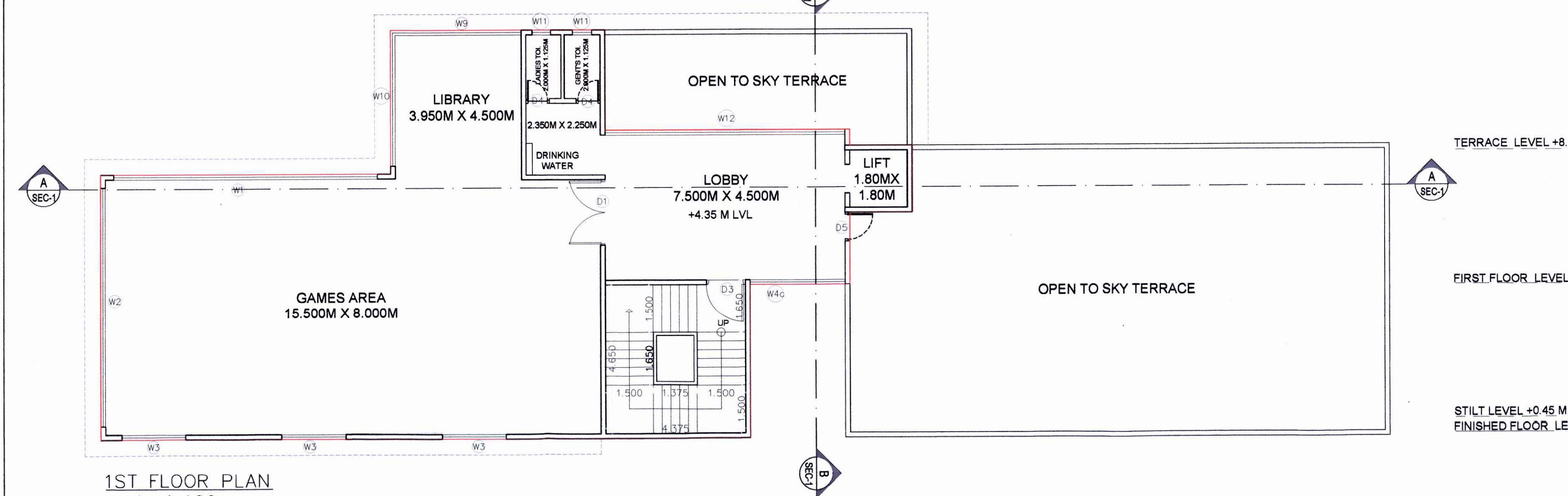
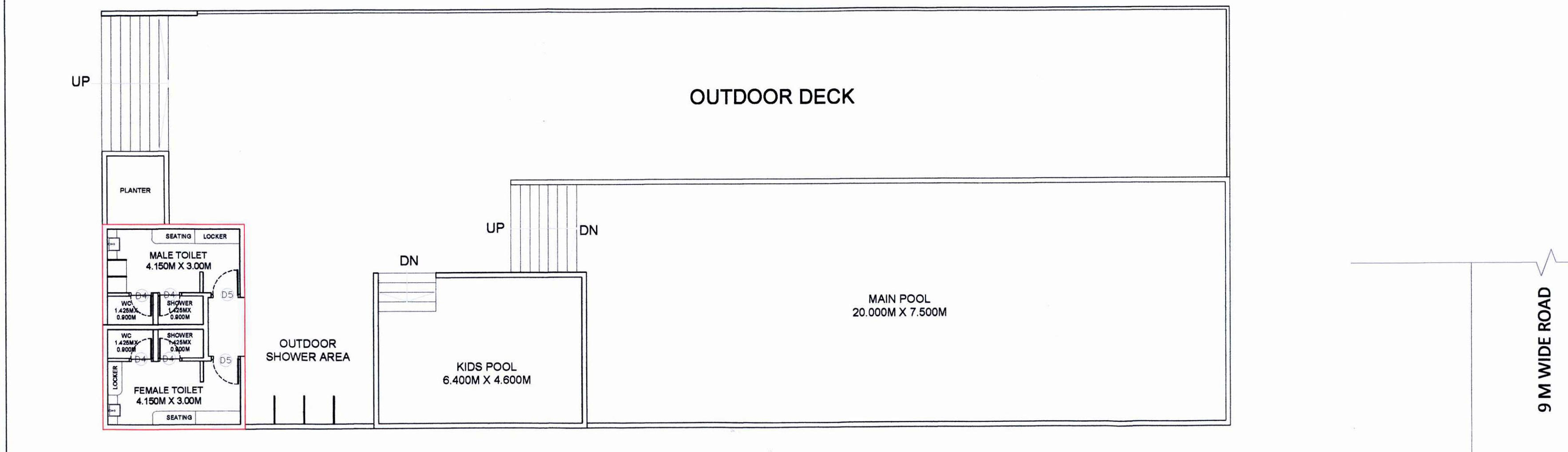


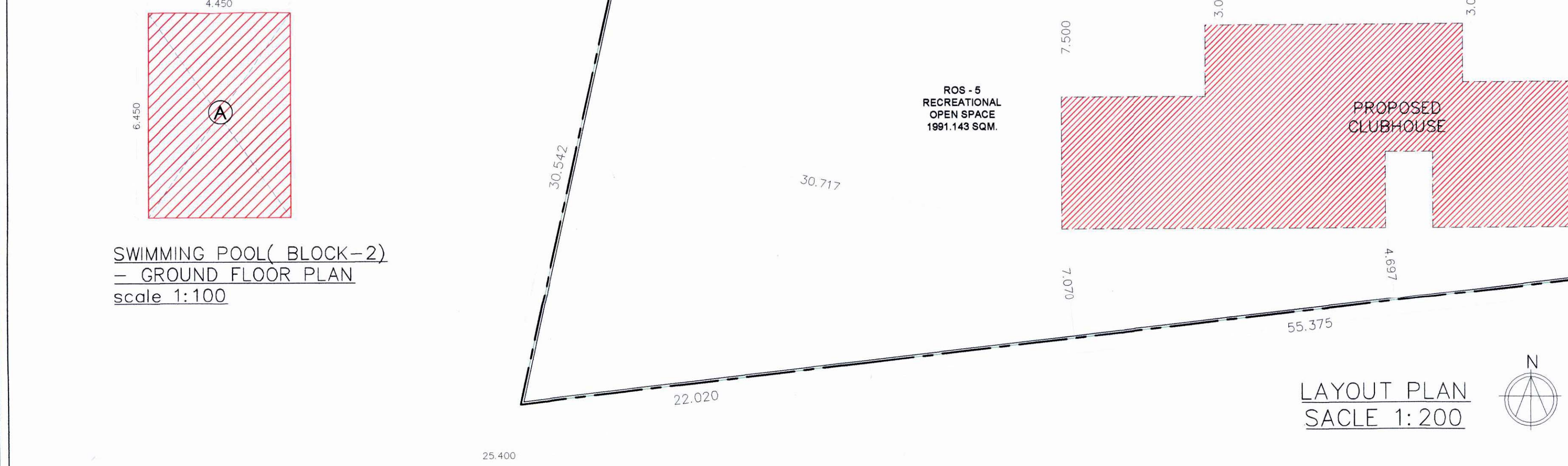
GROUND FLOOR PLAN scale 1:100



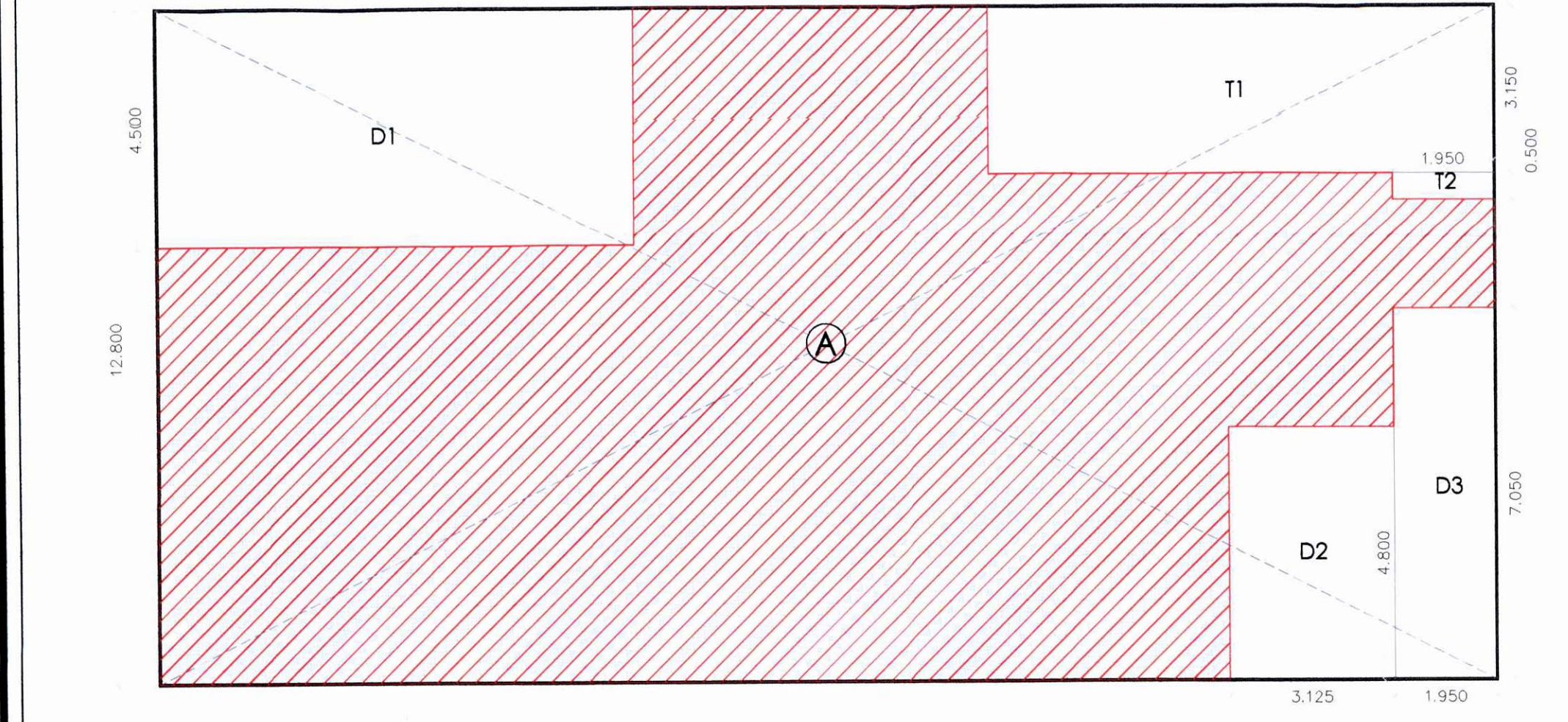
1ST FLOOR PLAN scale 1:100



SWIMMING POOL - GROUND FLOOR PLAN scale 1:100



SWIMMING POOL (BLOCK-2) - GROUND FLOOR PLAN scale 1:100



AREA DIAGRAM FOR 1ST FLOOR PLAN scale 1:100

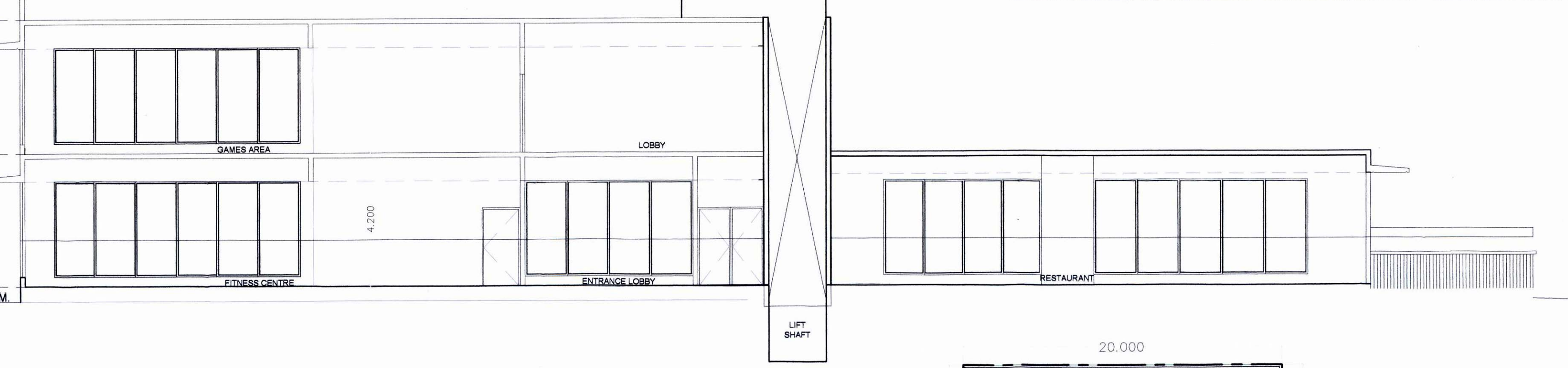
CLUBHOUSE	
1ST FLOOR AREA CALCULATION	
1) BLOCK AREA	
A 25.400	X 12.800
	X 1
TOTAL = 325.120	
2) DEDUCTION	
D1 9.050	X 4.500
D2 3.125	X 4.800
D3 1.950	X 7.050
T1 9.600	X 3.150
T2 1.950	X 0.500
TOTAL = 100.688	
TOTAL DEDUCTION = 100.688	
TOTAL FOR BLOCK 1 (1-2) = 224.433	
AREA PERMISSIBLE FREE OF FSI = 195.1497	
4) NET BUILTUP AREA (1-2)	= 29.283

CLUBHOUSE	
GROUND FLOOR AREA CALCULATION	
1) BLOCK AREA - 1	
A 45.450	X 12.800
	X 1
TOTAL = 581.760	
2) DEDUCTION	
D1 9.050	X 4.500
D2 2.975	X 4.800
D3 20.250	X 3.650
TOTAL = 128.918	
TOTAL DEDUCTION = 128.918	
TOTAL FOR BLOCK 1 (1-2) = 452.8425	
3) BLOCK AREA - 2	
A 4.450	X 6.450
	X 1
TOTAL = 28.703	
TOTAL FOR BLOCK 1 = 28.703	
TOTAL FOR BLOCK 1 AND 2 (3+5) = 481.545	
AREA PERMISSIBLE FREE OF FSI = 390.2994	
3) NET BUILTUP AREA (3-4)	= 91.246

CLUB HOUSE					
LIGHT & VENTILATION STATEMENT					
ROOM	ROOM SIZE	CAPRT AREA IN SQ.MT	LEATH OR REQUIRED	TYPE	AREA IN SQ.MT
FITNESS CENTER	15.500 X 8.000	124.000	20.000	W/W, W/W, W/W	65.10
ENTRANCE LOBBY	7.500 X 5.500	41.250	7.438	W/W, W/W	27.308
RESTAURANT	13.000 X 8.850	115.050	25.175	W/W, W/W, W/W	69.000
KITCHEN	3.600 X 4.650	16.740	2.790	W/W, W/W	24.000
MALE TOILET	1.950 X 2.100	4.095	0.300	W/W	2.300
FEMALE TOILET	3.950 X 2.100	8.295	0.300	W/W	2.300
GAMES AREA	15.500 X 8.000	124.000	20.642	W/W, W/W, W/W	53.130
LIBRARY	3.950 X 4.500	17.775	2.961	W/W, W/W	25.000
LOBBY	7.500 X 4.500	33.750	5.251	W/W	7.200
GAMES TOILET	2.000 X 1.125	2.250	0.300	W/W	1.800
GENTY TOILET	2.000 X 1.125	2.250	0.300	W/W	1.800

PROFORMA - I		Area in Sq.mt.
1 Area of plot of 2004 layout		66161.214
2 Deduction of any		0.000
3 Net Area of Plot (1-2)		66161.214
4 Area of RG		3992.274
5 Deduction for uncounted RG Area (Lawn)		89.280
6 Total (4-5)		3902.994
7 Permissible Built Up Area Free of FSI on Ground Floor (10% of 6)		390.299
8 Permissible Built Up Area Free of FSI on First Floor (5% of 6)		195.150
9 Proposed FSI Area		705.978
a. FSI AREA IN EXCESS OF (7+8)		120.528
10 No of Units Proposed		
a. Recreational		1
11 PARKING STATEMENT		-
12 TREES TO BE PLANTED		-

TENEMENT AREA STATEMENT							
TYPE	Flat Number	Units	Carpet Area (Sqm)	Balcony Area (Sqm)	Terrace Area (Sqm)	Cushboard Area (Sqm)	Built-Up Area (Sqm)
	1st	1	354.938	207.688	0.000	0.000	0.000
Total		1	354.938	207.688	0.000	0.000	0.000



APPROVAL STAMP

01/01
PLOT NO RZ-04 CLUBHOUSE

DRAWING FOR BUILDING PERMISSION

CONTENT :-
TYPICAL FLOOR PLAN, AREA DIAGRAM & CALCULATION
DOOR WINDOW SCHEDULE, LIGHT AND VENTILATION STATEMENT
ELEVATION AND SECTIONS

APPROVAL STAMP

Development Permission Granted subject to conditions mentioned in this office letter/ certificate vide no. CIDCO/NAINA/Parveer/Wardoli/EP-00624/CC/2023/0380 dated 23.06.2023.

KEY PLAN

LAYOUT PLAN - RZ-04
SCALE: MTS
PLOT U/R

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 16-02-2014.

SIGNATURE OF OWNER
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 OR THE PLOT AS IN THE ABOVE FORM AND FOUND TO BE CORRECT.

DATE: 18-02-2024

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 2186
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.

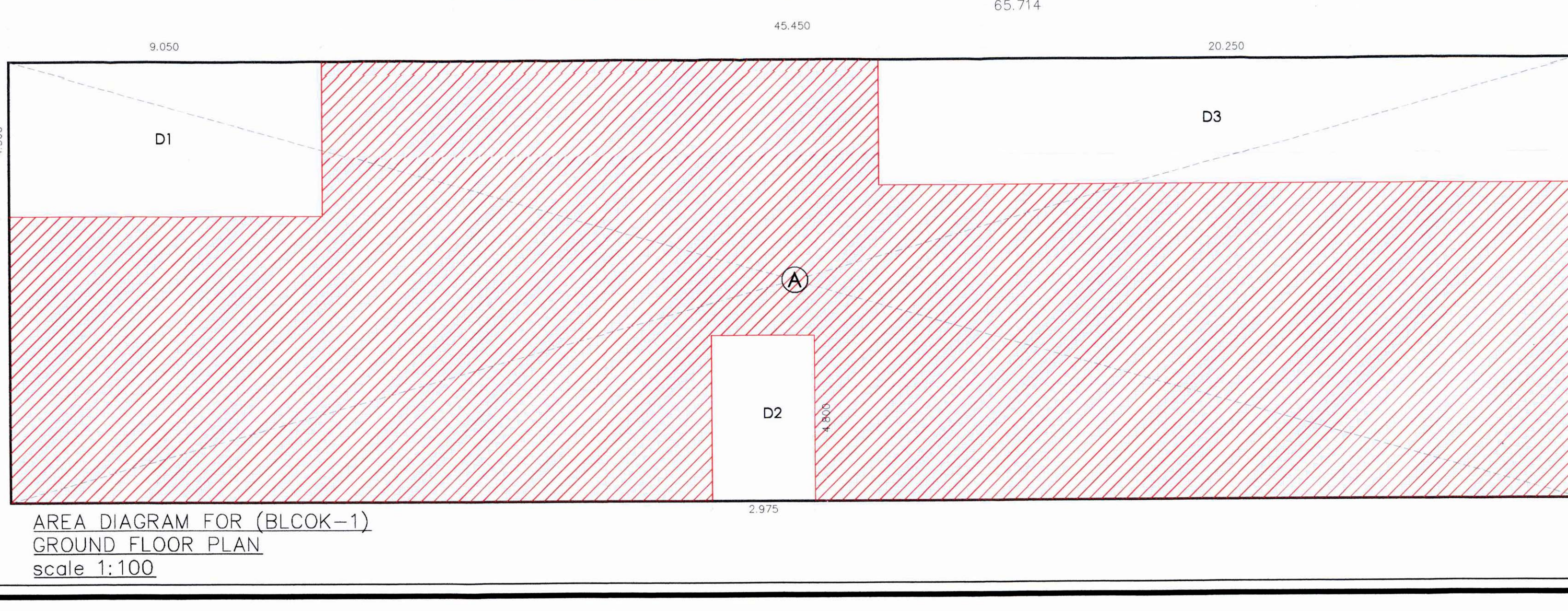
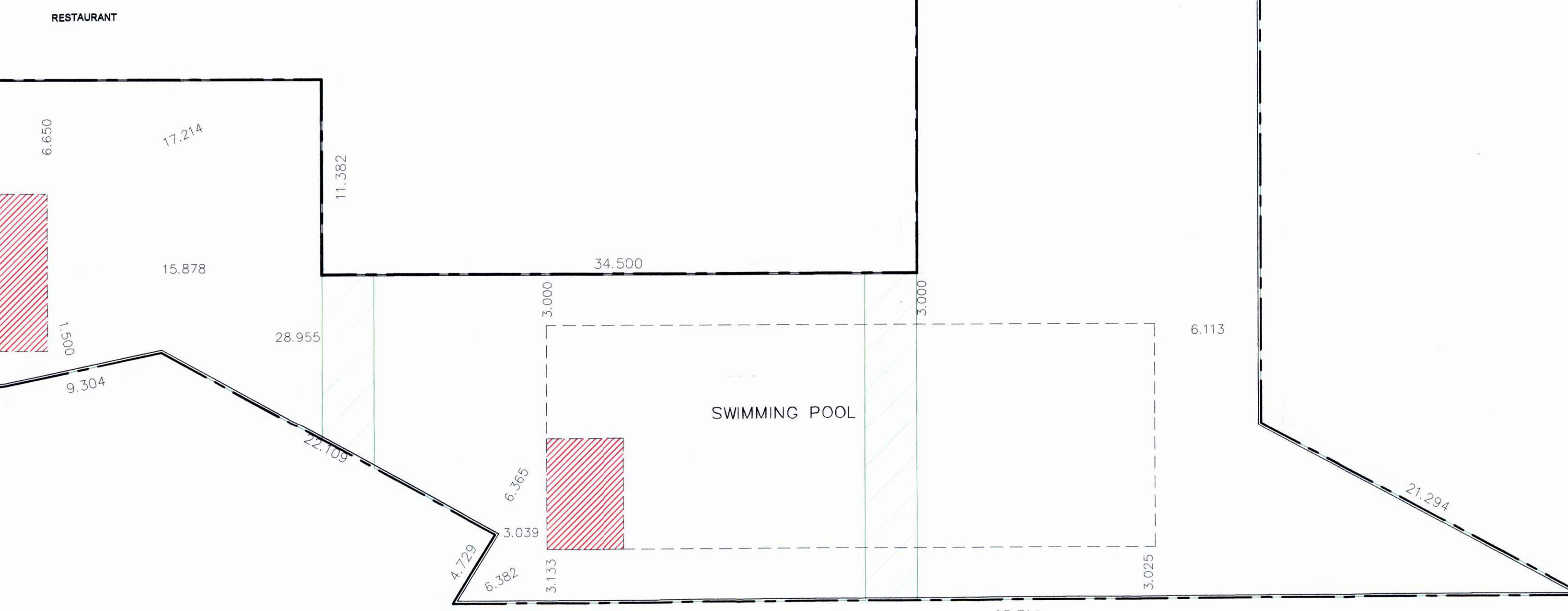
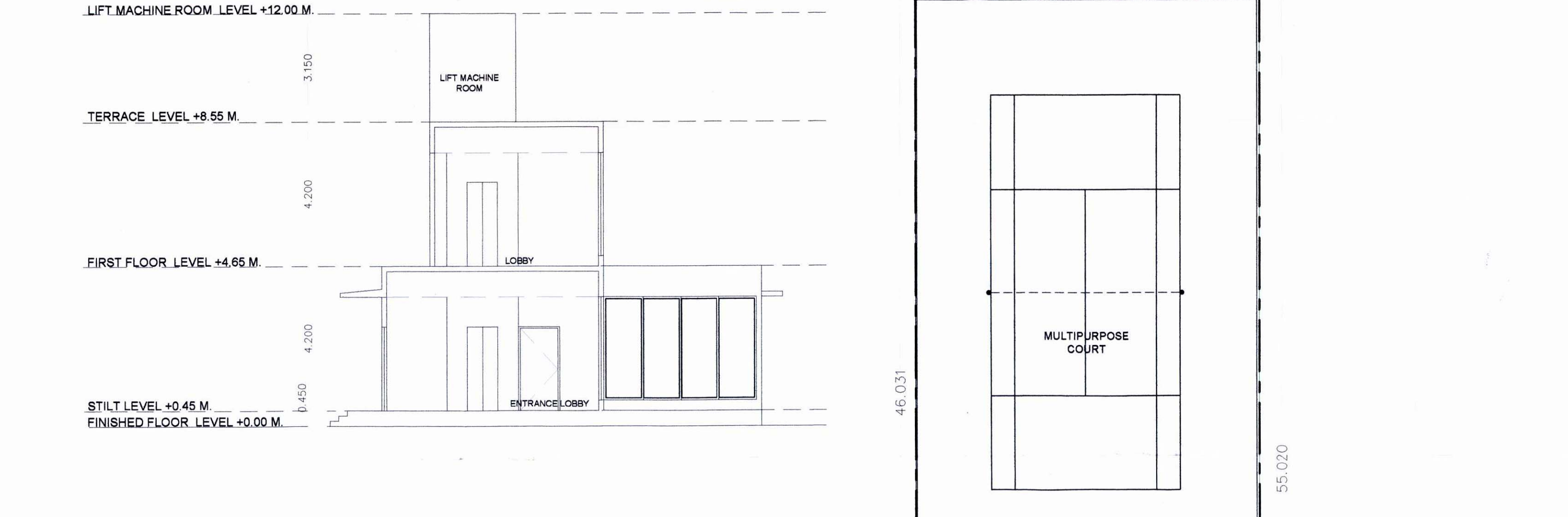
NAME & SIGNATURE OF OWNER

M/S. WADHWA CONSTRUCTION & INFRASTRUCTURE PVT. LTD.
AS PER AGREEMENT FOR JOINT DEVELOPMENT NO. PANVEL-3/1009/2014 DATED 16-02-2014

NAME & SIGNATURE OF ARCHITECT

SCALE - 1:100
DATE - 23-08-2022
DRAWN BY - SP
CHKD BY - A/ TEJASWINI
CHD BY - SP
PROJECT - HSA P-203
ARCHITECTS - AR. HITEN SETHI (CA99316444)

HSA ARCHITECTS
ARCHITECTS PLANNERS INTERIORS PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yash Chs, Plot No. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai - 400706
T: +91-22-2752 5300 | F: +91-22-2787 2186
Email: info@hitensethi.com | admin@hitensethi.com | www.hitensethi.com



AREA DIAGRAM FOR (BLOCK-1) GROUND FLOOR PLAN scale 1:100