



PILOT NOS. AQ2, AQ4							
GROUND FLOOR AREA CALCULATION							
1)	BLOCK AREA						
	A	9.640	X	7.500	X	1	= 72.300
						TOTAL	= 72.300
2)	DEDUCTION						
	D1	0.650	X	0.800	X	1	= 0.520
	D2	0.750	X	1.585	X	1	= 1.189
	D3	3.350	X	0.800	X	1	= 2.680
	D4	0.480	X	1.250	X	1	= 0.600
	D5	0.700	X	4.815	X	1	= 3.371
	D6	0.930	X	5.015	X	1	= 4.614
						TOTAL	= 12.993
						TOTAL DEDUCTION	= 12.993
3)	NET BUILTUP AREA (1-2)						= 59.327

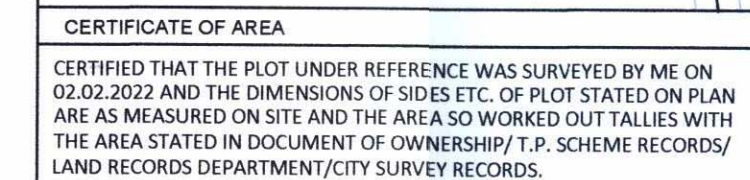
ITEM			DESCRIPTION		LOCATION
DS	1	1,000.00	2	4'X6'00" ALUMINUM SLIDING SHUTTERS WITH 6MM THICK GLASS	DOOR
DS	1	1,000.00	3	4'X6'00" ALUMINUM SLIDING SHUTTERS WITH 6MM THICK GLASS	DOOR
DS	1	875.00	4	4'X6'00" ALUMINUM SLIDING SHUTTERS WITH 6MM THICK GLASS	DOOR
WINDOW SCHEDULE					
WIND.	QTY	UNITED	AREA IN SQ. FT.	DESCRIPTION	LOCATION
W1	1	2,400.00	2.515	6'X6'00" ALUMINUM SLIDING SHUTTERS WITH 6MM THICK GLASS	LIVING ROOM
W2	1	1,900.00	2.040	6'X6'00" ALUMINUM SLIDING SHUTTERS WITH 6MM THICK GLASS	BED ROOM
W3	1	2,150.00	2.471	6'X6'00" ALUMINUM SLIDING SHUTTERS WITH 6MM THICK GLASS	BED ROOM
W4	2	1,121.00	2.419	4'X6'00" ALUMINUM SLIDING SHUTTERS WITH 6MM THICK GLASS	BED ROOM
W5	1	1,000.00	1.530	6'X6'00" ALUMINUM SLIDING SHUTTERS WITH 6MM THICK GLASS WITH FIXED GLASS	KITCHEN
W6	1	2,400.00	2.515	6'X6'00" ALUMINUM SLIDING SHUTTERS WITH 6MM THICK GLASS WITH FIXED GLASS	BED ROOM
W7	2	6,000.00	10.866	10'X6'00" ALUMINUM SHUTTERS WITH 6MM THICK GLASS	TOILET
W8	2	6,000.00	10.866	10'X6'00" ALUMINUM SHUTTERS WITH 6MM THICK GLASS	TOILET
W9	2	6,000.00	10.866	10'X6'00" ALUMINUM SHUTTERS WITH 6MM THICK GLASS	TOILET
W10	2	6,000.00	10.866	10'X6'00" ALUMINUM SHUTTERS WITH 6MM THICK GLASS	TERRACE
W11	2	6,000.00	10.866	10'X6'00" ALUMINUM SHUTTERS WITH 6MM THICK GLASS	TERRACE

PLOT NOS. A02, A04						
1ST FLOOR AREA CALCULATION						
1)	BLOCK AREA					
	A	13.410	X	7.500	X	1
						=
						100.575
					TOTAL	=
						100.575
2)	NET BUILTUP AREA (1-2)					=
						100.575
3)	15% PERMISSIBLE BALCONY					=
						15.086
6)	PROPOSED BALCONY					=
	OB1	3.620	X	1.000	X	1
						=
						3.620
					TOTAL	=
						3.620
7)	PROPOSED BALCONY AREA					=
						3.620
8)	BALANCE BALCONY AREA					=
						11.466

PLOT NOS. A02,A04							
2ND FLOOR AREA CALCULATION							
1)	BLOCK AREA						
	A	13.410	X	7.500	X	1	= 100.575
	TOTAL						= 100.575
2)	DEDUCTION						
	T1	3.890	X	2.585	X	1	= 10.056
	TOTAL						= 10.056
3)	NET BUILT UP AREA (1-2)						
							= 90.519
4)	LESS PERMISSIBLE BALCONY						
							= 13.578
5)	PROPOSED BALCONY						
	DB1	3.620	X	1.000	X	1	= 3.620
	TOTAL BALCONY						= 3.620
7)	BALANCE BALCONY AREA						
							= 9.958
6)	20% PERMISSIBLE TERRACE						
	T1	3.890	X	2.585	X	1	= 10.056
	TOTAL						= 10.056
7)	BALANCE TERRACE AREA						
							= 8.048



PROFORMA -I		
A	AREA STATEMENT	Area in Sq.mt
1	Area of plot	180.00
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)	180.00
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)	180.00
8.	Assigned FSI area (as per RZ-4 Layout approval)	260.00
8a	A02,A04	260.00
9.	Permissible Built Up Area for 1 plot	260.00
10.	Proposed Built Up Area for 1 plot	258.362
11.	No of Units Proposed	
	a. RESIDENTIAL	1
	b. COMMERCIAL	0
12.	BALCONY AREA STATEMENT	*
13.	PARKING STATEMENT	**
14.	TREES TO BE PLANTED	2



M/S. WADHWA CONSTRUCTION
& INFRASTRUCTURE
PRIVATE LIMITED,
AS PER AGREEMENT FOR
JOINT DEVELOPMENT
NO. PANVEL-3/1008/2014
DATED 18-02-2014.

SIGNATURE OF OWNER AR. HITEN SETHI

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.

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 2186.
Email: info@hitensethi.com | admin@hitensethi.com
Web site: www.hitensethi.com

DESCRIPTION OF PROPOSAL AND PROPERTY	
1	2
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99	100

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

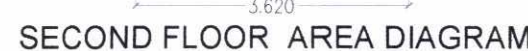
NAME & SIGNATURE OF ARCHITECT

SCALE	1 : 100
DATE	2023-03-21



DEL. BY. >	Ar. TEJASWINI	 A.193/1648 Ar. HITEN SETHI (CA/93/16484)
CHKD. BY. >	SP	
PROJECT No >	HSA P-213	

HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Tatyasaheb Chis, Plot no. 1, Sector - 68 A, Palm Beach Road,
Haveli, Navy Municipal, Marolhindi, India - 400 705
T: +91-22-2752 5300 | F: +91-22-2787 2166



TENEMENT AREA STATEMENT								
TYPE	Floor	Flat Number	Units	Carpent Area	Balcony Area	Terrace Area	Cupboard Area	Build-Up Area
				(Sq.m)	(Sq.m)	(Sq.m)	(Sq.m)	(Sq.m)
					Enclosed	Projected		
	G/R		1	30.850	-	-	-	39.377
	1ST			91.455	3.620	-	-	102.575
	2ND			81.645	3.620	10.056	-	90.519
	Terrace			14.928	-	-	-	7.961
Total			1	218.978	0.000	7.340	0.000	268.267



PLOT NOS. A02.A01						
TERRACE AREA CALCULATION						
1)	BLOCK AREA					
	A	4.190	X	2.695	X	1
						= 11.292
1)					TOTAL	= 11.292
	DEDUCTION					
	D1	3.890	X	0.200	X	1
						= 0.778
	D2	3.990	X	0.645	X	1
						= 2.574
2)					TOTAL	= 3.352
	NET BUILTUP AREA					= 7.941

[illegible]

* BALCONY / TERRACE AREA STATEMENT							
PLOT NO. A02, A03							
Building Number	Floor	Build-Up Area (Sqm)	Permissible Balcony Area (Sqm)	Proposed Balcony Area (In Sqm)	Permissible T Terrace Area (Sqm)	Proposed Terrace Area (In Sqm)	
1	GROUND	8	4 X 9 = 36	Proposed 6	Excess If 6-4, 2=6-4	Proposed 8	Excess If 8-5, 3=8-5
	1st	56.327	15.086	0.620	0.000	20.115	0.000
	2nd	16.339	13.578	0.200	0.000	18.104	0.000
	TERRACE	7.9605				19.566	
Total		238.822	28.664	7.240	0.000	58.219	0.000

