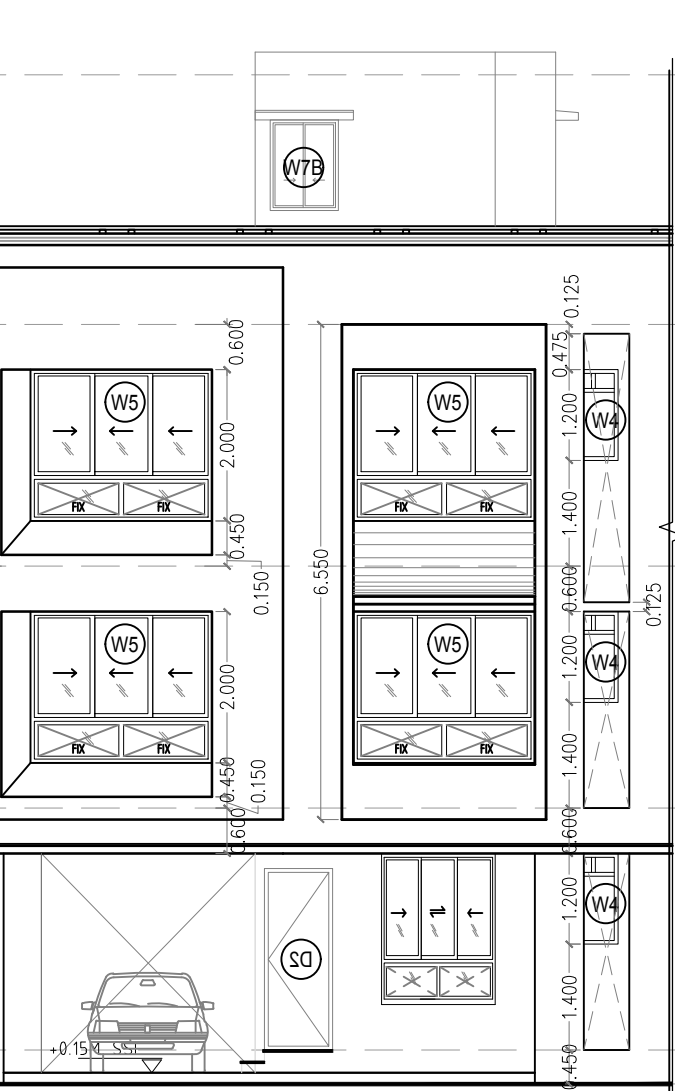
WINDOW SCHEDULE						
TYPE	WIDTH	HEIGHT	AREA IN SQM	DESCRIPTION	LOCATION	
W1	3.550	X	2.600	9.230 -	4 PANE SLIDING+TRACK+ IMOSQUITO NET	LIVING ROOM
W2	3.000	X	2.150	6.450 0.450	3 PANE SLIDING+IMOSQUITO NET+PART FIXED	DINING
W2A	1.500	X	0.600	0.900 2.000	2 PANE SLIDING+IMOSQUITO NET+PART FIXED	DINING- MASTER BED
W3	0.900	X	1.400	1.260 1.200	2 PANE SLIDING+EXHAUST	KITCHEN
W3A	0.900	X	0.600	0.540 2.000	2 PANE SLIDING	W/W
W4	0.600	X	1.400	0.840 1.200	SINGLE SHUTTER OPENABLE+EXHAUST	TOILET (NEAR)
W4A	0.600	X	1.300	0.780 1.100	SINGLE SHUTTER OPENABLE+EXHAUST (LENTEL DROPPED)	TOILET (1ST FLR)
W4B	0.600	X	1.500	0.900 0.900	SINGLE SHUTTER OPENABLE+EXHAUST (LENTEL DROPPED)	TOILET (2ND FLR)
W5	2.400	X	2.000	4.800 0.600	3 PANE SLIDING+ IMOSQUITO NET+PART FIXED	BED ROOM
W6	3.000	X	2.600	7.800	3 PANE SLIDING+ IMOSQUITO NET	MASTER BED
W7	0.900	X	1.200	1.080 0.900	2 PANE SLIDING	STAIRCASE
W7A	0.900	X	1.600	1.280 1.000	2 PANE SLIDING (LENTEL DROPPED)	PASSAGE 2ND FLR
W7B	0.900	X	1.200	1.080 1.200	2 PANE SLIDING	TERRACE LOBY
W8	3.550	X	1.300	4.615	4 PANE FIXED	DOUBLE HEIGHT
W9	0.600	X	1.400	0.840 1.200	SINGLE SHUTTER OPENABLE	LIVING ROOM
W9A	0.600	X	1.650	0.980 0.750	SINGLE SHUTTER OPENABLE	TOILET SHAFT

BALCONY / TERRACE AREA STATEMENT							
Building Number	Floor	Built-Up Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm)	Permissible Terrace Area (Sqm)	Proposed Terrace Area (In Sqm)	
1	GROUND	36.314	4 = 3 X 15%	6	5 = 3 X 20%	8	
	1st	88.110	13.217	4.300	0.000	17.622	0.000
	2nd	88.110	13.217	3.300	0.000	17.622	0.000
	TERRACE	3.988					
Total		216.521	26.433	7.600	0.000	0.000	0.000

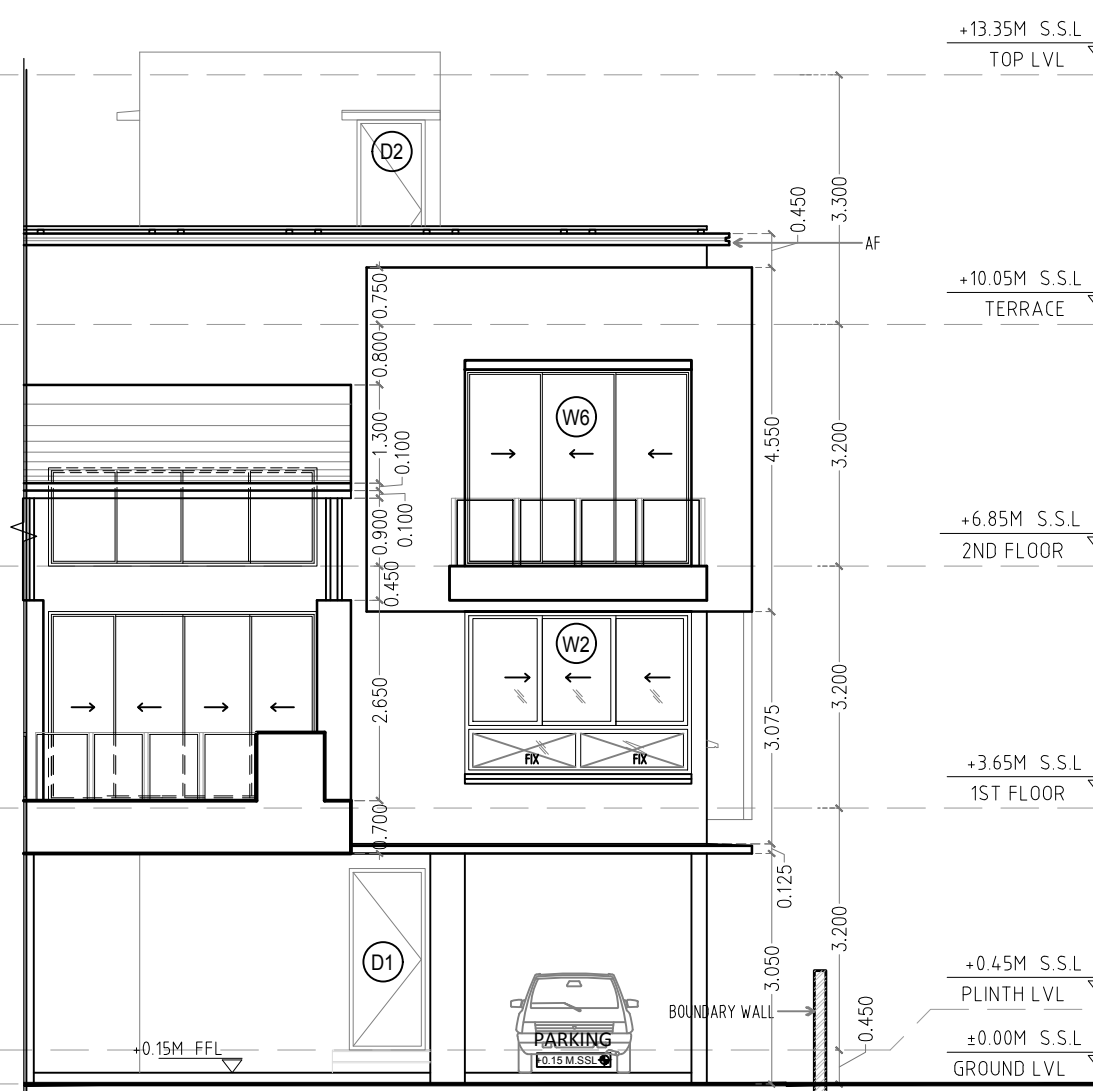
PARKING AREA STATEMENT						
Sr. No.	Occupancy	One Parking for Every	Number of units	Standard Required Parking	Provided Parking	
1	2	3	4	5=3X4	6	7
1	Upto 35 SQM	0.25				
2	35 SQM TO 45 SQM	0.50				
3	45 SQM TO 60 SQM	1.00				
4	60 SQM ABOVE	2.00	1	2	2.0	
Subtotal Parking required				2.00		
Total Parking Required / Provided				2	2	
2 Wheeler Parking Required / Provided				1	1	

Note: Visitor Parking: Provided at layout level

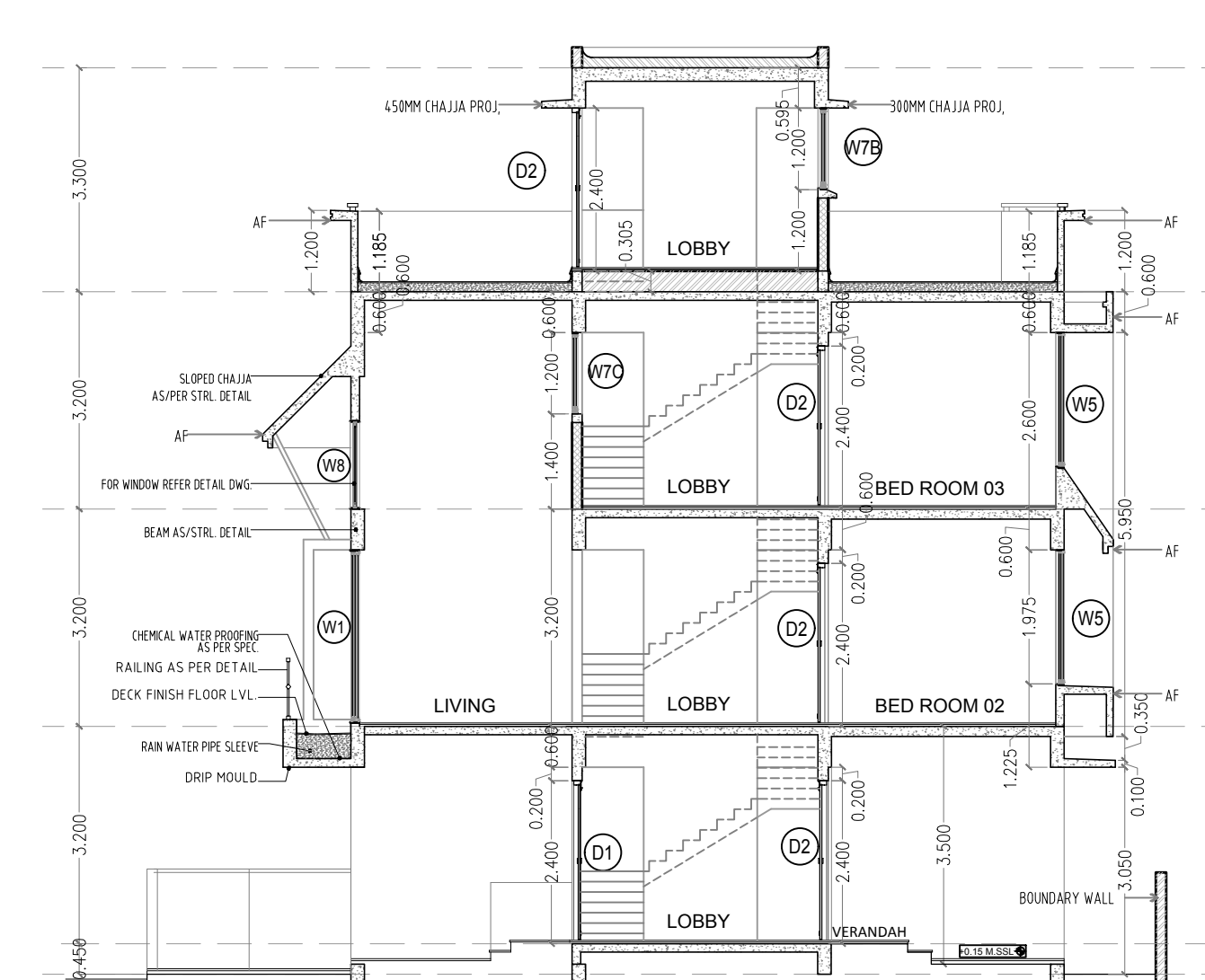
TENEMENT AREA STATEMENT						
Floor	Units	Carpet Area (Sqm)	Balcony Area (Sqm)	Terrace Area (Sqm)	Cupboard Area (Sqm)	Built-Up Area (Sqm)
GR	1	17.250				36.314
		Enclosed	Projected			
1ST	1	81.890	0.000	4.300	-	88.110
2ND	1	64.330	0.000	3.300	-	88.110
Terrace	1	10.650				3.988
Total		174.120	0.000	7.600	0.000	216.521



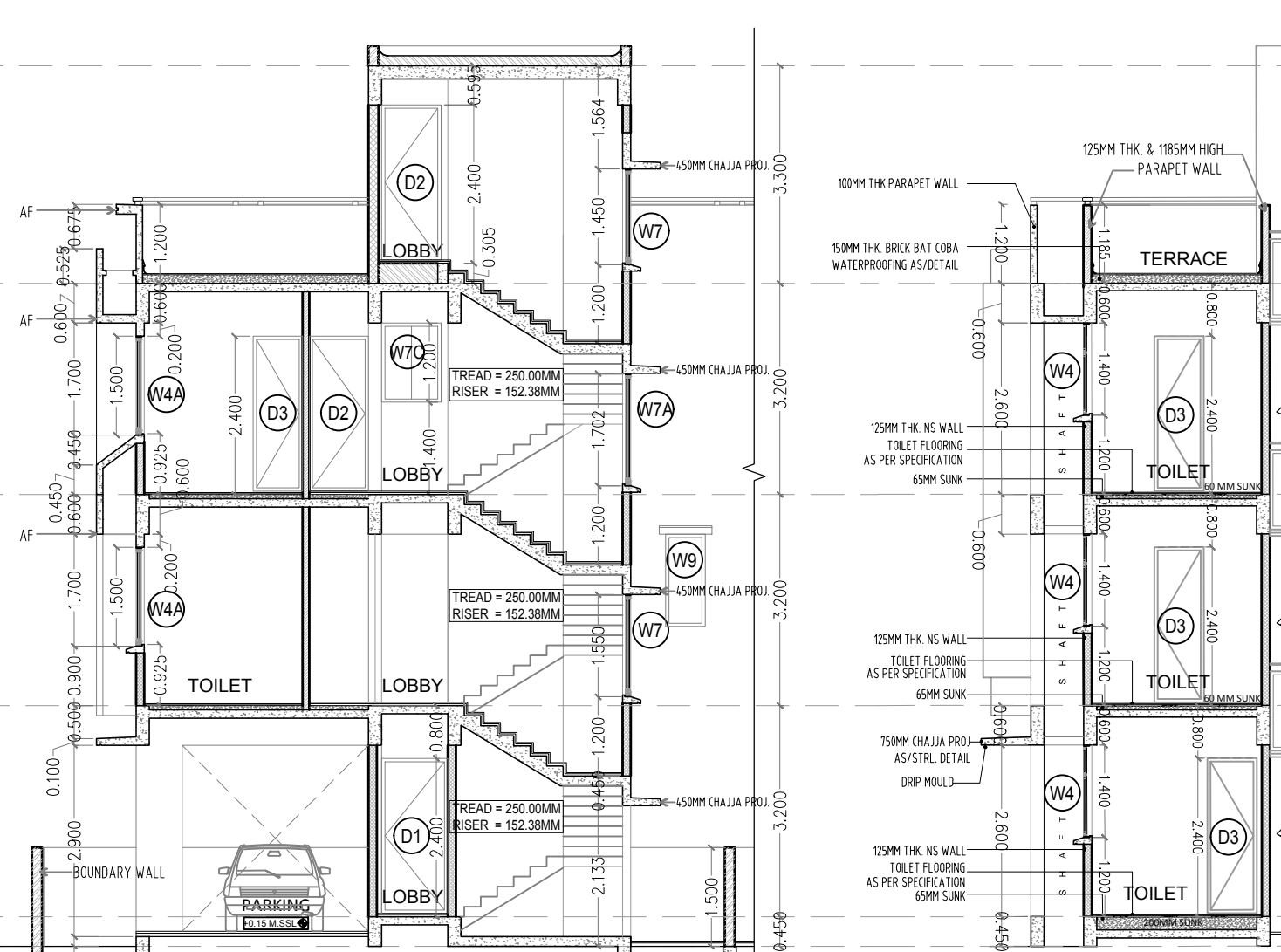
ELEVATION 'B'



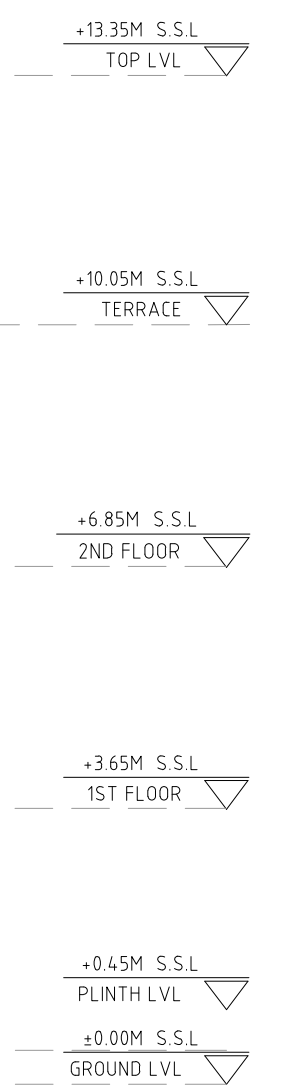
ELEVATION 'A'



SECTION D-D'

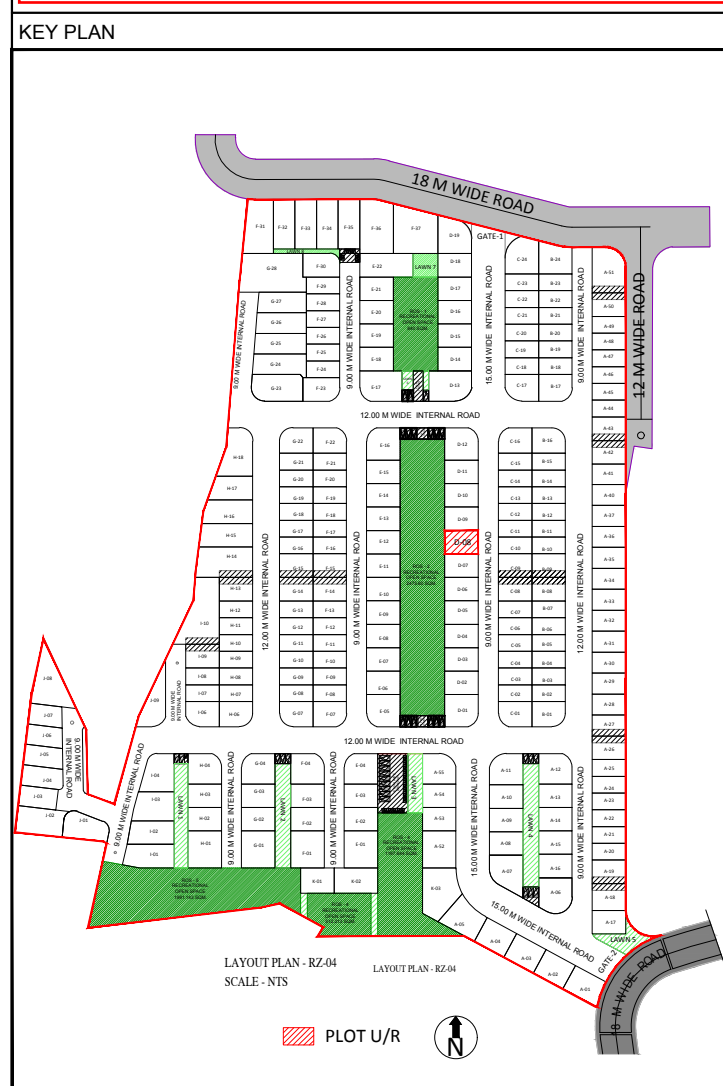


SECTION C-C'



SECTION A

APPROVAL STAMP	03/03
TWIN BUNGALOWS	
DRAWING FOR BUILDING PERMISSION (BP-00533)	
CONTENT : SEMI DETACHED HOUSE : TYPICAL UNIT PLOT NOS.(1) - D08	
APPROVAL STAMP	
This Occupancy Certificate Approved subject to the conditions mentioned in the Occupancy Certificate Issued by this office bearing certificate no. CIDCO/NAINA/Panel/Wardoli/BP-00533/OC/ Part/2025/1416 Dated: 12 Jun 2025	



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. WADHWIA CONSTRUCTION & INFRASTRUCTURE PRIVATE LIMITED, AS PER AGREEMENT FOR JOINT DEVELOPMENT NO. PANVEL-3/1009/2014 DATED 18-02-2014.
SIGNATURE OF OWNER
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:
Ar. ABHIJEET R. PATANKAR
SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY
OCCUPANCY CERTIFICATE FOR BUNGALOW / ROW HOUSE ON PLOT NO. R204 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. WADHWIA CONSTRUCTION & INFRASTRUCTURE PVT. LTD. AS PER AGREEMENT FOR JOINT DEVELOPMENT NO. PANVEL-3/1009/2014 DATED 18-02-2014
NAME & SIGNATURE OF ARCHITECT
Ar. ABHIJEET PATANKAR (CA/2000/25792)
ARCHITECTS
VISIONARY DESIGN ARCHITECTS
OFFICE: Unit no. 801, 8th Floor, Vishwawarop IT Park, Opp. Vashi Railway station, Sector 30 A, Vashi, Navi Mumbai - 400 703, Maharashtra
T: +91-0226730840 F: +91-22-24304489
Email: visionarydesignarchitects@gmail.com