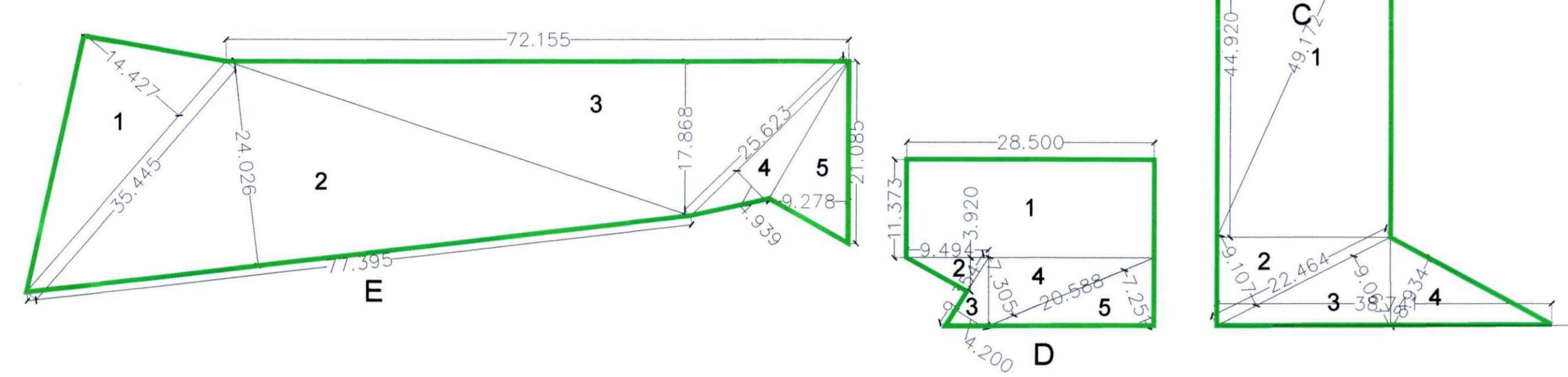
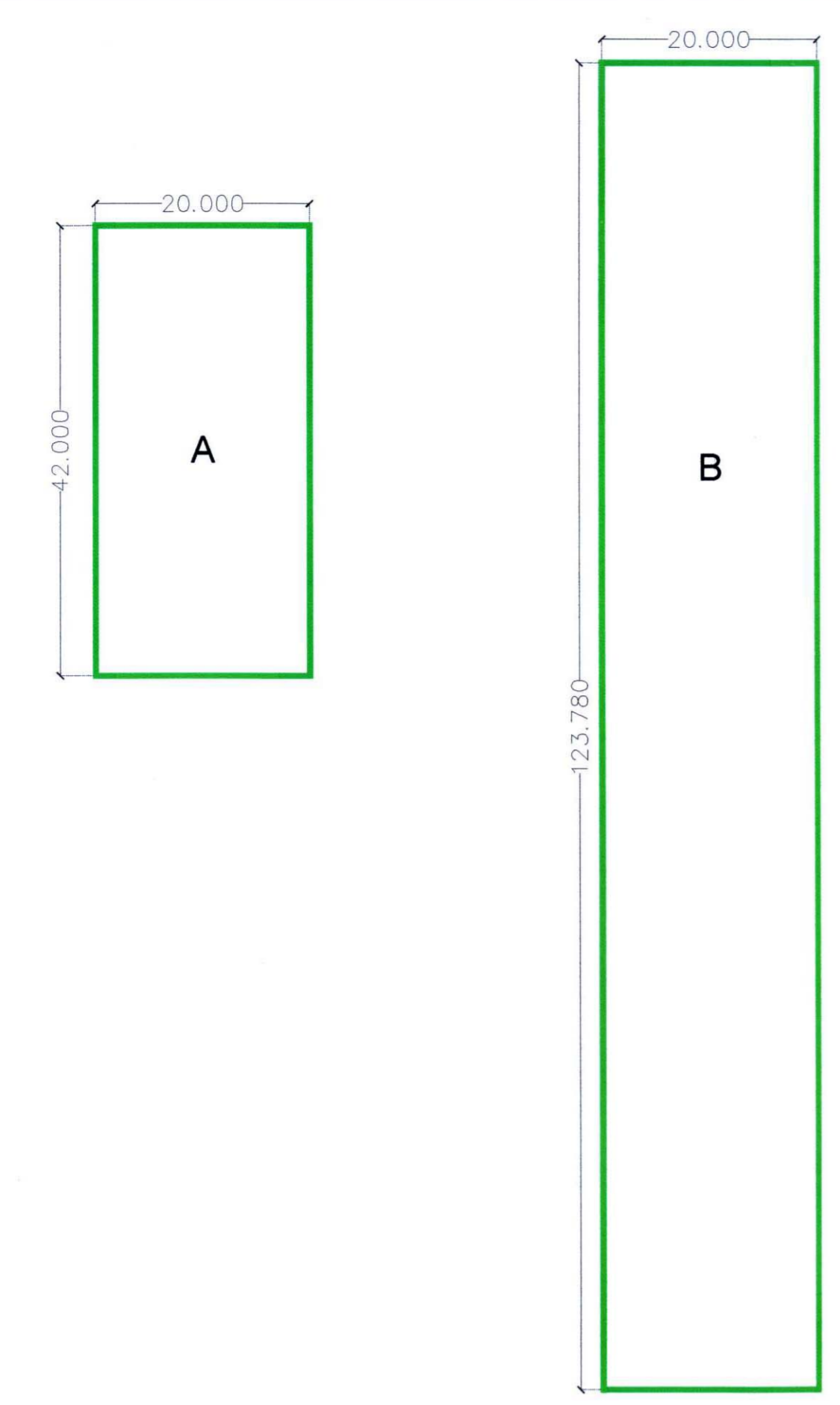
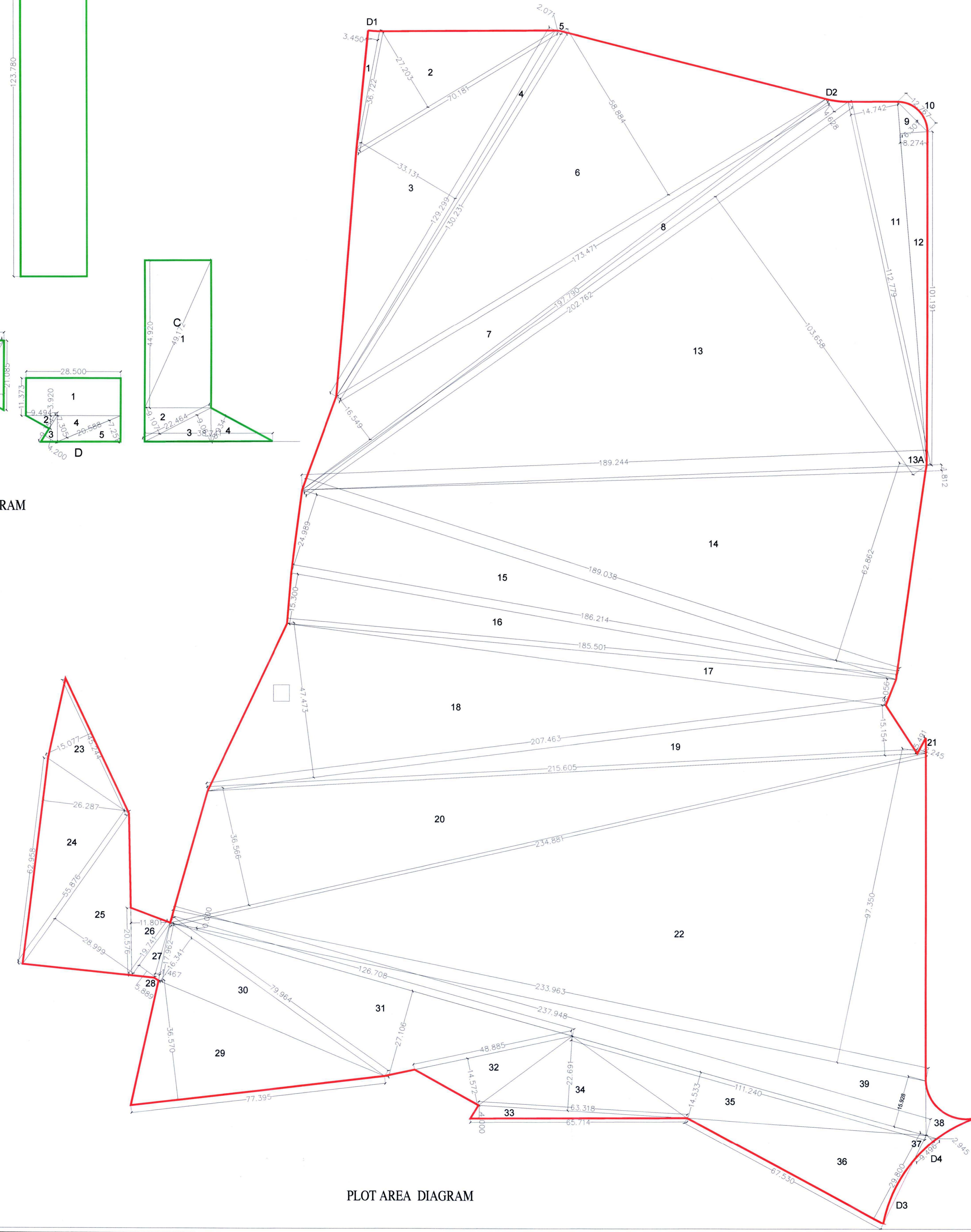


DRAWING FOR BUILDING PERMISSION
CONTENT :-
PLOT AREA - DIAGRAM & AREA CALCULATIONS
R.G - AREA DIAGRAM & CALCULATIONS
APPROVAL STAMP
THIS AMENDED APPROVAL FOR PLOTTED DEVELOPMENT LAYOUT ON PLOT NO. RZ-04 OF APPROVED ITP IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER / CERTIFICATE VIDE NO. CIDCO/NAINA/PANVEL/VARDOLI/ILT-00593/CC/2023/0311 DATED 13.01.2023



R.G PLOT AREA DIAGRAM



PLOT AREA DIAGRAM

R.G. AREA CALCULATION									
A									
1	20.000	X	42.000		X	1	=	840.000	
TOTAL									= 840.000
B									
1	20.000	X	123.780		X	1	=	2475.600	
TOTAL									= 2475.600
C									
1	20.000	X	44.920		X	1	=	898.400	
2	22.464	X	9.107		/	2	=	102.290	
3	22.464	X	9.067		/	2	=	101.835	
4	21.294	X	8.934		/	2	=	95.119	
TOTAL									= 1197.644
D									
1	28.500	X	11.373		X	1	=	324.129	
2	9.494	X	3.920		/	2	=	18.605	
3	9.354	X	4.200		/	2	=	19.646	
4	20.588	X	7.305		/	2	=	75.192	
5	20.588	X	7.251		/	2	=	74.640	
TOTAL									= 512.212
E									
1	35.445	X	14.427		/	2	=	255.673	
2	77.395	X	24.026		/	2	=	929.752	
3	72.155	X	17.868		/	2	=	644.635	
4	25.623	X	4.939		/	2	=	63.275	
5	21.085	X	9.278		/	2	=	97.807	
TOTAL									= 1991.143
TOTAL (A+B+C+D)									= 7016.599

RZ-04 PLOT AREA CALCULATION									
1	36.722	X	3.450	/	2	=	63.341		
2	70.181	X	27.203	/	2	=	954.577		
3	129.299	X	33.131	/	2	=	2141.921		
4	130.231	X	2.071	/	2	=	134.825		
5	P LINE AREA						=	0.110	
6	173.471	X	58.884	/	2	=	5107.297		
7	197.790	X	16.549	/	2	=	1636.634		
8	202.762	X	4.628	/	2	=	469.207		
9	12.767	X	6.307	/	2	=	40.258		
10	P LINE AREA						=	23.379	
11	112.779	X	14.742	/	2	=	831.294		
12	101.191	X	8.274	/	2	=	418.605		
13	202.762	X	103.658	/	2	=	10508.931		
13A	189.244	X	1.812	/	2	=	171.455		
14	189.038	X	62.862	/	2	=	5941.653		
15	189.038	X	24.989	/	2	=	2361.934		
16	186.214	X	15.300	/	2	=	1424.553		
17	185.501	X	8.056	/	2	=	747.191		
18	207.463	X	47.473	/	2	=	4924.429		
19	215.605	X	15.154	/	2	=	1633.630		
20	234.881	X	36.566	/	2	=	4294.354		
21	5.491	X	2.235	/	2	=	6.135		
22	233.963	X	97.350	/	2	=	11388.149		
23	45.245	X	15.077	/	2	=	341.075		
24	62.958	X	26.287	/	2	=	827.480		
25	55.876	X	28.999	/	2	=	810.165		
26	20.576	X	11.801	/	2	=	121.404		
27	19.741	X	5.889	/	2	=	58.130		
28	17.962	X	1.467	/	2	=	13.171		
29	77.395	X	36.570	/	2	=	1415.149		
30	79.964	X	16.341	/	2	=	653.329		
31	126.708	X	27.106	/	2	=	1717.295		
32	48.885	X	14.572	/	2	=	356.175		
33	65.714	X	4.000	/	2	=	131.428		
34	63.318	X	22.691	/	2	=	718.380		
35	111.240	X	14.533	/	2	=	808.349		
36	67.530	X	29.800	/	2	=	1006.203		
37	9.496	X	2.945	/	2	=	13.981		
38	P LINE AREA						=	73.196	
39	237.948	X	15.928	/	2	=	1895.018		
TOTAL								66183.790	
DEDUCTION									
D1	P LINE AREA						=	0.131	
D2	P LINE AREA						=	0.989	
D3	P LINE AREA						=	19.791	
D4	P LINE AREA						=	1.665	
TOTAL								22.576	
TOTAL								66161.214	

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 02.02.2023 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, MERULI, 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
AR. HITEN SETHI

SCALE: 1:500
DATE: 18-10-2022
DRAWN BY: SM
CHKD BY: SP
PROJECT NO: HSA R213
ARCHITECTS: HSA
HSA ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HSA OFFICE: Ground Floor, Yayati Chs. Plot No. 9, Sector - 58 A, Palm Beach Road, Navi Mumbai, Maharashtra - 400 706
T: +91-22-2752 5300 | F: +91-22-2787 2166
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com

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APPROVAL STAMP
INFRA STRUCTURE PLAN - RZ-04

CONTENT :-
INFRA STRUCTURE PLAN

KEY PLAN

CLIENT
SRS VASHWA CONSTRUCTION & INFRASTRUCTURE PRIVATE LIMITED AS PER AGREEMENT FOR JOINT DEVELOPMENT NO. PANVEL-21600014 DATED 16-02-2016

ARCHITECT
HSA
H S A
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Vardoli, Plot No. 8, Sector - 8A, Palm Beach Road, Near: Vardoli, Maharashtra, India - 400702
T: +91-22-27872000 | F: +91-22-27872008
Email: info@hsonline.com | 2019-2020 | 1 | WWW.HSA.ONLINE.COM

SERVICES CONSULTANT
Pankaj Dharkar & Associates
MEP Consultants
PDA
PANKAJ DHARKAR & ASSOCIATES
REGD. OFFICE: 306, VEHUS ANANDJI, NEAR JODHPUR CROSS ROAD, SUREKHA, ANDHRA PRADESH
TEL: 91-78-2666151 | 91-83840566 | 91-80904579
E-MAIL: pankajdharkar@gmail.com
MUMBAI OFFICE: 202, TRISHA WALKER, 3RD FLOOR, 200 BURNER ROAD, OFF GURJANAKAR PETROL PUMP, ANCHER (EAST), DUMBAUR, MUMBAI - 400028
TEL: 91-22-2887720 | 91-22-2887721
E-MAIL: pankajdharkar@gmail.com

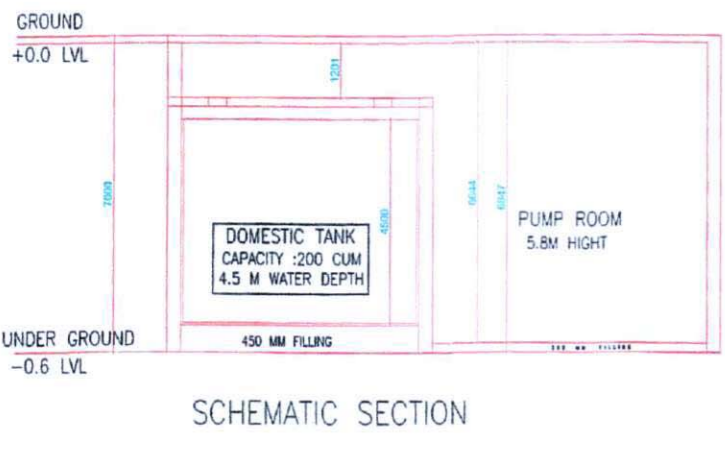
NO. ISSUED
REVISIONS

STAMP & SIGNATURE

PROJECT:-
WISE CITY, PANVEL

TITLE:-
RZ-4 - INFRASTRUCTURE PLAN
TIT2:
TIT3:
TIT4:
DATE:- 10-08-2022
SCALE: 1:500
DRG. No. -
DRAWN:- Sawood
CHECKED:- Pragnesh
REVISION NO. REV - R1
SHEET 1 OF 1

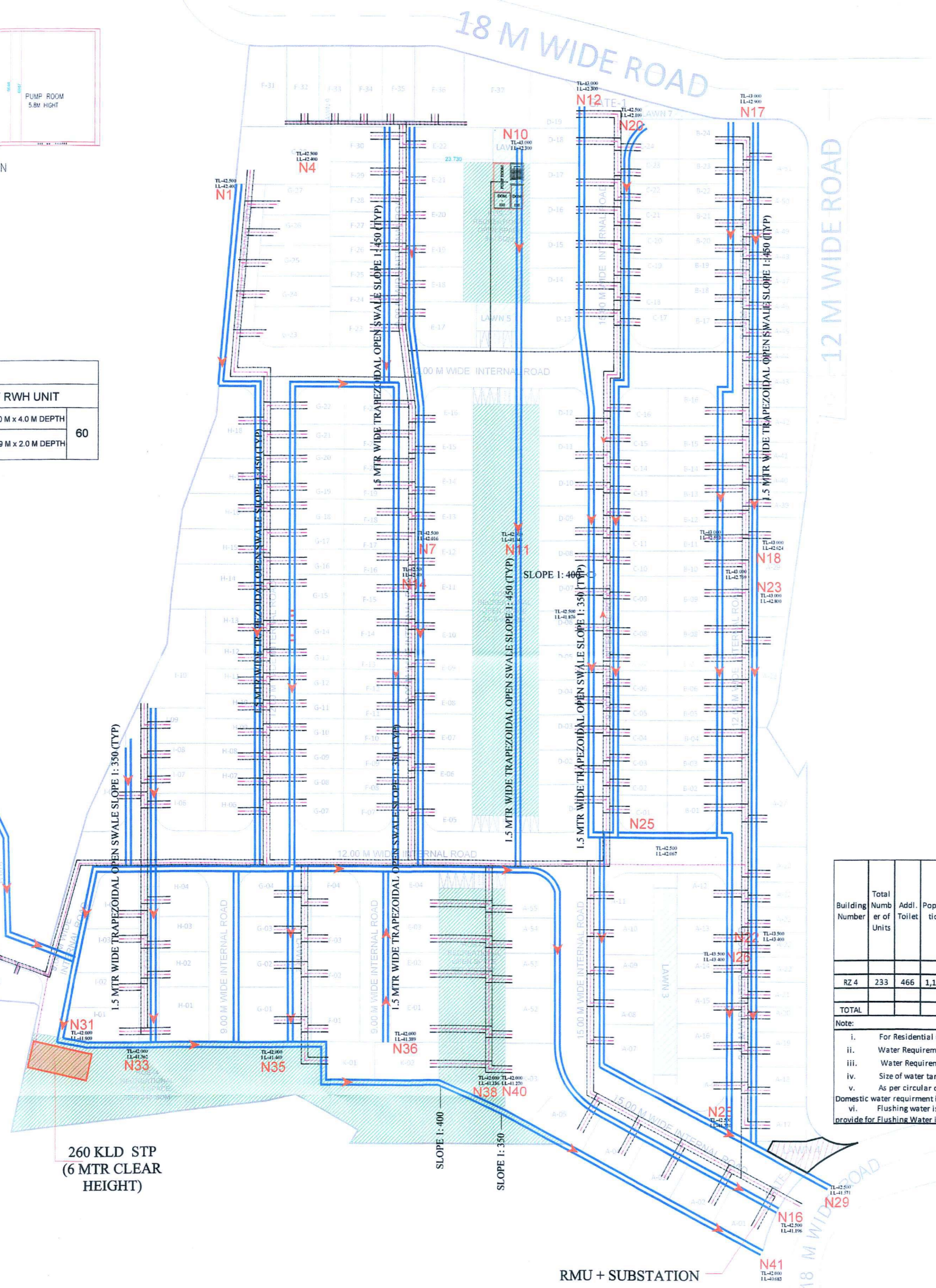
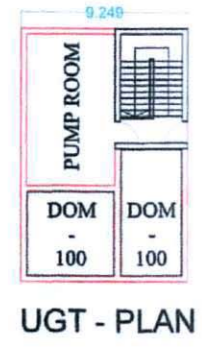
NORTH
SCALE: 1:500



LEGEND

SURFACE RUN OFF RWH UNIT		
	RECHARGING PIT	3.0 M x 3.0 M x 4.0 M DEPTH
	GREASE CUM DESILTING CHAMBER	2.0 M x 0.9 M x 2.0 M DEPTH

60

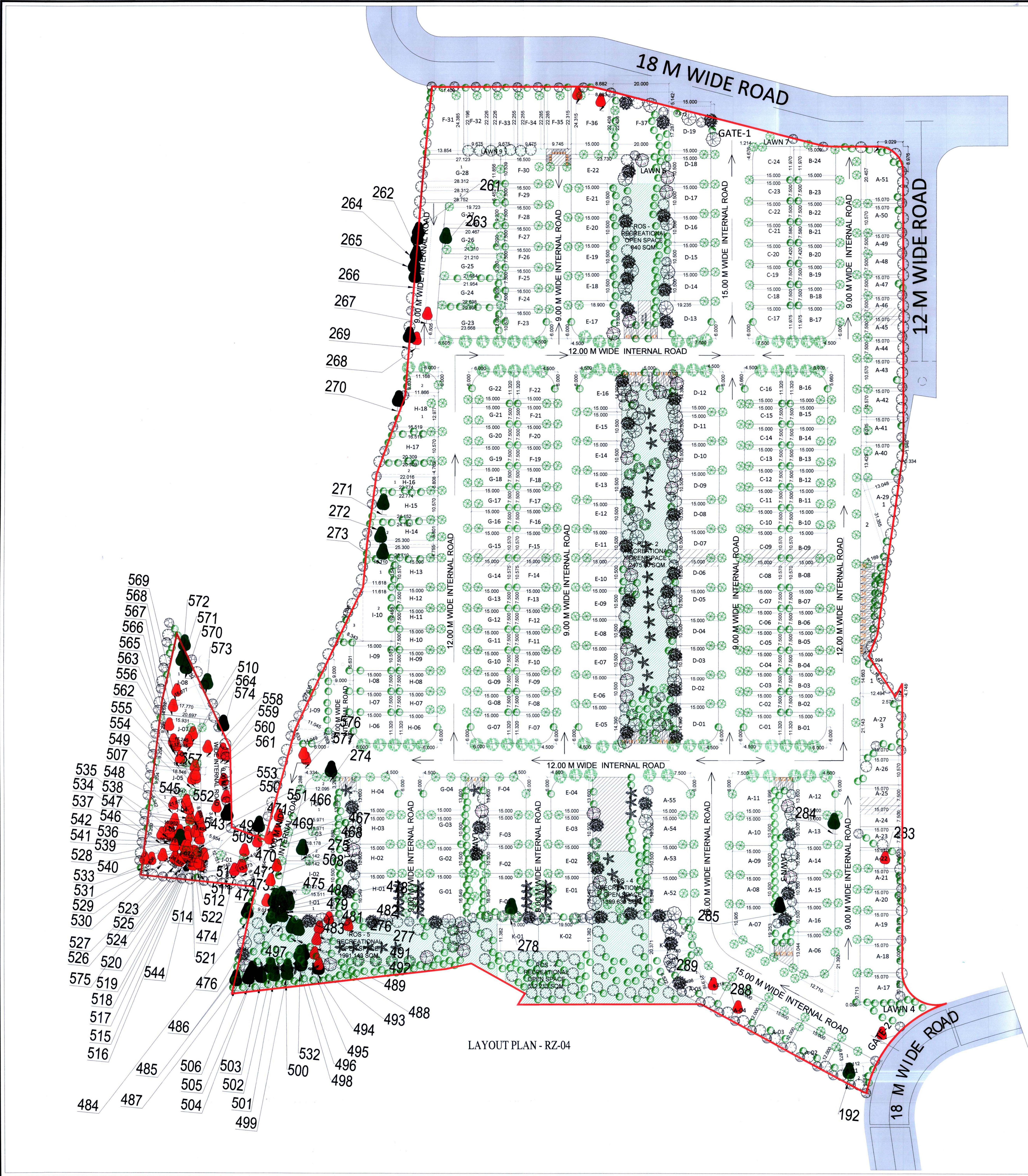


Building Number	Total Number of Units	Addl. Toilet	Population	Water Requirement (In Liter) - Flushing		Water Requirement (in Liter)		Domestic Underground Water Tank		Flushing Water Tank in STP			
				180 ltr Addl. Toilet Flushing Water Requirement	Total Flushing Water	Total Domestic water Requirement @ 90lpcd	TOTAL WATER REQUIRE D in Liter	Domestic water storage @ 135 LPCD	No. of Tank	Total Capacity provided in Liter	No. of Tank	Total Capacity provided 90%	
RZ 4	233	466	1,165	83,880	62,910	146,790	104,850	251,640	157,275	1	200,000	1	132,111
TOTAL											200,000		132,111

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 requirement is @ 90lpcd & storage has to be done @ 135lpcd
vi. Flushing water is recycled water from STP, however one time provision by Tanker water is considered to provide for Flushing Water initially.

	1.5 MTR WIDE TRAPEZOIDAL OPEN SWALE SLOPE 1: 450
	DOMESTIC WATER SUPPLY LINE
	FLUSHING WATER SUPPLY LINE
	ELECTRICAL & L.V LINE

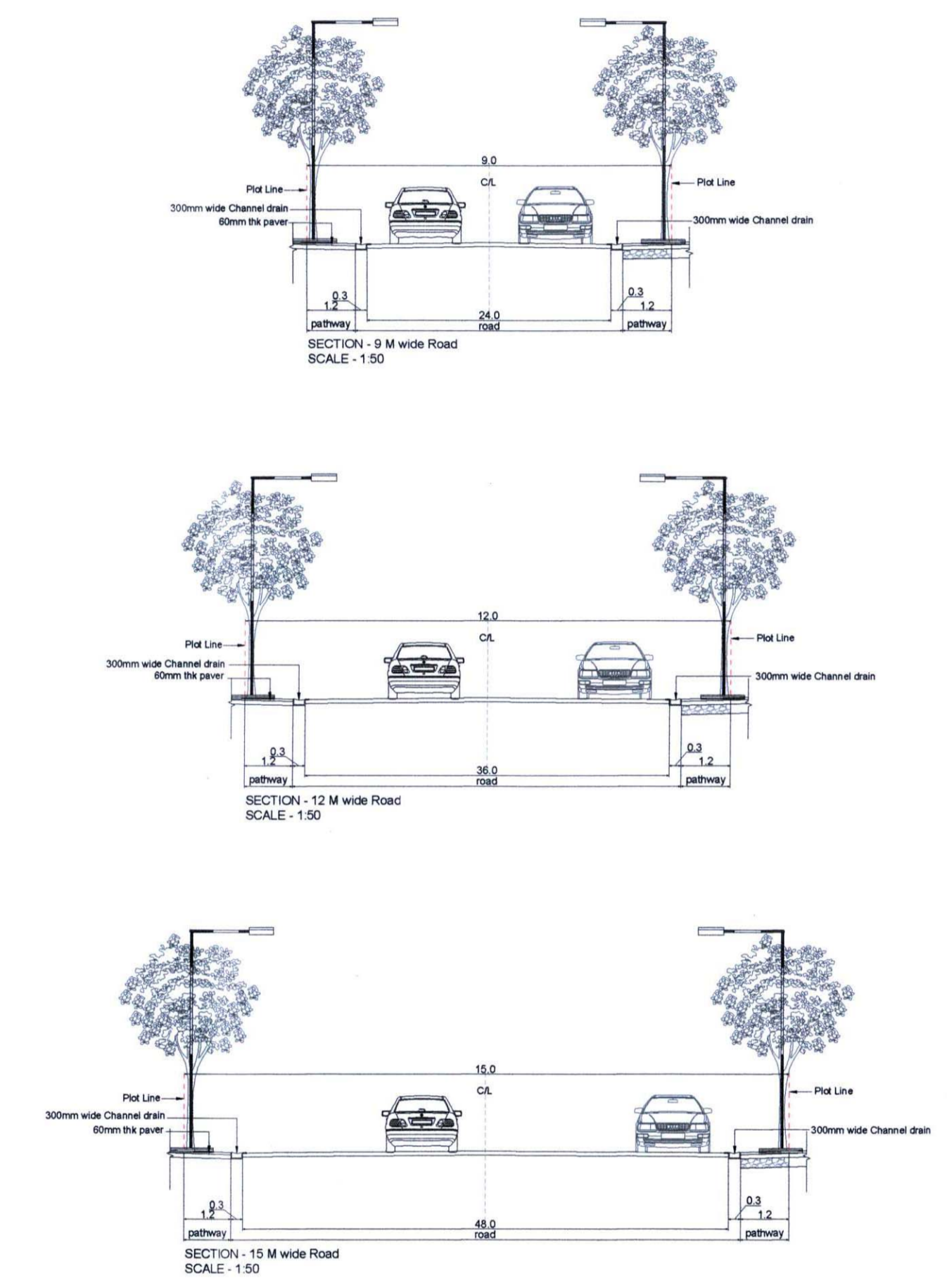
RMU + SUBSTATION



LEGEND

- TREES TO BE RETAINED OF PLOT RZ-04 = 52 Nos.
- TREES TO BE CUT FROM PLOT RZ-04 = 89 Nos.

TREE REQUIRED STATEMENT		
1	PLOT AREA	66161.214
2	RG AREA PROVIDED	7016.599
3	BALANCE AREA (1-2)	59144.615
4	5 PER 100 SQM OF RG AREA AS PER DCPR	351
5	150 PER HECTARE OF BALANCE AREA AS PER ITP POLICY	888
6	EXISTING TREES ON SITE	141
7	TREES TO BE RETAINED	52
8	TREES TO BE CUT (6 - 7)	89
9	TREES TO BE PLANTED AT 5 PER TREE CUT (8 X 5 NoS)	445
10	TREES REQUIRED ON SITE (4 + 5 + 9 - 7)	1632
10	TREES PROPOSED ON SITE	1632



APPROVAL STAMP 04/04

CONTENT - TREE PLAN FOR RZ-04

APPROVAL STAMP
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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 SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE
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DATE: SIGNATURE OF ARCHITECT

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T: +91-22-2752 5300 | F: +91-22-2787 2166.
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NAME & SIGNATURE OF ARCHITECT
ARCHITECTS

SCALE - 1:500
DATE - 18-03-2022
DRAWN BY - SM
DELT BY - A. TEJASWINI
CHKD BY - SP
PROJECT NO - HSA P2/3
ARCHITECTS
HSA
ARCHITECTS & INFRASTRUCTURE PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yayati CHS, Plot No. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706
Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com

KEY PLAN