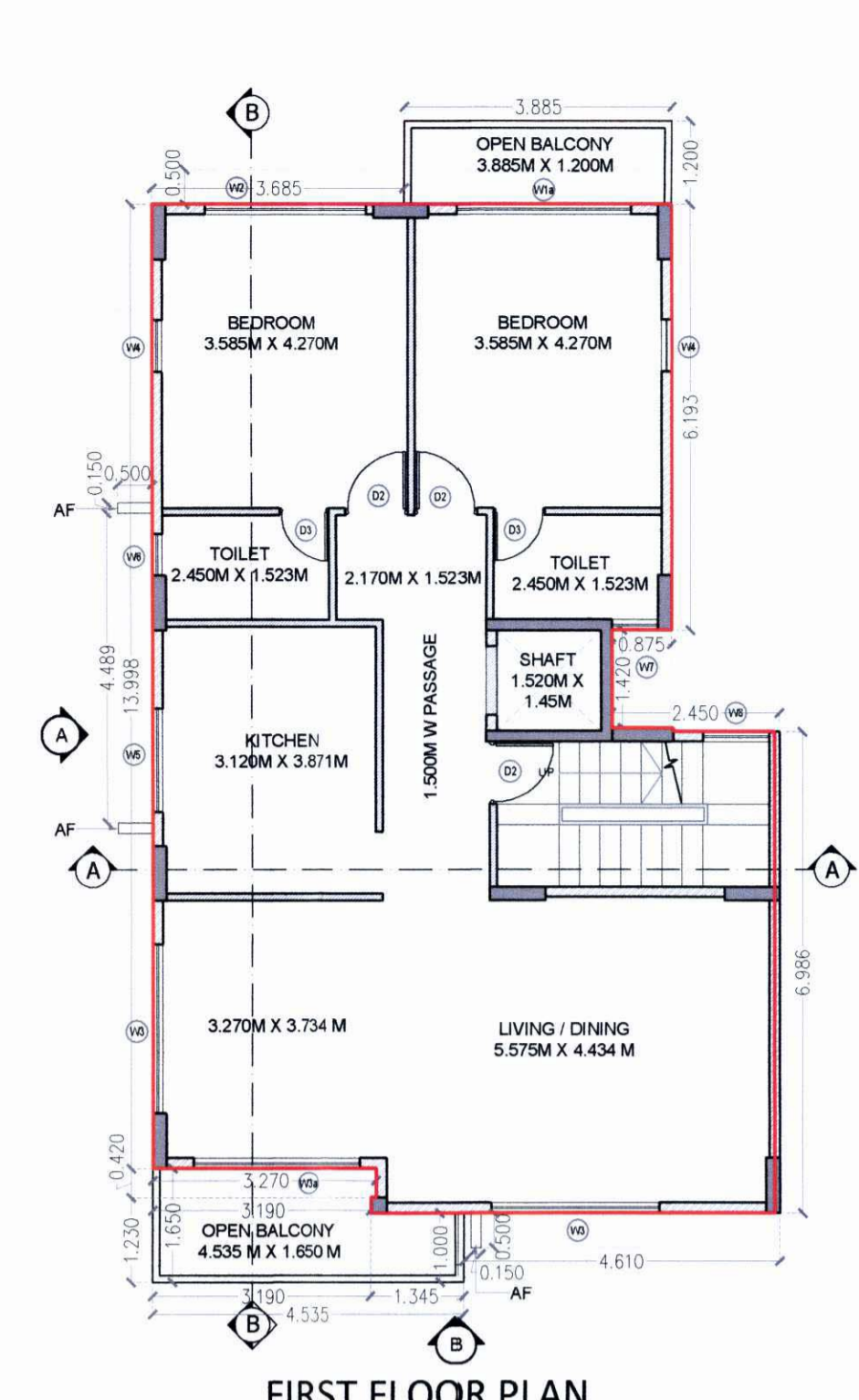
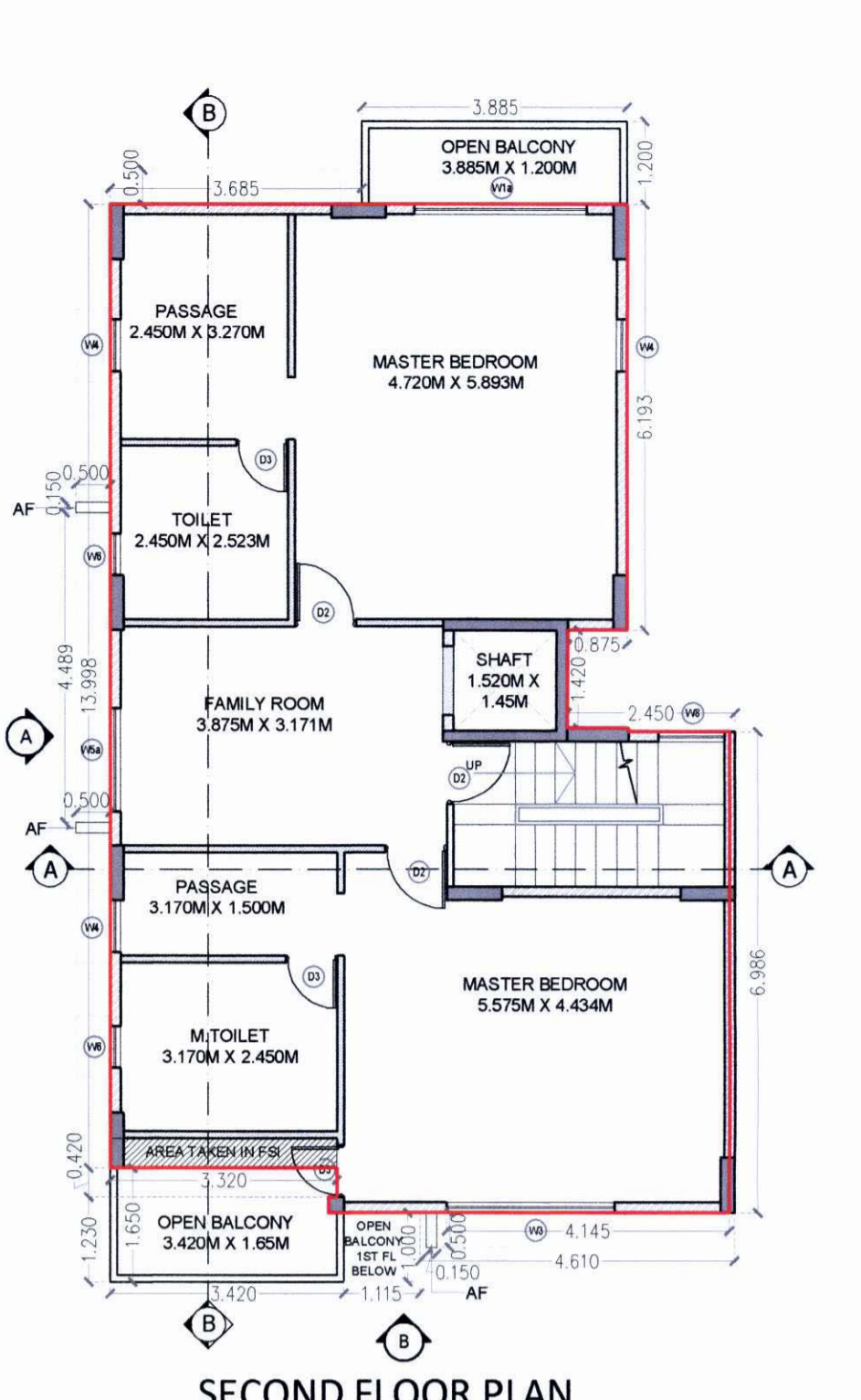


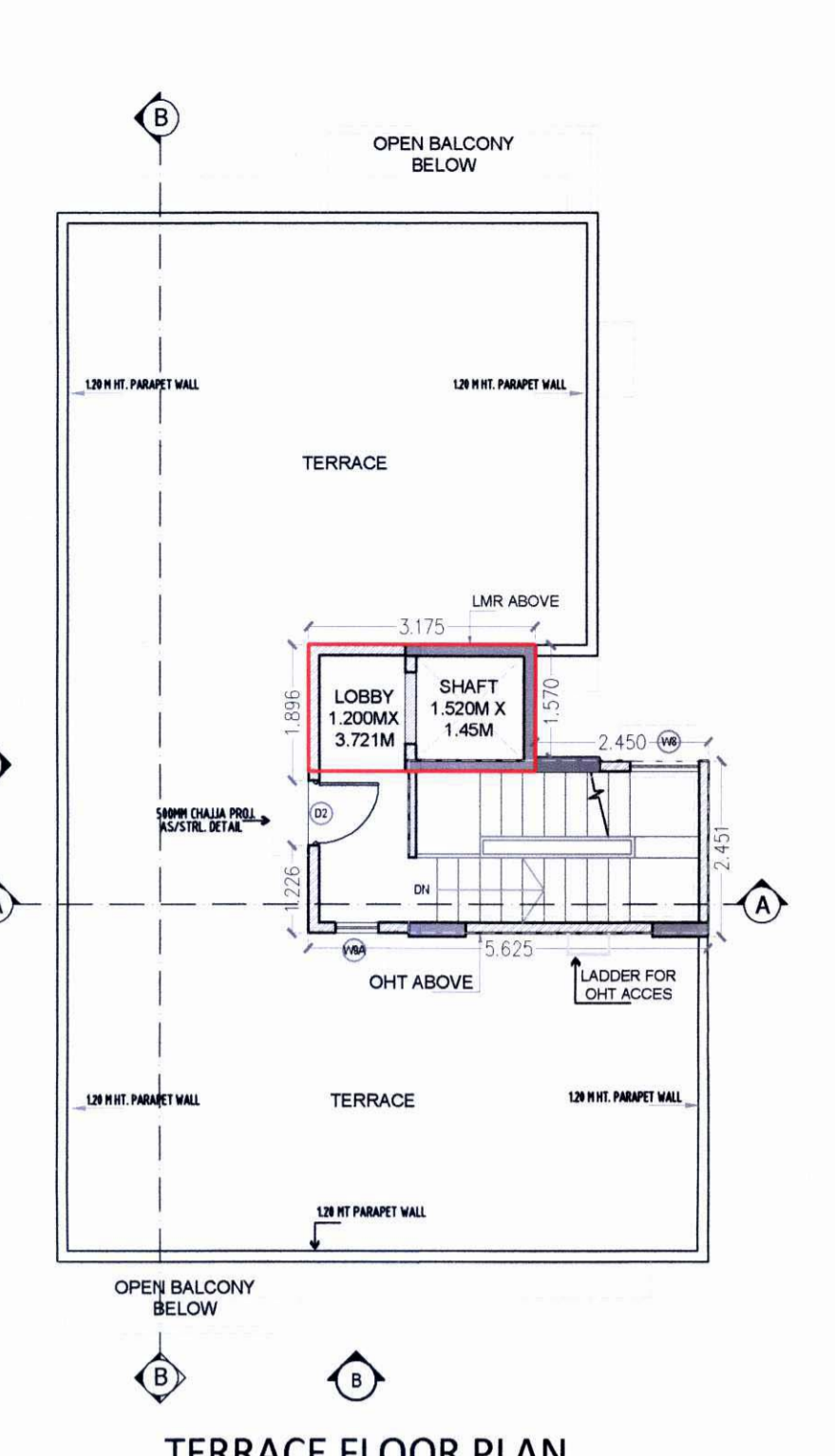
9.0 METERS WIDE ROAD  
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



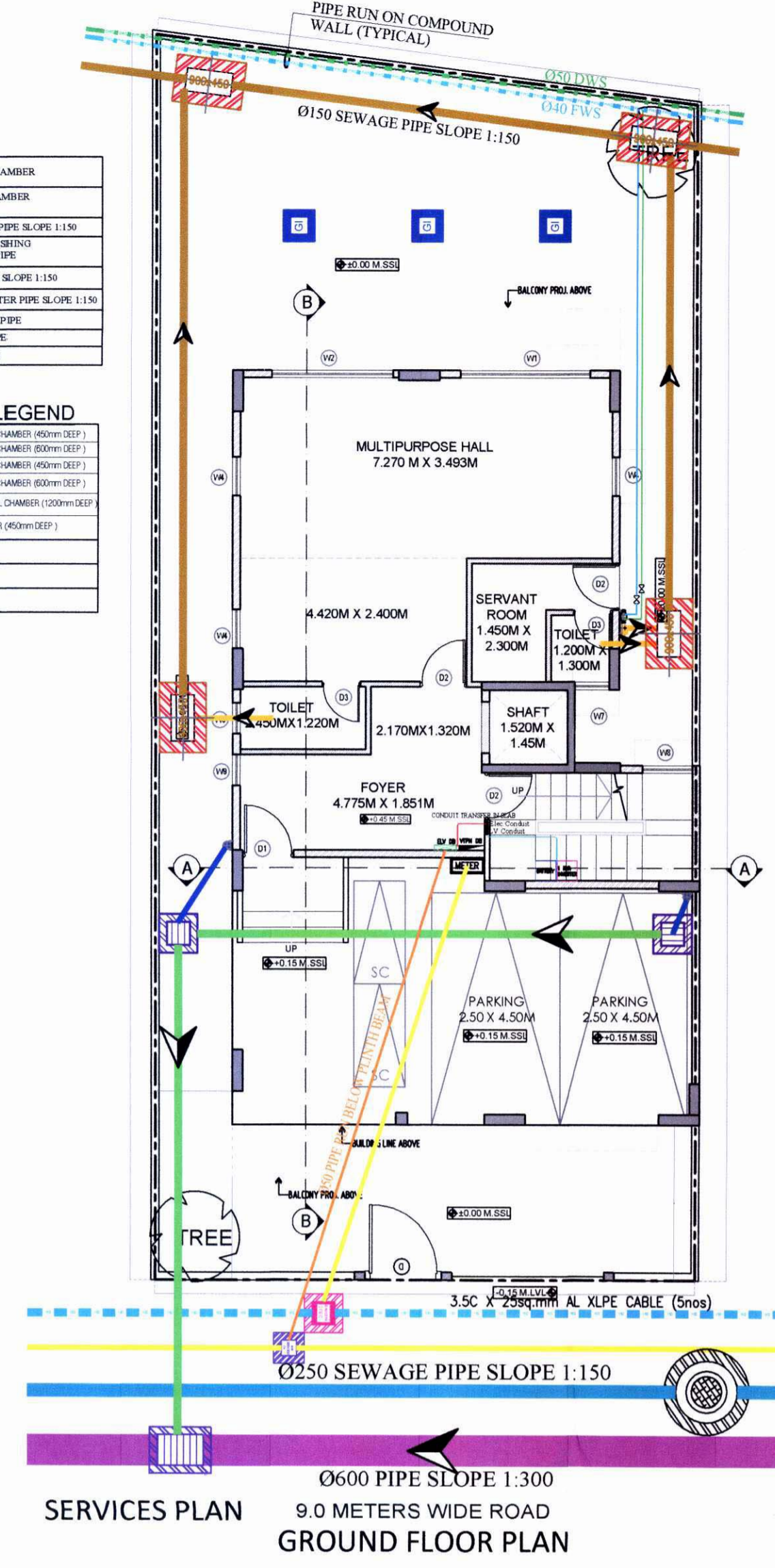
TERRACE FLOOR PLAN

**LEGEND**

- 900x600mm I.C. CHAMBER
- 450 X 450 mm CHAMBER
- 150 DIA SEWAGE PIPE SLOPE 1:150
- DIAMETRIC & FLUSHING WATER SUPPLY PIPE
- 150 DIA 3RD PIPE SLOPE 1:150
- 100 DIA BAIN WATER PIPE SLOPE 1:150
- 75 DIA BALCONY PIPE
- 75 DIA WASTE PIPE
- 100 DIA SCL PIPE

**ELECTRICAL LEGEND**

- 3000MM ELECTRICAL CHAMBER (600mm DEPT)
- 6000MM ELECTRICAL CHAMBER (600mm DEPT)
- 6000MM ELECTRICAL CHAMBER (900mm DEPT)
- 1000MM ELECTRICAL CHAMBER (600mm DEPT)
- 1000MM ELECTRICAL CHAMBER (1000mm DEPT)
- 3000MM ELY CHAMBER (600mm DEPT)
- ELY DB
- ELECTRICAL DB
- 10KA MCB



SERVICES PLAN  
9.0 METERS WIDE ROAD  
GROUND FLOOR PLAN

**PLOT NOS. H15  
TERRACE FLOOR AREA CALCULATION**

1) BLOCK AREA	A	3.175	X	1.770	X	1	=	5.620
NET BUILTUP AREA							=	5.620

**WINDOW SCHEDULE**

SL. NO.	WIDTH	HEIGHT	LOOK UP	LOCATION
D1	2.400	2.400	FLUSH DOOR WITH WOODEN FRAME	BED ROOMS IN BALCONY AREA, ROOM MULTIPURPOSE
D2	2.400	2.400	FLUSH DOOR WITH WOODEN FRAME	BED ROOMS IN BALCONY AREA, ROOM MULTIPURPOSE
D3	2.400	2.400	FLUSH DOOR WITH WOODEN FRAME	BED ROOMS IN BALCONY AREA, ROOM MULTIPURPOSE

**PLOT NOS. H15  
LIGHT & VENTILATION STATEMENT**

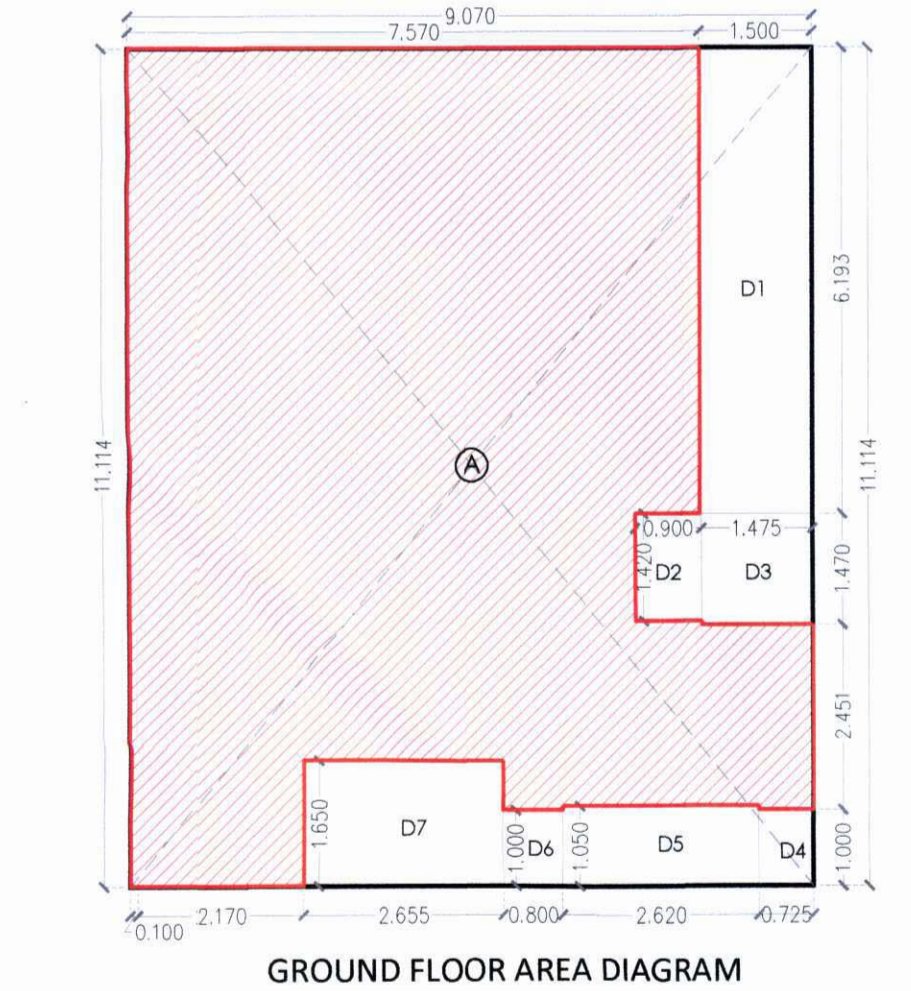
ROOM	ROOM SIZE	CARPET AREA IN SQ.MT	L/THOR REQUIRED	TYPE	AREA IN SQ.MT
LIVING	5.575 X 4.434	24.720	4.120	W3	5.268
DINING	3.270 X 3.734	12.210	2.035	W1,W2,W4	11.636
KITCHEN	3.120 X 3.871	12.078	2.013	W5	2.100

**\* BALCONY / TERRACE AREA STATEMENT**

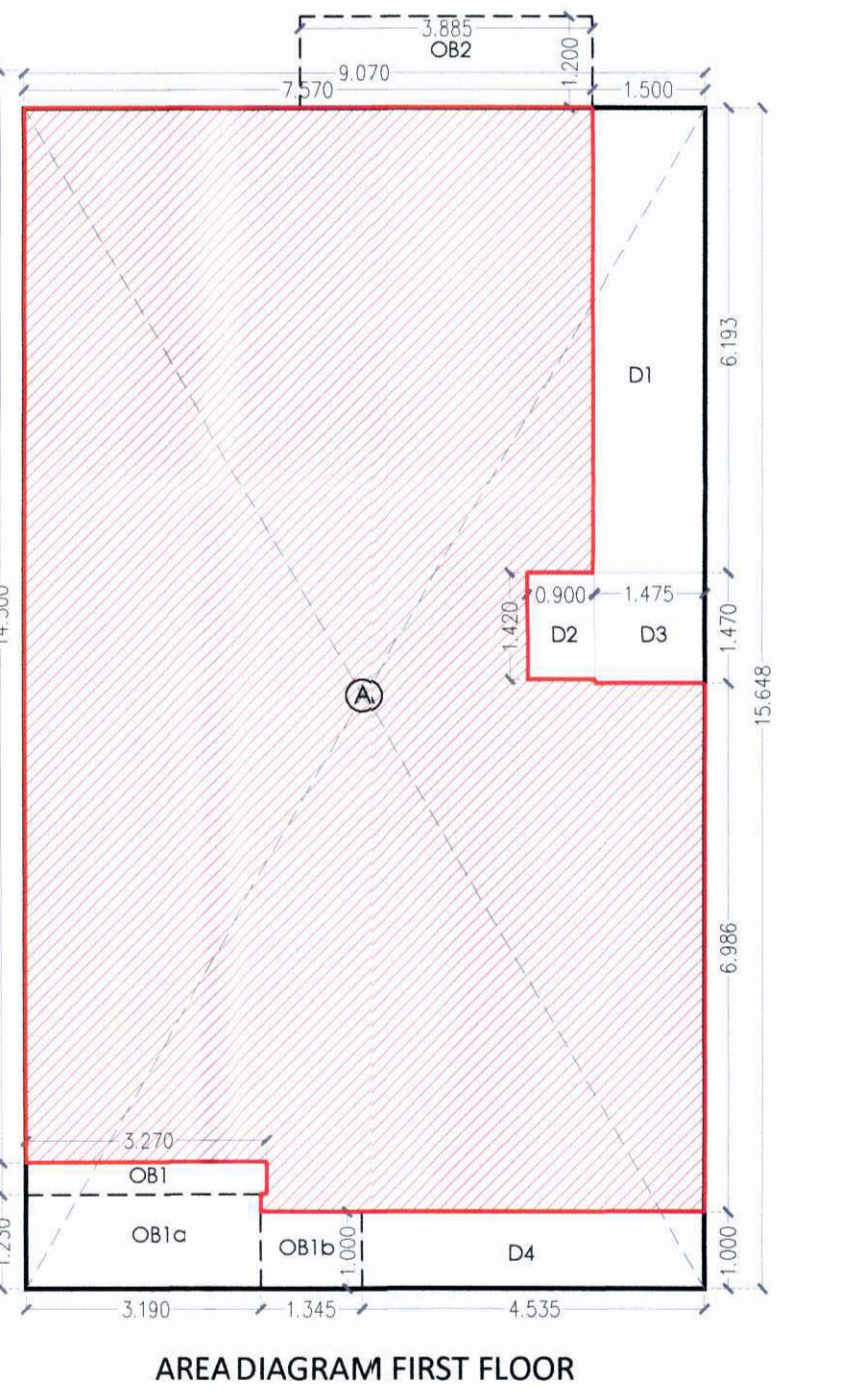
Building Number	Floor	Built-Up Area (Sqm)	Proposed Balcony Area (In Sqm)		Permissible Terrace Area (In Sqm)	
			Proposed	Excess	Proposed	Excess
1	GROUND	79.412	17.702	11.304	0.000	23.038
	1st	117.996	17.669	10.208	0.000	23.389
	TERRACE	5.620				

**\*\* PARKING AREA STATEMENT**

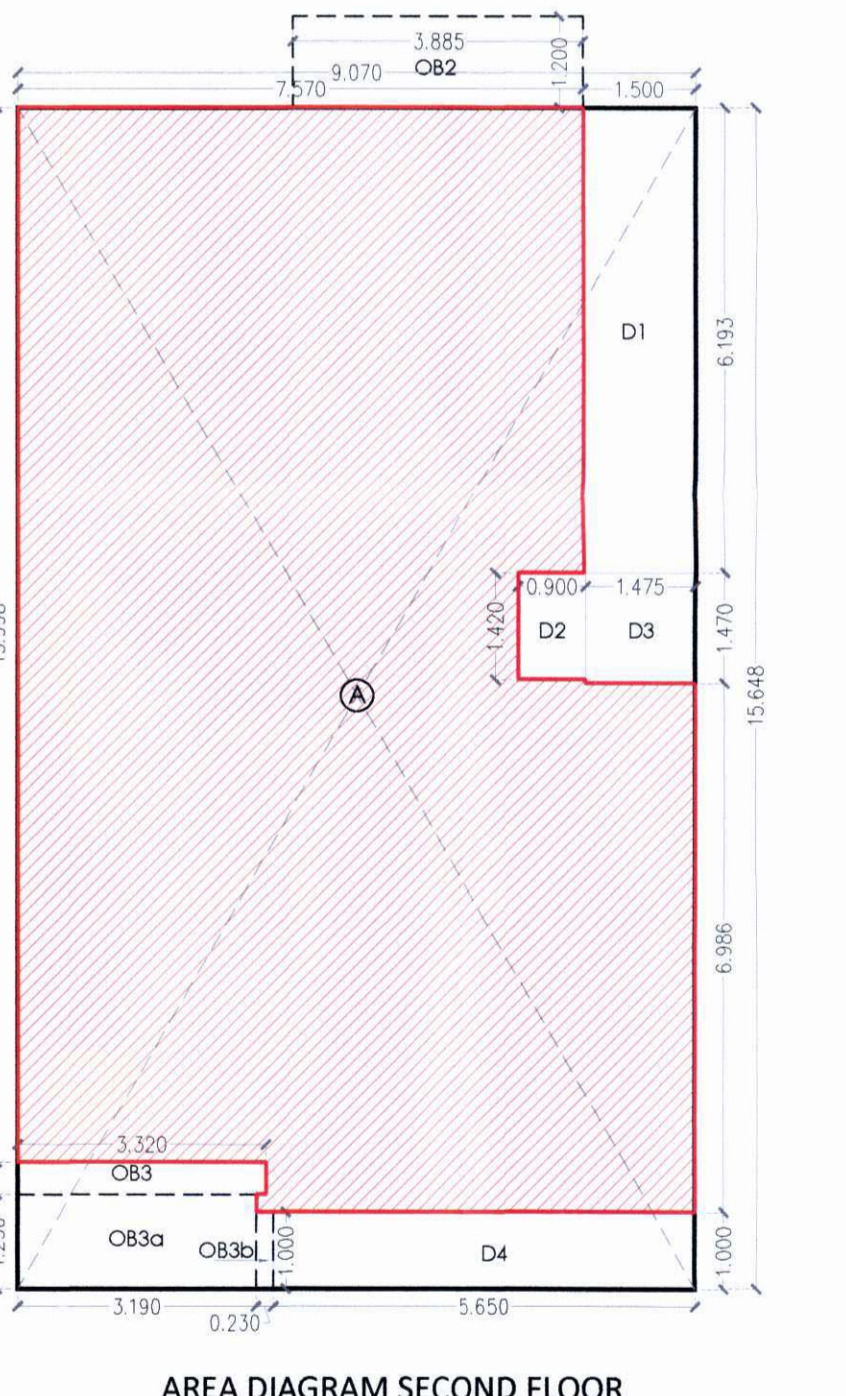
Sr. No.	Occupancy	One Parking For Every	Number of units	Standard	Required Parking	Provided Parking
1	Upto 35 SQM	0.25	1	5=3 X 4	6	7
2	35 SQM TO 45 SQM	0.50	1		2	2
3	45 SQM TO 60 SQM	1.00	1		1	1
4	60 SQM ABOVE	2.00	1		2	2



GROUND FLOOR AREA DIAGRAM



AREA DIAGRAM FIRST FLOOR



AREA DIAGRAM SECOND FLOOR

**PLOT NOS. H15  
GROUND FLOOR AREA CALCULATION**

1) BLOCK AREA	A	9.070	X	11.114	X	1	=	100.804
2) DEDUCTION							=	21.392
3) NET BUILTUP AREA (1-2)							=	79.412

**PLOT NOS. H15  
1ST FLOOR AREA CALCULATION**

1) BLOCK AREA	A	9.070	X	15.648	X	1	=	141.927
2) DEDUCTION							=	62.735
3) NET BUILTUP AREA (1-2)							=	79.192

**PLOT NOS. H15  
2ND FLOOR AREA CALCULATION**

1) BLOCK AREA	A	9.070	X	15.648	X	1	=	141.927
2) DEDUCTION							=	62.735
3) NET BUILTUP AREA (1-2)							=	79.192

**PROFORMA-I  
AREA STATEMENT**

Sl. No.	Description	Area in Sq.mt.
1	Area of plot	248.004
2	Deduction for	
a.	Existing Road	-
b.	Proposed Road	-
c.	Area under reservation if any	0
3	GROSS AREA OF Plot (1-2)	248.004
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)	248.004
8	Assigned FSI area (as per RZ-4 Layout approval)	325.00
9	Permissible Built Up Area for 1 plot	325.000
10	Proposed Built Up Area for 1 plot	321.044
11	No. of Units Proposed	1
a.	RESIDENTIAL	1
b.	COMMERCIAL	0
12	BALCONY AREA STATEMENT	**
13	PARKING STATEMENT	**
14	TREES TO BE PLANTED	3

**APPROVAL STAMP**  
SEMI - DETACHED HOUSE  
DRAWING FOR BUILDING PERMISSION FOR 1 NO. OF PLOTS  
H15  
CONTENT - SEMI DETACHED HOUSE - TYPICAL UNIT PLOT NOS. (1)  
H15  
APPROVAL STAMP  
Development Permission Granted subject to conditions mentioned in this office letter/ certificate vide no  
CIDCO/NAINA/Panel/ Wardoli/BB-0621/CC/2023/0394  
dated 05.07.2023.

**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/31/008/2014 DATED 18-02-2014.

**SIGNATURE OF OWNER**  
HITEN SETHI

**SIGNATURE OF ARCHITECT**  
HITEN SETHI

**FORM OF CERTIFICATE**  
I, 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.

**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/31/008/2014 DATED 18-02-2014.

**NAME & SIGNATURE OF ARCHITECT**  
HITEN SETHI

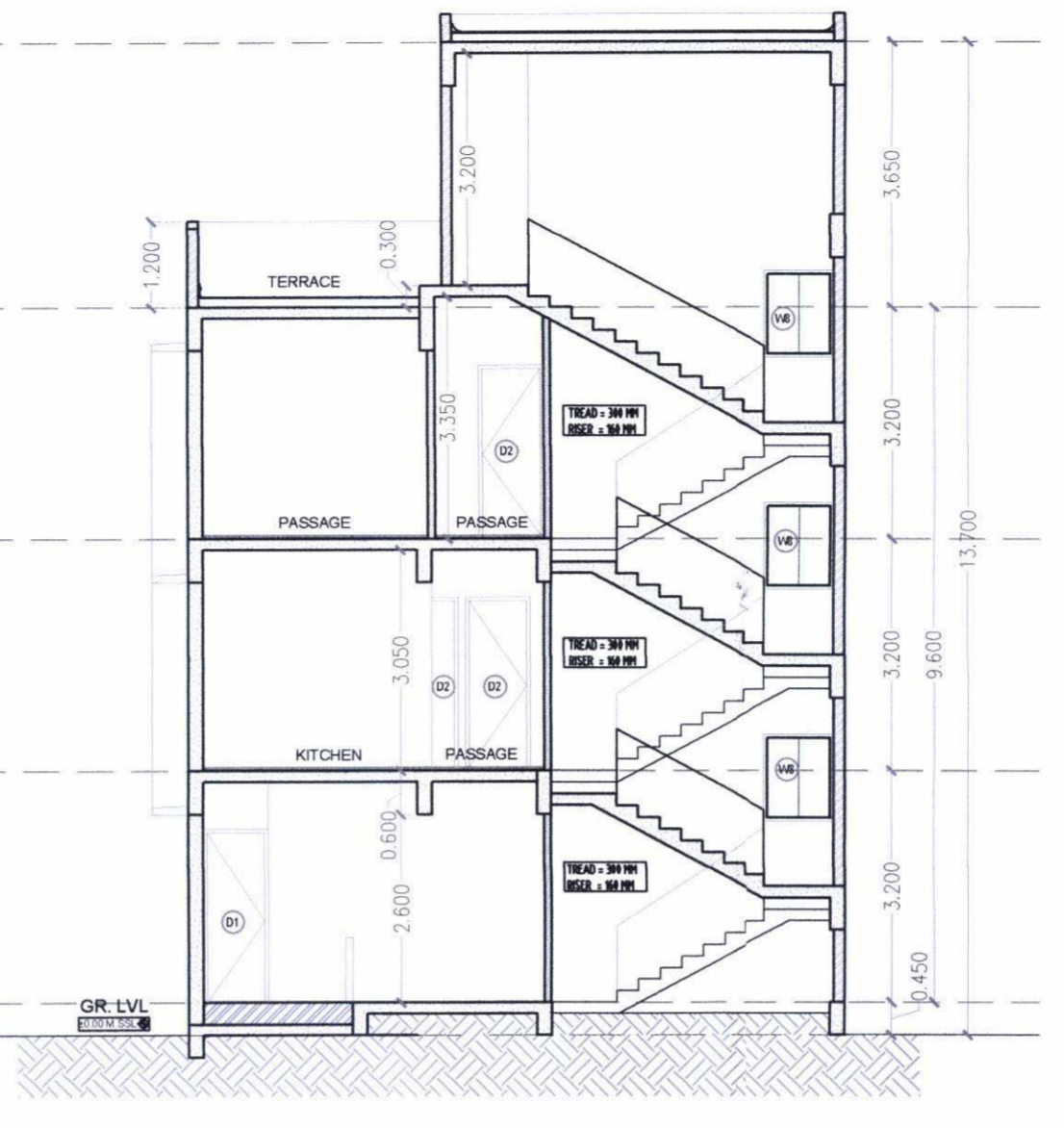
**SCALE** - 1:100  
**DATE** - 2023-03-20  
**DESIGN BY** - SP  
**DELT BY** - M. TEJASWINI  
**DRAWN BY** - SP  
**PROJECT NO.** - HSR-3113  
**Ar HITEN SETHI** (CA/93/16484)

**ARCHITECTS**  
**HSA**  
HITEN SETHI ARCHITECTS  
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | INFRASTRUCTURE PROJECT MANAGEMENT  
HEAD OFFICE: Ground Floor, Palm Beach Road, Sector 58 A, 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





SECTION - BB



SECTION - AA



ELEVATION A



ELEVATION B

**APPROVAL STAMP** 02/02

SEMI DETACHED HOUSE

DRAWING FOR BUILDING PERMISSION FOR 1 NO. OF PLOTS H15

CONTENT :- SEMI DETACHED HOUSE :- TYPICAL UNIT FLOT NOS. -(I) H15

APPROVAL STAMP  
Development Permission Granted subject to conditions mentioned in this office letter/ certificate vide no CIDCO/NAINA/Panvel/ Wardoli/BP-00621/CC/2023/0394 dated 05.07.2023.

**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

**HITEN SETHI**  
ARCHITECT

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 OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.

DATE: 03/18/2024

ADDRESS: GROUND FLOOR, YAVATECH PLOT NO. 40 SECTOR - 58 A, PALM BEACH ROAD, NERUL, MUMBAI - 400 708. 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 PRIVATE LIMITED AS PER AGREEMENT FOR JOINT DEVELOPMENT NO. PANVEL-3/1009/2014 DATED 18.02.2014

**NAME & SIGNATURE OF ARCHITECT**

**HITEN SETHI**  
ARCHITECT

SCALE: 1:100  
DATE: 2023-03-08  
DRAWN BY: SM  
CHKD BY: SP  
PROJECT NO: HSA-1293

**ARCHITECTS**

**HSA**  
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT  
HEAD OFFICE: Ground Floor, Yavatech Plot No. 40, Sector 58 A, Palm Beach Road, Nerul, Mumbai, Maharashtra - 400 708. T: +91-22-2752 5300 | F: +91-22-2787 2166. Email: info@hitensethi.com | admin@hitensethi.com | Web site: www.hitensethi.com