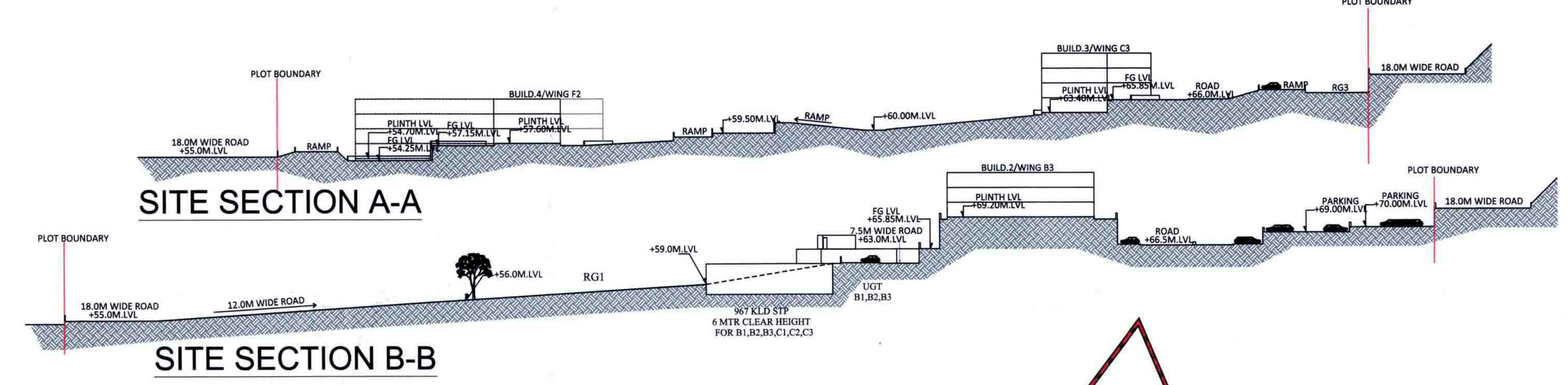
C/13155

FLAT NO.	FLAT TYPE	BUA	PASSAGE AREA	TOTAL BUA	PROPOSED SOCIAL HOUSING									
					BLDG.5 WING D5				BLDG. 5 WING D4		BLDG.1 WING A2			
		in Sq.M.	in Sq.M.	in Sq.M.	EWS UNITS	BUA	LIG UNITS	BUA	LIG UNITS	BUA		Area	LIG UNITS	BUA
1	1RK	29.964	9.442	**39.406**	18	709.303					1BHK	49.58	8	396.675
2	1BHK	39.958	9.442	**49.400**			22	1086.794			2BHK	66.49	0	0.000
3	1BHK	39.608	9.442	**49.050**			21	1030.044			1BHK	49.09	7	343.622
4	1BHK	39.608	9.442	**49.050**			26	1275.293			1BHK	49.09	7	343.622
5	1BHK	39.958	9.442	**49.400**			26	1284.393	21	1037.394	2BHK	66.49	0	0.000
6	1RK	29.964	9.442	**39.406**	18	709.303					1BHK	49.58	7	347.091
7	1RK	29.964	9.442	**39.406**	18	709.303					1BHK	42.88	7	300.128
8	1BHK	39.958	9.442	**49.400**			20	987.995	21	1037.394	1BHK	43.17	8	345.349
9	1RK	29.800	9.442	**39.242**	18	706.351					1BHK	43.17	8	345.349
10	1RK	29.800	9.442	**39.242**	18	706.351					1BHK	42.88	8	343.003
11	1BHK	39.958	9.442	**49.400**			20	987.995	21	1037.394				
12	1RK	29.964	9.442	**39.406**	17	669.897								
TOTAL		**418.504**	**113.301**	**531.805**	**107**	**4210.509**	**135**	**6652.513**	**63**	**3112.183**		**502.410**	**60**	**2764.838**
					EWS	**4210.509**							**LIG**	**12529.534**
Total in SQM					**16740.042**									

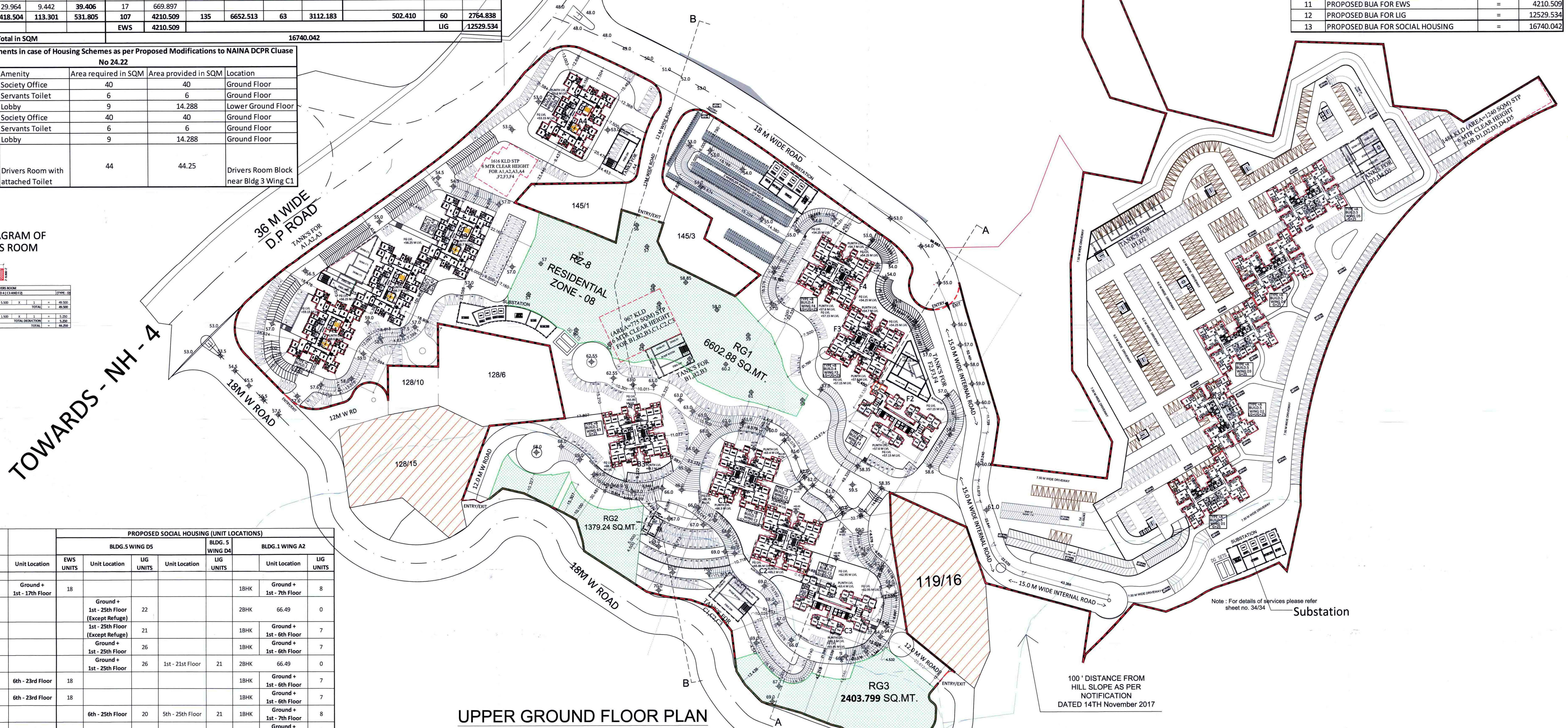
Additional Requirements in case of Housing Schemes as per Proposed Modifications to NAINA DCPR Cluase No 24.22					
Sr No	Bldg	Amenity	Area required in SQM	Area provided in SQM	Location
1	Bldg No 3 Wing C3	Society Office	40	40	Ground Floor
2		Servants Toilet	6	6	Ground Floor
3		Lobby	9	14.288	Lower Ground Floor
4	Bldg No 4 Wing F2	Society Office	40	40	Ground Floor
5		Servants Toilet	6	6	Ground Floor
6		Lobby	9	14.288	Ground Floor
7	Bldg No 3 Wing C3 & Bldg No 4	Drivers Room with attached Toilet	44	44.25	Drivers Room Block near Bldg 3 Wing C1

AREA DIAGRAM OF DRIVERS ROOM

DRIVERS ROOM								
BUILDING NO.3 AND 4 (C3 AND F2)								(TYPE - D)
1)	BLOCK AREA							
	A	9.000	X	5.500	X	1	=	49.500
						TOTAL	=	49.500
2)	DEDUCTION							
	D1	3.500	X	1.500	X	1	=	5.250
						TOTAL DEDUCTION	=	5.250
						TOTAL	=	44.250



REQUIRED SOCIAL HOUSING COMPONENT			
Sr. No.	DETAILS		AREA IN SQ.M.
1	Basic FSI of the Project (1.0)	=	556880.970
2	Required Social Housing in Project (15% of 1)	=	83532.146
3	Basic Residential FSI component in ITP	=	363129.774
4	Premium FSI Availed (70% of 1)	=	389816.679
5	Permissible FSI in ITP	=	946697.649
6	Base FSI Proposed in RZ8	=	111250.586
7	Premium FSI Proposed in RZ8	=	77875.411
8	Required proportionate Social Housing for RZ8 = (6+7/5)X2	=	16687.588
9	REQUIRED BUA FOR EWS (25% of 8)	=	4171.897
10	REQUIRED BUA FOR LIG (75% of 8)	=	12515.691
11	PROPOSED BUA FOR EWS	=	4210.509
12	PROPOSED BUA FOR LIG	=	12529.534
13	PROPOSED BUA FOR SOCIAL HOUSING	=	16740.042



UPPER GROUND FLOOR PLAN

FLAT NO.	FLAT TYPE	PROPOSED SOCIAL HOUSING (UNIT LOCATIONS)								
		BLDG.5 WING D5					BLDG. 5 WING D4	BLDG.1 WING A2		
		Unit Location	EWS UNITS	Unit Location	LIG UNITS	Unit Location	LIG UNITS		Unit Location	LIG UNITS
1	1RK	Ground + 1st - 17th Floor	18					1BHK	Ground + 1st - 7th Floor	8
2	1BHK			Ground + 1st - 25th Floor (Except Refuge)	22			2BHK	66.49	0
3	1BHK			1st - 25th Floor (Except Refuge)	21			1BHK	Ground + 1st - 6th Floor	7
4	1BHK			Ground + 1st - 25th Floor	26			1BHK	Ground + 1st - 6th Floor	7
5	1BHK			Ground + 1st - 25th Floor	26	1st - 21st Floor	21	2BHK	66.49	0
6	1RK	6th - 23rd Floor	18					1BHK	Ground + 1st - 6th Floor	7
7	1RK	6th - 23rd Floor	18					1BHK	Ground + 1st - 6th Floor	7
8	1BHK			6th - 25th Floor	20	5th - 25th Floor	21	1BHK	Ground + 1st - 7th Floor	8
9	1RK	6th - 23rd Floor	18					1BHK	Ground + 1st -7th Floor	8
10	1RK	6th - 23rd Floor	18					1BHK	Ground + 1st - 7th Floor	8
11	1BHK			6th - 25th Floor	20	5th - 25th Floor	21			
12	1RK	6th - 22nd Floor	17							
TOTAL			107		135		63			60

PROVIDED CAR PARKINGS (RZ-08)			
	BIG CARS	SMALL CARS	TWO WHEELER PARKINGS
	2.5 X 5.00	2.30 X 4.50	1.00X2.00
GROUND FLOOR	21	455	379
L0	28	54	16
L1	142	80	20
L2	191	145	45
L3	227	238	48
L4	227	238	48
L5	227	238	48
TOTAL	1063	1448	604
TOTAL PARKINGS	2511		604
NOTE- CAR PARKING NO 80, 81, 82, 83, 85, 86 NOT SHOWN IN THE PLAN			

BUILT-UP AREA SUMMARY (PLOT RZ-08)

CURRENT AMENDMENT / CONTINUED AS PER EARLIER APPROVAL

BUILDING TYPE	BLDG 3 (TYPE D)	BLDG 4 (TYPE D)	BLDG 1 (TYPE C)	BLDG 1 (TYPE C)	BLDG 1 (TYPE C)	BLDG 6 (TYPE A)	BLDG 2 (TYPE B)	BLDG 3 (TYPE B)			BLDG 4 (TYPE B)	
WING	C3	F2	A1	A2	A3	A4	B3	C1	C2		F4	F3
ADDITIONAL AMENITIES FSI	44.25											
LOWER GROUND 2								261.219				
LOWER GROUND	203.441							333.875	L G	336.112	181.904	222.114
UPPER GROUND	420.429	386.040	498.818	457.768	457.768	479.443	455.587	455.587	U G	590.771	542.055	590.771
1ST	415.082	415.082	555.489	511.839	511.839	555.489	574.826	574.826	1ST	574.826	519.769	574.826
2ND	415.082	415.082	555.489	511.839	511.839	555.489	574.826	574.826	2ND	574.826	519.769	574.826
3RD	415.082	415.082	555.105	511.839	511.839	555.105	585.689	585.689	3RD	585.689	531.313	585.689
4th	415.082	415.082	555.489	511.839	511.839	555.489	574.826	574.826	4th	574.826	519.769	574.826
5th	415.082	415.082	555.489	511.839	511.839	555.489	574.826	574.826	5th	574.826	519.769	574.826
6th	415.082	415.082	555.489	511.839	511.839	555.489	574.826	574.826	6th	574.826	519.769	574.826
7th	415.082	415.082	555.489	511.839	511.839	555.489	574.826	574.826	7th	574.826	519.769	574.826
8th (REFUGE)	361.735	361.735	494.063	450.434	450.434	494.063	521.387	521.387	8th (REFUGE)	521.387	468.173	521.387
9th	415.082	415.082	555.489	511.839	511.839	555.489	574.826	574.826	9th	574.826	519.769	574.826
10th	415.082	415.082	555.489	511.839	511.839	555.489	574.826	574.826	10th	574.826	519.769	574.826
11th	415.082	415.082	555.489		511.839	555.489	574.826	574.826	11th	574.826	519.769	574.826
12th	415.082	415.082	555.489		511.839	555.489	574.826	574.826	12th	574.826	519.769	574.826
13th (REFUGE)	361.735	361.735	494.063		450.434	494.063	521.387	521.387	13th (REFUGE)	521.387	468.173	521.387
14th	415.082	415.082	555.489		511.839	555.489	574.826	574.826	14th	574.826	519.769	574.826
15th	415.082	415.082	555.489		511.839	555.489	574.826	574.826	15th	574.826	519.769	574.826
16th	415.082	415.082	555.489		511.839	555.489	574.826	574.826	16th	574.826	519.769	574.826
17th	415.082	415.082	555.489		511.839	555.489	574.826	574.826	17th	574.826	519.769	574.826
18th (REFUGE)	361.735	361.735	494.063		450.434	494.063	521.387	521.387	18th (REFUGE)	521.387	468.173	521.387
19th	415.082	415.082	555.489		511.839	555.489	574.826	574.826	19th	574.826	519.769	574.826
20th	415.082	415.082	555.489		511.839	555.489	574.826	574.826	20th	574.826	519.769	574.826
21st	415.082	415.082	555.489		511.839	555.489	574.826	574.826	21st	574.826	519.769	574.826
22nd	415.082	415.082	555.489		511.839	555.489	574.826	574.826	22nd	574.826	519.769	574.826
23rd (REFUGE)	385.734	385.734	521.789		480.434	521.789	550.646	550.646	23rd (REFUGE)	550.646	499.453	550.646
24th	415.082	415.082	555.489		511.839	555.489	574.826	574.826	24th	574.826	519.769	574.826
25th	415.082	415.082	555.489		511.839	555.489	574.826	574.826	25th	574.826	519.769	574.826
	10811.531	10573.701	14167.673	5514.751	13038.118	14148.298	14652.600	15247.694		15123.896	13554.615	15009.898
TOTAL	21429.482		184384.103									
Difference in FSI applied in this amendment	-2743.084	-4078.899		0.000	0.000						0.000	
Approved FSI as per earlier amendment	13554.615	14652.600	14167.673	5514.751	13038.118	14148.298	14652.60025	15247.694		15123.8963	13554.615	15009.89784

BUILDING TYPE	BLDG 5 (TYPE A)										TOTAL
WING	D1		D2		D3		D4		D5		
	FLOOR	AREA	FLOOR	AREA	FLOOR	AREA	FLOOR	AREA	FLOOR	AREA	
ADDITIONAL AMENITIES FSI									Ground / L0	279.128	
							Ground / L1	342.978	1ST / L1	272.459	
LOWER GROUND 2			LOWER GR./2	221.634	Ground / L2	343.265	1ST / L2	336.500	2ND / L2	272.459	
LOWER GROUND	Ground / L3	328.181	UPPER GR/3	335.396	1ST / L3	337.009	2ND / L3	336.500	3RD / L3	272.459	
UPPER GROUND	1ST / L4	335.597	1ST / L4	335.607	2ND / L4	337.009	3RD / L4	336.500	4TH / L4	272.459	
1ST	2ND / L5	335.597	2ND / L5	335.607	3RD / L5	337.009	4TH / L5	336.500	5TH / L5	272.459	
2ND	3RD / L6	536.543	3RD / L6	535.763	4TH / L6	535.379	5TH /L6	535.763	6th /L6	535.763	
3RD	4TH	536.159	4TH	535.379	5TH	535.763	6th	535.763	7th	535.763	
4th	5TH	536.543	5TH	535.763	6th	535.763	7th	535.763	8th (REFUGE)	459.974	
5th	6th	536.543	6th	535.763	7th	535.763	8th (REFUGE)	459.974	9th	535.763	
6th	7th	536.543	7th	535.763	8th (REFUGE)	459.974	9th	535.763	10th	535.763	
7th	8th (REFUGE)	460.755	8th (REFUGE)	459.974	9th	535.763	10th	535.763	11th	535.763	
8th (REFUGE)	9th	536.543	9th	535.763	10th	535.763	11th	535.763	12th	535.379	
9th	10th	536.543	10th	535.763	11th	535.763	12th	535.379	13th (REFUGE)	457.186	
10th	11th	536.543	11th	535.763	12th	535.379	13th (REFUGE)	457.186	14th	535.763	
11th	12th	536.159	12th	535.379	13th (REFUGE)	457.186	14th	535.763	15th	535.763	
12th	13th (REFUGE)	457.967	13th (REFUGE)	457.186	14th	535.763	15th	535.763	16th	535.379	
13th (REFUGE)	14th	536.543	14th	535.763	15th	535.763	16th	535.379	17th	535.763	
14th	15th	536.543	15th	535.763	16th	535.379	17th	535.763	18th (REFUGE)	457.186	
15th	16th	536.159	16th	535.379	17th	535.763	18th (REFUGE)	457.186	19th	535.763	
16th	17th	536.543	17th	535.763	18th (REFUGE)	457.186	19th	535.763	20th	535.379	
17th	18th (REFUGE)	457.967	18th (REFUGE)	457.186	19th	535.763	20th	535.379	21st	535.763	
18th (REFUGE)	19th	536.543	19th	535.763	20th	535.379	21st	535.763	22nd	535.763	
19th	20th	536.159	20th	535.379	21st	535.763	22nd	535.763	23rd (REFUGE)	490.102	
20th	21st	536.543	21st	535.763	22nd	535.763	23rd (REFUGE)	490.102	24th	535.379	
21st	22nd	536.543	22nd	535.763	23rd (REFUGE)	490.102	24th	535.379	25th	535.763	
22nd	23rd (REFUGE)	490.883	23rd (REFUGE)	490.102	24th	535.379	25th	535.763			
23rd (REFUGE)	24th	536.159	24th	535.379	25th	535.763					
24th	25th	536.543	25th	535.763							
25th											
		13059.352		13270.263		12860.549		12659.856		12076.539	
TOTAL											205813.585
Difference in FSI applied in this amendment											-6821.983
Approved FSI as per earlier amendment	0	13059.3521		13270.2634		12860.5486		12659.8564		12076.5391	212591.318

PROFORMA -I (RZ-08)		
A	AREA STATEMENT	Area in Sq.mt.
1	Area of the RZ8 plot as per Master Layout	94104.839
2.	Deduction for	
	Area under reservation (if any)	-
	Total	0
3.	GROSS AREA of Plot (1-2)	94104.839
4.	Deduction for Amenity Space	0
5.	R.G. Open space required (10% of 1)	9410.484
6.	R.G. Open space provided	10385.922
7.	Net Plot Area (3-4)	94104.839
8.	Permissible FSI	N.A.
9.	Assigned Built Up Area as per Master Layout	Sale : 589123.893 Social Hsg: 65357.613
10.	Proposed Built Up Area (free sale)	189073.543
a.	Built Up Area against basic residential FSI	111250.586
b.	Built Up Area against Premium FSI	77822.956
11.	Proportionate Social Housing BUA required on RZ-08 plot	16687.588
a.	Required BUA for EWS (25% of 11)	4171.897
b.	Required BUA for LIG (75% of 11)	12515.691
12.	Total Proposed BUA for Social Housing proposed in RZ-08	16740.042
a.	proposed BUA for EWS	4210.509
b.	proposed BUA for LIG	12529.534
13	Total Proposed BUA of RZ-08 (including Social Housing)10+12	205813.585
14	Total No. of Units Proposed RZ-08 Plot	3669
a.	Free Sale Units	3304
b.	Social Housing Units	365
	- EWS	107
	- LIG	258
15	No of Trees proposed to be Planted as per DCPRs (5 per 100 Sq.m. of RG Area and 1 per 100 Sq.m. of balance area)	1371

APPROVAL STAMP

1/7

PLOT NO RZ-08
UPPER GROUND PLAN

DRAWING FOR BUILDING PERMISSION

CONTENT :-
UPPER GROUND FLOOR PLAN

APPROVAL STAMP

Amended Development Permission Granted
Subject to conditions mentioned in this office letter/certificate vide no. CIDCO/NAINA/Panvel /Wardoli/ BP-00236/ACC/2022/0153
Dated 01.02.2022.

RAJA BHAGUJI WAGHMARE
Digitally signed by RAJA BHAGUJI WAGHMARE
Date: 2022.02.01 14:28:58 +05'30'

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.

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI 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. HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2166.
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, 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

SCALE	:-	1 : 800
DATE	:-	21-12-2021
DRAWN. BY.	:-	SM
DELT. BY.	:-	Ar. TEJASWINI
CHKD. BY.	:-	SP
PROJECT No	:-	HSA P-213

Ar.HITEN SETHI (CA/93/16484)

ARCHITECTS

HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com

C/13157

LOWER GROUND FLOOR PLAN

WATER STORAGE CAPACITY CALCULATION FOR RESIDENTIAL USER PHASE 1

Building Number	Total Number of Units	Addl. Toilet	Population	Water Requirement (In Liter) - Flushing			Water Requirement (In Liter) - Domestic		Domestic Underground Water Tank			Flushing Water Tank IN STP		RECYCLE WATER	
				180 ltr Addl. Toilet Flushing Water Requirement	Flushing water @ 54 lps	Total Flushing Water	Total Domestic water Requirment @ 90lpcd	Total Water Required in LTR	Domestic water storage @ 135 LPCD	No. of Tank	Total Capacity provided IN LTR	No. of Tank	Total Capacity provided In LTR	90% DOMESTIC	100% FLUSHING
D1	285	141	1,425	25,380	76,950	1,02,330	1,28,250	2,30,580	1,92,375	1	1,92,500	1	1,02,330	115425	1,02,330
D2	288	144	1,440	25,920	77,760	1,03,680	1,29,600	2,33,280	1,94,400	1	1,94,500	1	1,03,680	116640	1,03,680
D3	279	139	1,395	25,020	75,330	1,00,350	1,25,550	2,25,900	1,88,325	1	1,88,500	1	1,00,350	112995	1,00,350
D4	273	137	1,365	24,660	73,710	98,370	1,22,850	2,21,220	1,84,275	1	1,84,500	1	98,370	110565	98,370
D5	255	135	1,275	24,300	68,850	93,150	1,14,750	2,07,900	1,72,125	1	1,72,500	1	93,150	103275	93,150
B3	201	201	1,005	36,180	54,270	90,450	90,450	1,80,900	1,35,675	1	1,37,000	1	90,450	81405	90,450
C1	208	208	1,040	37,440	56,160	93,600	93,600	1,87,200	1,40,400	1	1,40,500	1	93,600	84240	93,600
C2	207	207	1,035	37,260	55,890	93,150	93,150	1,86,300	1,39,725	1	1,40,000	1	93,150	83835	93,150
C3	201	201	1,005	36,180	54,270	90,450	90,450	1,80,900	1,35,675	1	1,38,500	1	90,450	81405	90,450
F2	197	197	985	35,460	53,190	88,650	88,650	1,77,300	1,32,975	1	1,36,000	1	88,650	79785	88,650
F3	205	205	1,025	36,900	55,350	92,250	92,250	1,84,500	1,38,375	1	1,38,500	1	92,250	83025	92,250
F4	205	205	1,025	36,900	55,350	92,250	92,250	1,84,500	1,38,375	1	1,38,500	1	92,250	83025	92,250
A1	253	253	1,265	45,540	68,310	1,13,850	1,13,850	2,27,700	1,70,775	1	1,71,000	1	1,13,850	102465	1,13,850
A2	106	106	530	19,080	28,620	47,700	47,700	95,400	71,550	1	91,500	1	47,700	42930	47,700
A3	253	253	1,265	45,540	68,310	1,13,850	1,13,850	2,27,700	1,70,775	1	1,71,000	1	1,13,850	102465	1,13,850
A4	253	253	1,265	45,540	68,310	1,13,850	1,13,850	2,27,700	1,70,775	1	1,71,000	1	1,13,850	102465	1,13,850
Total	**3,669**	**2,985**	**18,345**	**5,37,300**	**9,90,630**	**15,27,930**	**16,51,050**	**31,78,980**	**24,76,575**		**25,06,000**	**16**	**15,27,930**	**14,85,945**	**15,27,930**

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. 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. As per V above the current water supply requirement for RZ 08 is 1.65 MLD for which CIDCO has assured a supply of 2 MLD currently

TOTAL DOMESTIC WATER REQUIRED	16,51,050	FROM CIDCO
TOTAL FLUSHING WATER REQUIRED	15,27,930	ONE TIME WATER TO BE FILLED BY TANKER & AFTER WARDS WATER WILL GET GENERATED FROM STP

APPROVAL STAMP

2/7

PLOT NO RZ-08
LOWER GROUND PLAN

DRAWING FOR BUILDING PERMISSION

CONTENT :-
LOWER GROUND FLOOR PLAN

APPROVAL STAMP

Amended Development Permission Granted

Subject to conditions mentioned in this office letter/certificate vide no. CIDCO/NAINA/Panvel /Wardoli/ BP-00236/ACC/2022/0153
Dated 01.02.2022.

RAJA BHAGUJI WAGHMARE

Digitally signed by RAJA BHAGUJI WAGHMARE
Date: 2022.02.01 14:30:16 +05'30'

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.

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI 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.HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2166.
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, 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

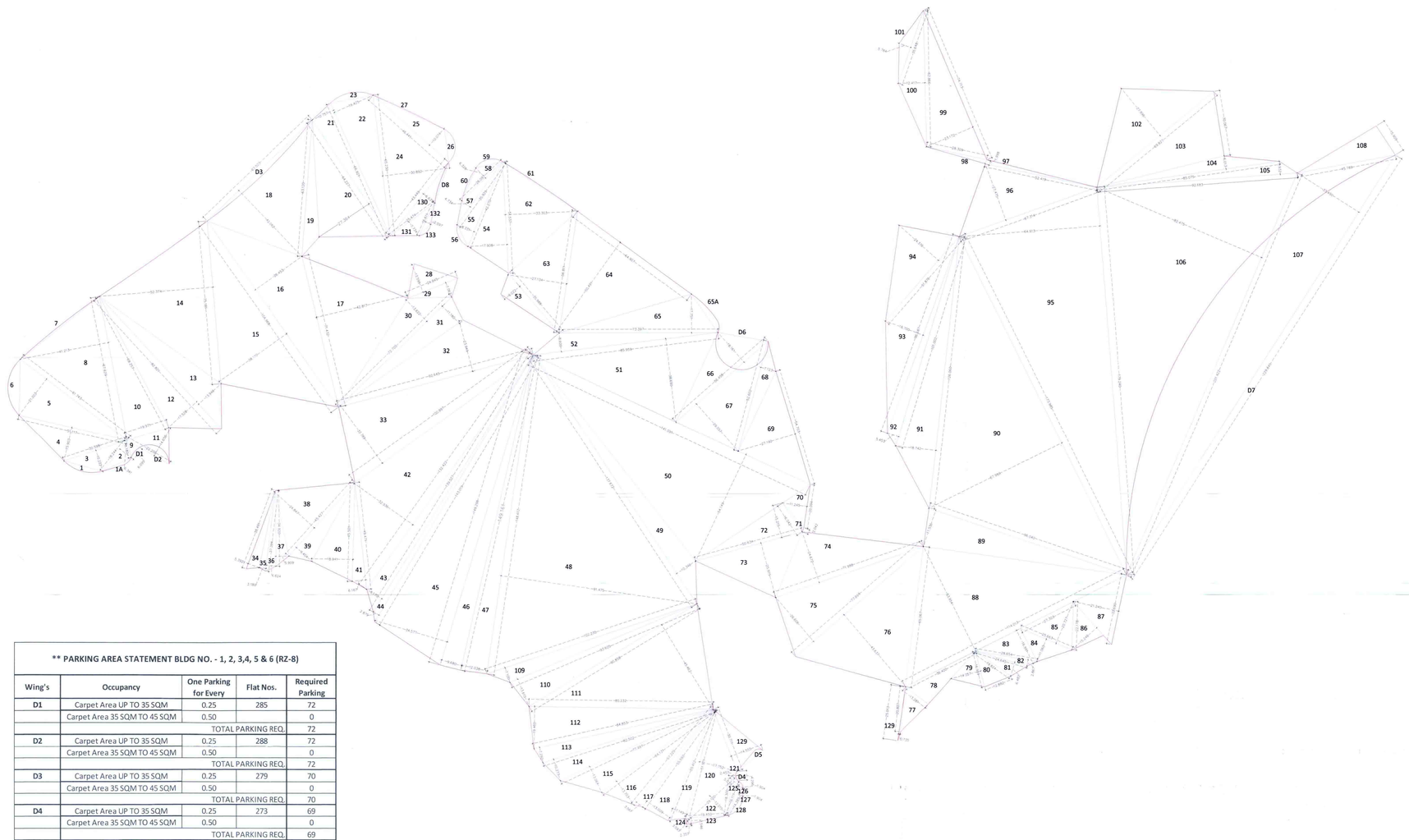
SCALE :-	1 : 800
DATE :-	21-12-2021
DRAWN. BY. :-	SM
DELT. BY. :-	Ar. TEJASWINI
CHKD. BY. :-	SP
PROJECT No :-	HSA P-213

Ar.HITEN SETHI (CA/93/16484)

ARCHITECTS

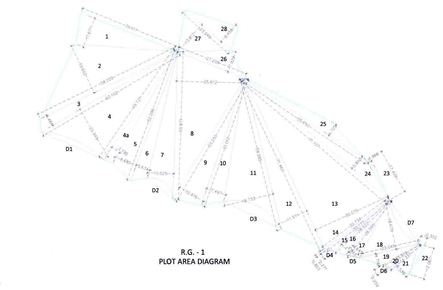
HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com

C/13159

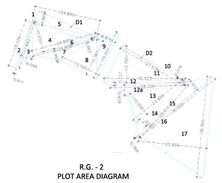


RZ 08 PLOT AREA DIAGRAM

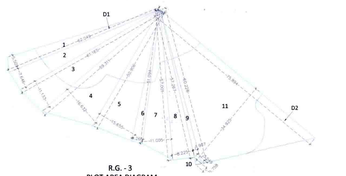
** PARKING AREA STATEMENT BLDG NO. - 1, 2, 3,4, 5 & 6 (RZ-8)				
Wing's	Occupancy	One Parking for Every	Flat Nos.	Required Parking
D1	Carpet Area UP TO 35 SQM	0.25	285	72
	Carpet Area 35 SQM TO 45 SQM	0.50		0
			TOTAL PARKING REQ.	72
D2	Carpet Area UP TO 35 SQM	0.25	288	72
	Carpet Area 35 SQM TO 45 SQM	0.50		0
			TOTAL PARKING REQ.	72
D3	Carpet Area UP TO 35 SQM	0.25	279	70
	Carpet Area 35 SQM TO 45 SQM	0.50		0
			TOTAL PARKING REQ.	70
D4	Carpet Area UP TO 35 SQM	0.25	273	69
	Carpet Area 35 SQM TO 45 SQM	0.50		0
			TOTAL PARKING REQ.	69
D5	Carpet Area UP TO 35 SQM	0.25	255	64
	Carpet Area 35 SQM TO 45 SQM	0.50		0
			TOTAL PARKING REQ.	64
C1	Carpet Area 35 SQM TO 45 SQM	0.50	107	54
	Carpet Area 45 SQM TO 60 SQM	1.00	101	101
			TOTAL PARKING REQ.	155
C2	Carpet Area 35 SQM TO 45 SQM	0.50	106	53
	Carpet Area 45 SQM TO 60 SQM	1.00	101	101
			TOTAL PARKING REQ.	154
C3	Carpet Area UP TO 35 SQM	0.25	96	24
	Carpet Area 35 SQM TO 45 SQM	0.50	52	26
	Carpet Area 45 SQM TO 60 SQM	1.00	53	53
			TOTAL PARKING REQ.	103
B3	Carpet Area 35 SQM TO 45 SQM	0.50	102	51
	Carpet Area 45 SQM TO 60 SQM	1.00	99	99
			TOTAL PARKING REQ.	150
F2	Carpet Area UP TO 35 SQM	0.25	94	24
	Carpet Area 35 SQM TO 45 SQM	0.50	52	26
	Carpet Area 45 SQM TO 60 SQM	1.00	51	51
			TOTAL PARKING REQ.	101
F3	Carpet Area 35 SQM TO 45 SQM	0.50	104	52
	Carpet Area 45 SQM TO 60 SQM	1.00	101	101
			TOTAL PARKING REQ.	153
F4	Carpet Area 35 SQM TO 45 SQM	0.50	86	43
	Carpet Area 45 SQM TO 60 SQM	1.00	119	119
			TOTAL PARKING REQ.	162
A1	Carpet Area Upto 35 SQM	0.25	155	39
	Carpet Area 35 SQM TO 45 SQM	0.50	50	25
	Carpet Area 45 SQM TO 60 SQM	1.00	48	48
			TOTAL PARKING REQ.	**112**
A2	Carpet Area Upto 35 SQM	0.25	0	0
	Carpet Area 35 SQM TO 45 SQM	0.50	87	44
	Carpet Area 45 SQM TO 60 SQM	1.00	19	19
			TOTAL PARKING REQ.	**63**
A3	Carpet Area Upto 35 SQM	0.25	155	39
	Carpet Area 35 SQM TO 45 SQM	0.50	50	25
	Carpet Area 45 SQM TO 60 SQM	1.00	48	48
			TOTAL PARKING REQ.	**112**
A4	Carpet Area Upto 35 SQM	0.25	155	39
	Carpet Area 35 SQM TO 45 SQM	0.50	50	25
	Carpet Area 45 SQM TO 60 SQM	1.00	48	48
			TOTAL PARKING REQ.	**112**
TOTAL NO. OF FLAT			3669	
TOTAL PARKINGS				**1724**
REQUIRED VISITORS PARKING 10%				**173**
TOTAL REQUIRED CAR PARKINGS				**1897**
PERMISSIBLE SMALL CARS 50% SPACES				**949**
REQUIRED TWO WHEELER PARKINGS 10%				**173**



R.G. - 1
PLOT AREA DIAGRAM



R.G. - 2
PLOT AREA DIAGRAM



R.G. - 3
PLOT AREA DIAGRAM

RG 1 PLOT AREA CALCULATION							
1	39.611	X	11.677	/	2	=	231.269
2	58.020	X	19.602	/	2	=	568.654
3	60.102	X	4.484	/	2	=	134.749
4	60.102	X	20.949	/	2	=	629.538
4a	49.721	X	3.730	/	2	=	92.730
5	52.096	X	8.680	/	2	=	226.097
6	52.096	X	5.634	/	2	=	146.754
7	55.871	X	10.025	/	2	=	280.053
8	55.871	X	25.612	/	2	=	715.484
9	53.250	X	10.476	/	2	=	278.924
10	51.012	X	7.497	/	2	=	191.218
11	59.095	X	18.733	/	2	=	553.513
12	71.460	X	11.571	/	2	=	413.432
13	71.460	X	30.075	/	2	=	1074.580
14	30.734	X	0.803	/	2	=	12.340
15	30.177	X	2.271	/	2	=	34.266
16	28.522	X	3.993	/	2	=	56.944
17	26.595	X	4.645	/	2	=	61.767
18	23.045	X	18.670	/	2	=	215.125
19	23.045	X	4.716	/	2	=	54.340
20	15.919	X	2.259	/	2	=	17.981
21	14.337	X	6.539	/	2	=	46.875
22	12.067	X	2.302	/	2	=	13.889
23	17.409	X	1.386	/	2	=	12.064
24	71.737	X	5.853	/	2	=	209.938
25	55.650	X	4.725	/	2	=	131.473
26	27.209	X	7.929	/	2	=	107.870
27	23.049	X	13.812	/	2	=	159.176
28	23.049	X	8.458	/	2	=	97.474
TOTAL						=	**6768.518**
LESS							
D1	P-LINE AREA						40.124
D2	P-LINE AREA						24.459
D3	P-LINE AREA						67.700
D4	P-LINE AREA						0.091
D5	P-LINE AREA						0.556
D6	P-LINE AREA						0.091
D7	P-LINE AREA						32.614
TOTAL							**165.635**
RG 1 PLOT AREA							**6602.883**

RG 3 PLOT AREA CALCULATION							
1	62.049	X	5.509	/	2	=	170.914
2	62.049	X	7.646	/	2	=	237.213
3	61.165	X	11.133	/	2	=	340.475
4	59.311	X	16.632	/	2	=	493.230
5	50.906	X	15.655	/	2	=	398.467
6	51.094	X	4.265	/	2	=	108.958
7	57.001	X	11.005	/	2	=	313.648
8	57.267	X	8.225	/	2	=	235.511
9	60.228	X	1.907	/	2	=	57.427
10	3.549	X	1.758	/	2	=	3.120
11	75.894	X	34.925	/	2	=	1325.299
TOTAL						=	**3684.262**
LESS							
D1	P-LINE AREA						1056.016
D2	P-LINE AREA						224.447
TOTAL						=	**1280.463**
RG 3 PLOT AREA							**2403.799**

RG 2 PLOT AREA CALCULATION							
1	P-LINE AREA						0.995
2	18.226	X	0.611	/	2	=	5.568
3	17.642	X	4.098	/	2	=	36.148
4	24.840	X	11.655	/	2	=	144.755
5	24.840	X	4.869	/	2	=	60.473
6	24.895	X	0.483	/	2	=	6.012
7	24.858	X	4.993	/	2	=	62.058
8	15.145	X	13.787	/	2	=	104.402
9	19.001	X	6.875	/	2	=	65.316
10	27.578	X	0.378	/	2	=	5.212
11	30.523	X	13.791	/	2	=	210.471
12	30.523	X	1.127	/	2	=	17.200
12a	28.206	X	3.928	/	2	=	55.397
13	23.999	X	10.056	/	2	=	120.667
14	26.614	X	3.527	/	2	=	46.934
15	36.059	X	4.912	/	2	=	88.561
16	36.059	X	0.368	/	2	=	6.635
17	38.365	X	25.904	/	2	=	496.903
TOTAL						=	**1533.707**
LESS							
D1	P-LINE AREA						58.952
D2	P-LINE AREA						95.515
TOTAL						=	**154.468**
RG 2 PLOT AREA							**1379.240**

RG - 08 & 09 PLOT AREA CALCULATION							
1)	BLOCK AREA						
	1	P-LINE				=	30.979
	1A	P-LINE				=	13.260
	2	18.244	X	6.341	X 2	=	57.843
	3	30.598	X	10.222	X 2	=	156.386
	4	51.117	X	15.903	X 2	=	406.457
	5	61.743	X	21.003	X 2	=	648.394
	6	P-LINE				=	97.830
	7	P-LINE				=	24.933
	8	67.629	X	41.213	X 2	=	1393.597
	9	8.180	X	6.095	X 2	=	24.929
	10	68.257	X	19.971	X 2	=	681.580
	11	38.925	X	14.769	X 2	=	286.703
	12	82.821	X	17.528	X 2	=	725.843
	13	82.821	X	13.946	X 2	=	577.511
	14	75.181	X	52.374	X 2	=	1968.765
	15	104.968	X	38.170	X 2	=	2003.314
	16	104.968	X	26.328	X 2	=	1381.799
	17	71.384	X	42.711	X 2	=	1524.441
	18	67.384	X	42.045	X 2	=	1416.580
	19	63.120	X	7.260	X 2	=	229.126
	20	64.277	X	27.432	X 2	=	881.623
	21	64.277	X	10.762	X 2	=	345.875
	22	66.955	X	19.453	X 2	=	651.238
	23	P-LINE				=	42.295
	24	65.206	X	30.825	X 2	=	1004.987
	25	46.400	X	10.075	X 2	=	233.740
	26	P-LINE				=	41.225
	27	P-LINE				=	9.732
	28	24.837	X	13.597	X 2	=	168.854
	29	24.837	X	7.064	X 2	=	87.724
	30	72.602	X	13.648	X 2	=	495.436
	31	72.602	X	11.150	X 2	=	404.756
	32	92.553	X	23.926	X 2	=	1107.212
	33	100.906	X	32.789	X 2	=	1654.303
	34	38.491	X	5.392	X 2	=	103.772
	35	37.394	X	3.180	X 2	=	59.456
	36	37.394	X	4.624	X 2	=	86.455
	37	34.920	X	5.909	X 2	=	103.171
	38	45.427	X	24.847	X 2	=	564.362
	39	45.427	X	9.404	X 2	=	213.598
	40	45.501	X	18.941	X 2	=	430.917
	41	49.497	X	6.167	X 2	=	152.624
	42	132.327	X	32.936	X 2	=	2179.161
	43	139.450	X	8.167	X 2	=	569.444
	44	142.944	X	2.879	X 2	=	205.768
	45	149.238	X	34.572	X 2	=	2579.728
	46	149.106	X	9.680	X 2	=	721.673
	47	148.564	X	12.038	X 2	=	894.207
	48	148.564	X	91.475	X 2	=	6794.946
	49	137.689	X	10.346	X 2	=	712.265
	50	141.154	X	54.149	X 2	=	3821.674
	51	86.048	X	38.682	X 2	=	1664.254
	52	86.048	X	8.622	X 2	=	370.953
	53	35.988	X	9.022	X 2	=	162.342
	54	51.492	X	18.016	X 2	=	463.840
	55	42.270	X	8.331	X 2	=	176.076
	56	P-LINE				=	13.761
	57	35.929	X	4.734	X 2	=	85.044
	58	26.097	X	6.328	X 2	=	82.571
	59	P-LINE				=	22.614
	60	P-LINE				=	8.315
	61	P-LINE				=	12.324
	62	51.492	X	33.254	X 2	=	856.157
	63	56.763	X	27.134	X 2	=	770.104
	64	64.927	X	50.491	X 2	=	1639.115
	65	73.397	X	17.751	X 2	=	651.435
	65A	P-LINE				=	43.000
	66	56.458	X	18.161	X 2	=	512.667
	67	52.602	X	29.057	X 2	=	764.128
	68	52.602	X	7.123	X 2	=	187.342
	69	54.703	X	27.190	X 2	=	743.687
	70	20.094	X	11.245	X 2	=	112.979
	71	16.042	X	2.042	X 2	=	16.379
	72	50.634	X	15.215	X 2	=	385.198
	73	50.634	X	25.975	X 2	=	657.609
	74	71.988	X	24.672	X 2	=	888.044
	75	77.698	X	26.606	X 2	=	1033.616
	76	77.698	X	43.637	X 2	=	1695.254
	77	21.764	X	13.281	X 2	=	144.524
	78	36.285	X	13.281	X 2	=	240.951
	79	16.959	X	14.057	X 2	=	119.196
	80	19.824	X	12.882	X 2	=	127.686
	81	24.645	X	6.482	X 2	=	79.874
	82	28.654	X	2.867	X 2	=	41.076
	83	28.654	X	16.991	X 2	=	243.430
	84	25.663	X	11.060	X 2	=	141.916
	85	27.303	X	20.727	X 2	=	282.955
	86	22.178	X	15.246	X 2	=	168.063
	87	32.690	X	21.240	X 2	=	347.168
	88	113.900	X	53.954	X 2	=	3072.680
	89	96.040	X	17.536	X 2	=	842.079
	90	173.985	X	67.989	X 2	=	5914.533
	91	126.060	X	18.742	X 2	=	1181.308
	92	101.002	X	5.453	X 2	=	275.382
	93	96.687	X	18.731	X 2	=	905.522
	94	51.907	X	24.407	X 2	=	633.447
	95	173.985	X	64.913	X 2	=	5646.944
	96	67.314	X	27.555	X 2	=	927.419
	97	52.389	X	1.998	X 2	=	52.337
	98	28.272	X	1.998	X 2	=	28.244
	99	74.638	X	23.172	X 2	=	864.756
	100	62.866	X	12.498	X 2	=	392.850
	101	35.648	X	5.784	X 2	=	103.094
	102	69.827	X	27.996	X 2	=	977.438
	103	69.827	X	30.067	X 2	=	1049.744
	104	85.075	X	6.013	X 2	=	255.778
	105	92.633	X	5.881	X 2	=	272.387
	106	201.448	X	82.420	X 2	=	8301.672
	107	229.845	X	33.563	X 2	=	3857.144
	108	45.833	X	15.923	X 2	=	364.899
	109	102.235	X	7.100	X 2	=	362.934
	110	93.605	X	13.615	X 2	=	637.216
	111	90.858	X	45.462	X 2	=	2065.293
	112	84.853	X	19.460	X 2	=	825.620
	113	84.853	X	7.292	X 2	=	309.374
	114	82.502	X	10.273	X 2	=	423.772
	115	77.997	X	13.064	X 2	=	509.476
	116	64.131	X	13.703	X 2	=	439.394
	117	57.225	X	3.561	X 2	=	101.889
	118	55.590	X	13.009	X 2	=	361.585
	119	55.412	X	7.226	X 2	=	200.204
	120	51.371	X	17.709	X 2	=	454.865
	121	4.296	X	2.457	X 2	=	5.278
	122	29.100	X	12.015	X 2	=	174.818
	123	19.450	X	2.546	X 2	=	24.760
	124	3.593	X	2.357	X 2	=	4.234
	125	18.300	X	5.035	X 2	=	46.070
	126	16.111	X	1.904	X 2	=	15.338
	127	14.389	X	1.920	X 2	=	13.813
	128	P-LINE				=	13.930
	129	25.013	X	0.735	X 2	=	9.192
	130	43.382	X	6.595	X 2	=	143.052
	131	25.388	X	7.720	X 2	=	97.998
	132	16.519	X	2.555	X 2	=	21.103
	133	P-LINE				=	14.230
				TOTAL		=	100125.334
	LESS						
	D1	P-LINE					2.124
	D2	P-LINE					48.722
	D3	P-LINE					107.533
	D4	P-LINE					2.757
	D5	P-LINE					20.568
	D6	P-LINE					302.421
	D7	P-LINE					5124.453
	D8	P-LINE					11.814
							6020.392
TOTAL PLOT AREA							94104.942

RG AREA STATEMENT	
RG 1 AREA	6602.883
RG 2 AREA	1379.240
RG 3 AREA	2403.799
TOTAL	**10385.922**

APPROVAL STAMP

3/7

PLOT NO RZ-08
RZ 08 PLOT AREA DIAGRAM

DRAWING FOR BUILDING PERMISSION

CONTENT :-
RZ 08 PLOT AREA DIAGRAM

APPROVAL STAMP

Amended Development Permission Granted

Subject to conditions mentioned in this office letter/certificate vide no. CIDCO/NAINA/Panvel /Wardoli/ BP-00236/ACC/2022/0153 Dated 01.02.2022.

RAJA BHAGUJI WAGHMARE

Digitally signed by RAJA BHAGUJI WAGHMARE
Date: 2022.02.01 14:30:37 +05'30'

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.

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF
ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI 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. HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2166.
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, 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

N

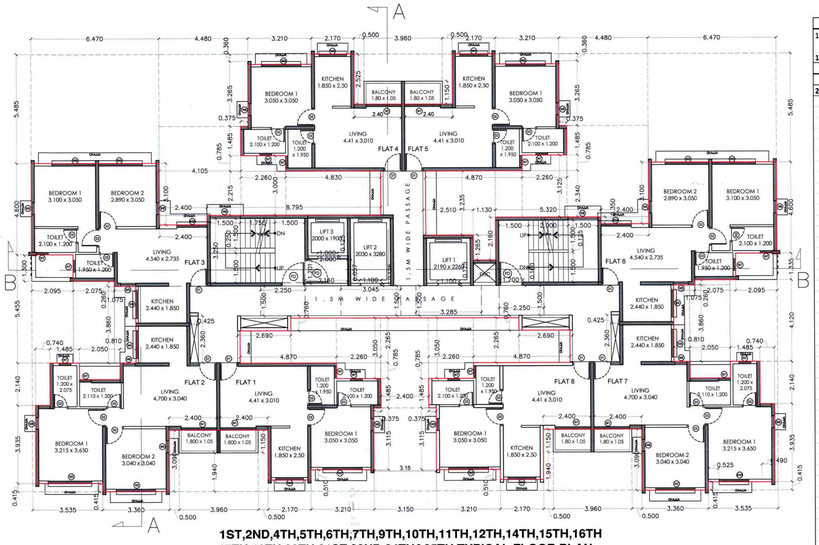
SCALE >	1 : 800
DATE >	21-12-2021
DRAWN. BY. >	SM
DELT. BY. >	Ar. TEJASWINI
CHKD. BY. >	SP
PROJECT No >	HSA P-213

Ar.HITEN SETHI (CA/93/16484)

ARCHITECTS

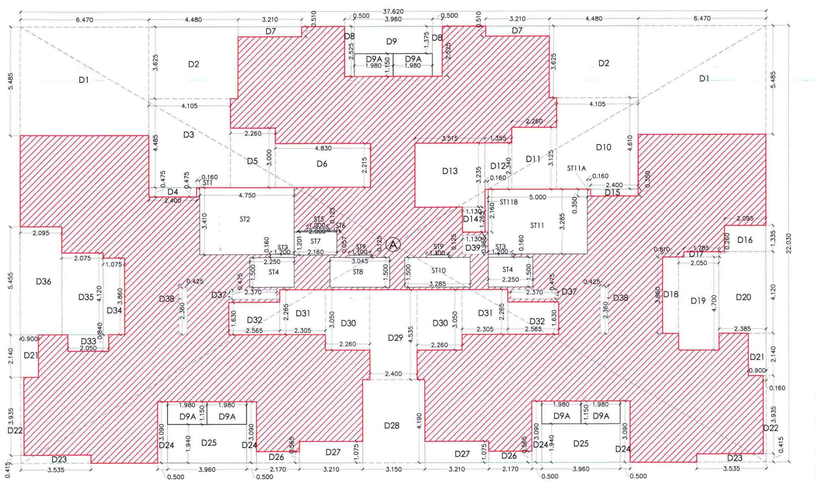
HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai - 400 706. India.
T: +91-22-2752 5300 | F: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com

C/13161

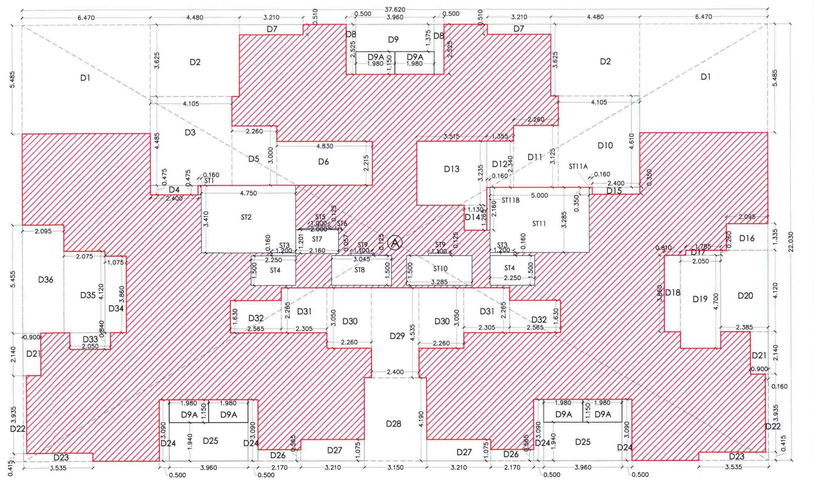


1ST,2ND,4TH,5TH,6TH,7TH,9TH,10TH,11TH,12TH,14TH,15TH,16TH
17TH,19TH,20TH,21ST,22ND,24TH&25TH TYPICAL FLOOR PLAN
BUILDING NO.3&4 WING C3 & F2
UPPER GROUND FLOOR PLAN FOR BUILDING NO.3 WING C3

BUILDING NO.3&4 WING C3 & F2								[TYPE - D]
1ST,2ND,4TH,5TH,6TH,7TH,9TH,10TH,11TH,12TH,14TH,15TH,16TH,17TH,19TH,20TH,21ST,22ND,24TH&25TH FLOOR AREA CALCULATION FOR C3 AND F2								
1) BLOCK AREA								
	A	37.620	X	22.030	X	1	=	828.766
						TOTAL	=	828.766
2) DEDUCTION								
	D1	6.470	X	5.485	X	2	=	70.976
	D2	4.480	X	3.625	X	2	=	32.480
	D3	4.105	X	4.485	X	1	=	18.411
	D4	2.400	X	0.475	X	1	=	1.140
	D5	2.260	X	3.000	X	1	=	6.780
	D6	4.830	X	2.215	X	1	=	10.698
	D7	3.210	X	0.510	X	2	=	3.274
	D8	0.500	X	2.525	X	2	=	2.525
	D9	3.960	X	1.375	X	1	=	5.445
	D9A	1.980	X	1.150	X	6	=	13.662
	D10	4.105	X	4.610	X	1	=	18.924
	D11	2.260	X	3.125	X	1	=	7.063
	D12	1.355	X	2.340	X	1	=	3.171
	D13	3.515	X	3.235	X	1	=	11.371
	D14	1.130	X	1.265	X	1	=	1.429
	D15	2.400	X	0.350	X	1	=	0.840
	D16	2.095	X	1.335	X	1	=	2.797
	D17	1.785	X	0.260	X	1	=	0.464
	D18	0.810	X	3.860	X	1	=	3.127
	D19	2.050	X	4.700	X	1	=	9.635
	D20	2.385	X	4.120	X	1	=	9.826
	D21	0.900	X	2.140	X	2	=	3.852
	D22	0.160	X	3.935	X	2	=	1.259
	D23	3.535	X	0.415	X	2	=	2.934
	D24	0.500	X	3.090	X	4	=	6.180
	D25	3.960	X	1.940	X	2	=	15.365
	D26	2.170	X	0.565	X	2	=	2.452
	D27	3.210	X	1.075	X	2	=	6.902
	D28	3.150	X	4.190	X	1	=	13.199
	D29	2.400	X	4.535	X	1	=	10.884
	D30	2.260	X	3.050	X	2	=	13.786
	D31	2.305	X	2.265	X	2	=	10.442
	D32	2.565	X	1.630	X	2	=	8.362
	D33	2.050	X	0.840	X	1	=	1.722
	D34	1.075	X	3.860	X	1	=	4.150
	D35	2.075	X	4.120	X	1	=	8.549
	D36	2.095	X	5.455	X	1	=	11.428
	D37	2.370	X	0.475	X	2	=	2.252
	D38	0.425	X	2.360	X	2	=	2.006
	D39	1.130	X	0.963	X	1	=	1.088
						TOTAL	=	360.847
FIRE STAIRCASE								
	ST1	0.160	X	0.475	X	1	=	0.076
	ST2	4.750	X	3.410	X	1	=	16.198
	ST3	1.200	X	0.160	X	2	=	0.384
	ST4	2.250	X	1.500	X	2	=	6.750
	ST5	1.000	X	0.125	X	1	=	0.125
	ST6	2.000	X	0.057	X	1	=	0.114
	ST7	2.160	X	1.201	X	1	=	2.594
	ST8	3.045	X	1.500	X	1	=	4.568
	ST9	1.100	X	0.125	X	2	=	0.275
	ST10	3.285	X	1.500	X	1	=	4.928
	ST11	5.000	X	3.285	X	1	=	16.425
	ST11A	0.160	X	0.350	X	1	=	0.056
	ST11B	0.160	X	2.160	X	1	=	0.346
						TOTAL	=	52.837
						TOTAL DEDUCTION	=	413.685
NET BUILTUP AREA (1-2)							=	415.082
15% PERMISSIBLE BALCONY							=	62.262
PROPOSED BALCONY								
	OB1	1.980	X	1.150	X	6	=	13.662
PROPOSED BALCONY							=	13.662
BALANCE BALCONY AREA							=	48.600



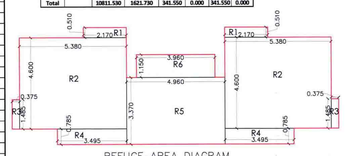
1ST,2ND,4TH,5TH,6TH,7TH,9TH,10TH,11TH,12TH,14TH,15TH,16TH
17TH,19TH,20TH,21ST,22ND,24TH&25TH TYPICAL FLOOR AREA DIAGRAM
BUILDING NO.3&4 WING C3 & F2



UPPER GROUND FLOOR PLAN FOR BUILDING NO.3 WING C3

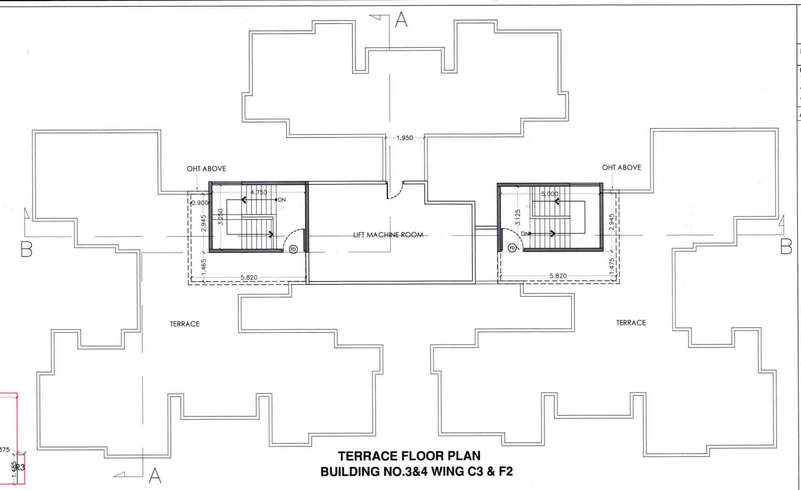
BUILDING NO.3 WING C3								[TYPE - D]
UPPER GROUND FLOOR AREA CALCULATION FOR C3								
1) BLOCK AREA								
	A	37.620	X	22.030	X	1	=	828.766
						TOTAL	=	828.766
2) DEDUCTION								
	D1	6.470	X	5.485	X	2	=	70.976
	D2	4.480	X	3.625	X	2	=	32.480
	D3	4.105	X	4.485	X	1	=	18.411
	D4	2.400	X	0.475	X	1	=	1.140
	D5	2.260	X	3.000	X	1	=	6.780
	D6	4.830	X	2.215	X	1	=	10.698
	D7	3.210	X	0.510	X	2	=	3.274
	D8	0.500	X	2.525	X	2	=	2.525
	D9	3.960	X	1.375	X	1	=	5.445
	D9A	1.980	X	1.150	X	6	=	13.662
	D10	4.105	X	4.610	X	1	=	18.924
	D11	2.260	X	3.125	X	1	=	7.063
	D12	1.355	X	2.340	X	1	=	3.171
	D13	3.515	X	3.235	X	1	=	11.371
	D14	1.130	X	1.265	X	1	=	1.429
	D15	2.400	X	0.350	X	1	=	0.840
	D16	2.095	X	1.335	X	1	=	2.797
	D17	1.785	X	0.260	X	1	=	0.464
	D18	0.810	X	3.860	X	1	=	3.127
	D19	2.050	X	4.700	X	1	=	9.635
	D20	2.385	X	4.120	X	1	=	9.826
	D21	0.900	X	2.140	X	2	=	3.852
	D22	0.160	X	3.935	X	2	=	1.259
	D23	3.535	X	0.415	X	2	=	2.934
	D24	0.500	X	3.090	X	4	=	6.180
	D25	3.960	X	1.940	X	2	=	15.365
	D26	2.170	X	0.565	X	2	=	2.452
	D27	3.210	X	1.075	X	2	=	6.902
	D28	3.150	X	4.190	X	1	=	13.199
	D29	2.400	X	4.535	X	1	=	10.884
	D30	2.260	X	3.050	X	2	=	13.786
	D31	2.305	X	2.265	X	2	=	10.442
	D32	2.565	X	1.630	X	2	=	8.362
	D33	2.050	X	0.840	X	1	=	1.722
	D34	1.075	X	3.860	X	1	=	4.150
	D35	2.075	X	4.120	X	1	=	8.549
	D36	2.095	X	5.455	X	1	=	11.427
						TOTAL	=	355.501
FIRE STAIRCASE								
	ST1	0.160	X	0.475	X	1	=	0.076
	ST2	4.750	X	3.410	X	1	=	16.198
	ST3	1.200	X	0.160	X	2	=	0.384
	ST4	2.250	X	1.500	X	2	=	6.750
	ST5	1.000	X	0.125	X	1	=	0.125
	ST6	2.000	X	0.057	X	1	=	0.114
	ST7	2.160	X	1.201	X	1	=	2.594
	ST8	3.045	X	1.500	X	1	=	4.568
	ST9	1.100	X	0.125	X	2	=	0.275
	ST10	3.285	X	1.500	X	1	=	4.928
	ST11	5.000	X	3.285	X	1	=	16.425
	ST11A	0.160	X	0.350	X	1	=	0.056
	ST11B	0.160	X	2.160	X	1	=	0.346
						TOTAL	=	52.837
						TOTAL DEDUCTION	=	408.338
NET BUILTUP AREA (1-2)							=	420.429
15% PERMISSIBLE BALCONY							=	63.064
PROPOSED BALCONY								
	OB1	1.980	X	1.150	X	6	=	13.662
PROPOSED BALCONY							=	13.662
BALANCE BALCONY AREA							=	49.402

BALCONY AREA STATEMENT								
BUILDING NO.3 WING C3 (TYPE D)								
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm)				
				Total	Enclosed	Open	Excess	
1	2	3	4 = 3 X 15%	5	6	7	If 5 > 4, 8 = 5 – 4	
2	LOWER GROUND	203.441	30.516	4.554		4.554		
	UPPER GROUND	420.429	63.064	13.662		13.662		
	1st	415.082	62.262	13.662		13.662		
	2nd	415.082	62.262	13.662		13.662		
	3rd	415.082	62.262	13.662		13.662		
	4th	415.082	62.262	13.662		13.662		
	5th	415.082	62.262	13.662		13.662		
	6th	415.082	62.262	13.662		13.662		
	7th	415.082	62.262	13.662		13.662		
	8th	361.735	54.260	9.108		9.108		
	9th	415.082	62.262	13.662		13.662		
	10th	415.082	62.262	13.662		13.662		
	11th	415.082	62.262	13.662		13.662		
	12th	415.082	62.262	13.662		13.662		
	13th	361.735	54.260	9.108		9.108		
	14th	415.082	62.262	13.662		13.662		
	15th	415.082	62.262	13.662		13.662		
	16th	415.082	62.262	13.662		13.662		
	17th	415.082	62.262	13.662		13.662		
	18th	361.735	54.260	9.108		9.108		
	19th	415.082	62.262	13.662		13.662		
	20th	415.082	62.262	13.662		13.662		
	21st	415.082	62.262	13.662		13.662		
	22nd	415.082	62.262	13.662		13.662		
	23rd	385.734	57.860	9.108		9.108		
	24th	415.082	62.262	13.662		13.662		
	25th	415.082	62.262	13.662		13.662		
Total		10811.530	1621.730	341.550	0.000	341.550	0.000	



REFUGE AREA DIAGRAM
8TH,13,18TH & 23RD FLOOR AREA DIAGRAM
BUILDING NO.3&4 WING C3 & F2

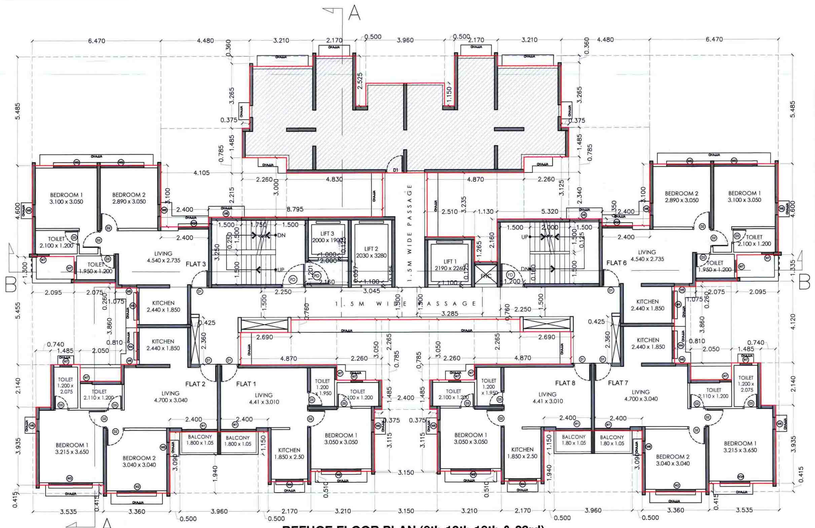
REFUGE AREA							
R1	2.170	X	0.510	X	2	=	2.213
R2	5.380	X	4.600	X	2	=	49.496
R3	0.375	X	1.485	X	2	=	1.114
R4	3.495	X	0.785	X	2	=	5.487
R5	4.960	X	3.370	X	1	=	16.715
R6	3.960	X	1.150	X	1	=	4.554
					TOTAL		79.580



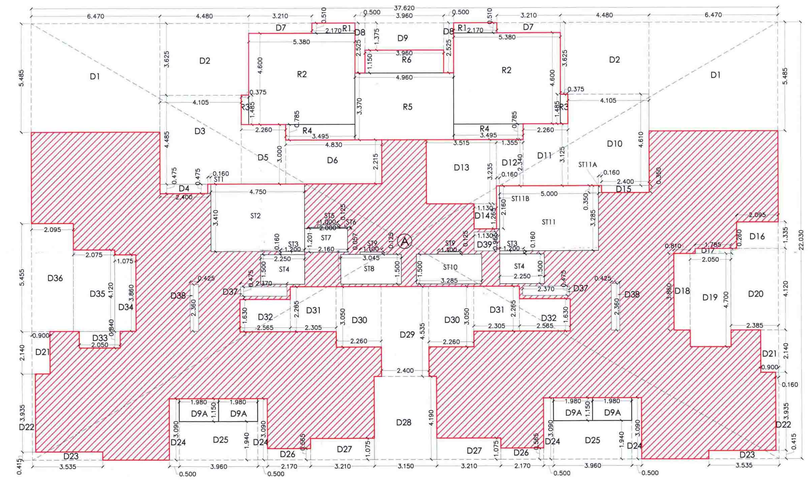
TERRACE FLOOR PLAN
BUILDING NO.3&4 WING C3 & F2

REFUGE AREA STATEMENT								
BUILDING NO.2&4 WING C3&F2								[TYPE - D]
8TH,13TH & 18TH FLOOR								
8TH, 13TH, 18TH	AS PER OCCUPANT LOAD				AS PER NO OF PERSON			
	BUA	X	FLOOR	TOTAL	NO. OF FLAT	X	FLOOR	TOTAL
UPPER FLOOR	481.581	X	4	1926.324	8	X	4	32
PART REFUGE FLOOR	402.001	X	1	402.001	6	X	1	6
TOTAL AREA				2328.325	TOTAL NOS OF FLAT			38
OCCUPANT LOAD				12.5	PERSON PER FLAT			5
NO OF PERSONS				188	NO OF PERSONS			190
REFUGE AREA 0.30 SQ.MT/PERSON				55.880				57.000
REQUIRED REFUGE AREA MAXIMUM OF ABOVE							=	57.000
AREA FOR WHEELCHAIR							=	0.9
TOTAL REQUIRED REFUGE AREA							=	57.900
TOTALPROPOSED REFUGE AREA							=	79.580
EXCESS REFUGE AREA							=	21.680

REFUGE AREA STATEMENT								
BUILDING NO.2&4 WING C3&F2								[TYPE - D]
23RD FLOOR								
	BUA	X	FLOOR	TOTAL	NO. OF FLAT	X	FLOOR	TOTAL
UPPER FLOOR	481.581	X	2	963.162	8	X	2	16
PART REFUGE FLOOR	401.999	X	1	401.999	6	X	1	6
TOTAL AREA				1365.161	TOTAL NOS OF FLAT			22
OCCUPANT LOAD				12.5	PERSON PER FLAT			5
NO OF PERSONS				109.21	NO OF PERSONS			110
REFUGE AREA 0.30 SQ.MT/PERSON				32.764				33.000
REQUIRED REFUGE AREA MAXIMUM OF ABOVE							=	33.000
AREA FOR WHEELCHAIR							=	0.9
TOTAL REQUIRED REFUGE AREA							=	33.900
TOTALPROPOSED REFUGE AREA							=	79.580
EXCESS REFUGE AREA							=	45.680



REFUGE FLOOR PLAN (8th,13th,18th & 23rd)
BUILDING NO.3&4 WING C3 & F2



REFUGE FLOOR PLAN (8th,13th,18th & 23rd)
BUILDING NO.3&4 WING C3 & F2

BUILDING NO.3&4 WING C3 & F2								[TYPE - D]
8TH, 13TH, 18TH (REFUGE) FLOOR AREA CALCULATION								
1) BLOCK AREA								
	A	37.620	X	22.030	X	1	=	828.766
						TOTAL	=	828.766
2) DEDUCTION								
	D1	6.470	X	5.485	X	2	=	70.976
	D2	4.480	X	3.625	X	2	=	32.480
	D3	4.105	X	4.485	X	1	=	18.411
	D4	2.400	X	0.475	X	1	=	1.140
	D5	2.260	X	3.000	X	1	=	6.780
	D6	4.830	X	2.215	X	1	=	10.698
	D7	3.210	X	0.510	X	2	=	3.274
	D8	0.500	X	2.525	X	2	=	2.525
	D9	3.960	X	1.375	X	1	=	5.445
	D9A	1.980	X	1.150	X	4	=	9.108
	D10	4.105	X	4.610	X	1	=	18.924
	D11	2.260	X	3.125	X	1	=	7.063
	D12	1.355	X	2.340	X	1	=	3.171
	D13	3.515	X	3.235	X	1	=	11.371
	D14	1.130	X	1.265	X	1	=	1.429
	D15	2.400	X	0.350	X	1	=	0.840
	D16	2.095	X	1.335	X	1	=	2.797
	D17	1.785	X	0.260	X	1	=	0.464
	D18	0.810	X	3.860	X	1	=	3.127
	D19	2.050	X	4.700	X	1	=	9.635
	D20	2.385	X	4.120	X	1	=	9.826
	D21	0.900	X	2.140	X	2	=	3.852
	D22	0.160	X	3.935	X	2	=	1.259
	D23	3.535	X	0.415	X	2	=	2.934
	D24	0.500	X	3.090	X	4	=	6.180
	D25	3.960	X	1.940	X	2	=	15.365
	D26	2.170	X	0.565	X	2	=	2.452
	D27	3.210	X	1.075	X	2	=	6.902
	D28	3.150	X	4.190	X	1	=	13.199
	D29	2.400	X	4.535	X	1	=	10.884
	D30	2.260	X	3.050	X	2	=	13.786
	D31	2.305	X	2.265	X	2	=	10.442
	D32	2.565	X	1.630	X	2	=	8.362
	D33	2.050	X	0.840	X	1	=	1.722
	D34	1.075	X	3.860	X	1	=	4.150
	D35	2.075	X	4.120	X	1	=	8.549
	D36	2.095	X	5.455	X	1	=	11.428
	D37	2.370	X	0.475	X	2	=	2.252
	D38	0.425	X	2.360	X	2	=	2.006
	D39	1.130	X	0.964	X	1	=	1.089
						TOTAL	=	356.294
REFUGE AREA								
	R1	2.170	X	0.510	X	2	=	2.213
	R2	5.380	X	4.600	X	2	=	49.496
	R3	0.375	X	1.485	X	2	=	1.114
	R4	3.495	X	0.785	X	2	=	5.487
	R5	4.960	X	3.370	X	1	=	16.715
	R6	3.960	X	1.150	X	1	=	4.554
						TOTAL		79.580
FIRE STAIRCASE								
	ST1	0.160	X	0.475	X	1	=	0.076
	ST2	4.750	X	3.410	X	1	=	16.198
	ST3	1.200	X	0.160	X	2	=	0.384
	ST4	2.250	X	1.500	X	2	=	6.750
	ST5	1.000	X	0.125	X	1	=	0.125
	ST6	2.000	X	0.057	X	1	=	0.114
	ST7	2.160	X	1.201	X	1	=	2.594
	ST8	3.045	X	1.500	X	1	=	4.568
	ST9	1.100	X	0.125	X	2	=	0.275
	ST10	3.285	X	1.500	X	1	=	4.928
	ST11	5.000	X	3.285	X	1	=	16.425
	ST11A	0.160	X	0.350	X	1	=	0.056
	ST11B	0.160	X	2.160	X	1	=	0.346
						TOTAL	=	52.837
						TOTAL DEDUCTION	=	488.711
3) NET BUILTUP AREA (1-2)							=	340.056
4) ADD EXCESS REFUGE AREA							=	21.680
5) TOTAL NET BUILT UP AREA (3+4)							=	361.735
6) 15% PERMISSIBLE BALCONY							=	54.260
7) PROPOSED BALCONY								
	OB1	1.980	X	1.150	X	4	=	9.108
8) PROPOSED BALCONY							=	9.108
9) BALANCE BALCONY AREA							=	45.152

APPROVAL STAMP

4/7

PLOT NO RZ-8
TYPE -D

DRAWING FOR BUILDING PERMISSION

CONTENT :-
BUILDING NO.3 &4 WING C3 & F2 (TYPE D)
TYPICAL FLOOR PLAN,REFUGE FLOOR PLAN,DIAGRAM & CALC.
TERRACE FLOOR PLAN.

APPROVAL STAMP

Amended Development Permission Granted

Subject to conditions mentioned in this office letter/certificate vide no. CIDCO/NAINA/Panvel /Wardoli/ BP-00236/ACC/2022/0153 Dated 01.02.2022.

RAJA BHAGUJI WAGHMARE

Digitally signed by RAJA BHAGUJI WAGHMARE
Date: 2022.02.01 14:30:55 +05'30'

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.

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI 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. HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2166.
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, 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

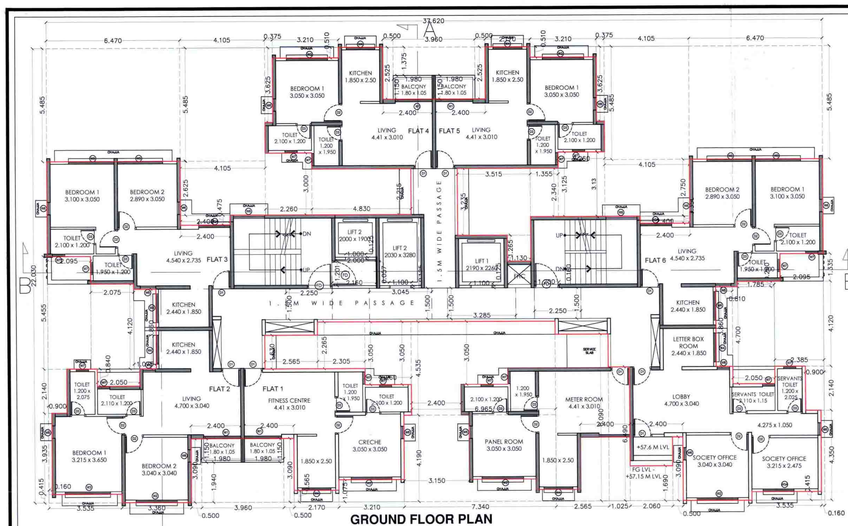
SCALE >	1:100
DATE >	21-12-2021
DRAWN. BY.>	SM
DELT. BY. >	Ar. TEJASWINI
CHKD. BY. >	SP
PROJECT No >	HSA P-213

Ar.HITEN SETHI (CA/93/16484)

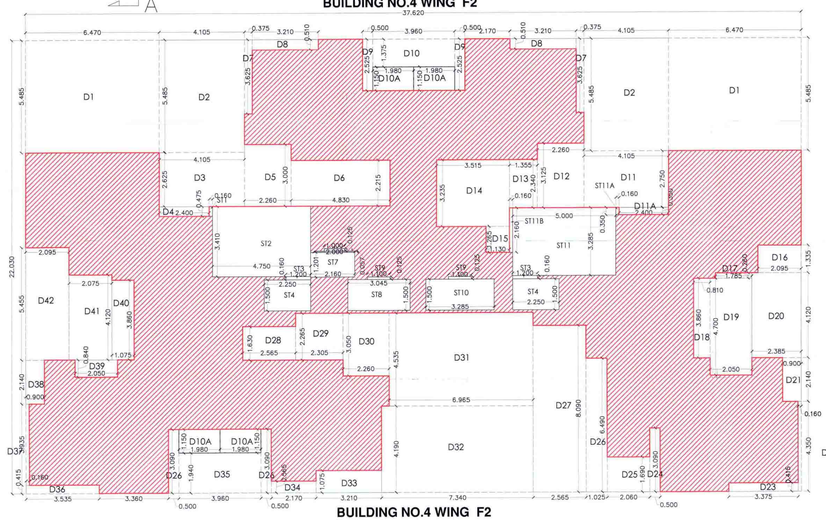
ARCHITECTS

HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com

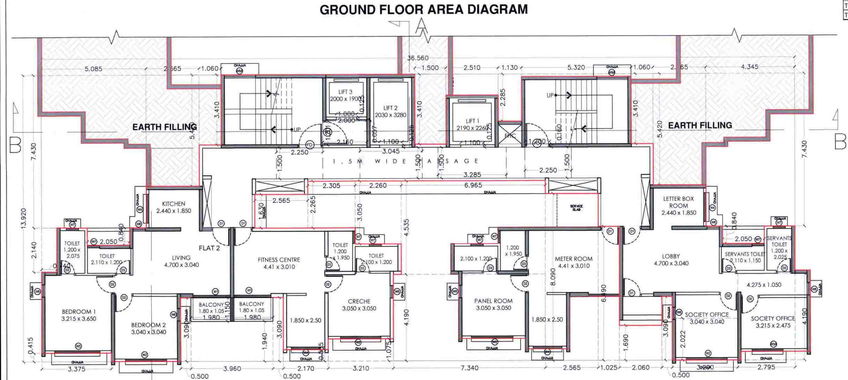
C/13163



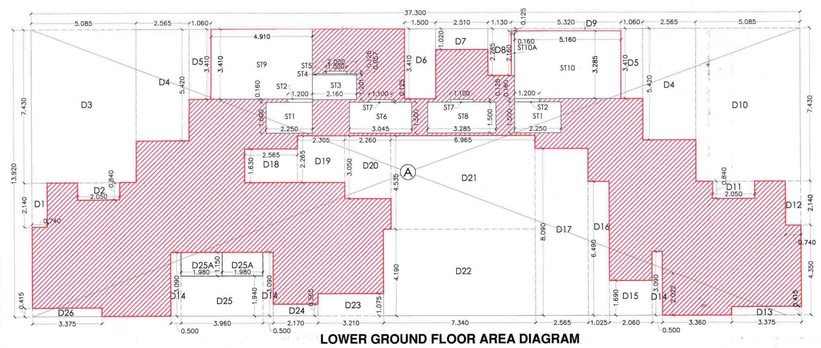
GROUND FLOOR PLAN
BUILDING NO.4 WING F2



BUILDING NO.4 WING F2
GROUND FLOOR AREA DIAGRAM



LOWER GROUND FLOOR PLAN
BUILDING NO.3 WING C3



LOWER GROUND FLOOR AREA DIAGRAM
BUILDING NO.3 WING C3

BUILDING NO. 4 WING F2								[TYPE - D]
GROUND FLOOR AREA CALCULATION								
1) BLOCK AREA								
	A	37.620	X	22.030	X	1	=	828.766
						TOTAL	=	828.766
2) DEDUCTION								
	D1	6.470	X	5.485	X	2	=	70.976
	D2	4.105	X	5.485	X	2	=	45.032
	D3	4.105	X	2.625	X	1	=	10.776
	D4	2.400	X	0.475	X	1	=	1.140
	D5	2.260	X	3.000	X	1	=	6.780
	D6	4.830	X	2.215	X	1	=	10.698
	D7	0.375	X	3.625	X	2	=	2.719
	D8	3.210	X	0.510	X	2	=	3.274
	D9	0.500	X	2.525	X	2	=	2.525
	D10	3.960	X	1.375	X	1	=	5.445
	D10A	1.980	X	1.150	X	4	=	9.108
	D11	4.105	X	2.750	X	1	=	11.289
	D11A	2.400	X	0.350	X	1	=	0.840
	D12	2.260	X	3.125	X	1	=	7.063
	D13	1.355	X	2.340	X	1	=	3.171
	D14	3.515	X	3.235	X	1	=	11.371
	D15	1.130	X	1.265	X	1	=	1.429
	D16	2.095	X	1.335	X	1	=	2.797
	D17	1.785	X	0.260	X	1	=	0.464
	D18	0.810	X	3.860	X	1	=	3.127
	D19	2.050	X	4.700	X	1	=	9.635
	D20	2.385	X	4.120	X	1	=	9.826
	D21	0.900	X	2.140	X	1	=	1.926
	D22	0.160	X	4.350	X	1	=	0.696
	D23	3.375	X	0.415	X	1	=	1.401
	D24	0.500	X	3.090	X	3	=	4.635
	D25	2.060	X	1.690	X	1	=	3.481
	D26	1.025	X	6.490	X	1	=	6.652
	D27	2.565	X	8.090	X	1	=	20.751
	D28	2.565	X	1.630	X	1	=	4.181
	D29	2.305	X	2.265	X	1	=	5.221
	D30	2.260	X	3.050	X	1	=	6.893
	D31	6.965	X	4.535	X	1	=	31.586
	D32	7.340	X	4.190	X	1	=	30.755
	D33	3.210	X	1.075	X	1	=	3.451
	D34	2.170	X	0.565	X	1	=	1.226
	D35	3.960	X	1.940	X	1	=	7.682
	D36	3.535	X	0.415	X	1	=	1.467
	D37	0.160	X	3.935	X	1	=	0.630
	D38	0.900	X	2.140	X	1	=	1.926
	D39	2.050	X	0.840	X	1	=	1.722
	D40	1.075	X	3.860	X	1	=	4.150
	D41	2.075	X	4.120	X	1	=	8.549
	D42	2.095	X	5.455	X	1	=	11.427
						TOTAL	=	389.890
FIRE STAIRCASE								
	ST1	0.160	X	0.475	X	1	=	0.076
	ST2	4.750	X	3.410	X	1	=	16.198
	ST3	1.200	X	0.160	X	2	=	0.384
	ST4	2.250	X	1.500	X	2	=	6.750
	ST5	1.000	X	0.125	X	1	=	0.125
	ST6	2.000	X	0.057	X	1	=	0.114
	ST7	2.160	X	1.201	X	1	=	2.593
	ST8	3.045	X	1.500	X	1	=	4.568
	ST9	1.100	X	0.125	X	2	=	0.275
	ST10	3.285	X	1.500	X	1	=	4.928
	ST11	5.000	X	3.285	X	1	=	16.425
	ST11A	0.160	X	0.350	X	1	=	0.056
	ST11B	0.160	X	2.160	X	1	=	0.346
						TOTAL	=	52.836
						TOTAL DEDUCTION	=	442.727
NET BUILTUP AREA (1-2)							=	386.040
15% PERMISSIBLE BALCONY							=	57.906
PROPOSED BALCONY								
	OB1	1.980	X	1.150	X	4	=	9.108
PROPOSED BALCONY							=	9.108
BALANCE BALCONY AREA							=	48.798

TYPE-'D' LIGHT & VENTILATION STATAMENT								
ROOM	ROOM SIZE				CARPET AREA IN SQ.MT	1/6 REQUIRED	TYPE	AREA IN SQ.MT
LIVING	4.410	X	3.010	=	13.274	2.212	W1	3.96
LIVING	4.700	X	3.040	=	14.288	2.381	W1	3.96
LIVING	4.540	X	2.735	=	12.417	2.069	W2A	2.75
BED ROOM	3.050	X	3.050	=	9.303	1.550	W2	3.60
BED ROOM	3.040	X	3.040	=	9.242	1.540	W2	3.60
BED ROOM	3.215	X	3.650	=	11.735	1.956	W3	3.96
BED ROOM	3.100	X	3.050	=	9.455	1.576	W3	3.96
BED ROOM	2.890	X	3.050	=	8.815	1.469	W3	3.96
KITCHEN	1.850	X	2.500	=	4.625	0.771	W4	1.47
KITCHEN	2.440	X	1.850	=	4.514	0.752	W4	1.47
TOILET	1.200	X	1.950	=	2.340	0.390	W7	0.60
TOILET	1.200	X	2.075	=	2.490	0.415	W7	0.60
TOILET	2.110	X	1.200	=	2.532	0.422	W7	0.60
TOILET	1.950	X	1.200	=	2.340	0.390	W7	0.60
TOILET	2.100	X	1.200	=	2.520	0.420	W7	0.60

OVERHEAD WATER TANK CAPACITY CALCULATION - BLDG. NO. 3 WING C3 & BLDG. NO. 4 WING F2 (TYPE D)							
TOTAL WATER REQUIREMENT (IN LITERS)						=	227,250
WING	Water Required 50% of Total (Liter)	Overhead water tank provision: Tank size (Meter)	Number of tank	Proposed Capacity (Liter)	REQUIRED OH FIRE FIGHTING TANK (Liter)	PROPOSED OH FIRE FIGHTING TANK (Liter)
C3 & F2	68175	4.57X3.10X2.1	1	29,751		
DOMESTIC		5.00X3.125X2.1	1	32,813		
		5.82X1.465X2.1	1	17,905		
		2.94500.90X2.1	2	11,038		
FF		5.82X1.465X2.1	1		10,000	17,905
Total	68,175			91,506	0	17,905

Note:
i. Overhead tank capacity shall be minimum 50% of water requirement.
ii. Size of Overhead tank is excluding freeboard.

DOOR SCHEDULE				
SR.NO.	WIDTH	HEIGHT	DESCRIPTION	LOCATION
D	1.2	2.2	FLUSH DOOR WITH WOODEN FRAME	STAIRCASE
D1	0.9	2.2	FLUSH DOOR WITH WOODEN FRAME	MAIN ENTRANCE
D2	0.9	2.2	FLUSH DOOR WITH WOODEN FRAME	BED ROOM
D3	0.75	2.2	FLUSH DOOR WITH GRANITE FRAME	TOILET

WINDOW SCHEDULE					
SR.NO.	WIDTH	HEIGHT	SILL	DESCRIPTION	LOCATION
W1	1.80	2.20		AL. GLAZED SLIDING WINDOW	LIVING
W2	2.00	1.80	0.40	AL. GLAZED FIX+SLIDING WINDOW	BED ROOM 2
W2A	1.53	1.80	0.40	AL. GLAZED FIX+SLIDING WINDOW	LIVING
W3	2.20	1.80	0.40	AL. GLAZED FIX+SLIDING WINDOW	BED ROOM 1
W3A	1.50	1.80	0.40	AL. GLAZED FIX+SLIDING WINDOW	BED ROOM 1
W4	1.40	1.05	1.15	AL. GLAZED SLIDING WINDOW	KITCHEN
W5	0.75	1.00	1.20	AL. GLAZED FIX+OPENABLE WINDOW	LIVING
W6	0.60	1.00	1.20	AL. GLAZED FIX+OPENABLE WINDOW	BED ROOM
W7	0.60	1.00	1.20	AL. GLAZED FIX+OPENABLE WINDOW	TOILET
W8	1.52	1.00	1.05	AL. GLAZED SLIDING WINDOW	STAIRCASE
W8A	1.52	0.75	1.45	AL. GLAZED SLIDING WINDOW	STAIRCASE

BALCONY AREA STATEMENT							
BUILDING NO.4 WING F2 (TYPE D)							
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm)			
				Total	Enclosed	Open	Excess
1	2	3	4 = 3 X 15%	5	6	7	If 5 > 4, 8 = 5 – 4
2	GROUND	386.040	57.906	9.108		9.108	
	1st	415.082	62.262	13.662		13.662	
	2nd	415.082	62.262	13.662		13.662	
	3rd	415.082	62.262	13.662		13.662	
	4th	415.082	62.262	13.662		13.662	
	5th	415.082	62.262	13.662		13.662	
	6th	415.082	62.262	13.662		13.662	
	7th	415.082	62.262	13.662		13.662	
	8th	361.735	54.260	9.108		9.108	
	9th	415.082	62.262	13.662		13.662	
	10th	415.082	62.262	13.662		13.662	
	11th	415.082	62.262	13.662		13.662	
	12th	415.082	62.262	13.662		13.662	
	13th	361.735	54.260	9.108		9.108	
	14th	415.082	62.262	13.662		13.662	
	15th	415.082	62.262	13.662		13.662	
	16th	415.082	62.262	13.662		13.662	
	17th	415.082	62.262	13.662		13.662	
	18th	361.735	54.260	9.108		9.108	
	19th	415.082	62.262	13.662		13.662	
	20th	415.082	62.262	13.662		13.662	
	21st	415.082	62.262	13.662		13.662	
	22nd	415.082	62.262	13.662		13.662	
	23rd	385.734	57.860	9.108		9.108	
	24th	415.082	62.262	13.662		13.662	
	25th	415.082	62.262	13.662		13.662	
Total		10573.701	1586.055	332.442	0.000	332.442	0.000

BUILDING NO.2&4 WING C3 & F2								[TYPE - D]
23rd (REFUGE) FLOOR AREA CALCULATION								
1) BLOCK AREA								
	A	37.620	X	22.030	X	1	=	828.766
						TOTAL	=	828.766
2) DEDUCTION								
	D1	6.470	X	5.485	X	2	=	70.976
	D2	4.480	X	3.625	X	2	=	32.480
	D3	4.105	X	4.485	X	1	=	18.411
	D4	2.400	X	0.475	X	1	=	1.140
	D5	2.260	X	3.000	X	1	=	6.780
	D6	4.830	X	2.215	X	1	=	10.698
	D7	3.210	X	0.510	X	2	=	3.274
	D8	0.500	X	2.525	X	2	=	2.525
	D9	3.960	X	1.375	X	1	=	5.445
	D9A	1.980	X	1.150	X	4	=	9.108
	D10	4.105	X	4.610	X	1	=	18.924
	D11	2.260	X	3.125	X	1	=	7.063
	D12	1.355	X	2.340	X	1	=	3.171
	D13	3.515	X	3.235	X	1	=	11.371
	D14	1.130	X	1.265	X	1	=	1.429
	D15	2.400	X	0.350	X	1	=	0.840
	D16	2.095	X	1.335	X	1	=	2.797
	D17	1.785	X	0.260	X	1	=	0.464
	D18	0.810	X	3.860	X	1	=	3.127
	D19	2.050	X	4.700	X	1	=	9.635
	D20	2.385	X	4.120	X	1	=	9.826
	D21	0.900	X	2.140	X	2	=	3.852
	D22	0.160	X	3.935	X	2	=	1.259
	D23	3.535	X	0.415	X	2	=	2.934
	D24	0.500	X	3.090	X	4	=	6.180
	D25	3.960	X	1.940	X	2	=	15.365
	D26	2.170	X	0.565	X	2	=	2.452
	D27	3.210	X	1.075	X	2	=	6.902
	D28	3.150	X	4.190	X	1	=	13.199
	D29	2.400	X	4.535	X	1	=	10.884
	D30	2.260	X	3.050	X	2	=	13.786
	D31	2.305	X	2.265	X	2	=	10.442
	D32	2.565	X	1.630	X	2	=	8.362
	D33	2.050	X	0.840	X	1	=	1.722
	D34	1.075	X	3.860	X	1	=	4.150
	D35	2.075	X	4.120	X	1	=	8.549
	D36	2.095	X	5.455	X	1	=	11.428
	D37	2.370	X	0.475	X	2	=	2.252
	D38	0.425	X	2.360	X	2	=	2.006
	D39	1.130	X	0.965	X	1	=	1.090
						TOTAL	=	356.296
REFUGE AREA								
	R1	2.170	X	0.510	X	2	=	2.213
	R2	5.380	X	4.600	X	2	=	49.496
	R3	0.375	X	1.485	X	2	=	1.114
	R4	3.495	X	0.785	X	2	=	5.487
	R5	4.960	X	3.370	X	1	=	16.715
	R6	3.960	X	1.150	X	1	=	4.554
						TOTAL	=	79.580
FIRE STAIRCASE								
	ST1	0.160	X	0.475	X	1	=	0.076
	ST2	4.750	X	3.410	X	1	=	16.198
	ST3	1.200	X	0.160	X	2	=	0.384
	ST4	2.250	X	1.500	X	2	=	6.750
	ST5	1.000	X	0.125	X	1	=	0.125
	ST6	2.000	X	0.057	X	1	=	0.114
	ST7	2.160	X	1.201	X	1	=	2.594
	ST8	3.045	X	1.500	X	1	=	4.568
	ST9	1.100	X	0.125	X	2	=	0.275
	ST10	3.285	X	1.500	X	1	=	4.928
	ST11	5.000	X	3.285	X	1	=	16.425
	ST11A	0.160	X	0.350	X	1	=	0.056
	ST11B	0.160	X	2.160	X	1	=	0.346
						TOTAL	=	52.837
						TOTAL DEDUCTION	=	488.712
3) NET BUILTUP AREA (1-2)							=	340.054
4) ADD EXCESS REFUGE AREA							=	45.680
5) TOTAL NET BUILT UP AREA (3+4)							=	385.734
6) 15% PERMISSIBLE BALCONY							=	57.860
7) PROPOSED BALCONY								
	OB1	1.980	X	1.150	X	4	=	9.108
8) PROPOSED BALCONY							=	9.108
9) BALANCE BALCONY AREA							=	48.752

BUILDING NO.3 WING C3								[TYPE - D]
LOWER GROUND FLOOR AREA CALCULATION								
1) BLOCK AREA								
	A	37.300	X	13.920	X	1	=	519.216
						TOTAL	=	519.216
2) DEDUCTION								
	D1	0.740	X	2.140	X	1	=	1.584
	D2	2.050	X	0.840	X	1	=	1.722
	D3	5.085	X	7.430	X	1	=	37.782
	D4	2.565	X	5.420	X	2	=	27.805
	D5	1.060	X	3.410	X	2	=	7.229
	D6	1.500	X	3.410	X	1	=	5.115
	D7	2.510	X	1.020	X	1	=	2.560
	D8	1.130	X	2.285	X	1	=	2.582
	D9	5.320	X	0.125	X	1	=	0.665
	D10	5.085	X	7.430	X	1	=	37.782
	D11	2.050	X	0.840	X	1	=	1.722
	D12	0.740	X	2.140	X	1	=	1.584
	D13	3.375	X	0.415	X	1	=	1.401
	D14	0.500	X	3.090	X	3	=	4.635
	D15	2.060	X	1.690	X	1	=	3.481
	D16	1.025	X	6.490	X	1	=	6.652
	D17	2.565	X	8.090	X	1	=	20.751
	D18	2.565	X	1.630	X	1	=	4.181
	D19	2.305	X	2.265	X	1	=	5.221
	D20	2.260	X	3.050	X	1	=	6.893
	D21	6.965	X	4.535	X	1	=	31.586
	D22	7.340	X	4.190	X	1	=	30.755
	D23	3.210	X	1.075	X	1	=	3.451
	D24	2.170	X	0.565	X	1	=	1.226
	D25	3.960	X	1.940	X	1	=	7.682
	D25A	1.980	X	1.150	X	2	=	4.554
	D26	3.375	X	0.415	X	1	=	1.401
						TOTAL	=	262.000
FIRE STAIRCASE								
	ST1	2.250	X	1.500	X	2	=	6.750
	ST2	1.200	X	0.160	X	2	=	0.384
	ST3	2.160	X	1.201	X	1	=	2.593
	ST4	2.000	X	0.057	X	1	=	0.114
	ST5	1.000	X	0.125	X	1	=	0.125
	ST6	3.045	X	1.500	X	1	=	4.568
	ST7	1.100	X	0.125	X	2	=	0.275
	ST8	3.285	X	1.500	X	1	=	4.928
	ST9	4.910	X	3.410	X	1	=	16.743
	ST10	5.160	X	3.285	X	1	=	16.951
	ST10A	0.160	X	2.160	X	1	=	0.346
						TOTAL	=	53.775
						TOTAL DEDUCTION	=	315.775
3) NET BUILTUP AREA (1-2)							=	203.441
4) 15% PERMISSIBLE BALCONY							=	30.516
5) OPEN BALCONY								
	OB1	1.980	X	1.150	X	2	=	4.554
8) PROPOSED BALCONY							=	4.554
9) BALANCE BALCONY AREA							=	25.962

SECTION A-A

APPROVAL STAMP

PLOT NO RZ-8
TYPE -D

DRAWING FOR BUILDING PERMISSION

CONTENT :-
BUILDING NO.3 &4 WING C3 & F2 (TYPE D)
GROUND & LOWER GROUND FLOOR PLAN,
DIAGRAM & CALC.,SECTION

APPROVAL STAMP

Amended Development Permission Granted

Subject to conditions mentioned in this office letter/certificate vide no. CIDCO/NAINA/Panvel /Wardoli/ BP-00236/ACC/2022/0153 Dated 01.02.2022.

RAJA BHAGUJI WAGHMARE

Digitally signed by RAJA BHAGUJI WAGHMARE
Date: 2022.02.01 14:31:12 +05'30'

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.

SIGNATURE OF OWNER

AR.HITEN SETHI
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI 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. HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A, PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
T: +91-22-2752 5300 | F: +91-22-2787 2166.
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF INTEGRATED TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, 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

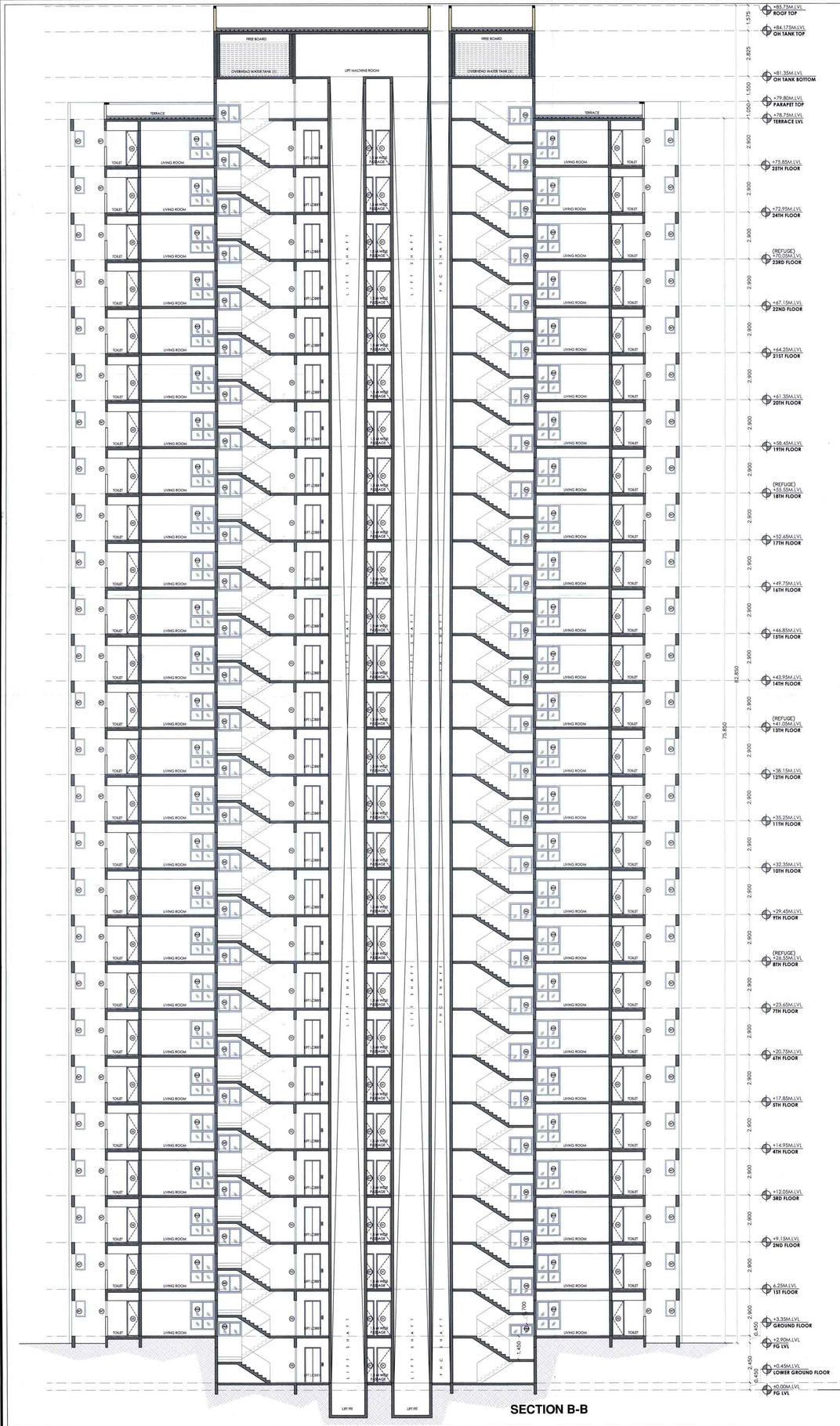
SCALE >	1 : 100
DATE >	21-12-2021
DRAWN. BY. >	SM
DELT. BY. >	Ar. TEJASWINI
CHKD. BY. >	SP
PROJECT No >	HSA P-213

Ar.HITEN SETHI (CA/93/16484)

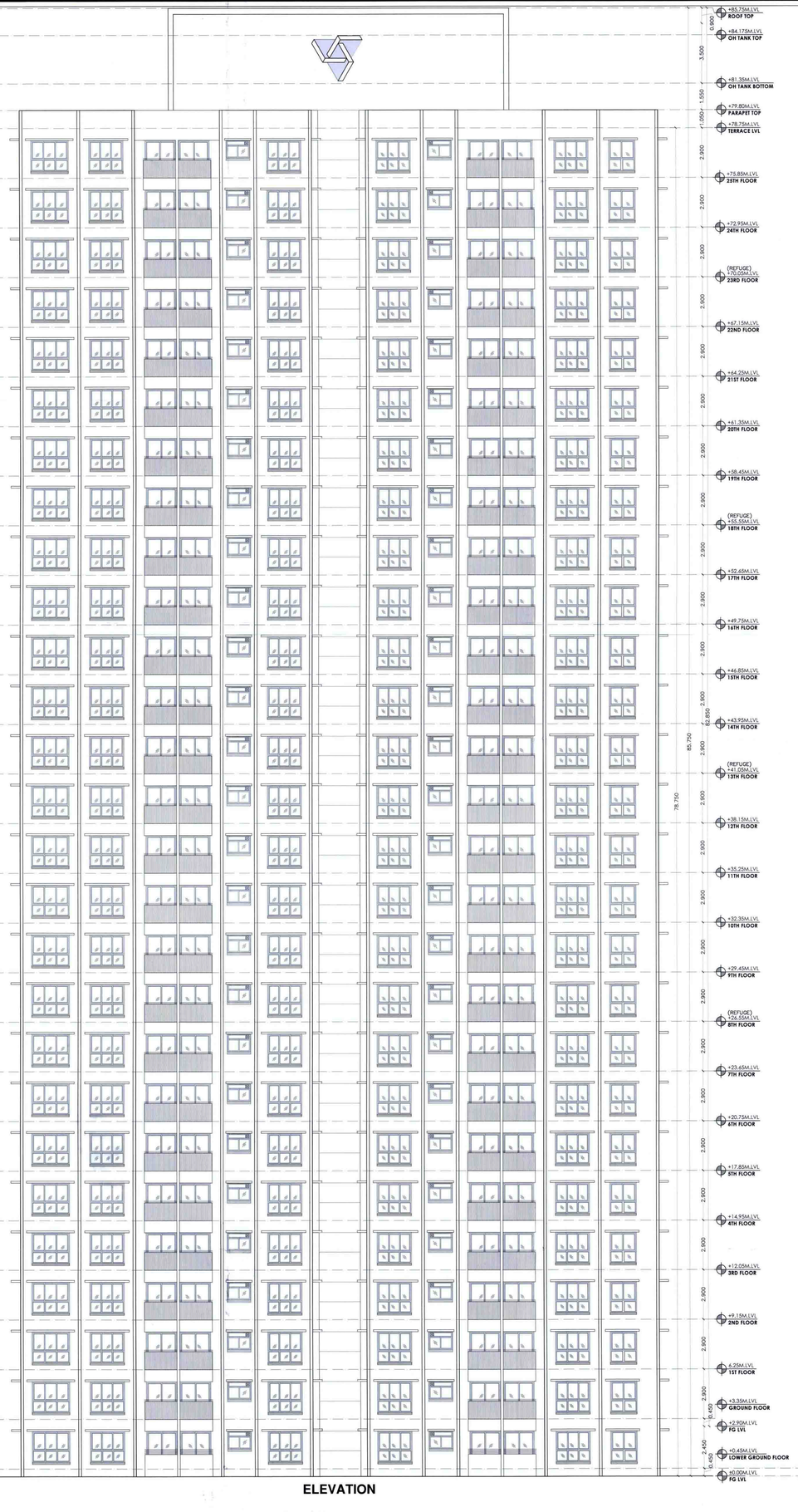
ARCHITECTS

HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com

C/13165



SECTION B-B



ELEVATION

APPROVAL STAMP

6/7

PLOT NO RZ-8
TYPE -D

DRAWING FOR BUILDING PERMISSION

CONTENT :-

BUILDING NO.3 &4 WING C3 & F2 (TYPE D)
SECTION & ELEVATION

APPROVAL STAMP

Amended Development Permission Granted

Subject to conditions mentioned in this office letter/certificate vide no. CIDCO/NAINA/Panvel /Wardoli/ BP-00236/ACC/2022/0153
Dated 01.02.2022.

RAJA BHAGUJI WAGHMARE

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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

AR.HITEN SETHI
SIGNATURE OF
ARCHITECT

FORM OF CERTIFICATE

I, AR.HITEN SETHI 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. HITEN SETHI
SIGNATURE OF ARCHITECT

ADDRESS:
GROUND FLOOR, YAYATI CHS, PLOT NO. 9, SECTOR - 58 A,
PALM BEACH ROAD, NERUL, NAVI MUMBAI - 400 706.
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SCALE >	1 : 100
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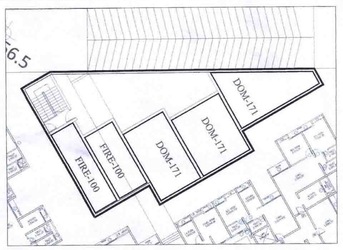
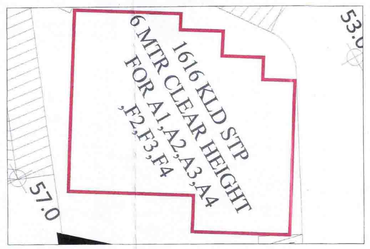
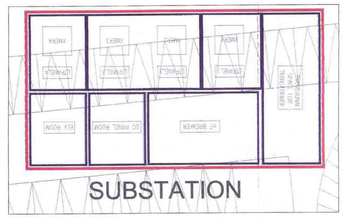
C/13167



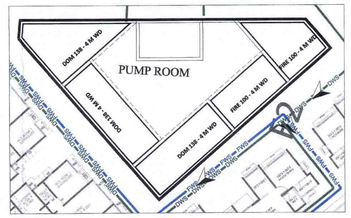
TANK FOR A1, A2 & A3



STP FOR A1,A2,A3,A4,F2,F3,F4



SUBSTATION F2,F3,F4



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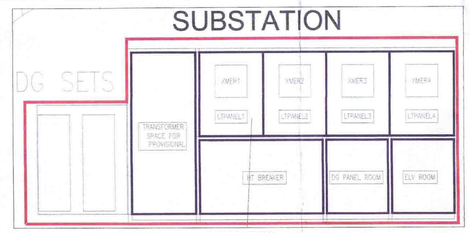

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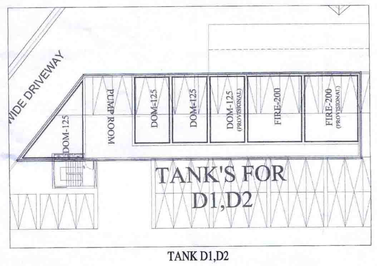
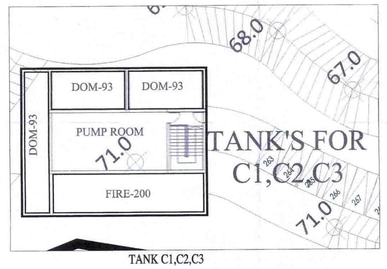


TANK D1,D2

TANK B1,B2,B3



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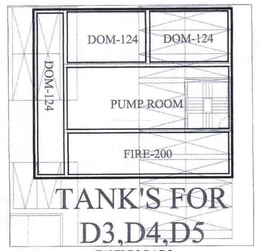
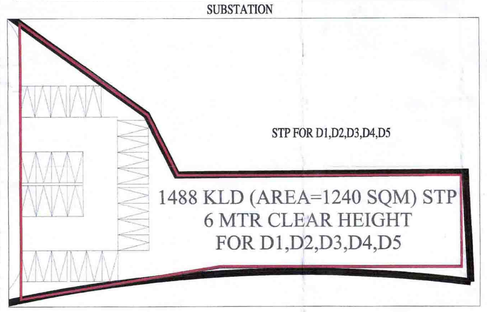
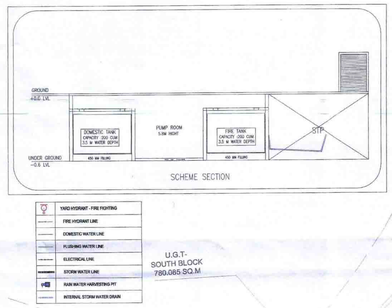
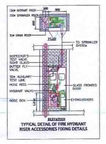
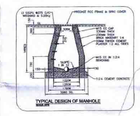


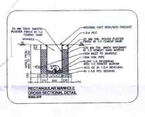
TANK D3,D4,D5

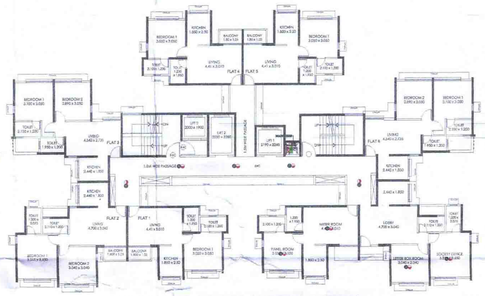




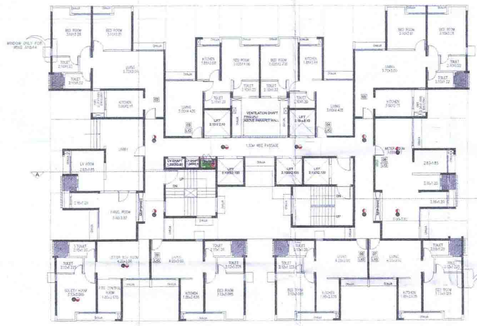




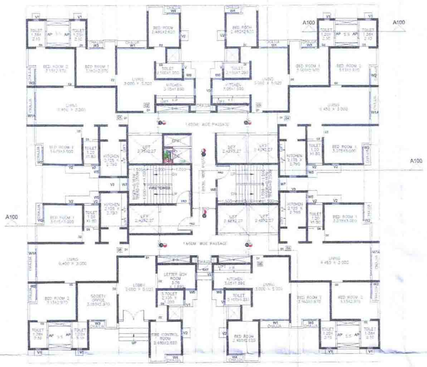




BUILDING NO.3 & 4 C3 AND F2 (TYPE D)
GROUND FLOOR PLAN



BUILDING NO.1 WING A2 & A3 (TYPE C)
GROUND FLOOR PLAN



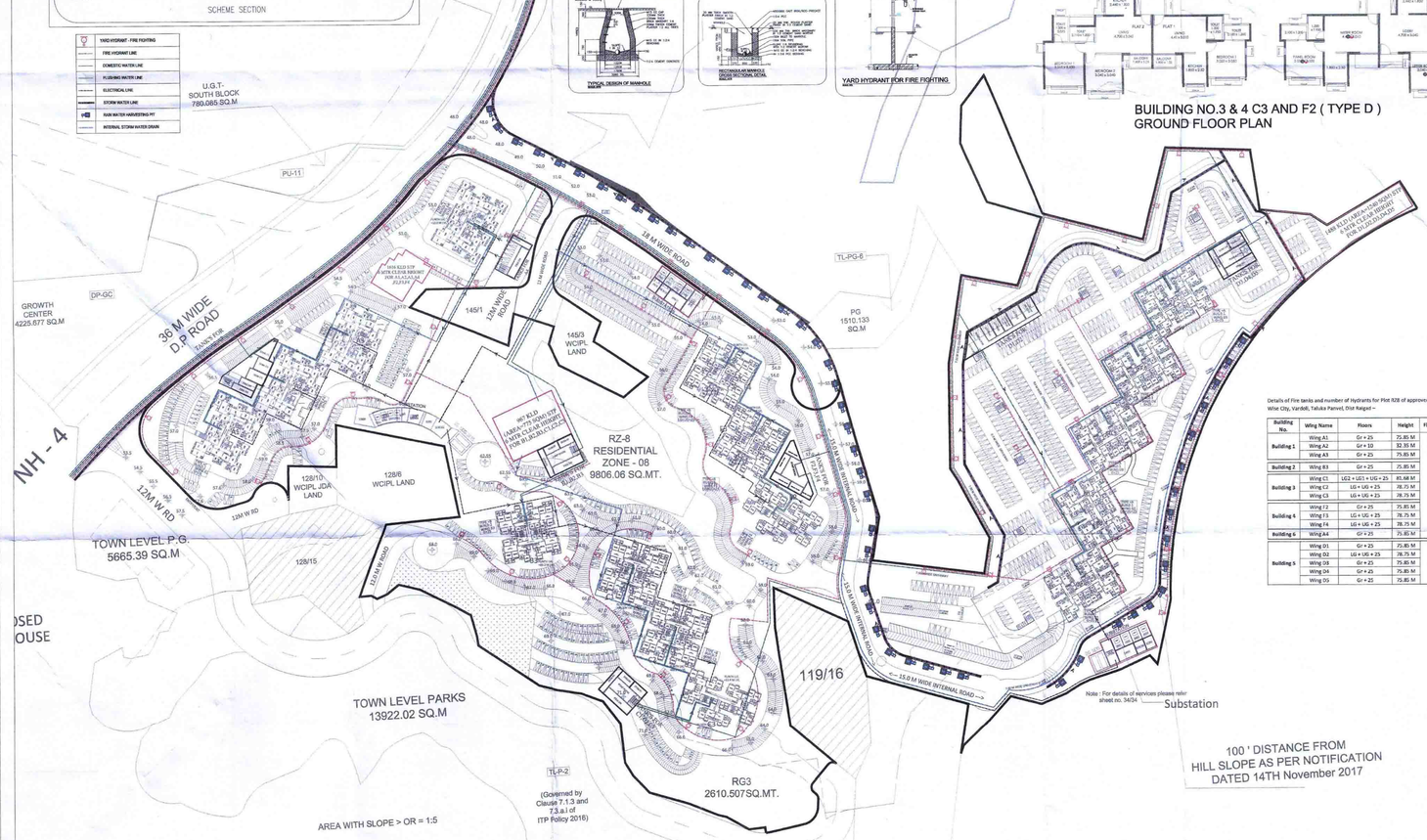
BUILDING NO.2&4 WING C3&F4 (TYPE B)
UPPER GROUND FLOOR PLAN

BUILDING NO.3&4 WING C3&F4 (TYPE B)
LOWER GROUND FLOOR PLAN (NTS)

LEGEND:-

SYMBOL	DESCRIPTION
	SMOKE DETECTOR (ROOM VOID)
	SPEAKER 3W

NOTE - FIRE DETECTION SYSTEM SHOWN ON GROUND, LOWER GROUND AND UPPER GROUND FLOORS IN COMMON AREAS



Details of Fire tanks and number of Hydrants for Plot /128 of approved Integrated Township, Wadhwa Wise City, Vardoli, Taluka Panvel, Dist Raigad –

Building No.	Wing Name	Floors	Height	Fire Tank Size	No of Hydrants
Building 1	Wing A1	Gr + 25	75.85 M	9.0 L	89
	Wing A2	Gr + 10	32.35 M		
	Wing A3	Gr + 25	75.85 M		
Building 2	Wing B3	Gr + 25	75.85 M		31
Building 3	Wing C1	LG2 + LG1 + UG + 25	85.48 M		89
	Wing C2	LG + UG + 25	78.75 M		
	Wing C3	LG + UG + 25	78.75 M		
Building 4	Wing F2	Gr + 25	75.85 M		99
	Wing F3	LG + UG + 25	78.75 M		
	Wing F4	LG + UG + 25	78.75 M		
Building 5	Wing A4	Gr + 25	75.85 M		33
Building 5	Wing D1	Gr + 25	75.85 M	6.00 L	82
	Wing D2	LG + UG + 25	78.75 M		
	Wing D3	Gr + 25	75.85 M		
	Wing D4	Gr + 25	75.85 M		96
	Wing D5	Gr + 25	75.85 M		

Note : For details of services please refer sheet no. 34/34

GROUND FLOOR PLAN

KEY PLAN 7/7

Amended Development Permission Granted
Subject to conditions mentioned in this office letter/certificate vide no. CIDCO/NAINA/Panvel /Wardoli/ BP-00236/ACC/2022/0153 Dated 01.02.2022.

RAJA BHAGUJI WAGHMARE
Digitally signed by RAJA BHAGUJI WAGHMARE
Date: 2022.02.01 14:31:58 +05'30'

Wadhwa Construction & Infrastructure Pvt. Ltd. Mumbai

CLIENT M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PRIVATE LIMITED, AS PER AGREEMENT FOR JOINT DEVELOPMENT NO. PANVEL-3/1009/2014 DATED 18-02-2014.

STRUCTURAL
Mahimtura Consultants Pvt. Ltd.
Unique House, 25, S.A. Brelvi road, Bombay-1.
2266 1241,2266 1212/ 1245
mcpl@bom4.vsnl.net.in

ARCHITECT
HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
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HITEN SETHI ARCHITECTS

SERVICES CONSULTANT
PDA Pankaj Dharkar & Associates
MEP Consultants
REGD OFFICE:
506- VENUS AMADEUS, NEAR JODHPUR CROSS ROAD, SATELLITE, AHMEDABAD -380015
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E-MAIL: ahmedabad@pda@gmail.com
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NO.	ISSUED	REMARKS	BY.
REVISIONS			

STAMP & SIGNATURE
PANKAJ DHARKAR & ASSOCIATES MUMBAI

PROJECT:-
WISE CITY ,PANVEL

TITLE:-
Amended Approval of RZ-8
EXTERNAL DRAINAGE SPACE PLANING

DATE:- 28 09 2021	DRG. No. -	REVISION NO. R1
SCALE N.T.S	DRAWN:- Sawood CHECKED:- Sagar	SHEET 1 OF 1