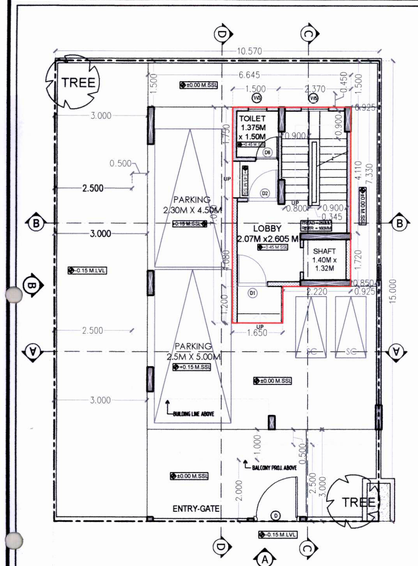
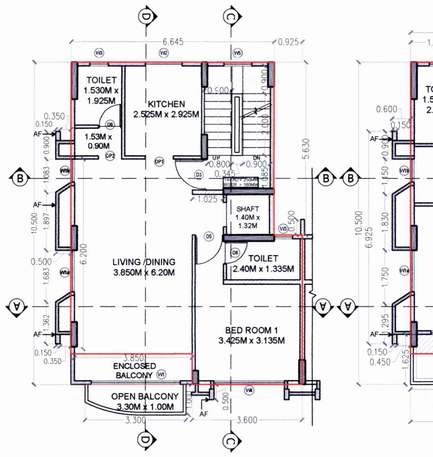
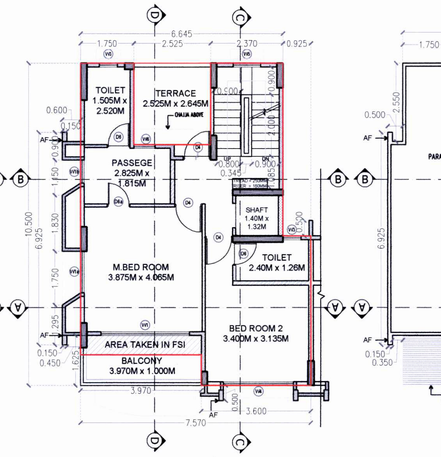


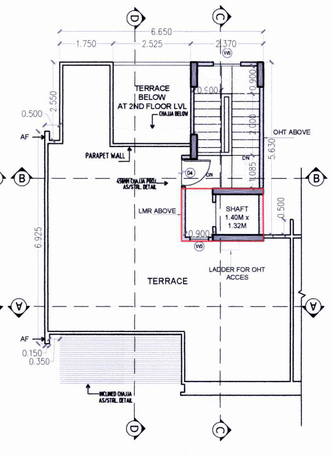
GROUND FLOOR PLAN



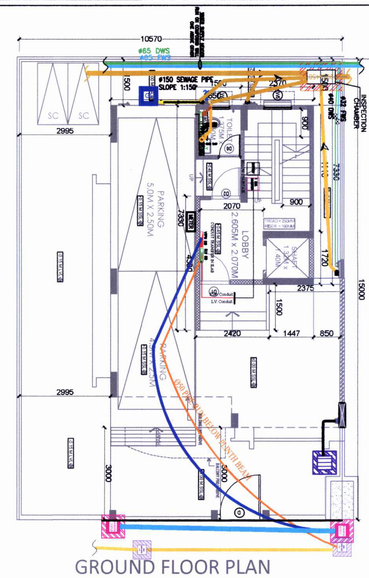
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



GROUND FLOOR PLAN

SERVICES PLAN

Building Number	Total Number of Units	Adult Toilet	Population	Water Requirement (In Liter) - Flushing: 180 lit per Adult Toilet per Flushing Water Requirement	Flushing water @ 3.4 per	Total Flushing Water	Water Requirement (In Liter) - Domestic: Total Domestic water Requirement @ 135 per	TOTAL WATER REQUIRED In Liter	Domestic Underground Water Tank: Domestic water storage @ 3 x UPCD	No. of Tank	Tank Capacity provided in Liter	Flushing Water Tank / STP: No. of Tank	Total Capacity provided in Liter
Semi-Detached	1	4	5	720	270	990	450	450	675	1	0	1	895
TOTAL											0		895
									Domestic OHT (50% of UGT)			Flushing OHT (50% of UGT)	
								340				455	

Note:

i. For Residential all units 5 Persons per tenement.

ii. Water Requirement per capita = 135 (Domestic) + 54 (Flush Tank) = 189 Liter per capita

iii. Water Requirement for adult is equivalent = 180 liter per tenement

iv. Underground tank is provided at RCC structure. Size of water tank is mentioned in the Firebaord.

v. As per circular of Government of Maharashtra Urban Development Ministry point number 50.5 page no 28 Domestic water requirement is 135 lit/day & storage tank to be done @135 lit/day

vi. Flushing water is recycled water from STP, however one time provision on ay Tanker water is considered to provide for Flushing Water initially.

Sr. No.	Occupancy	One Parking for Every	Number of units	Standard	Required Parking	Provided Parking
1	2	3	4	5 = 3 X 4	6	7
1	Upto 35 SQM	0.25				
2	35 SQM TO 45 SQM	0.50				
3	45 SQM TO 60 SQM	1.00				
4	60 SQM AND OVE	2.00	1	2	2.0	
			1			
			Subtotal Parking required		2.00	
			Total Parking Required / Provided		2	2
			2 Wheeler Parking Required / Provided		1	2
Note	Visitor Parking Provided at layout level					

** PARKING AREA STATEMENT

ROOM	ROOM SIZE				CARPET AREA IN SQ.MT	L/6 REQUIRED	TYPE	AREA IN SQ.MT
LIVING	3.850	X	7.225	=	27.816	4.636	W1	7.540
BED ROOM 1	3.425	X	3.135	=	10.737	1.790	W4	4.600
KITCHEN	2.525	X	2.925	=	7.386	1.231	W2	2.040
M.BED ROOM	3.875	X	4.065	=	15.752	2.625	W1	7.540
BED ROOM 2	3.400	X	3.135	=	10.659	1.777	W4	4.600
TOILET	1.375	X	1.500	=	2.063	0.344	W3	0.840
TOILET	2.400	X	1.335	=	3.204	0.534	W3	0.840
TOILET	1.530	X	1.925	=	2.945	0.491	W3	0.840
TOILET	1.505	X	2.520	=	3.793	0.632	W3	0.840

ROW HOUSE I09
LIGHT & VENTILATION STATEMENT

SL.NO.	NOS.	WIDTH	HEIGHT	DESCRIPTION	LOCATION
D1	1	1000	2400	FLUSH DOOR WITH WOODEN FRAME T.W. FLUSH DOOR	MAIN ENTRANCE
D2	1	1000	2400		BALCONY EXIT
D3	1	1025	2400	FLUSH DOOR WITH WOODEN FRAME	STAIRCASE
D4	4	900	2400	FLUSH DOOR WITH WOODEN FRAME	BED ROOM 2
D5	1	925	2400	FLUSH DOOR WITH WOODEN FRAME	BED ROOM 1
D6	5	750	2400	FLUSH DOOR WITH ALUMINITE FRAME	TOILET
D6A	5	750	2400	FLUSH DOOR WITH ALUMINITE FRAME	PASSAGE
OP1	1	900	2400	OPENING	KITCHEN
OP2	1	750	2400	OPENING	PASSAGE

DOOR SCHEDULE

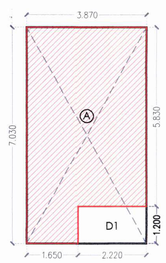
SL.NO.	NOS.	WIDTH	HEIGHT	AREA IN SQM	SILL	DESCRIPTION	LOCATION
W1	2	2000	2400	9.600	300	AL. GLAZED SLIDING WINDOW	LIVING/BED
W2	1	1200	1700	2.040	900	AL. GLAZED SLIDING WINDOW	KITCHEN
W3	4	600	1400	0.840	1.200	AL. GLAZED PANELFOLDABLE WINDOW	TOILET, STAIRCASE PASSAGE
W4	2	2300	2000	4.600	600	AL. GLAZED SLIDING WINDOW	BED ROOM
W5	4	900	1400	1.260	1.050	AL. GLAZED SLIDING WINDOW	STAIRCASE
W6	2	600	1400	1.680	900	AL. GLAZED PANELFOLDABLE WINDOW	PASSAGE
W1A	2	2350	2000	2.700	600	AL. GLAZED PANELSLIDING WINDOW	LIVING/BED
W1B	2	750	2000	1.500	600	AL. GLAZED PANELSLIDING WINDOW	LIVING/PASSAGE

WINDOW SCHEDULE

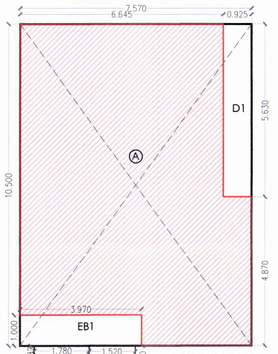
SYMBOL	DESCRIPTION
AF	ARCHITECTURAL FEATURE
	1050x1000mm I.C CHAMBER 1050x1050mm I.C CHAMBER
	450 X 450 mm CHAMBER 1200 X 900 mm CHAMBER
	150 DIA SEWAGE PIPE SLOPE 1:150
	DOMESTIC & FLUSHING WATER SUPPLY PIPE
	150 DIA SWD PIPE SLOPE 1:150
	100 DIA RAIN WATER PIPE SLOPE 1:150
	75 DIA BALCONY PIPE
	75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

LEGEND

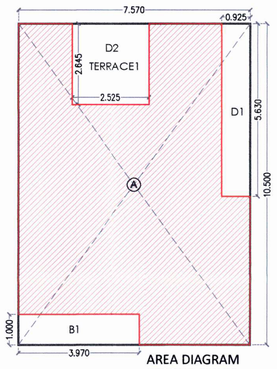
NOTES:
DWS : FROM UGT AT PLOT LEVEL.
PWS : FROM AND TO STP AT PLOT LEVEL.



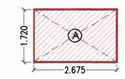
AREA DIAGRAM GROUND FLOOR



AREA DIAGRAM FIRST FLOOR



AREA DIAGRAM SECOND FLOOR



AREA DIAGRAM TERRACE FLOOR

PLOT NOS. I09							
GROUND FLOOR AREA CALCULATION							
1) BLOCK AREA							
A	3.870	X	7.030	X	1	=	27.206
					TOTAL	=	27.206
2) DEDUCTION							
D1	1.200	X	1.200	X	1	=	2.064
					TOTAL	=	2.064
TOTAL DEDUCTION						=	2.064
3) NET BUILTUP AREA (1-2)						=	24.542

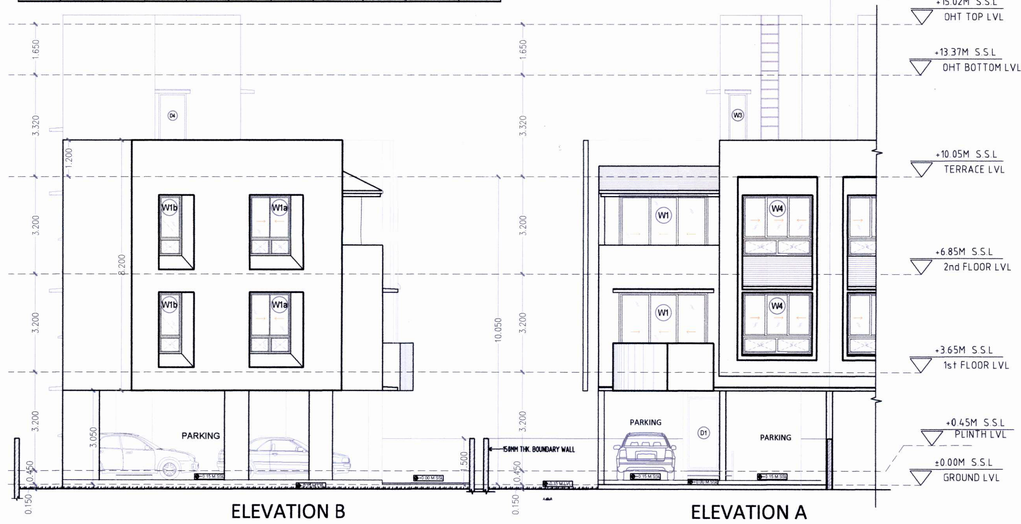
PLOT NOS. I09							
1ST FLOOR AREA CALCULATION							
1) BLOCK AREA							
A	7.570	X	10.500	X	1	=	79.485
					TOTAL	=	79.485
2) DEDUCTION							
D1	0.925	X	5.630	X	1	=	5.208
EB1	3.970	X	1.000	X	1	=	3.970
					TOTAL	=	9.178
TOTAL DEDUCTION						=	9.178
3) NET BUILTUP AREA (1-2)						=	70.307
4) 15% PERMISSIBLE BALCONY						=	10.546
5) PROPOSED BALCONY						=	
OB1	1.520	X	1.000	X	1	=	1.520
OB2	1.780	X	0.582	X	1	=	1.036
OB3 (PLINE AREA = 0.501)						=	0.501
TOTAL OPEN BALCONY AREA						=	3.057
EB1	3.970	X	1.000	X	1	=	3.970
					TOTAL		7.027
6) BALANCE BALCONY AREA						=	3.519

PLOT NOS. I09							
2ND FLOOR AREA CALCULATION							
A	7.570	X	10.500	X	1	=	79.485
					TOTAL	=	79.485
2) DEDUCTION							
D1	0.925	X	5.630	X	1	=	5.208
D2	2.525	X	2.645	X	1	=	6.679
B1	3.970	X	1.000	X	1	=	3.970
					TOTAL	=	15.856
3) NET BUILTUP AREA (1-2)						=	63.629
4) 15% PERMISSIBLE BALCONY						=	9.544
B1	3.970	X	1.000	X	1	=	3.970
						=	3.970
5) BALANCE BALCONY AREA						=	5.574
6) 20% PERMISSIBLE TERRACE						=	12.726
T1	2.525	X	1.645	X	1	=	6.679
							6.679
7) BALANCE TERRACE AREA						=	6.047

PLOT NOS. I09							
TERRACE FLOOR AREA CALCULATION							
1) BLOCK AREA							
A	2.675	X	1.720	X	1	=	4.601
NET BUILTUP AREA						=	4.601

TENEMENT AREA STATEMENT

	TYPE	Floor	Flat Number	Units	Carpet Area (Sqm)	Balcony Area (Sqm) Enclosed	Balcony Area (Sqm) Projected	Terrace Area (Sqm)	Cupboard Area (Sqm)	Built-Up Area (Sqm)
		GROUND			18.185	-	-	-	-	24.542
		1st		1	63.265	3.970	3.057	-	-	70.307
		2nd			54.615	-	3.970	6.679	-	63.629
		TERRACE			10.104	-	-	-	-	4.601
Total				1	146.168	3.970	7.027	6.679	0.000	163.079



ELEVATION B

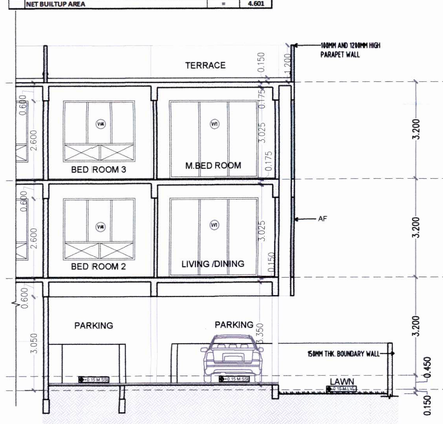
ELEVATION A

A	AREA STATEMENT	Area in Sq.mt.
1	Area of plot	158.550
2	Deduction for	
	a. Existing Road	-
	b. Proposed Road	-
	c. Area under reservation if any	-
	Total (a+b+c)	0
3	GROSS AREA of Plot (1-2)	158.550
4.	Deduction for Amenity Space (if any)	0
5	R.G. Open space required (10% of 1)	0.0
6	R.G. Open space provided	0.0
7	Net Plot Area (3-4)	158.550
8	Assigned FSI area (as per RZ-4 Layout approval)	
8a.	I09	175.00
9	Permissible Built Up Area	
a	I09	175.000
9b.	Permissible Built Up Area	175.000
10	Proposed Built Up Area	163.079
11	No of Units Proposed	
	a. RESIDENTIAL	1
	b. COMMERCIAL	0
12	BALCONY AREA STATEMENT	*
13	PARKING STATEMENT	**
14	TREES TO BE PLANTED	2

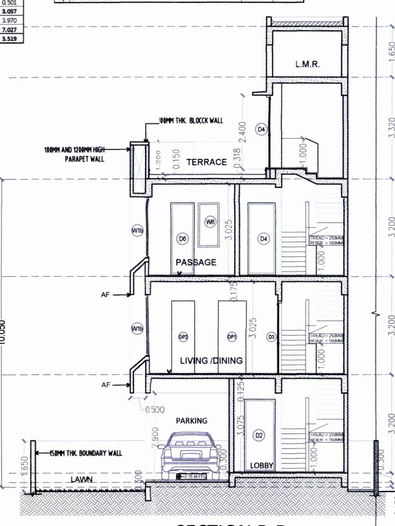
PROFORMA -I

Building Number	Floor	Built-Up-Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm) Proposed	Proposed Balcony Area (In Sqm) Excess	Permissible Terrace Area (Sqm)	Proposed Terrace Area (In Sqm) Proposed	Proposed Terrace Area (In Sqm) Excess
1	2	3	4 = 3 X 15%	6	If 6 > 4, 7 = 6 – 4	5 = 3 X 20%	8	If 8 > 5, 9 = 8 – 5
	GROUND	24.542						
	1st	70.307	10.546	7.027	0.000	14.061	0.000	0.000
	2nd	63.629	9.544	3.970	0.000	12.726	6.679	0.000
	TERRACE	4.601						
Total		163.079	20.090	10.997	0.000	26.787	6.679	0.000

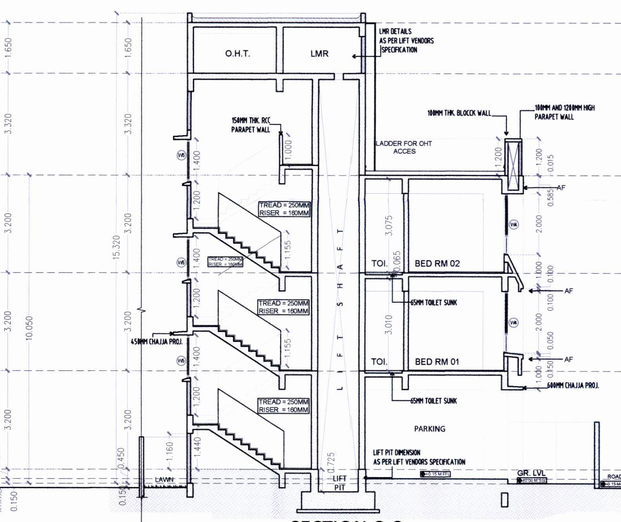
* BALCONY / TERRACE AREA STATEMENT
PLOT NOS. I09



SECTION A-A



SECTION B-B



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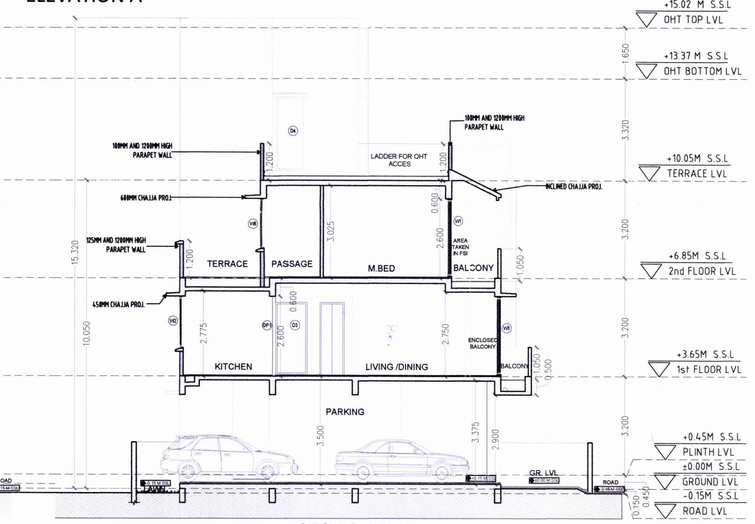


SECTION D-D

APPROVAL STAMP

01/01

SEMI-DETACHED HOUSE

DRAWING FOR BUILDING PERMISSION FOR 1 NO. OF PLOTS
I09

CONTENT :-SEMI-DETACHED HOUSE :- TYPICAL UNIT PLOT NOS. -

I09

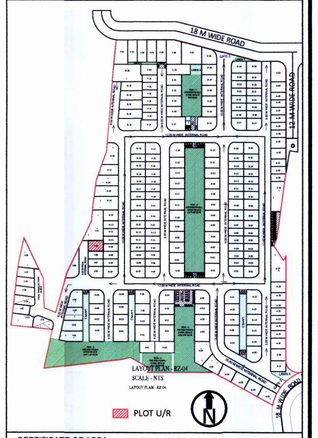
APPROVAL STAMP

Development Permission Granted subject to conditions mentioned in this office letter/ certificate vide no CIDCO/NAINA/Panvel/ Wardoli/BP-00645/CC/2023/0407 dated 20.07.2023.

ABHIJEET RAMESH PAWAR

Digitally signed by ABHIJEET RAMESH PAWAR
Date: 2023.07.21 18:03:32 +05'30'

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. VAADHVA 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
AR.HITEN SETHI

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

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. VAADHVA 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	-	22.08.2022
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