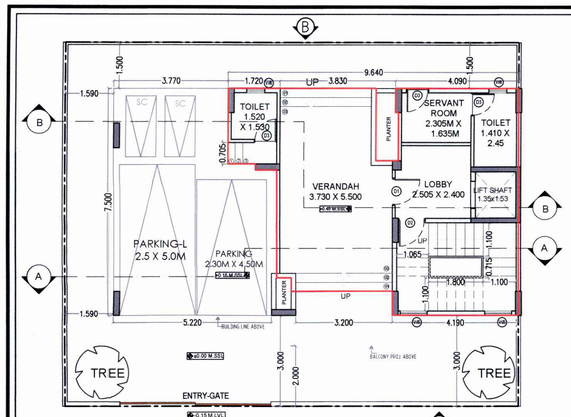
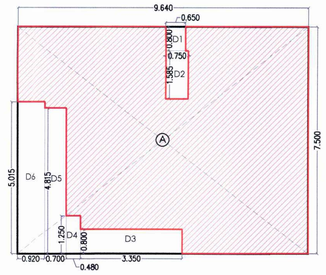
C/1637



GROUND FLOOR PLAN



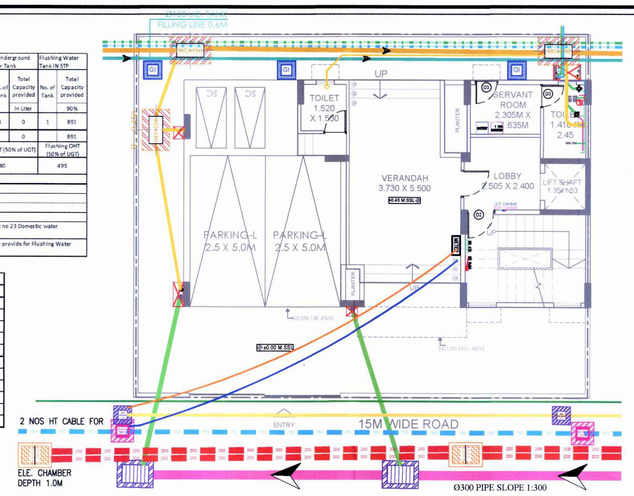
GROUND FLOOR AREA DIAGRAM

PLOT NOS. A03 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	0.920	X	5.015	X	1	=	4.614
						TOTAL	=	12.973
						TOTAL DEDUCTION	=	12.973
3)	NET BUILTUP AREA (1-2)						=	59.327

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	
				180 ltr Addl. Toilet. Flushing Water Requirement	Flushing water @ 54 lpcd	Total Flushing Water	Total Domestic water Requirment @ 90 lpcd	TOTAL WATER REQUIRED In Liter	Domestic water storage @ 135 LPCD	No. of Tanks	Total Capacity provided In Liter	No. of Tank	Total Capacity provided 90%
SEMI-DETACHED	1	4	5	720	270	990	450	450	675	1	0	1	891
TOTAL											0		891
									Domestic OHT (50% of UGT)		Flushing OHT (50% of UGT)		
									340		495		

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. Underground tank is provided at RL4 layout Level. Size of water tank is excluding the free board.
- 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 @1.35 lpcd.
- vi. Flushing water is recycled water from STP, however one time provision by Tanker water is considered to provide for Flushing Water initially.

PLOT NOS. A03 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



SERVICES PLAN

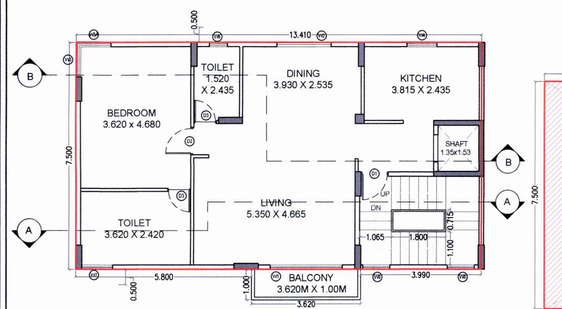
PROFORMA -I		
A	AREA STATEMENT	Area in Sq.mt.
1	Area of plot	180.000
2.	Deduction for	
	a. Existing Road	-
	b. Proposed Road	-
	c. Area under reservation if any	-
	Total (a+b+c)	0
3.	GROSS AREA of Plot (1-2)	180.000
4.	Deduction for Amenity Space (if any)	0
5.	R.G. Open space required (10% of 1)	0.0
6.	R.G. Open space provided	0.0
7.	Net Plot Area (3-4)	180.000
8.	Assigned FSI area (as per RZ-4 Layout approval)	260.00
8a	A03	260.00
9.	Permissible Built Up Area for 1 plot	260.000
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

LEGEND

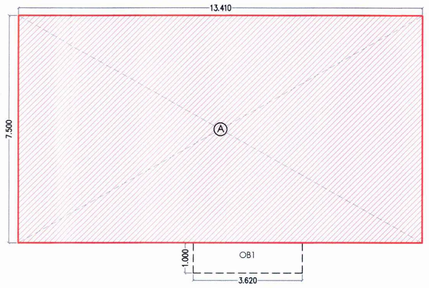
AF	ARCHITECTURAL FEATURE
WC	WidthWomen LC CHAMBER
EC	450 X 450 mm CHAMBER
	150 DIA SEWAGE PIPE SLOPE 1:150
	DOMESTIC & FLUSHING WATER SUPPLY PIPE
	150 DIA SWD PIPE SLOPE 1:150
	100 DIA RAIN WATER PIPE SLOPE 1:150
	75 DIA BALCONY PIPE
	75 DIA WASTE PIPE
	100 DIA SOIL PIPE

ELECTRICAL LEGEND

	100x100MM ELECTRICAL CHAMBER (450mm DEEP)
	150x150MM ELECTRICAL CHAMBER (600mm DEEP)
	450x450MM ELECTRICAL CHAMBER (900mm DEEP)
	300x300MM ELECTRICAL CHAMBER (600mm DEEP)
	1200x1200MM ELECTRICAL CHAMBER (1200mm DEEP)
	200x200MM ELV CHAMBER (450mm DEEP)
ELV DB	ELV DB
ELECTRICAL DB	ELECTRICAL DB
	1 KVA INVERTER



FIRST FLOOR PLAN



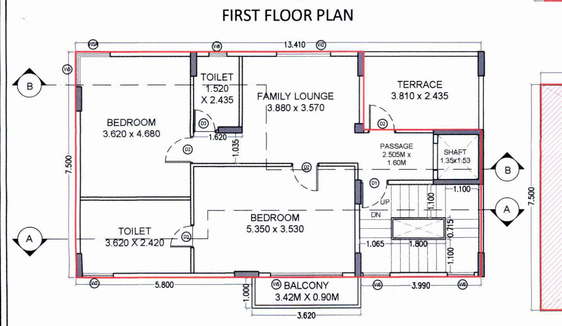
FIRST FLOOR AREA DIAGRAM

PLOT NOS. A03 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 BUILTUP AREA (1-2)						=	90.519
4)	15% PERMISSIBLE BALCONY						=	13.578
6)	PROPOSED BALCONY						=	
	OB1	3.620	X	1.000	X	1	=	3.620
	TOTA BALCONY						=	3.620
7)	BALANCE BALCONY AREA						=	9.958
6)	20% PERMISSIBLE TERRACE						=	18.104
	T1	3.890	X	2.585	X	1	=	10.056
						TOTAL	=	10.056
7)	BALANCE TERRACE AREA						=	8.048

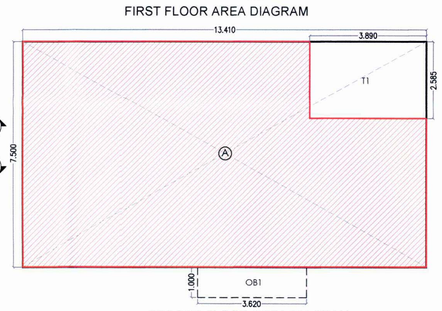
PLOT NO.A-01 LIGHT & VENTILATION STATEMENT							
ROOM	ROOM SIZE				CARPET AREA IN SQ.MT	1/6 REQUIRED	TYPE	AREA IN SQ.MT
LIVING	5.350	X	4.665	=	24.958	4.160	W1	6.04
DINING	3.930	X	2.535	=	9.963	1.660	W2	3.87
KITCHEN	3.815	X	2.435	=	9.290	1.548	W4	1.70
BED ROOM	3.620	X	4.680	=	16.942	2.824	W3,W3A	4.89
FAMILY LOUNGE	3.880	X	3.570	=	13.852	2.309	W2	3.87
BED ROOM	5.350	X	3.530	=	18.886	3.148	W5	6.04
TOILET	3.620	X	2.420	=	8.760	1.460	W7	1.40
TOILET	1.520	X	2.435	=	3.701	0.617	W6	0.84

DOOR SCHEDULE					
SR.NO.	NOS.	WIDTH	HEIGHT	DESCRIPTION	LOCATION
D1	1	1.000	2.400	3 ANODISED ALUMINIUM SLIDING SHUTTERS WITH 6MM THICK GLASS	LIVING
D2	1	0.900	2.400	2 ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 6MM THICK GLASS	BED ROOM , TERRACE, KITCHEN
D3	1	0.750	2.400	3 ANODISED ALUMINIUM SLIDING SHUTTERS WITH 6MM THICK GLASS	TOILET

WINDOW SCHEDULE						
SR.NO.	WIDTH	HEIGHT	AREA IN SQM	SILL	DESCRIPTION	LOCATION
W1	2.400	2.553	6.130	0	3 ANODISED ALUMINIUM SLIDING SHUTTERS WITH 6MM THICK GLASS	LIVING ROOM
W2	1.800	2.150	3.870	0.450	3 ANODISED ALUMINIUM SLIDING SHUTTERS WITH 6MM THICK GLASS	DINING, FAMILY LOUNGE
W3	2.150	2.150	2.473	0.450	FIXED GLASS UPTO 450MM HEIGHT, 3 ANODISED AL. SLIDING SHUTTERS WITH 6MM THK. CLEAR GLASS	BED ROOM
W3a	2.150	2.150	2.419	0.450	FIXED GLASS UPTO 450MM HEIGHT, 3 ANODISED AL. SLIDING SHUTTERS WITH 6MM THK. CLEAR GLASS	BED ROOM
W4	1.000	1.700	0.900	0.900	2 ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 6MM THICK GLASS WITH FIXED GLASS AT TOP & EXHAUST FAN	KITCHEN
W5	2.400	2.553	6.130	0.450	FIXED GLASS UPTO 450MM HEIGHT, 3 ANODISED AL. SLIDING SHUTTERS WITH 6MM THK. CLEAR GLASS	BED ROOM
W6	0.600	1.400	0.840	1.200	1 OPENABLE ALUMINIUM SHUTTER WITH OPAQUE GLASS	TOILET
W7	0.500	1.400	0.700	1.200	1 OPENABLE ALUMINIUM SHUTTER WITH OPAQUE GLASS	TOILET
W8	0.900	1.200	1.080	1.450	2 ANODISED ALUMINIUM SLIDING SHUTTERS WITH 6MM THICK GLASS	STAIRCASE
W9	1.000	1.200	1.200	1.200	2 ANODISED ALUMINIUM SLIDING SHUTTERS WITH 6MM THICK GLASS	TERRACE LOBBY

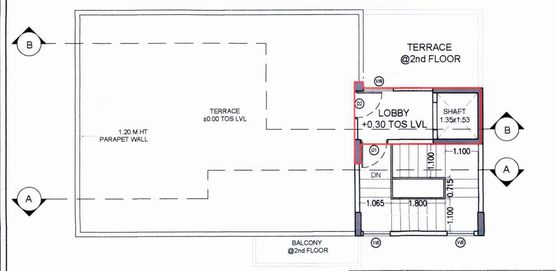


SECOND FLOOR PLAN

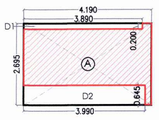


SECOND FLOOR AREA DIAGRAM

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)
		GR			30.850	-		-	-	59.327
		1ST		1	91.455	-	3.620	-	-	100.575
		2ND			81.645	-	3.620	10.056	-	90.519
		Terrace			74.978					7.941
Totall				1	218.928	0.000	7.240	10.056	0.000	258.362



TERRACE PLAN



TERRACE FLOOR AREA DIAGRAM

PLOT NOS. A03 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

* BALCONY / TERRACE AREA STATEMENT PLOT NOS. A03								
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	59.327		-	-			
	1st	100.575	15.086	3.620	0.000	20.115	0.000	0.000
	2nd	90.519	13.578	3.620	0.000	18.104	10.056	0.000
	TERRACE	7.9625						
Total		258.362	28.664	7.240	0.000	38.219	10.056	0.000

**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	Upto 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	
			1			
				Subtotal Parking required	2.0	
				Total Parking Required / Provided	2	2
				2 Wheeler Parking Required / Provided	1	2
Note	Visitor Parking Provided at layout level					

SECTION BB

SECTION AA

LEFT SIDE ELEVATION

FRONT ELEVATION

APPROVAL STAMP

01/01

SEMI DETACHED HOUSE

DRAWING FOR BUILDING PERMISSION

CONTENT :-
SEMI DETACHED HOUSE :-TYPICAL UNIT PLOT NOS(1). - A03

APPROVAL STAMP

Development Permission Granted subject to conditions mentioned in this office letter/ certificate vide no CIDCO/NAINA/Panvel/ Wardoli/BP-00615/CC/2023/0384 dated 23.06.2023.

ABHIJEET RAMESH PAWAR

Digitally signed by ABHIJEET RAMESH PAWAR
Date: 2023.06.23 17:54:30 +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. 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
AR.HITEN SETHI
CA/93/16484

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 AND IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE :

HITEN SETHI Ar. HITEN SETHI
CA/93/16484
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. 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
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