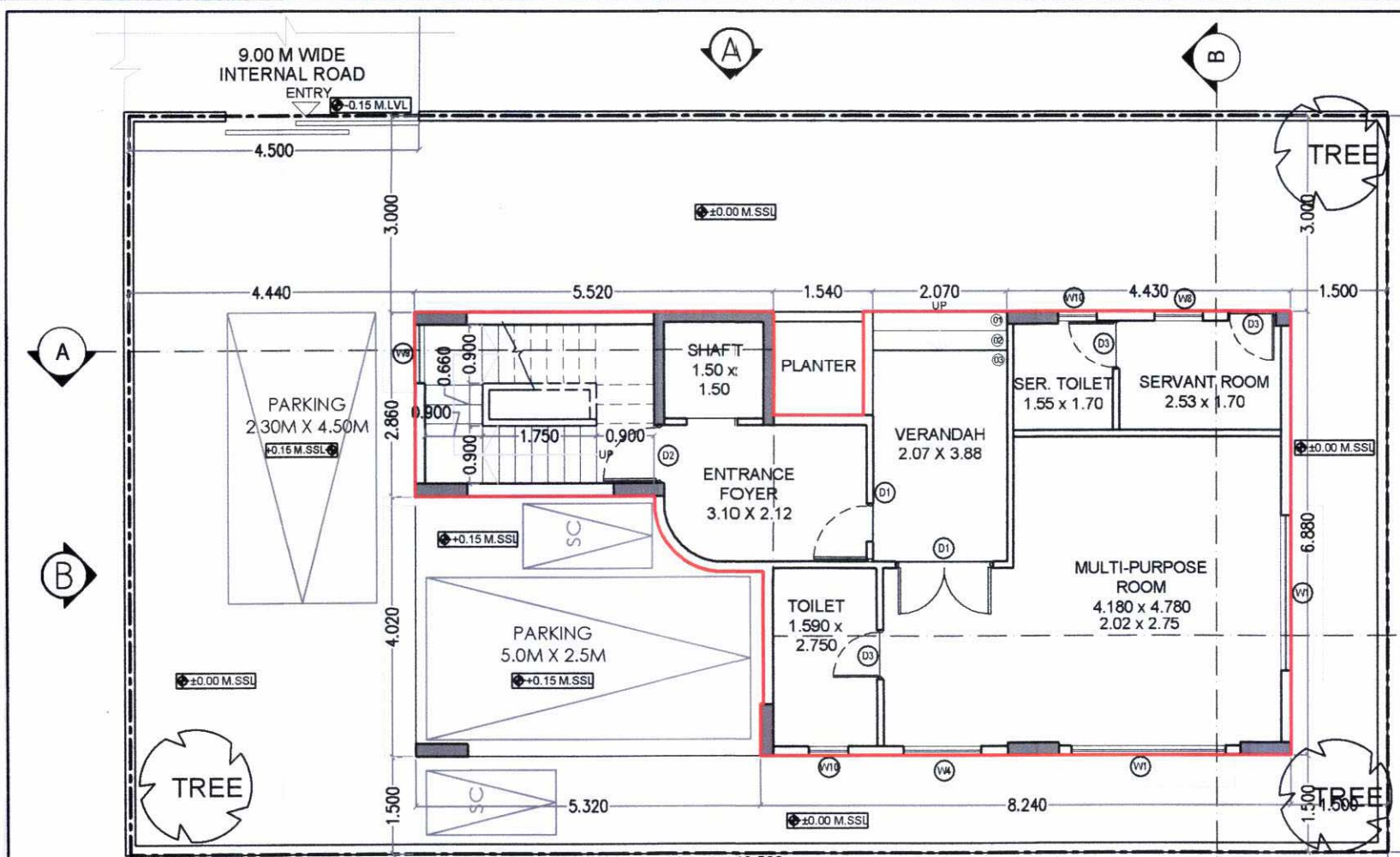
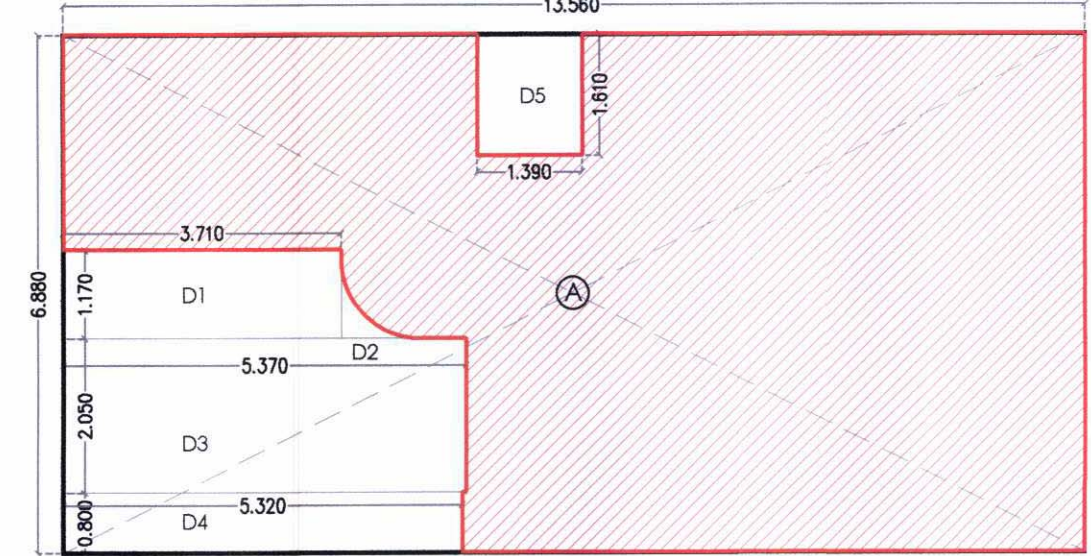
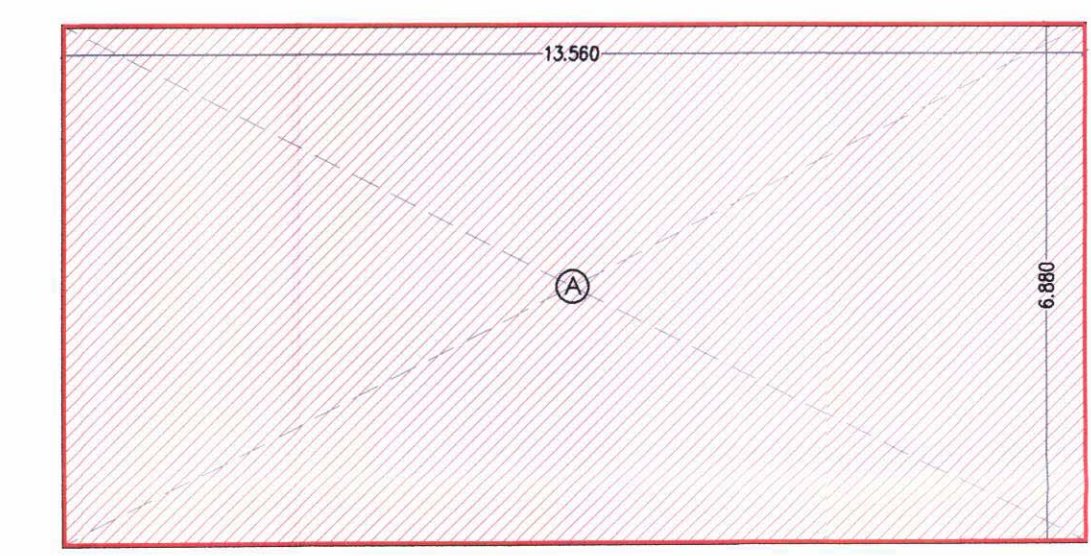




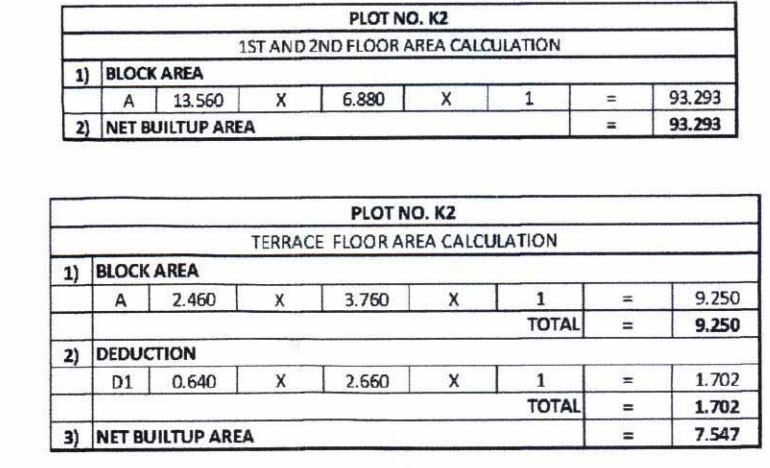
GROUND FLOOR PLAN



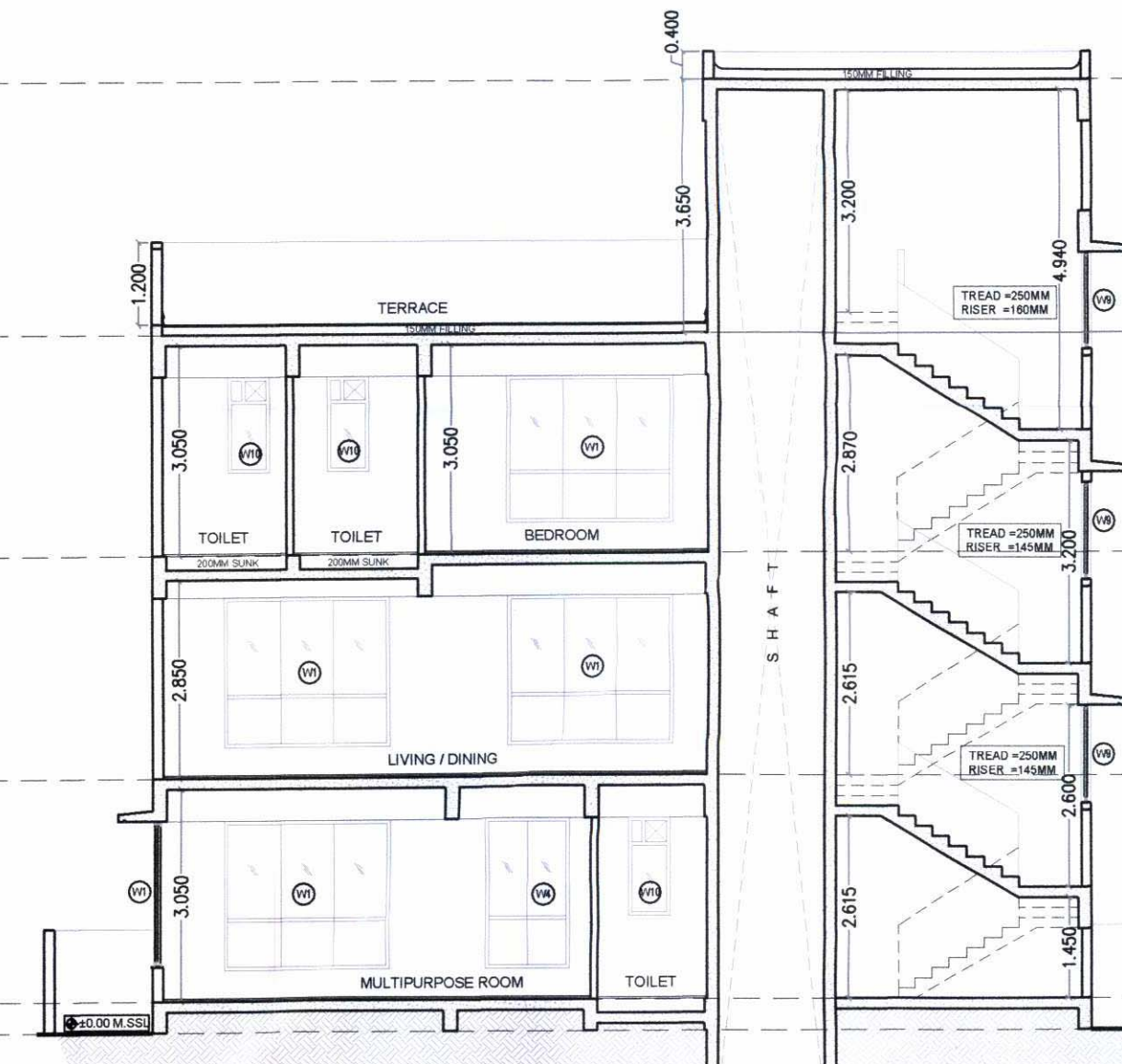
GROUND FLOOR AREA DIAGRAM



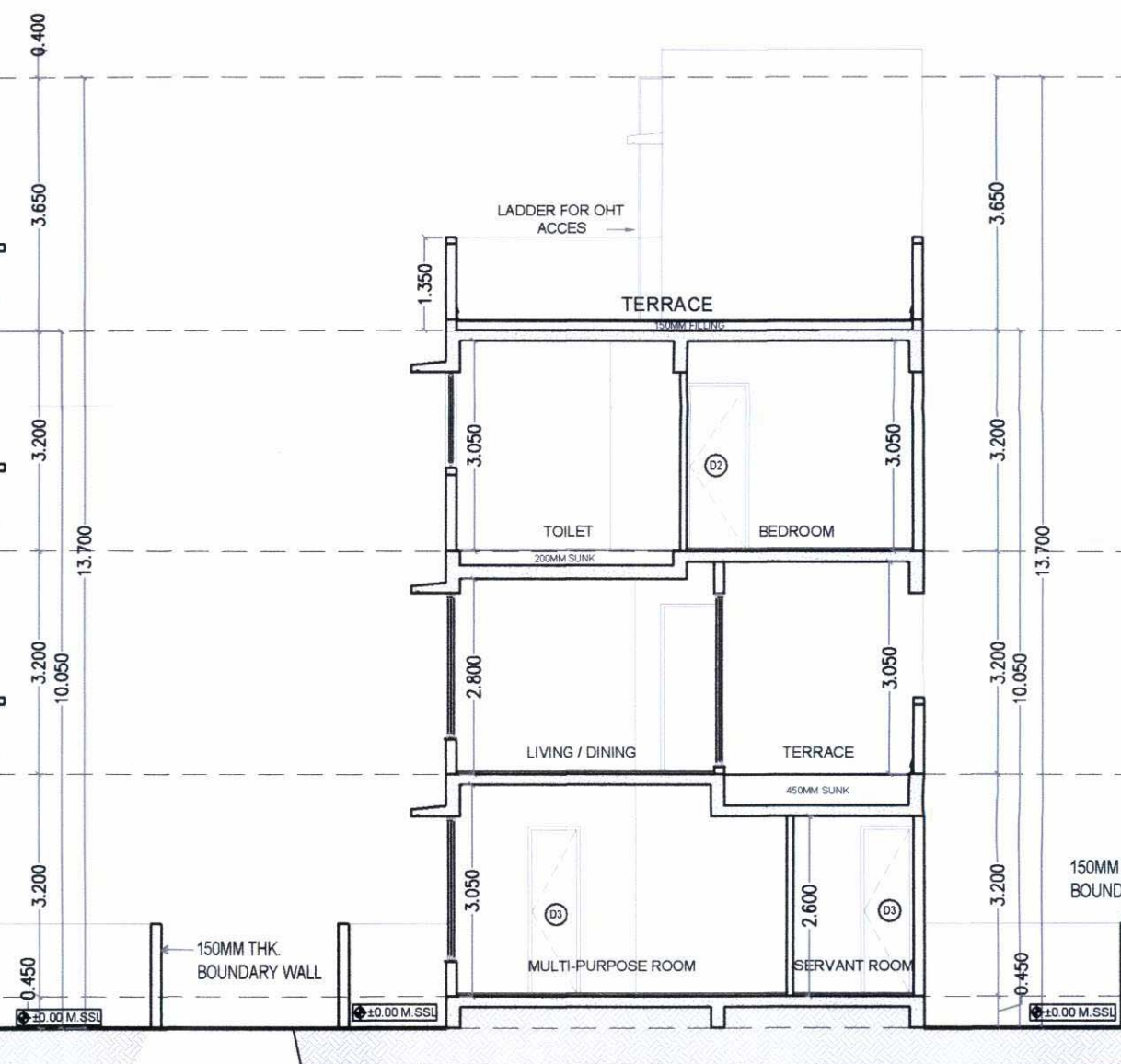
FIRST AND SECOND FLOOR AREA DIAGRAM



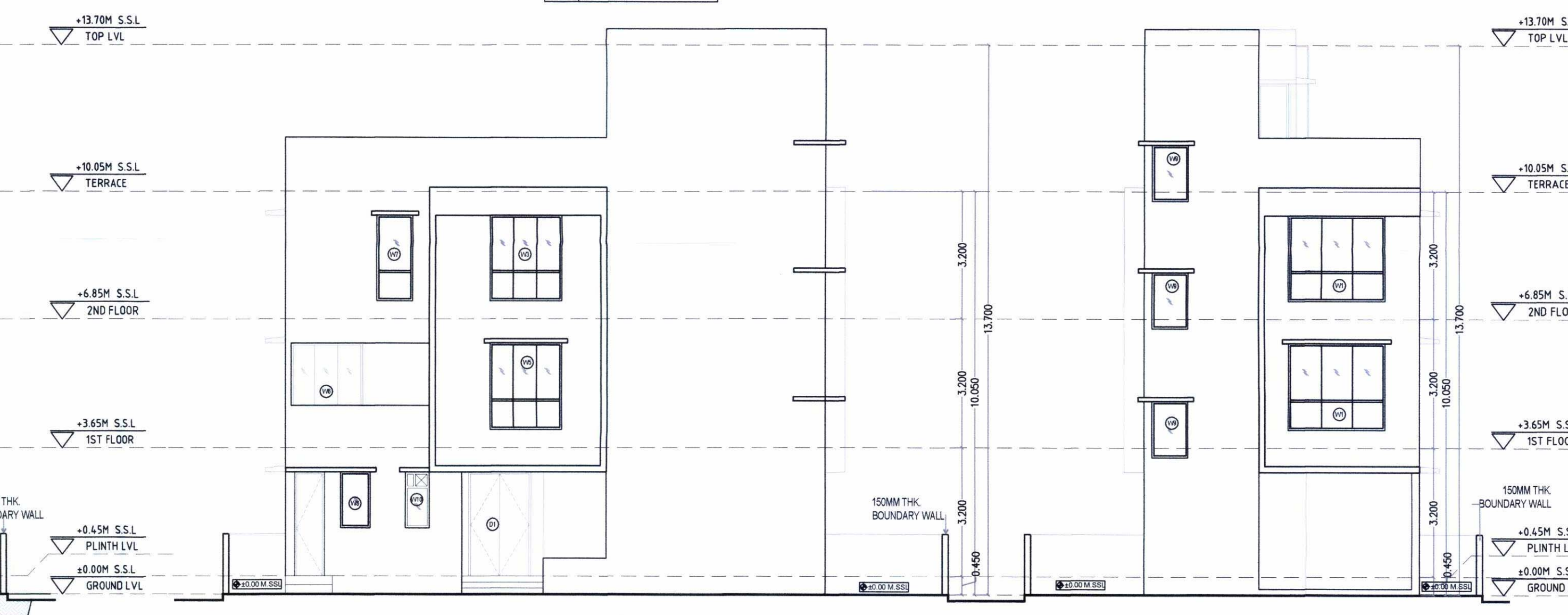
TERRACE FLOOR AREA DIAGRAM



SECTION - AA

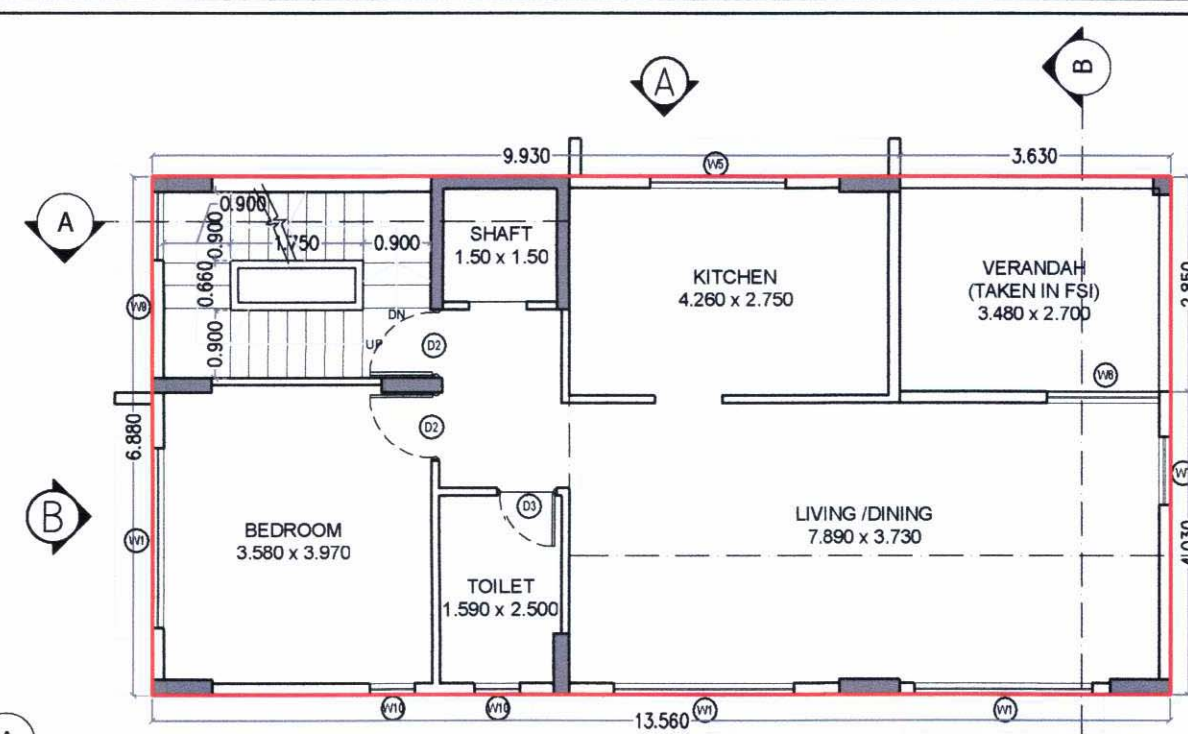


SECTION - BB

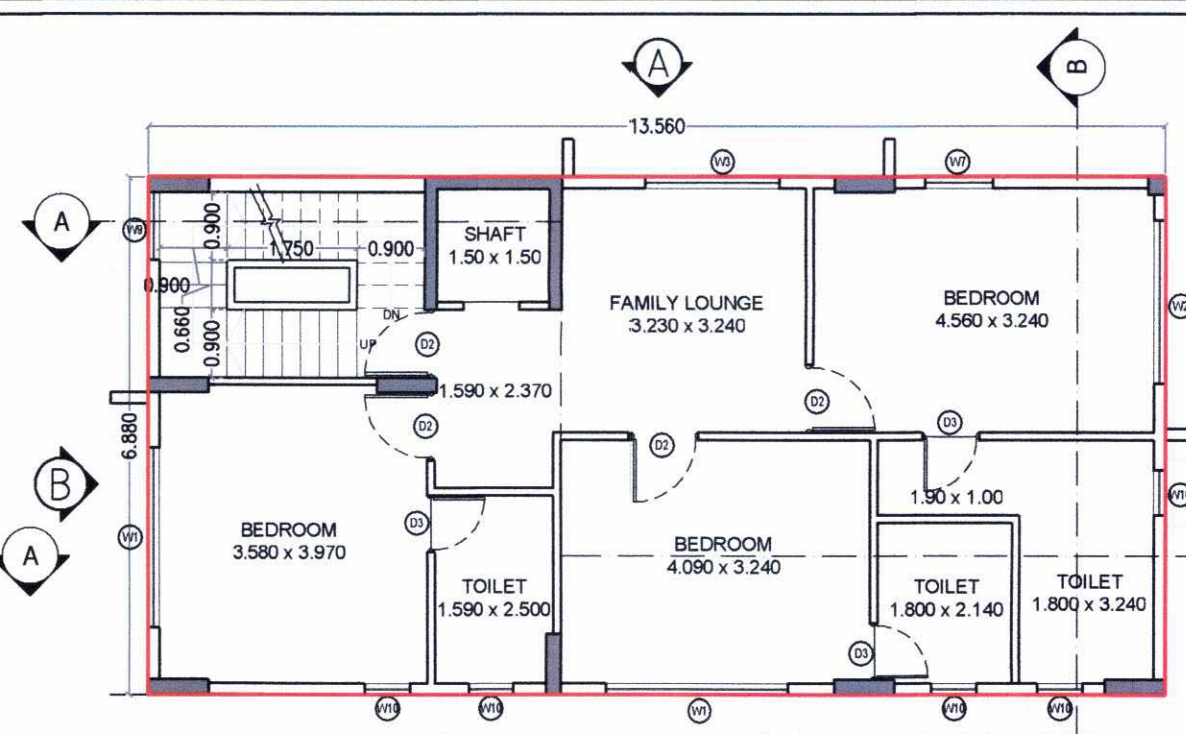


ELEVATION 'A'

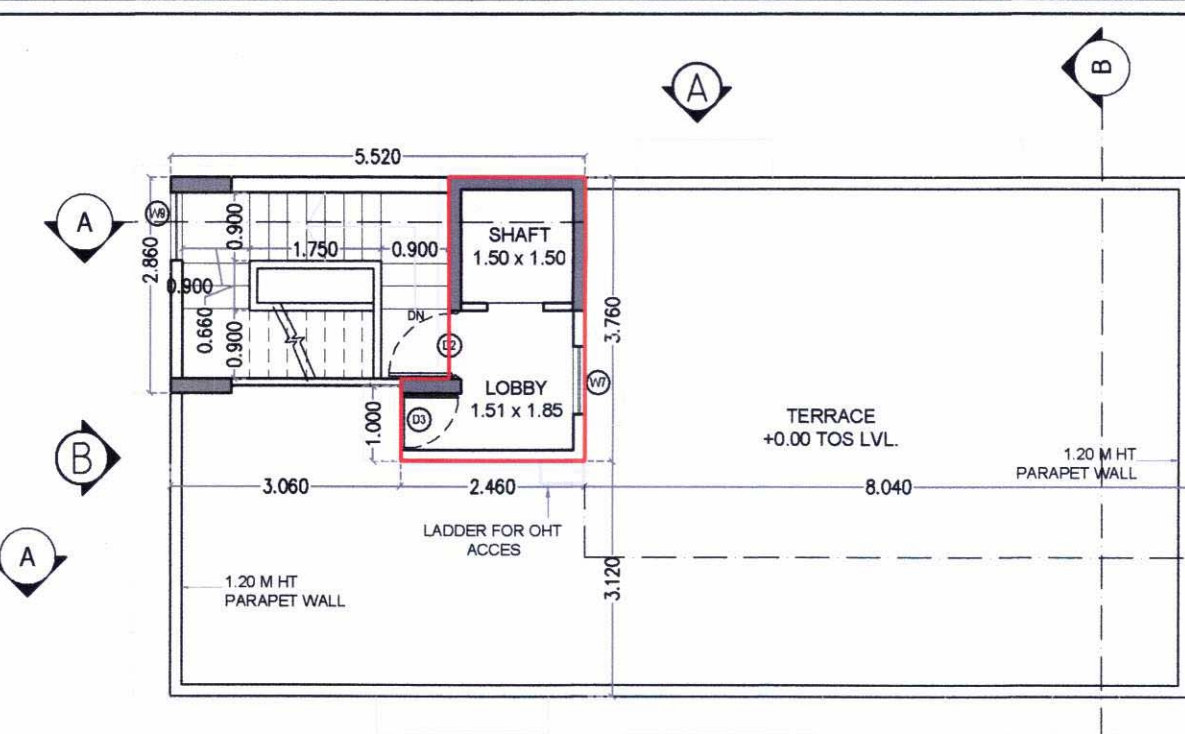
ELEVATION 'B'



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE PLAN

SEMI DETACHED CORNER BUNGALOW						
LIGHT & VENTILATION STATEMENT						
ROOM	ROOM SIZE	CARPET AREA IN SQ.MT	1/6TH OR REQUIRED	TYPE	AREA IN SQ.MT	
MULTIPURPOSE ROOM	4.180 X 4.780	19.980	4.256	W1 + W1+W4	12.90	
SERVANT ROOM	2.530 X 2.750	5.355	0.717	W8	0.84	
LIVING/DINING	7.890 X 3.730	29.430	4.905	W1+W1+W7+W6	15.48	
KITCHEN	4.260 X 2.750	11.715	1.953	W5	3.06	
BED ROOM	3.580 X 3.970	14.213	2.369	W1+W10	6.00	
BED ROOM	4.090 X 3.240	13.252	2.209	W1	5.16	
BED ROOM	4.560 X 3.240	14.774	2.462	W2+W7	5.93	
FAMILY LOUNGE	3.230 X 3.240	10.465	1.744	W3	3.23	
TERRACE LIFT LOBBY	2.570 X 1.130	2.904	0.678	W7	1.26	
TOILET	1.590 X 2.750	4.373	0.300	W10	0.84	
TOILET	1.590 X 2.500	3.975	0.300	W10	0.84	
TOILET	1.800 X 2.140	3.852	0.300	W10	0.84	
TOILET	1.800 X 3.240	5.832	0.300	W10+W10	1.68	

* BALCONY / TERRACE AREA STATEMENT						
PLOT NOS. K2						
Building Number	Floor	Built-Up-Area (Sq.m)	Permissible Balcony Area (Sq.m)	Proposed Balcony Area (In Sq.m)	Permissible Terrace Area (Sq.m)	Proposed Terrace Area (In Sq.m)
1	GROUND	71.213	4 = 3 X 15%	-	5 = 3 X 20%	-
	1st	93.293	-	0.000	18.659	0.000
	2nd	93.293	-	0.000	18.659	0.000
	TERRACE	7.5472	-	-	-	-
	Total	265.346	27.988	0.000	37.317	0.000

PROFORMA - I		
AREA STATEMENT		Area in Sq.mt.
1. Area of plot		221.949
2. Deduction for		
a. Existing Road		-
b. Proposed Road		-
c. Area under reservation if any		-
Total (a+b+c)		0
3. GROSS AREA of Plot (1-2)		221.949
4. Deduction for Amenity Space (if any)		0
5. R.G. Open space required (10% of 1)		0.0
6. R.G. Open space provided		0.0
7. Net Plot Area (3-4)		221.949
8. Assigned FSI area (as per RZ-4 layout approval)		270.000
9a. K2		270.000
9. Permissible Built Up Area for 1 plot		270.000
10. Proposed Built Up Area for 1 plot		265.346
11. No of Units Proposed		
a. RESIDENTIAL		1
b. COMMERCIAL		0
12. BALCONY AREA STATEMENT		**
13. PARKING STATEMENT		**
14. TREES TO BE PLANTED		3

Building Number	Total Number of Units	Adult Population	Water Requirement (In Liter) - Flushing	Water Requirement (In Liter) - Domestic	Domestic Underground Water Tank	Flushing Water Tank (In Ltr)	Total Capacity provided
SEMI DETACHED CORNER BUNGALOW	1	4	720	270	990	450	450
TOTAL							891

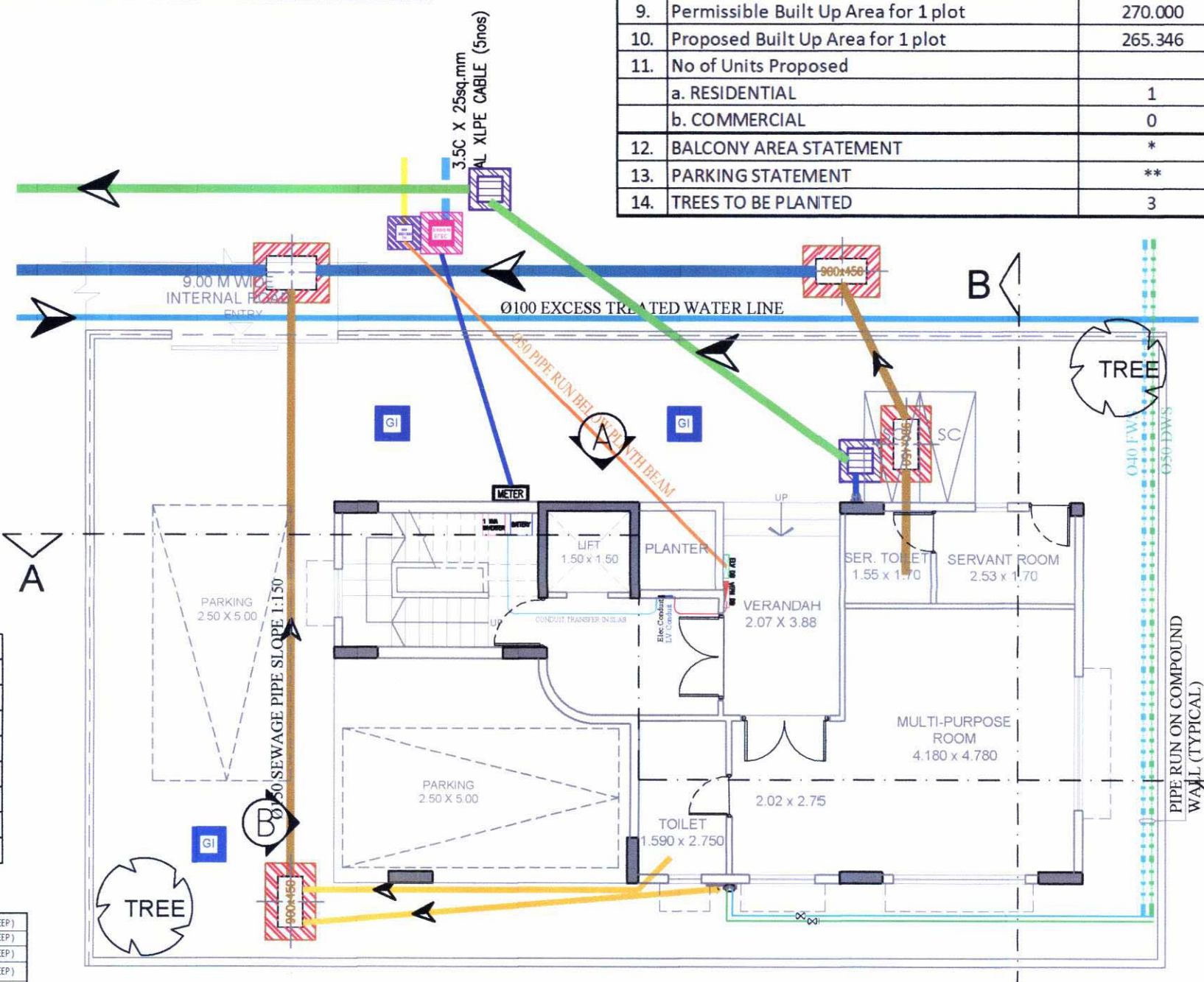
Note:

- For Residential unit 15 Person per tenement.
- Water Requirement per capita = 135 (Domestic) + 54 (Flushing) = 189 Liter per capita.
- Water Requirement for additional toilet = 180 liter per tenement.
- Underground tank is provided at R21 layout level. Size of water tank is excluding the freeboard.
- As per circular of Government of Maharashtra Urban development Mumbai says point number 10.5 page no 23 Domestic water requirement is @ 90 pcd & storage has to be done @ 133 pcd.
- Flushing water is recycled water from STP, however one time provision by Tanker water is considered to provide for Flushing Water Initially.

**PARKING AREA STATEMENT						
Sr. No.	Occupancy	One Parking for Every	Number of Units	Standard	Required Parking	Provided Parking
1	2	3	4	5 = 3 X 4	6	7
1	Up to 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	2

Note: Visitor Parking: Provided at layout level

LEGEND	
1	150MM THK. BOUNDARY WALL
2	150MM THK. BOUNDARY WALL
3	150MM THK. BOUNDARY WALL
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99	150MM THK. BOUNDARY WALL
100	150MM THK. BOUNDARY WALL



SERVICES PLAN

APPROVAL STAMP

SEMI DETACHED HOUSE

DRAWING FOR BUILDING PERMISSION

CONTENT :- K02 - SEMI-DETACHED CORNER BUNGALOW

APPROVAL STAMP

Development Permission Granted subject to conditions mentioned in this office letter/ certificate vide no CIDCO/NAINA/Panvel/ Wardoli/BP-00637/CC/2023/0403 dated 12.07.2023.

KEY PLAN

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 02.02.2022 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

FORM OF CERTIFICATE

1. ARHITEN 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: 18-02-2024

ADDRESS: GROUND FLOOR, YAYATI CHS, PLOT NO. 8, 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

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: 2024-02-21

DRAWN BY: SM

CHECKED BY: AT TEJASWINI

PROJECT NO: HSA P213

ARCHITECTS

HSA

HITEN SETHI ARCHITECTS

ARCHITECTS PLANNERS INTERIOR ARCHITECTURE PROJECT MANAGEMENT

HEAD OFFICE: Ground Floor, Yayati Chs, Plot No. 8, Sector - 58 A, Palm Beach Road, Nerul, New Mumbai, Maharashtra, India - 400 706

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