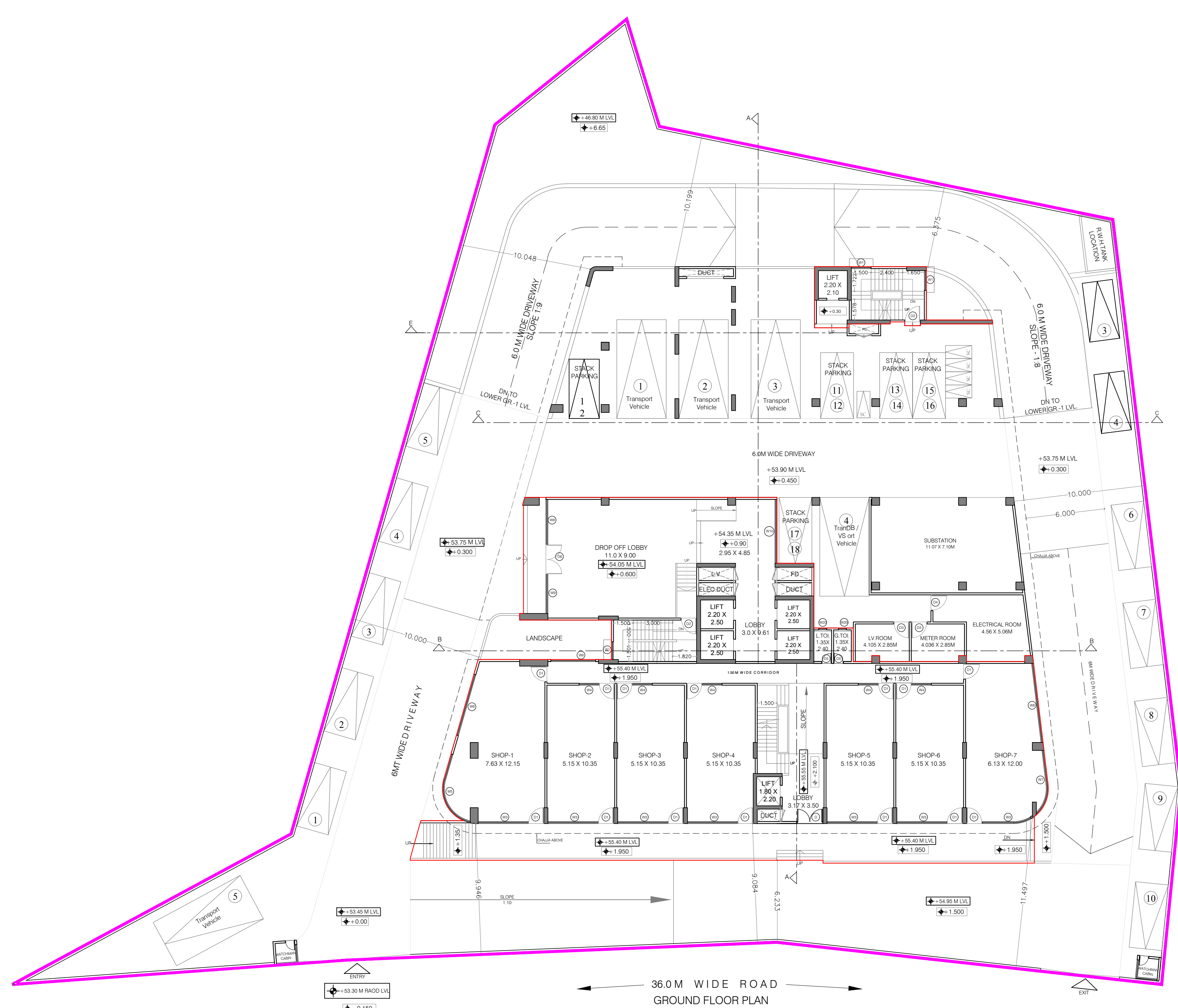


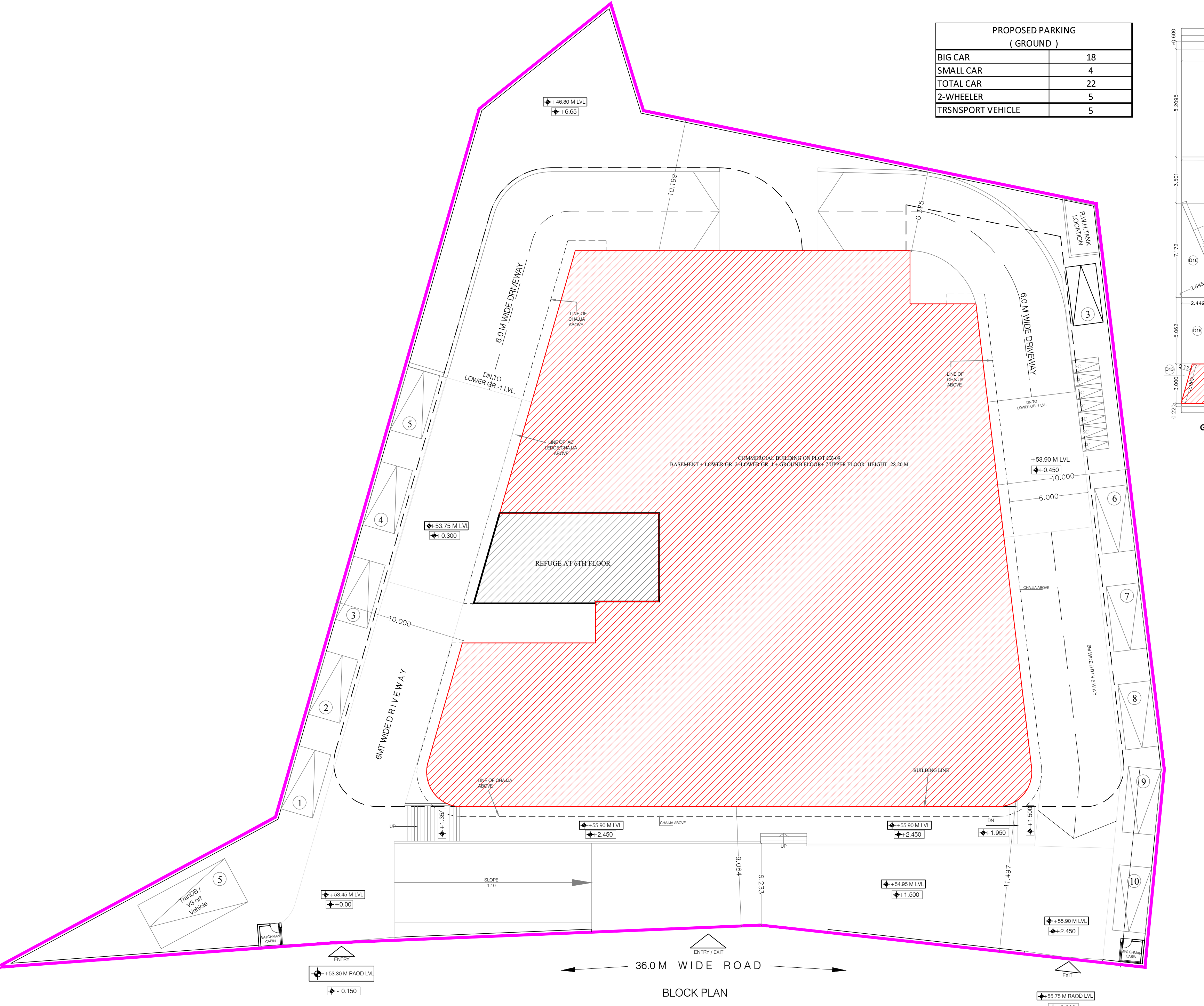
DRAWING FOR BUILDING PERMISSION
CONTENT :-
GROUND FLOOR PLAN, BLOCK PLAN, AREA DIAGRAM & CALC. REQUIRED & PROPOSED PARKING STATEMENT, BUILT UP AREA SUMMARY, PROFORMA-I, RERA AREA STATEMENT, LOCATION PLAN

APPROVAL STAMP
[This Plans are Approved subject to the conditions Mentioned in Commencement Certificate issued by this office Bearing Certificate No. CIDCO/NAINA/Panvel/Wardoli/BP-00676/CC/2024/0477 Dated 29 Jan 2024]



36.0M WIDE ROAD
GROUND FLOOR PLAN

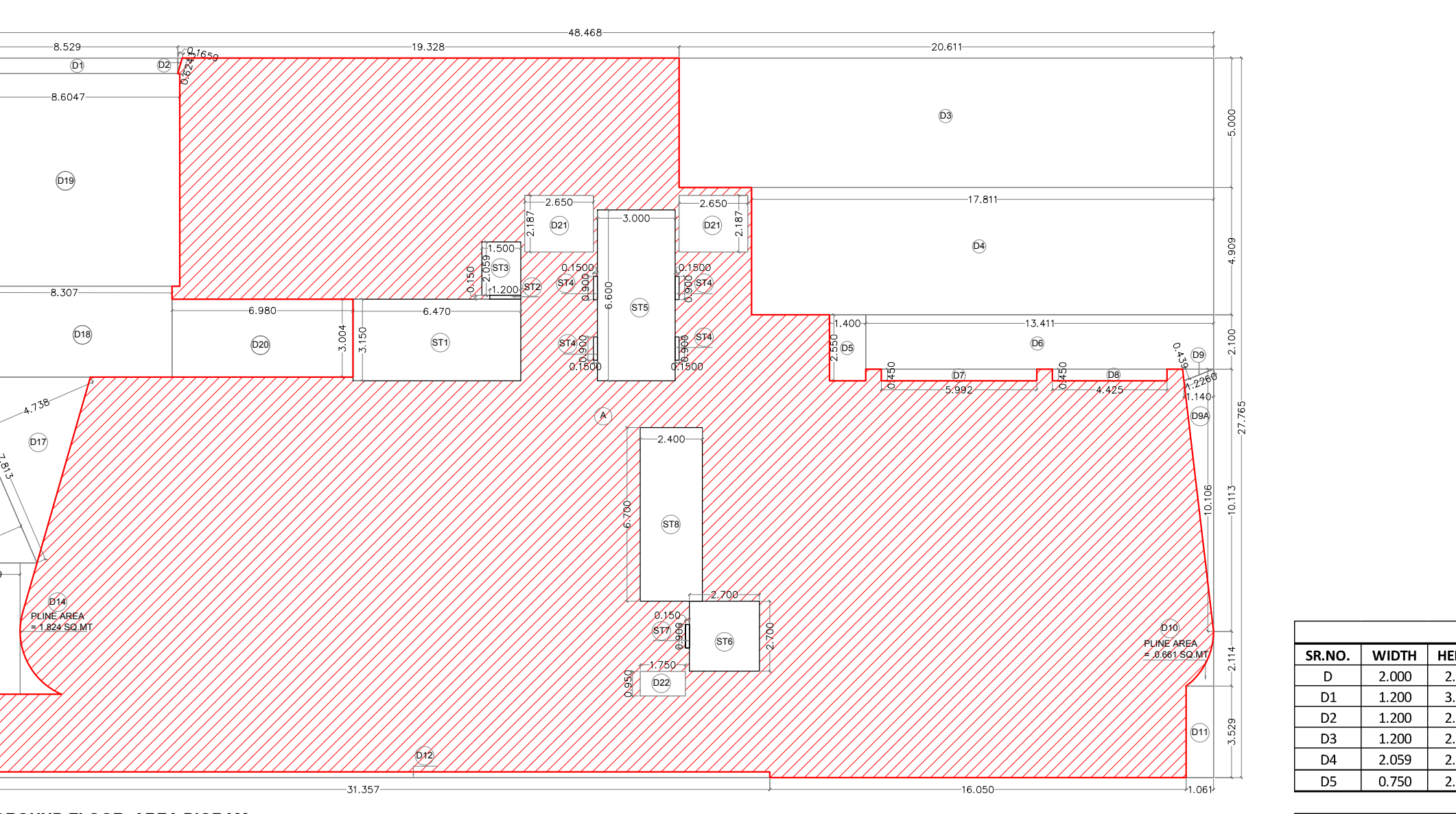
PROPOSED PARKING (GROUND)	
BIG CAR	18
SMALL CAR	4
TOTAL CAR	22
2-WHEELER	5
TRANSPORT VEHICLE	5



36.0M WIDE ROAD
BLOCK PLAN



LOCATION PLAN



GROUND FLOOR AREA DIAGRAM

CZ-9	
GROUND FLOOR AREA CALCULATION (COMMERCIAL)	
1) BLOCK AREA	A 48.486 X 27.385 X 1 = 1348.714
B 33.545 X 4.850 X 1 = 162.584	TOTAL = 1498.898
2) DEDUCTION	D1 8.529 X 0.600 X 1 = 5.117
D2 0.166 X 0.624 X 0.5 = 0.052	D3 20.611 X 5.000 X 1 = 103.055
D4 17.811 X 4.989 X 1 = 87.814	D5 1.480 X 2.500 X 1 = 3.700
D6 13.411 X 2.300 X 1 = 30.845	D7 5.992 X 0.450 X 1 = 2.696
D8 4.425 X 0.450 X 1 = 1.991	D9 0.439 X 1.236 X 0.5 = 0.269
D9A 1.140 X 10.106 X 0.5 = 5.790	D10 2.480 X 5.062 X 1 = 12.522
D11 1.061 X 1.529 X 1 = 1.621	D12 31.357 X 0.248 X 1 = 7.777
D13 0.774 X 2.862 X 0.5 = 1.106	D14 1.244 X 1.844 X 0.5 = 1.144
D15 2.480 X 5.062 X 1 = 12.522	D16 7.811 X 2.845 X 0.5 = 11.114
D17 4.738 X 7.811 X 0.5 = 18.529	D18 8.307 X 3.501 X 1 = 29.083
D19 8.625 X 8.210 X 1 = 70.847	D20 6.960 X 3.844 X 1 = 26.766
D21 2.250 X 2.187 X 1 = 4.917	D22 1.750 X 0.950 X 1 = 1.663
D23 5.426 X 0.300 X 1 = 1.628	D24 1.200 X 0.145 X 1 = 0.174
D25 1.077 X 0.450 X 1 = 0.484	D26 3.127 X 0.300 X 1 = 0.938
D27 5.046 X 4.000 X 1 = 20.184	D28 0.036 X 0.300 X 1 = 0.011
TOTAL	462.800
3) NET BUILTUP AREA (1-2)	1036.098

PROFORMA-I (CZ-09)		
A	AREA STATEMENT	Area in Sq.mt.
1	Area of the CZ-9 plot as per ITP Master Layout	3728.106
2	Deduction for Area under reservation (if any)	-
	TOTAL	0
3	GROSS AREA of Plot (1-2)	3728.106
4	Deduction for Amenity Space	0
5	R.G. Open space required	0
6	Net Plot Area (3-4)	3728.106
7	Permissible FSI	N.A.
8	Assigned Built Up Area as per Master Layout	15000.000
9	Proposed Built Up Area	11166.089
10	Balanced Built Up Area	3833.911
11	Existing Trees	8
12	No. of Trees to be cut	6
13	No. of Trees to be retained	2
14	No. of Trees to be planted for every tree to be felled (2 trees to be planted for every tree cut)	12
	No. of Trees proposed to be Planted as per DCPRs (5 per 100 Sq.m. of RG Area and 1 per 100 Sq.m. of balance area)	37
15	Total No. of Trees Required (13+14+15)	51

BUILT-UP AREA STATEMENT		
CZ-09		
Building Number	Floor	Built-Up-Area (Sq.m)
CZ-09	2	861.277
	1st	1461.537
	2nd	1488.740
	3rd	1488.740
	4th	1488.740
	5th	1488.740
	6th	1399.573
7th	1488.740	
Total		11166.089

RERA CARPET STATEMENT		
FLOOR	SHOP NO.	RERA AREA
GROUND FLOOR (SHOP)	1	79.395
	2	53.705
	3	53.705
	4	53.916
	5	53.704
	6	53.704
	7	67.449

RETAIL - DOOR SCHEDULE				
SR.NO.	WIDTH	HEIGHT	DESCRIPTION	LOCATION
D1	2.000	2.200	ALUMINIUM GLAZED OPENABLE DOOR	ENTRANCE LOBBY
D2	1.200	3.000	ALUMINIUM GLAZED FIX-OPENABLE DOOR	SHOP ENTRANCE
D3	1.200	2.200	FLUSH DOOR WITH WOODEN FRAME	STAIRCASE
D4	2.059	2.200	FLUSH DOOR WITH WOODEN FRAME	ELEV. ROOM, METER ROOM
D5	0.750	2.200	DOUBLE PANEL FLUSH DOOR WITH WOODEN FRAME	ELECTRIC ROOM
			FLUSH DOOR WITH GRANITE FRAME	TOILET

RETAIL - WINDOW SCHEDULE						
SR.NO.	WIDTH	HEIGHT	AREA	SILL	DESCRIPTION	LOCATION
W1	1.500	1.400	2.100	1.200	ALUMINIUM GLAZED ALU WINDOW	STAIRCASE
W2	2.000	1.400	2.800	1.200	ALUMINIUM GLAZED FIX-SLIDING WINDOW	LOBBY
W3	3.800	2.850	10.830	0.150	ALUMINIUM GLAZED FIXED WINDOW	SHOP
W4	1.500	2.850	4.275	0.150	ALUMINIUM GLAZED FIXED WINDOW	SHOP
W5	6.340	2.850	18.069	0.150	ALUMINIUM GLAZED FIXED WINDOW	SHOP
W6	4.800	2.850	13.680	0.150	ALUMINIUM GLAZED FIXED WINDOW	SHOP
W7	5.190	2.850	14.792	0.150	ALUMINIUM GLAZED FIXED WINDOW	SHOP
W8	6.045	2.850	17.228	0.150	ALUMINIUM GLAZED FIXED WINDOW	SHOP
W9	3.130	2.850	8.921	0.150	ALUMINIUM GLAZED FIXED WINDOW	SHOP
W10	4.850	2.850	13.821	0.150	ALUMINIUM GLAZED FIXED WINDOW	SHOP
W11	5.000	2.850	14.250	0.150	ALUMINIUM GLAZED FIXED WINDOW	SHOP
W12	0.600	1.800	1.080	1.200	COVERED WINDOW	TOILET

PARKING AREA STATEMENT						
OCCUPANCY	REQUIRED PARKING	Floors	Usable carpet Area	REQUIRED NO. OF PARKING SPACES		Total No. of Cars
				1 car space for every 40 upto 800sqm	1 car space for every 80sqm of area exceeding 800sqm	
Mercantile	One car parking space for every 40 sq.m. of floor area upto 800 sq.m. and one	Ground Floor	415.560	20.0	9.6	29.6
		1st Floor	1152.319			30
Office (Govt. and Private) and Business Buildings	One car parking space for every 30 sq.m. of floor area upto 1500 sq.m. and for every 60 sq.m. of additional space for areas exceeding 1500sq.m. of floor area	2nd Floor	1259.630			
		3rd Floor	1259.630			
		4th Floor	1259.630			
		5th Floor	1259.630			
		6th Floor	1171.084			
		7th Floor	1259.630			
		TOTAL				50.0
Total car parking						179
10% Visitor Parking Reserved						18
Total Required Parking						197
Additional parking space for commercial	In addition to the parking space provided for building of mercantile (Commercial) use. Like office market.	For all floors		9037.113	9.0	9
		10% 2 Wheeler Parking Reserved				20

PROPOSED PARKING					
FLOOR	BIG CAR	SMALL CAR	TOTAL CAR	2-WHEELER	TRANSPORT VEHICLE
BASEMENT	89	2	91	5	0
LOWER GROUND 2 FLOOR	49	3	52	4	0
LOWER GROUND 1 FLOOR	40	5	45	6	4
GROUND FLOOR	18	4	22	5	5
TOTAL	196	14	210	20	9

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 20.09.2023 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 AR. ABHJUEET R.PATANKAR
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE
I, AR. ABHJUEET R. PATANKAR 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:
34/698, Adarsh Nagar, Wori, Mumbai - 400030
T: +91-22-24926101 | Off: +91-22-24304489.
Email: abhijeetpatankar@gmail.com

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED DEVELOPMENT OF COMMERCIAL BUILDING ON PLOT CZ-09 ON LAND BEARING SURVEY NO. 131/9(P), 131/15, 131/16(P), 131/18(P), OF THE APPROVED AMENDED INTEGRATED TOWNSHIP PROJECT OF M/S WADHWA CONSTRUCTION AND INFRASTRUCTURE PRIVATE LIMITED AT VILLAGE WARDOLI, TALUKA PANVEL, DIST. RAIGAD, MAHARASHTRA.

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

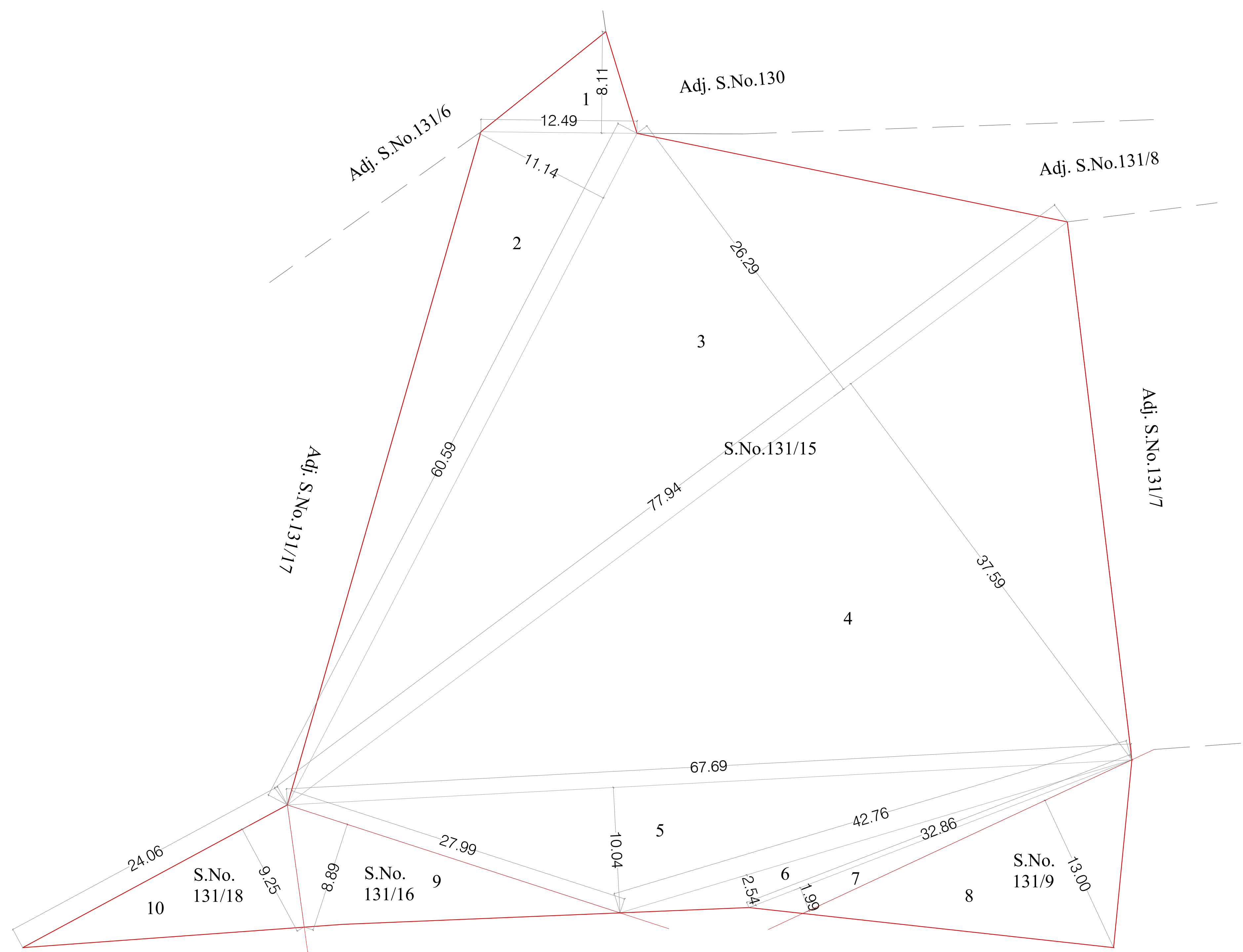
ARCHITECTS
ABHJUEET R. PATANKAR
404/H/10/11 WINDING ROAD
HEAD OFFICE: 34/698, Adarsh Nagar, Wori, Mumbai - 400030
T: +91-22-24926101 | Off: +91-22-24304489
Email: abhijeetpatankar@gmail.com

DRAWING FOR BUILDING PERMISSION

CONTENT :-
PLOT AREA DIAGRAM & CALCULATION , SANITARY REQUIREMENT, OCCUPANCY LOAD, WATER CALCULATION,

APPROVAL STAMP

This Plans are Approved subject to the conditions Mentioned in Commencement Certificate issued by this office Bearing Certificate No. CIDCO/NAINA/Panvel/Wardoli/BP-00676/CC/2024/0477 Dated 29 Jan 2024



PLOT AREA DIAGRAM

PLOT AREA CALCULATION AS PER S.NO.											
A) AREA UNDER S.NO. 131/15											
1	12.490	x	8.110	x	0.50	x	1	=	50.647	SQ.MT.	
2	60.590	x	11.140	x	0.50	x	1	=	337.486	SQ.MT.	
3	77.930	x	26.290	x	0.50	x	1	=	1024.390	SQ.MT.	
4	77.930	x	37.590	x	0.50	x	1	=	1464.694	SQ.MT.	
5	67.690	x	10.040	x	0.50	x	1	=	339.804	SQ.MT.	
6	42.760	x	2.540	x	0.50	x	1	=	54.305	SQ.MT.	
7	32.860	x	1.990	x	0.50	x	1	=	32.696	SQ.MT.	
TOTAL									=	3304.022	SQ.MT.
B) AREA UNDER S.NO. 131/9											
8	29.070	x	13.000	x	0.50	x	1	=	188.955	SQ.MT.	
TOTAL									=	188.955	SQ.MT.
C) AREA UNDER S.NO. 131/16											
9	28.000	x	8.890	x	0.50	x	1	=	124.46	SQ.MT.	
TOTAL									=	124.46	SQ.MT.
D) AREA UNDER S.NO. 131/18											
10	24.060	x	9.199	x	0.50	x	1	=	110.669	SQ.MT.	
TOTAL									=	110.669	SQ.MT.
GRAND TOTAL (A+B+C+D)									=	3728.106	SQ.MT.

SANITARY REQUIREMENT FOR SHOP (STAFF)			
PERSON	200	MALE	132
		FEMALE	68
SR.NO	FITMENTS	REQUIRED NO.	
		GENTS	LADIES
1	W.C.	17	9
2	WASH BASIN	17	9
3	URINALS	5	NIL
WC (MALE) - 1 PER 8			
WC (FEMALE) - 1 PER 8			
URINAL - 1 PER 25			
WASHBASIN - 1 PER 8			

SANITARY REQUIREMENT FOR SHOP (MERCANTILE) (PUBLIC)			
PERSON	1211	MALE	799
		FEMALE	412
SR.NO	FITMENTS	REQUIRED NO.	
		GENTS	LADIES
1	W.C.	16	8
2	WASH BASIN	0	0
3	URINALS	16	NIL
WC (MALE) - 1 PER 50 MIN 2			
WC (FEMALE) - 1 PER 50 MIN 2			
URINAL - 1 PER 50			
WASHBASIN - -			

TOTAL SANITARY REQUIREMENT			
SR.NO	FITMENTS	REQUIRED NO.	PROPOSED NO.
1	W.C.	50	58
2	WASH BASIN	26	51
3	URINALS	21	29

OCCUPANCY LOAD				
FLOOR	OCCUPANCY	AREA (IN SQ.M.)	OCCUPANCY LOAD	POPULATION
GROUND FLOOR	SHOPS (MERCANTILE - STREET FLOOR)	848.680	3	283
1st FLOOR	SHOPS (MERCANTILE UPPER FLOORS)	1461.537	6	244
TOTAL (A)				526
2ND FLOOR	OFFICES (BUSINESS & INDUSTRIAL)	1488.740	10	149
3rd FLOOR		1488.740		149
4th FLOOR		1488.740		149
5th FLOOR		1488.740		149
6th FLOOR		1399.573		140
7th FLOOR	1488.740	149		
TOTAL (B)				884
GRAND TOTAL (A+B)				1411

COMMERCIAL - CZ-09				
Sr. No	Description	Units	Quantity in lpd	Remarks
1	Total volume of domestic water consumed		23,788	
2	total of volume entering to sewerage system @ 85%		20,220	
3	Total volume of flushing water consumed		20,450	
4	total volume of recycled water entering to sewerage system @ 100%		20,450	
5	Total Volume of water entering sewerage system	(2+4)	40,670	
6	STP capacity proposed		41	KLD
Area requirement				
Approximate area required for 41 KLD STP will be 45 sq. mt. provided total height required for STP will be 6.0 m including 1.5 m clearance above the bio reactors				

Commercial Zone (CZ-09)								
No.	Description	Area (Sqmt)	Total Occupancy	Domestic Cold Water	Flushing Water		Total Water	
				LPCD	LPD	LPCD	LIT/Day	
GROUND FLOOR								
1	SHOP-1 (6 sq.m. per person)	78.8	13	25	328	20	263	591
2	SHOP-2	50.7	8	25	211	20	169	380
3	SHOP-3	50.7	8	25	211	20	169	380
4	SHOP-4	50.7	8	25	211	20	169	380
5	SHOP-5	50.7	8	25	211	20	169	380
6	SHOP-6	50.7	8	25	211	20	169	380
7	SHOP-7	78.8	13	25	328	20	263	591
1ST FLOOR								
1	SHOP-1	78.8	13	25	328	20	263	591
2	SHOP-2	50.7	8	25	211	20	169	380
3	SHOP-3	50.7	8	25	211	20	169	380
4	SHOP-4	50.7	8	25	211	20	169	380
5	SHOP-5	50.7	8	25	211	20	169	380
6	SHOP-6	50.7	8	25	211	20	169	380
7	SHOP-7	78.8	13	25	328	20	263	591
8	OFFICES-1	247	25	25	618	20	494	1112
9	OFFICES-2	182	18	25	455	20	364	819
10	OFFICES-5	289	29	25	723	20	578	1301
2ND FLOOR								
1	OFFICES-1 (10 sq.m. per person)	247	25	25	618	20	494	1112
2	OFFICES-2	182	18	25	455	20	364	819
3	OFFICES-3	254.8	25	25	637	20	510	1147
4	OFFICES-4	265	27	25	663	20	530	1193
5	OFFICES-5	289	29	25	723	20	578	1301
3RD FLOOR								
1	OFFICES-1	247	25	25	618	20	494	1112
2	OFFICES-2	182	18	25	455	20	364	819
3	OFFICES-3	254.8	25	25	637	20	510	1147
4	OFFICES-4	265	27	25	663	20	530	1193
5	OFFICES-5	289	29	25	723	20	578	1301

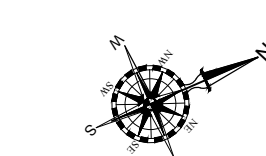
4TH FLOOR									
1	OFFICES-1	247	25	25	618	20	494	1112	
2	OFFICES-2	182	18	25	455	20	364	819	
3	OFFICES-3	254.8	25	25	637	20	510	1147	
4	OFFICES-4	265	27	25	663	20	530	1193	
5	OFFICES-5	289	29	25	723	20	578	1301	
5TH FLOOR									
1	OFFICES-1	247	25	25	618	20	494	1112	
2	OFFICES-2	182	18	25	455	20	364	819	
3	OFFICES-3	254.8	25	25	637	20	510	1147	
4	OFFICES-4	265	27	25	663	20	530	1193	
5	OFFICES-5	289	29	25	723	20	578	1301	
6TH FLOOR									
1	OFFICES-1	247	25	25	618	20	494	1112	
2	OFFICES-2	182	18	25	455	20	364	819	
3	OFFICES-3	254.8	25	25	637	20	510	1147	
4	OFFICES-4	265	27	25	663	20	530	1193	
5	OFFICES-5	289	29	25	723	20	578	1301	

7TH FLOOR									
1	OFFICES-1	247	25	25	618	20	494	1112	
2	OFFICES-2	182	18	25	455	20	364	819	
3	OFFICES-3	254.8	25	25	637	20	510	1147	
4	OFFICES-4	265	27	25	663	20	530	1193	
5	OFFICES-5	289	29	25	723	20	578	1301	
VISITORS				142	5	710	10	1420	2130
Irrigation Water for RG				318	Water @8 Ltr / Sqmtr			2544	
Total Water Requirement for Commercial Zone (CZ-09)				1,094		23,788		22,994	42,818

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED DEVELOPMENT OF COMMERCIAL BUILDING ON PLOT CZ-09 ON LAND BEARING SURVEY NO. 131/9(P), 131/15, 131/16(P), 131/18(P), OF THE APPROVED AMENDED INTEGRATED TOWNSHIP PROJECT OF M/S WADHWA CONSTRUCTION AND INFRASTRUCTURE PRIVATE LIMITED AT VILLAGE VARDOLI, TALUKA PANVEL, DIST. RAIGAD, MAHARASHTRA.

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 : 200
DATE :-	08-12-2023
DRAWN BY :-	DB / VS
CHECK BY :-	Ar. ABHIJEET P.
PROJECT NO :-	MD / SP

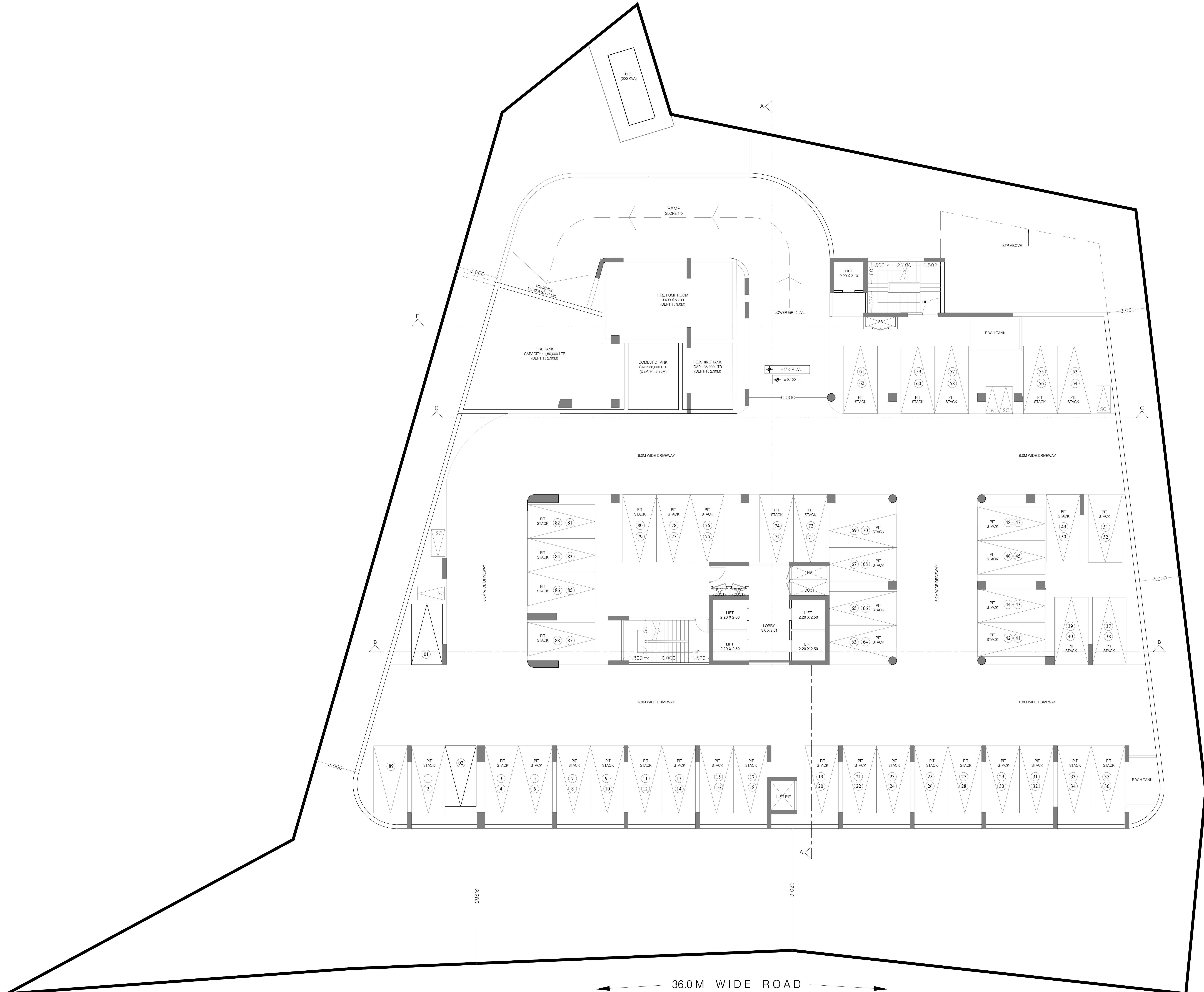
Ar. ABHIJEET PATANKAR (CA/2000/25792)

ARCHITECTS

ABHIJEET R. PATANKAR
ARCHITECTS | INTERIOR DESIGNER
HEAD OFFICE: 34/698, Adarsh Nagar, Wori, Mumbai - 400030
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Email: abhijeetpatankar@gmail.com

DRAWING FOR BUILDING PERMISSION
 CONTENT :-
 BASEMENT FLOOR PLAN & PARKING STATEMENT

APPROVAL STAMP
 This Plans are Approved subject to the conditions Mentioned in Commencement Certificate issued by this office Bearing Certificate No. CIDCO/NAINA/Panvel/Wardoli/BP-00676/CC/2024/0477 Dated 29 Jan 2024



BASEMENT FLOOR PLAN

PROPOSED PARKING (BASEMENT)	
BIG CAR	89
SMALL CAR	2
TOTAL CAR	91
2-WHEELER	5

DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED DEVELOPMENT OF COMMERCIAL BUILDING ON PLOT CZ-09 ON LAND BEARING SURVEY NO. 131/9(P), 131/15, 131/16(P), 131/18(P), OF THE APPROVED AMENDED INTEGRATED TOWNSHIP PROJECT OF M/S WADHWA CONSTRUCTION AND INFRASTRUCTURE PRIVATE LIMITED AT VILLAGE VARDOLI, TALUKA PANVEL, DIST. RAIGAD, MAHARASHTRA.

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

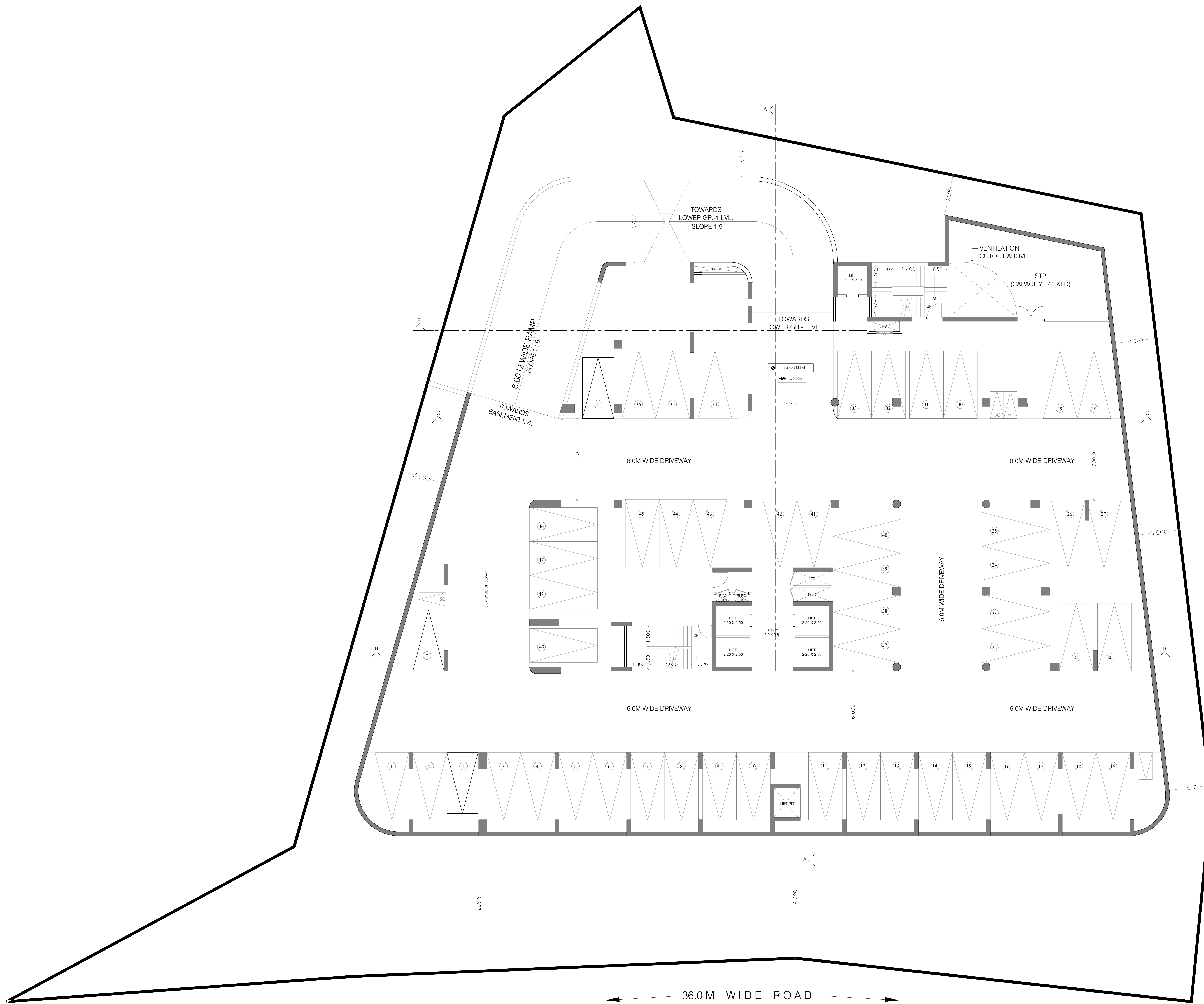
ARCHITECTS

ABHJEEET R. PATANKAR
 ARCHITECTS (W) (M) (R) (C) (S)
 HEAD OFFICE: 34/56, Ashwin Nagar, West, Mumbai - 400030
 T: +91-22-24281101 | CF: +91-22-24281449
 Email: abhjeeet@abjeeet.com

SCALE :- 1:100
 DATE :- 18-03-2024
 DRAWN BY :- DS/RS
 DELT BY :- A. ABHJEEET P
 CHGD BY :- MD/SP
 PROJECT No :- A/ABHJEEET PATANKAR (CA/2000020792)

ARCHITECTS

ABHJEEET R. PATANKAR
 ARCHITECTS (W) (M) (R) (C) (S)
 HEAD OFFICE: 34/56, Ashwin Nagar, West, Mumbai - 400030
 T: +91-22-24281101 | CF: +91-22-24281449
 Email: abhjeeet@abjeeet.com



LOWER GROUND - 2 FLOOR PLAN

PROPOSED PARKING (LOWER GROUND 2)	
BIG CAR	49
SMALL CAR	3
TOTAL CAR	52
2-WHEELER	4

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF COMMERCIAL BUILDING ON PLOT CZ-09 ON LAND BEARING SURVEY NO. 131/9(P), 131/15, 131/16(P), 131/18(P), OF THE APPROVED AMENDED INTEGRATED TOWNSHIP PROJECT OF M/S WADHWA CONSTRUCTION AND INFRASTRUCTURE PRIVATE LIMITED AT VILLAGE VARDOLI, TALUKA PANVEL, DIST. RAIGAD, MAHARASHTRA.

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

ARCHITECTS

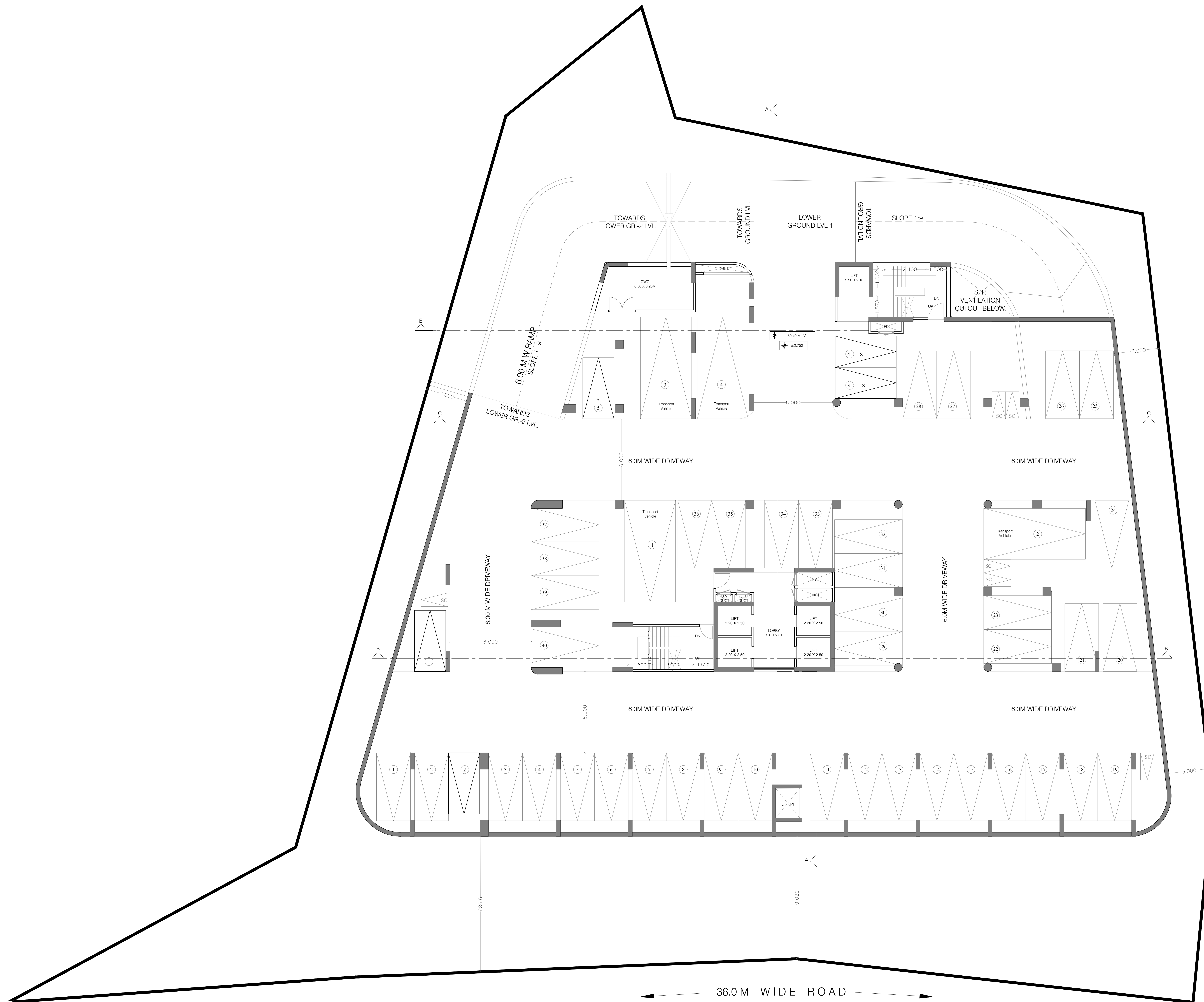
ABHJEEET R. PATANKAR
ARCHITECTS

SCALE -> 1:100
DATE -> 18-03-2024
DRAWN BY -> DS/RS
DELT BY -> A. ABHJEEET P.
CHGD BY -> MD/SP
PROJECT No -> A/ABHJEEET PATANKAR (CA/2000028792)

DRAWING FOR BUILDING PERMISSION
 CONTENT -
 LOWER GROUND - 2 FLOOR PLAN & PARKING STATEMENT

APPROVAL STAMP

This Plans are Approved subject to the conditions Mentioned in Commencement Certificate issued by this office Bearing Certificate No. CIDCO/NAINA/Panvel/Wardoli/BP-00676/CC/2024/0477 Dated 29 Jan 2024



LOWER GROUND LEVEL-1 FLOOR PLAN

PROPOSED PARKING (LOWER GROUND 1)	
BIG CAR	40
SMALL CAR	5
TOTAL CAR	45
2-WHEELER	6
TRNSPOT VEHICLE	4

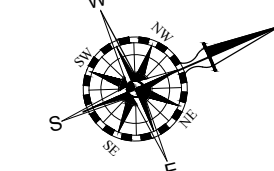
DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF COMMERCIAL BUILDING ON PLOT CZ-09 ON LAND BEARING SURVEY NO. 131/9(P), 131/15, 131/16(P), 131/18(P), OF THE APPROVED AMENDED INTEGRATED TOWNSHIP PROJECT OF M/S WADHWA CONSTRUCTION AND INFRASTRUCTURE PRIVATE LIMITED AT VILLAGE VARDOLI, TALUKA PANVEL, DIST. RAIGAD, MAHARASHTRA.

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

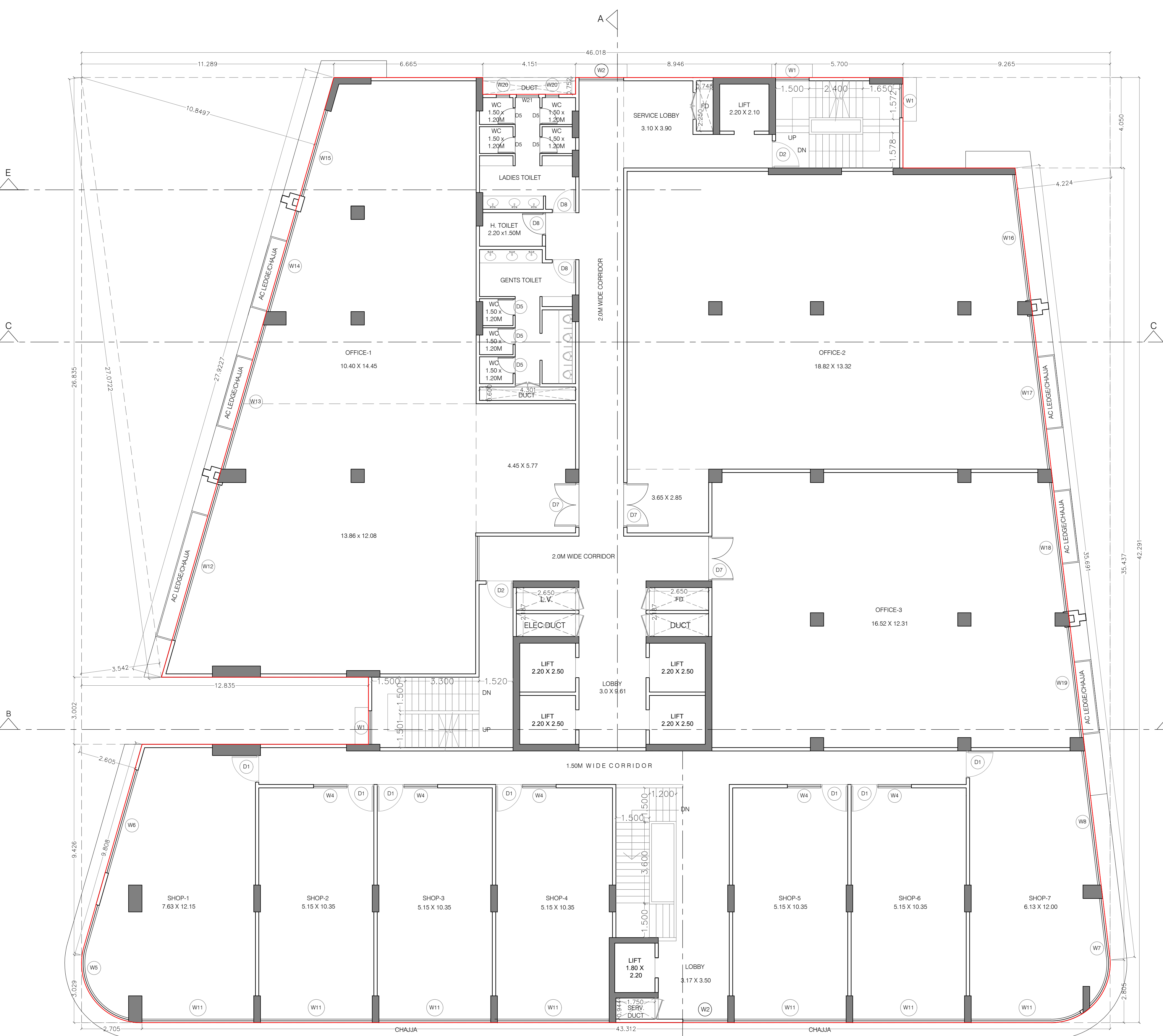

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 DRAWN BY -> DS/RS
 DELT BY -> A. ABHJEET P
 CHGD BY -> MD/SP
 PROJECT No -> A/ABHJEET PATANKAR (CA/2000029792)
 ARCHITECTS

DRAWING FOR BUILDING PERMISSION

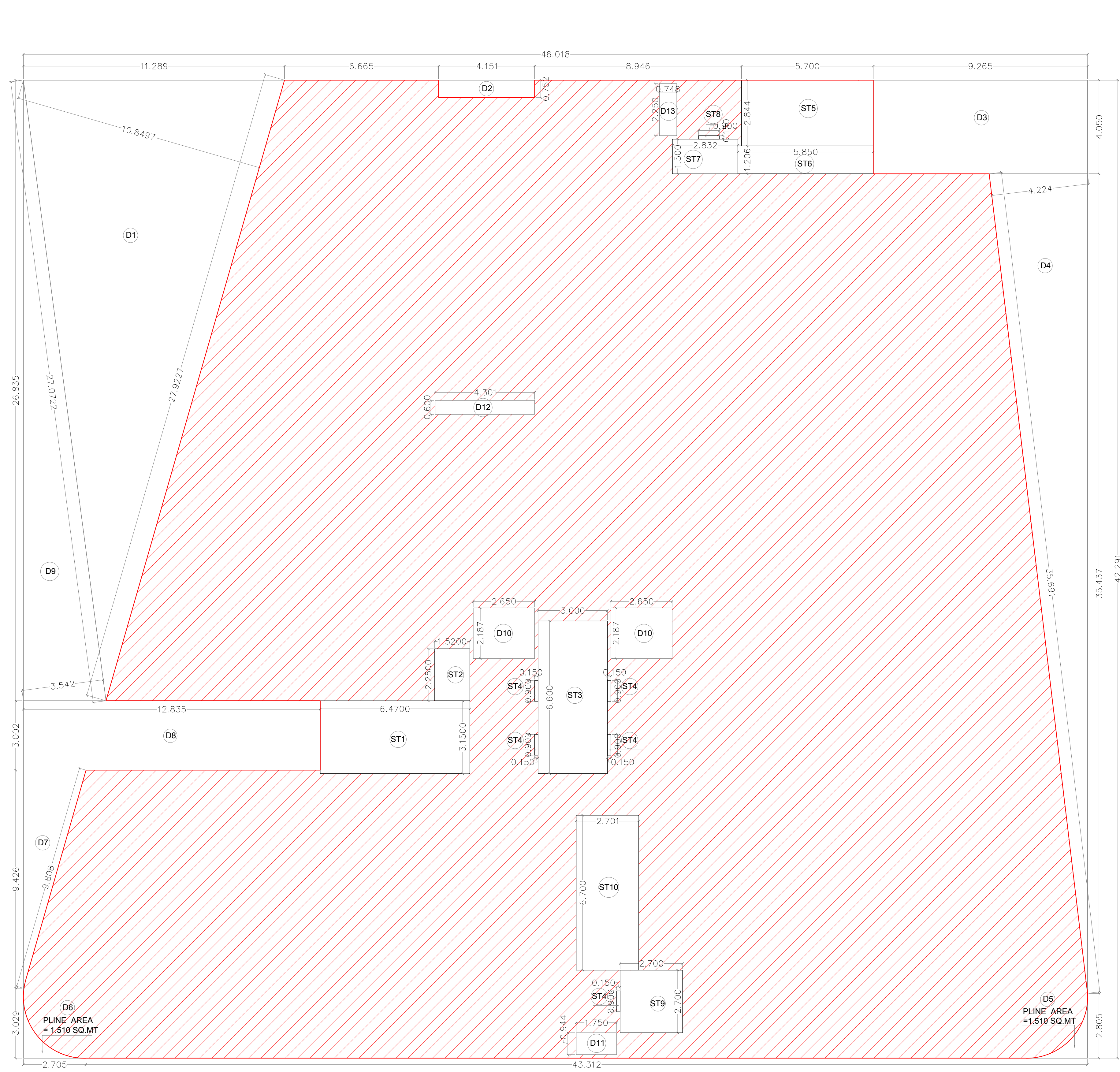
CONTENT -
 1ST FLOOR PLAN , AREA DIAGRAM & CALC. RERA AREA STATEMENT,
 DOOR & WINDOW SCHEDULE

APPROVAL STAMP

This Plans are Approved subject to the conditions Mentioned in Commencement Certificate issued by this office Bearing Certificate No. CIDCO/INAINA/Panvel/Wardoli/SP-00676/CC/2024/0477 Dated 29 Jan 2024



1ST FLOOR PLAN



1ST FLOOR AREA DIGRAM

CZ 09						
FIRST FLOOR AREA CALCULATION (COMMERCIAL)						
1)	BLOCK AREA					
	A	46.017	X	42.291	X	1946.132
						TOTAL = 1946.132
2)	DEDUCTION					
	D1	27.923	X	10.850	X	151.482
	D2	4.151	X	0.752	X	3.122
	D3	9.265	X	4.050	X	37.523
	D4	4.224	X	35.691	X	75.379
	D5	Pline area = 1.510 SQ.MT				1.510
	D6	Pline area = 1.510 SQ.MT				1.510
	D7	2.605	X	9.808	X	12.775
	D8	12.835	X	3.002	X	38.531
	D9	3.542	X	27.072	X	47.945
	D10	2.650	X	2.187	X	11.591
	D11	1.750	X	0.944	X	1.652
	D12	4.301	X	0.600	X	2.581
	D13	0.748	X	2.250	X	1.683
						TOTAL = 387.283
	FIRE STAIRCASE					
	ST1	6.470	X	3.150	X	20.381
	ST2	1.520	X	2.250	X	3.420
	ST3	6.600	X	3.000	X	19.800
	ST4	0.150	X	0.900	X	0.675
	ST5	5.700	X	2.844	X	16.211
	ST6	5.850	X	1.206	X	7.055
	ST7	2.832	X	1.500	X	4.248
	ST8	0.900	X	0.150	X	0.135
	ST9	2.700	X	2.700	X	7.290
	ST10	2.701	X	6.700	X	18.097
						TOTAL = 97.311
						TOTAL DEDUCTION = 484.594
3)	NET BUILTUP AREA (1-2)					1461.537

OFFICE - DOOR SCHEDULE				
SR.NO.	WIDTH	HEIGHT	DESCRIPTION	LOCATION
D2	1.200	2.200	FLUSH DOOR WITH WOODEN FRAME	STAIRCASE, REFUGE AREA
D5	0.750	2.200	FLUSH DOOR WITH GRANITE FRAME	TOILET
D6	2.400	2.200	FLUSH DOOR WITH WOODEN FRAME	ENTRANCE LOBBY
D7	2.000	2.200	FLUSH DOOR WITH WOODEN FRAME	OFFICE
D8	1.000	2.200	FLUSH DOOR WITH GRANITE FRAME	TOILET

OFFICE - WINDOW SCHEDULE						
SR.NO.	WIDTH	HEIGHT	AREA	SILL	DESCRIPTION	LOCATION
W1	1.500	1.400	2.100	1.200	ALUMINUM GLAZED SLIDING WINDOW	STAIRCASE
W2	2.000	1.400	2.800	1.200	ALUMINUM GLAZED FIX+SLIDING WINDOW	SERVICE LOBBY
W12	7.260	2.400	17.424	0.600	ALUMINUM GLAZED FIX+SLIDING WINDOW	FIRST FLOOR OFFICE
W13	6.710	2.400	16.104	0.600	ALUMINUM GLAZED FIX+SLIDING WINDOW	FIRST FLOOR OFFICE
W14	4.700	2.400	11.280	0.600	ALUMINUM GLAZED FIX+SLIDING WINDOW	FIRST FLOOR OFFICE
W15	4.000	2.400	9.600	0.600	ALUMINUM GLAZED FIX+SLIDING WINDOW	FIRST FLOOR OFFICE
W16	5.670	2.400	13.608	0.600	ALUMINUM GLAZED FIX+SLIDING WINDOW	FIRST FLOOR OFFICE
W17	6.920	2.400	16.608	0.600	ALUMINUM GLAZED FIX+SLIDING WINDOW	FIRST FLOOR OFFICE
W18	5.800	2.400	13.920	0.600	ALUMINUM GLAZED FIX+SLIDING WINDOW	FIRST FLOOR OFFICE
W19	4.990	2.400	11.976	0.600	ALUMINUM GLAZED FIX+SLIDING WINDOW	FIRST FLOOR OFFICE
W20	0.600	1.800	1.080	1.200	LOUVERED WINDOW	TOILET
W21	1.000	1.800	1.800	1.200	LOUVERED WINDOW	TOILET
W22	4.800	2.000	9.600	0.600	ALUMINUM GLAZED FIX+SLIDING WINDOW	OFFICE
W23	6.340	2.000	12.680	0.600	ALUMINUM GLAZED FIX+SLIDING WINDOW	TYPICAL FLOOR OFFICE
W24	5.100	2.000	10.200	0.600	ALUMINUM GLAZED FIX+SLIDING WINDOW	TYPICAL FLOOR OFFICE
W25	1.700	2.000	3.400	0.600	ALUMINUM GLAZED FIX+SLIDING WINDOW	6TH FLOOR OFFICE
W26	7.260	2.000	14.520	0.600	ALUMINUM GLAZED FIX+SLIDING WINDOW	TYPICAL FLOOR OFFICE
W27	6.710	2.000	13.420	0.600	ALUMINUM GLAZED FIX+SLIDING WINDOW	TYPICAL FLOOR OFFICE
W28	4.700	2.000	9.400	0.600	ALUMINUM GLAZED FIX+SLIDING WINDOW	TYPICAL FLOOR OFFICE
W29	4.000	2.000	8.000	0.600	ALUMINUM GLAZED FIX+SLIDING WINDOW	TYPICAL FLOOR OFFICE
W30	5.670	2.000	11.340	0.600	ALUMINUM GLAZED FIX+SLIDING WINDOW	TYPICAL FLOOR OFFICE
W31	6.920	2.000	13.840	0.600	ALUMINUM GLAZED FIX+SLIDING WINDOW	TYPICAL FLOOR OFFICE
W32	5.800	2.000	11.600	0.600	ALUMINUM GLAZED FIX+SLIDING WINDOW	TYPICAL FLOOR OFFICE
W33	4.990	2.000	9.980	0.600	ALUMINUM GLAZED FIX+SLIDING WINDOW	TYPICAL FLOOR OFFICE

RERA CARPET STATEMENT		
FLOOR	SHOP NO.	RERA AREA
1ST FLOOR (SHOP)	1	79.196
	2	53.482
	3	53.482
	4	54.258
	5	53.467
	6	53.467
	7	67.218
1ST FLOOR (OFFICE)	1	293.026
	2	250.886
	3	194.554

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF COMMERCIAL BUILDING ON PLOT CZ-09 ON LAND BEARING SURVEY NO. 131/9(P), 131/15, 131/16(P), 131/18(P), OF THE APPROVED AMENDED INTEGRATED TOWNSHIP PROJECT OF M/S WADHWA CONSTRUCTION AND INFRASTRUCTURE PRIVATE LIMITED AT VILLAGE VARDOLI, TALUKA PANVEL, DIST. RAIGAD, MAHARASHTRA.

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

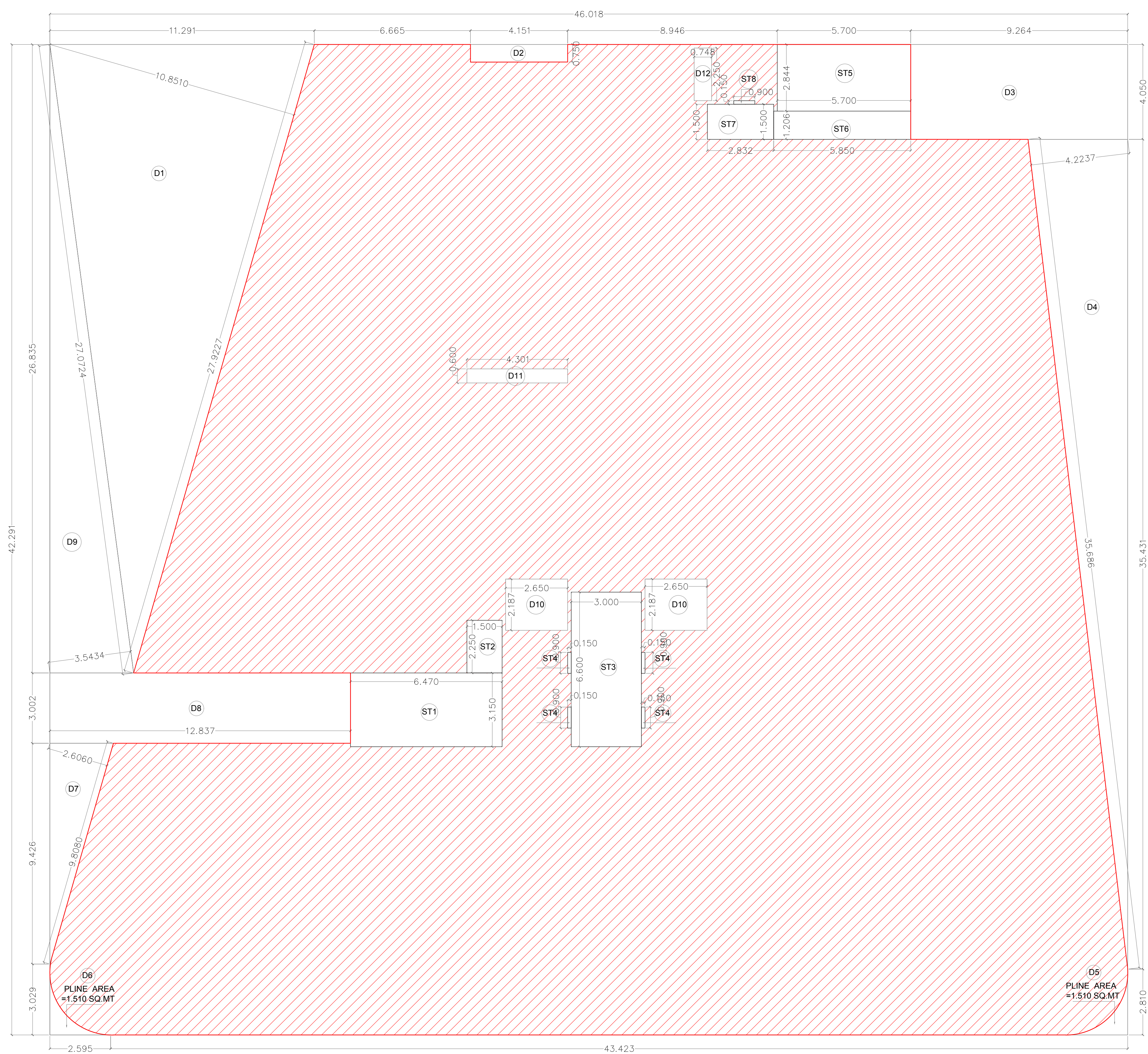
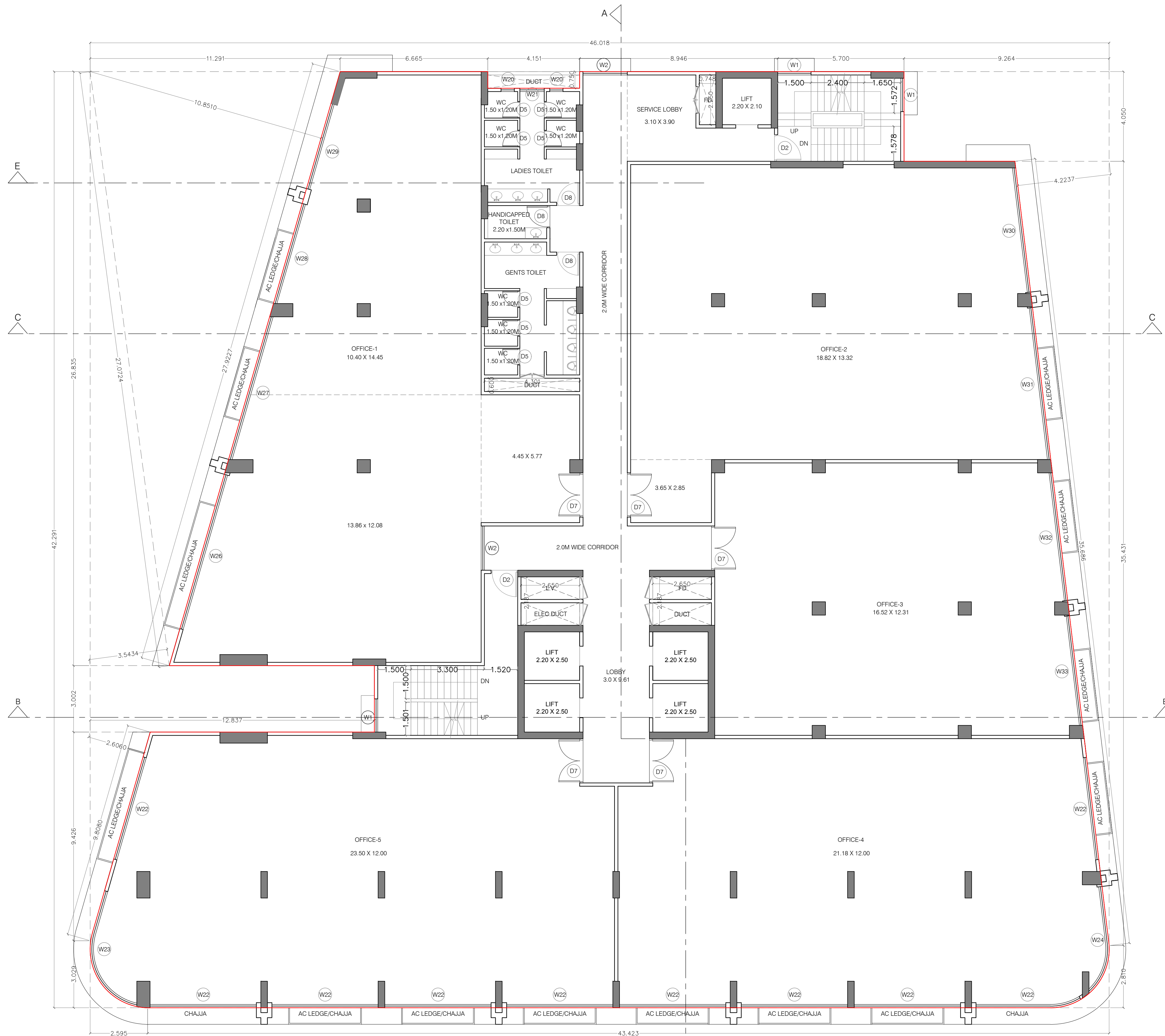
ARCHITECTS

ABHJEEET R. PATANKAR

HEAD OFFICE: 14/66, Ashwin Nagar, Wadli, Mumbai - 400030

T: +91-22-2428101 | CF: +91-22-2428148

Email: abhjeetpatankar@gmail.com



CZ 09						
2ND, 3RD, 4TH, 5TH & 7TH FLOOR AREA CALCULATION						
1) BLOCK AREA						
A	46.018	X	42.291	X	1	= 1946.163
						TOTAL = 1946.163
2) DEDUCTION						
D1	10.851	X	27.923	X	0.5	= 151.495
D2	4.151	X	0.750	X	1	= 3.113
D3	9.264	X	4.050	X	1	= 37.519
D4	4.224	X	35.686	X	0.5	= 75.363
D5	Pline area= 1510 SQ.MT					= 1.5100
D6	Pline area= 1510 SQ.MT					= 1.5100
D7	2.606	X	9.808	X	0.5	= 12.780
D8	12.837	X	3.002	X	1	= 38.531
D9	3.543	X	27.072	X	0.5	= 47.963
D10	2.650	X	2.187	X	2	= 11.590
D11	4.301	X	0.599	X	1	= 2.577
D12	0.748	X	2.250	X	1	= 1.683
						TOTAL = 385.633
FIRE STAIRCASE						
ST1	6.470	X	3.150	X	1	= 20.381
ST2	1.520	X	2.250	X	1	= 3.420
ST3	3.000	X	6.600	X	1	= 19.800
ST4	0.150	X	0.900	X	4	= 0.540
ST5	5.700	X	2.844	X	1	= 16.211
ST6	5.850	X	1.206	X	1	= 7.055
ST7	2.832	X	1.500	X	1	= 4.248
ST8	0.900	X	0.150	X	1	= 0.135
						TOTAL = 71.789
TOTAL DEDUCTION						= 457.423
3) NET BUILTUP AREA (1-2)						= 1488.740

RERA CARPET STATEMENT		
FLOOR	OFFICE NO.	RERA AREA
2ND, 3RD, 4TH ,5TH & 7TH FLOOR (OFFICE)	1	293.159
	2	250.886
	3	194.554
	4	254.890
	5	267.532
FLOOR	OFFICE NO.	RERA AREA
6TH FLOOR (OFFICE)	1	204.613
	2	250.886
	3	194.554
	4	254.890
	5	267.532

CONTENTS OF THE SHEET

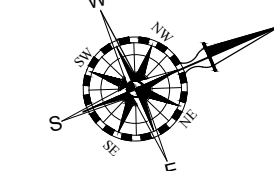
DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF COMMERCIAL BUILDING ON PLOT CZ-09 ON LAND BEARING SURVEY NO. 131/9(P), 131/15, 131/16(P), 131/18(P), OF THE APPROVED AMENDED INTEGRATED TOWNSHIP PROJECT OF M/S WADHWA CONSTRUCTION AND INFRASTRUCTURE PRIVATE LIMITED AT VILLAGE VARDOLI, TALUKA PANVEL, DIST. RAIGAD, MAHARASHTRA.

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

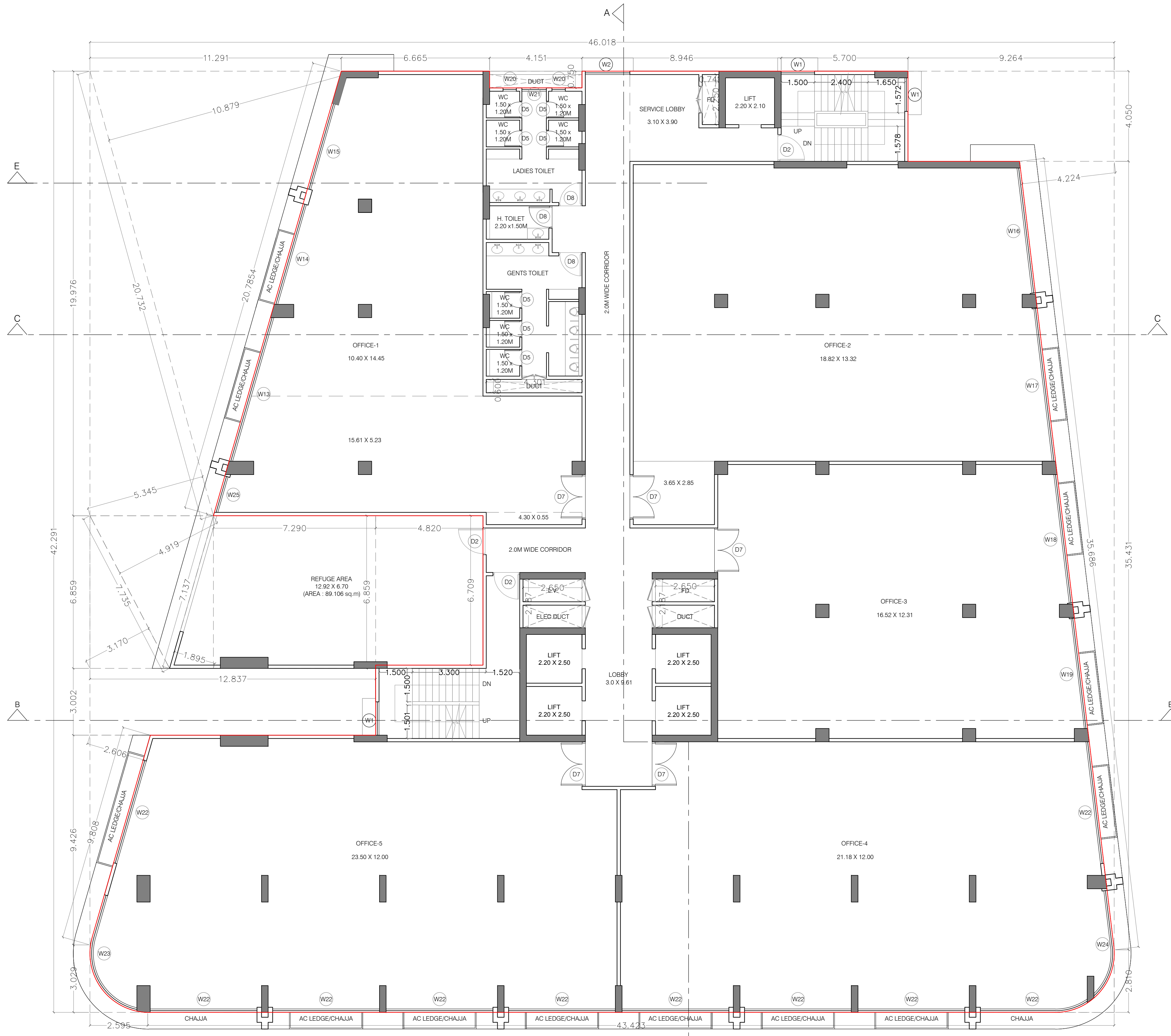

 SCALE -> 1:100
 DATE -> 18-03-2024
 DRAWN BY -> DB/VS
 DELT BY -> A. ABHJEET P
 CHD BY -> MD/SP
 PROJECT No -> A/ABHJEET PATANKAR (CA/2000/28792)
 ARCHITECTS

DRAWING FOR BUILDING PERMISSION

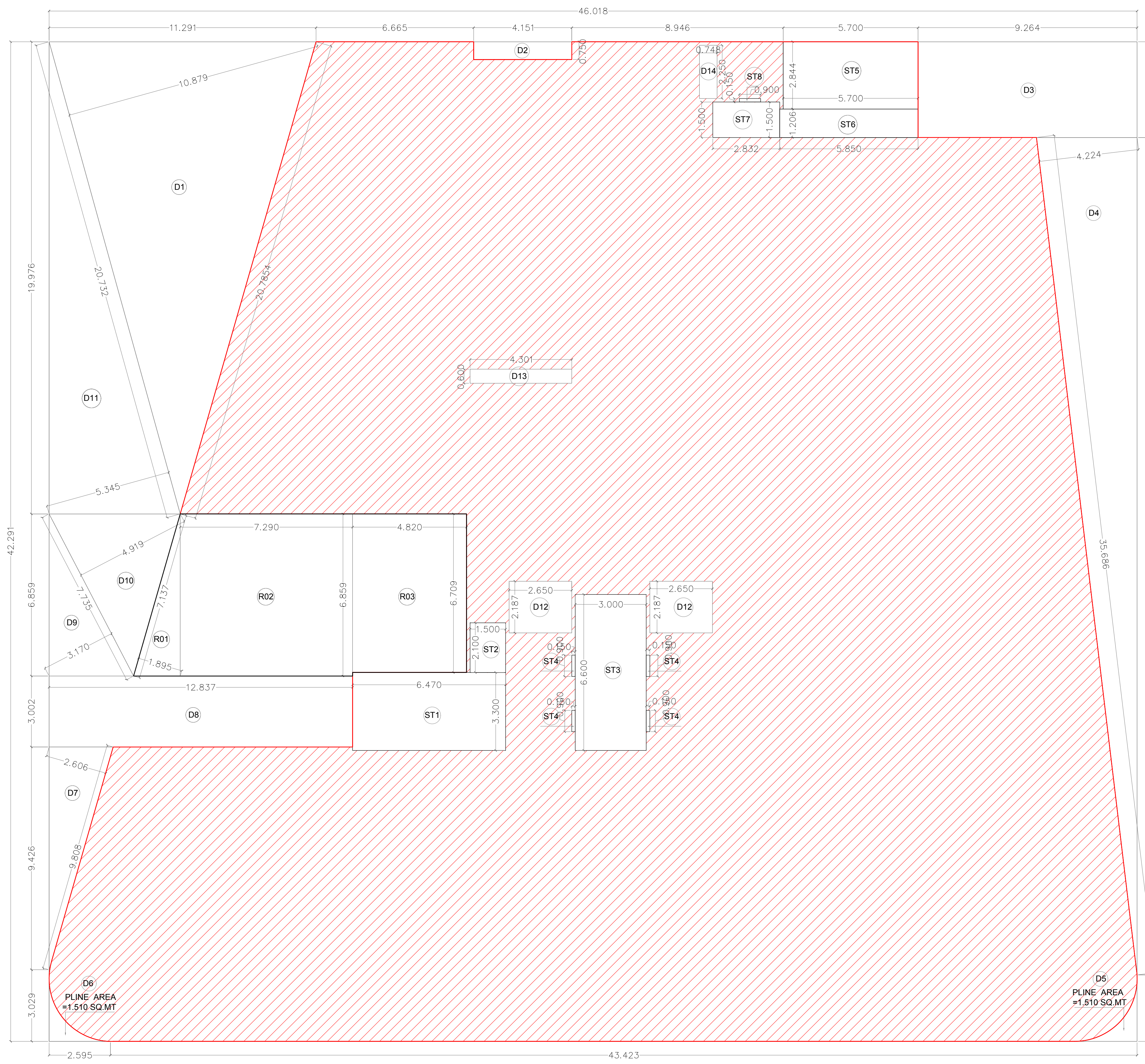
CONTENT -
6TH FLOOR PLAN , AREA DIAGRAM & CALC.
REFUGE AREA DIAGRAM & CALC. & REFUGE AREA STATEMENT,
TERRACE FLOOR PLAN

APPROVAL STAMP

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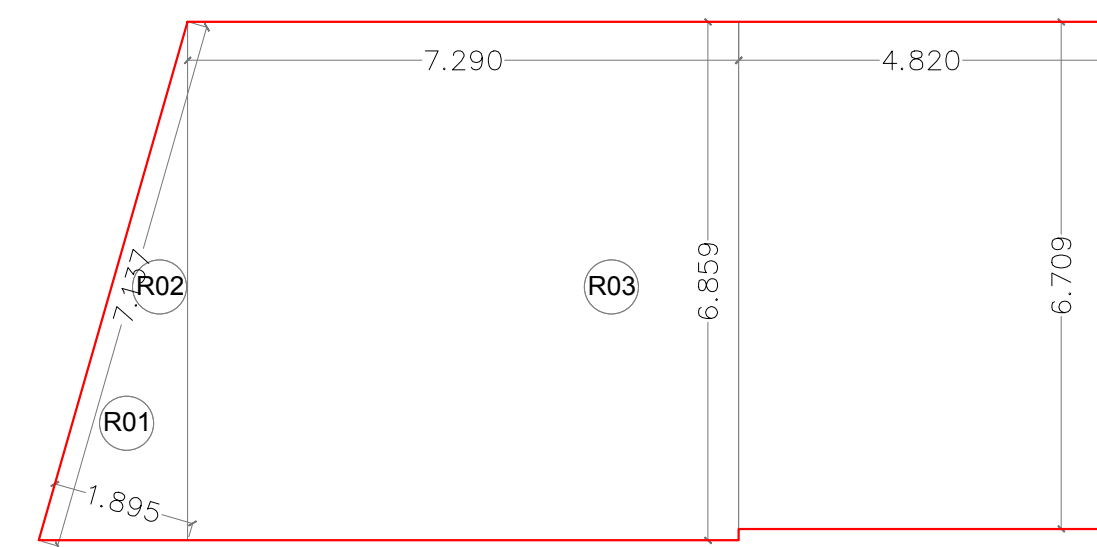


6TH FLOOR PLAN



6TH FLOOR AREA DIAGRAM

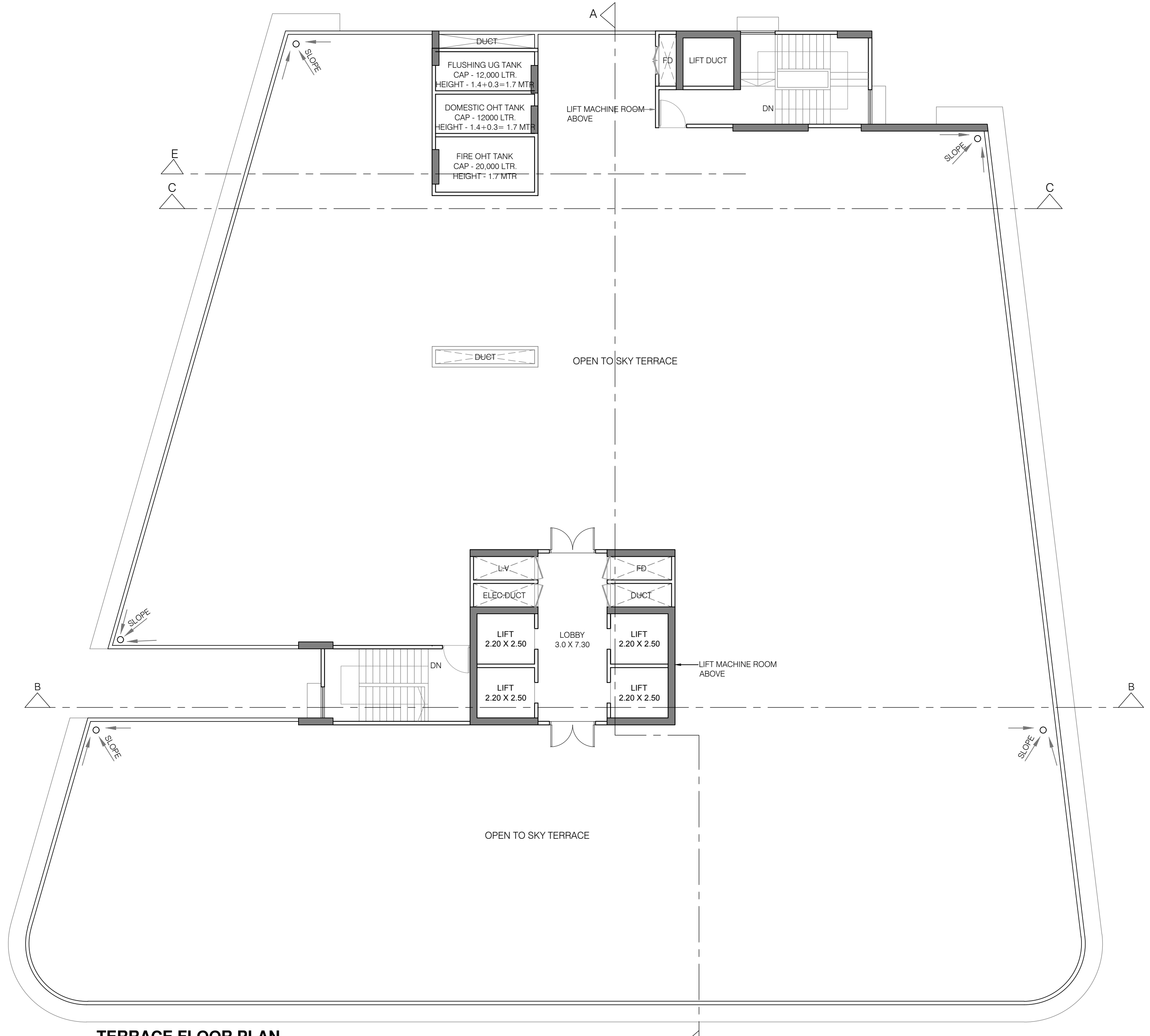
CZ 09								
6TH FLOOR AREA CALCULATION (COMMERCIAL)								
1) BLOCK AREA	A	46.018	X	42.291	X	1	=	1946.147
TOTAL							=	1946.147
2) DEDUCTION	D1	10.879	X	20.732	X	0.5	=	112.772
	D2	4.151	X	0.750	X	1	=	3.113
	D3	9.264	X	4.050	X	1	=	37.519
	D4	4.224	X	35.686	X	0.5	=	75.369
	D5	Pline area= 1.510 SQ.MT					=	1.5100
	D6	Pline area= 1.510 SQ.MT					=	1.5100
	D7	2.606	X	9.808	X	0.5	=	12.780
	D8	12.837	X	3.002	X	1	=	38.537
	D9	3.170	X	7.735	X	0.5	=	12.260
	D10	4.919	X	7.735	X	0.5	=	19.024
	D11	5.345	X	20.732	X	0.5	=	55.406
	D12	2.650	X	2.187	X	2	=	11.591
	D13	4.301	X	0.600	X	1	=	2.581
	D14	0.748	X	2.250	X	1	=	1.683
TOTAL							=	385.655
FIRE STAIRCASE	ST1	6.470	X	3.300	X	1	=	21.351
	ST2	1.500	X	2.100	X	1	=	3.150
	ST3	3.000	X	6.600	X	1	=	19.800
	ST4	0.150	X	0.900	X	4	=	0.540
	ST5	5.700	X	2.844	X	1	=	16.211
	ST6	5.850	X	1.206	X	1	=	7.055
	ST7	2.832	X	1.500	X	1	=	4.248
	ST8	0.900	X	0.150	X	1	=	0.135
TOTAL							=	72.490
REFUGE AREA	R01	1.895	X	7.137	X	0.5	=	6.762
	R02	7.290	X	6.859	X	1	=	50.002
	R03	4.820	X	6.709	X	1	=	32.337
TOTAL							=	89.102
TOTAL DEDUCTION							=	547.246
3) NET BUILTUP AREA (1-2)							=	1398.901
4) ADD EXCESS REFUGE AREA							=	0.673
5) TOTAL NET BUILT UP AREA (3+4)							=	1399.573



6TH FLOOR REFUGE AREA DIAGRAM

REFUGE AREA								
R01	1.895	X	7.137	X	0.5	=	6.762	
R02	7.290	X	6.859	X	1	=	50.002	
R03	4.820	X	6.709	X	1	=	32.337	
TOTAL							=	89.102

REFUGE AREA STATEMENT				
6TH FLOOR				
AS PER OCCUPANT LOAD				
UPPER FLOOR	BUA	X	FLOOR	TOTAL
	1488.740	X	1	1488.740
PART REFUGE FLOOR	1398.901	X	1	1398.901
TOTAL AREA				2887.641
OCCUPANT LOAD				10
NO OF PERSONS				289
REFUGE AREA 0.30 SQ.MT/PERSON				86.629
REQUIRED REFUGE AREA MAXIMUM OF ABOVE				86.629
AREA FOR WHEELCHAIR				1.8
TOTAL REQUIRED REFUGE AREA				88.429
TOTAL PROPOSED REFUGE AREA				89.102
EXCESS REFUGE AREA				0.673



TERRACE FLOOR PLAN SCALE : 1 : 125

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF COMMERCIAL BUILDING ON PLOT CZ-09 ON LAND BEARING SURVEY NO. 131/9(P), 131/15, 131/16(P), 131/18(P), OF THE APPROVED AMENDED INTEGRATED TOWNSHIP PROJECT OF M/S WADHWA CONSTRUCTION AND INFRASTRUCTURE PRIVATE LIMITED AT VILLAGE VARDOLI, TALUKA PANVEL, DIST. RAIGAD, MAHARASHTRA.

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

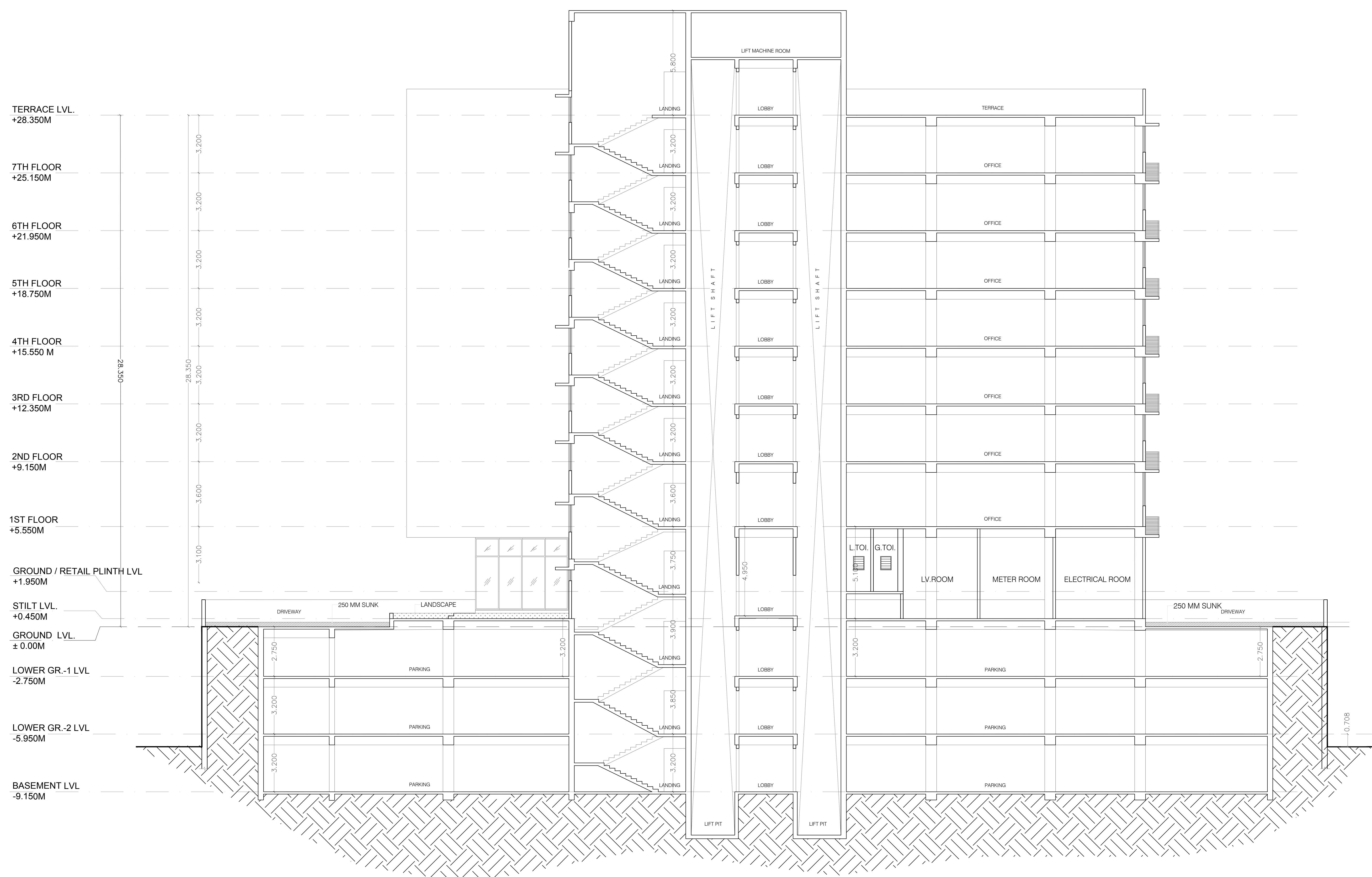
NAME & SIGNATURE OF ARCHITECT

ABHJEET R. PATANKAR
REGD. NO. 131009/2014
SCALE : 1 : 100
DATE : 08-10-2023
DRAWN BY : DEVI
DELT BY : A. ABHJEET
CHKD BY : MD/SP
PROJECT NO :
ARCHITECTS

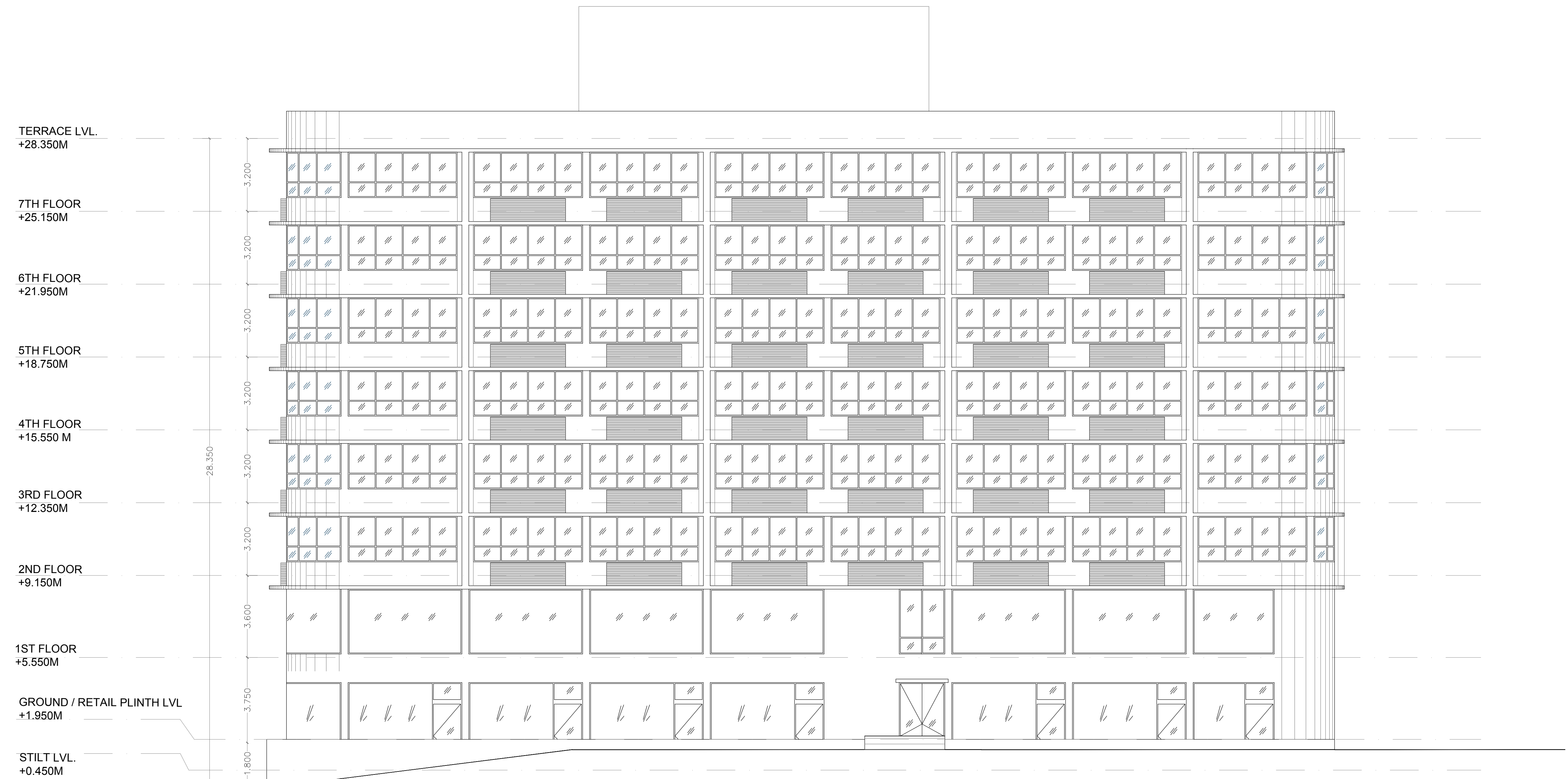
DRAWING FOR BUILDING PERMISSION
 CONTENT -
 SECTION B-B & FRONT ELEVATION

APPROVAL STAMP

This Plans are Approved subject to the conditions Mentioned in Commencement Certificate issued by this office Bearing Certificate No. CIDCO/NAINA/Panvel/Wardoli/BP-00676/CC/2024/0477 Dated 29 Jan 2024



SECTION B-B



FRONT ELEVATION

DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED DEVELOPMENT OF COMMERCIAL BUILDING ON PLOT CZ-09 ON LAND BEARING SURVEY NO. 131/9(P), 131/15, 131/16(P), 131/18(P), OF THE APPROVED AMENDED INTEGRATED TOWNSHIP PROJECT OF M/S WADHWA CONSTRUCTION AND INFRASTRUCTURE PRIVATE LIMITED AT VILLAGE VARDOLI, TALUKA PANVEL, DIST. RAIGAD, MAHARASHTRA.

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

ARCHITECTS

ABHJEEET R. PATANKAR
 ARCHITECTS | INTERIOR DESIGNER

HEAD OFFICE: 34/908, Acharya Nagar, Worli, Mumbai - 400025
 P: +91-22-34826011 | OF: +91-22-34824482
 Email: abhjeeetpatankar@gmail.com

SCALE: 1:100
 DATE: 09-12-2023
 DRAWN BY: DB/VS
 DELT BY: A/ABHJEEET P
 CHG BY: MD/SP
 PROJECT No: A/ABHJEEET PATANKAR (CA/2000/29702)

OHT LVL.
+31.695M

TERRACE LVL.
+28.350M

7TH FLOOR
+25.150M

6TH FLOOR
+21.950M

5TH FLOOR
+18.750M

4TH FLOOR
+15.550 M

3RD FLOOR
+12.350M

2ND FLOOR
+9.150M

1ST FLOOR
+5.550M

GROUND / RETAIL PLINTH LVL
+1.950M

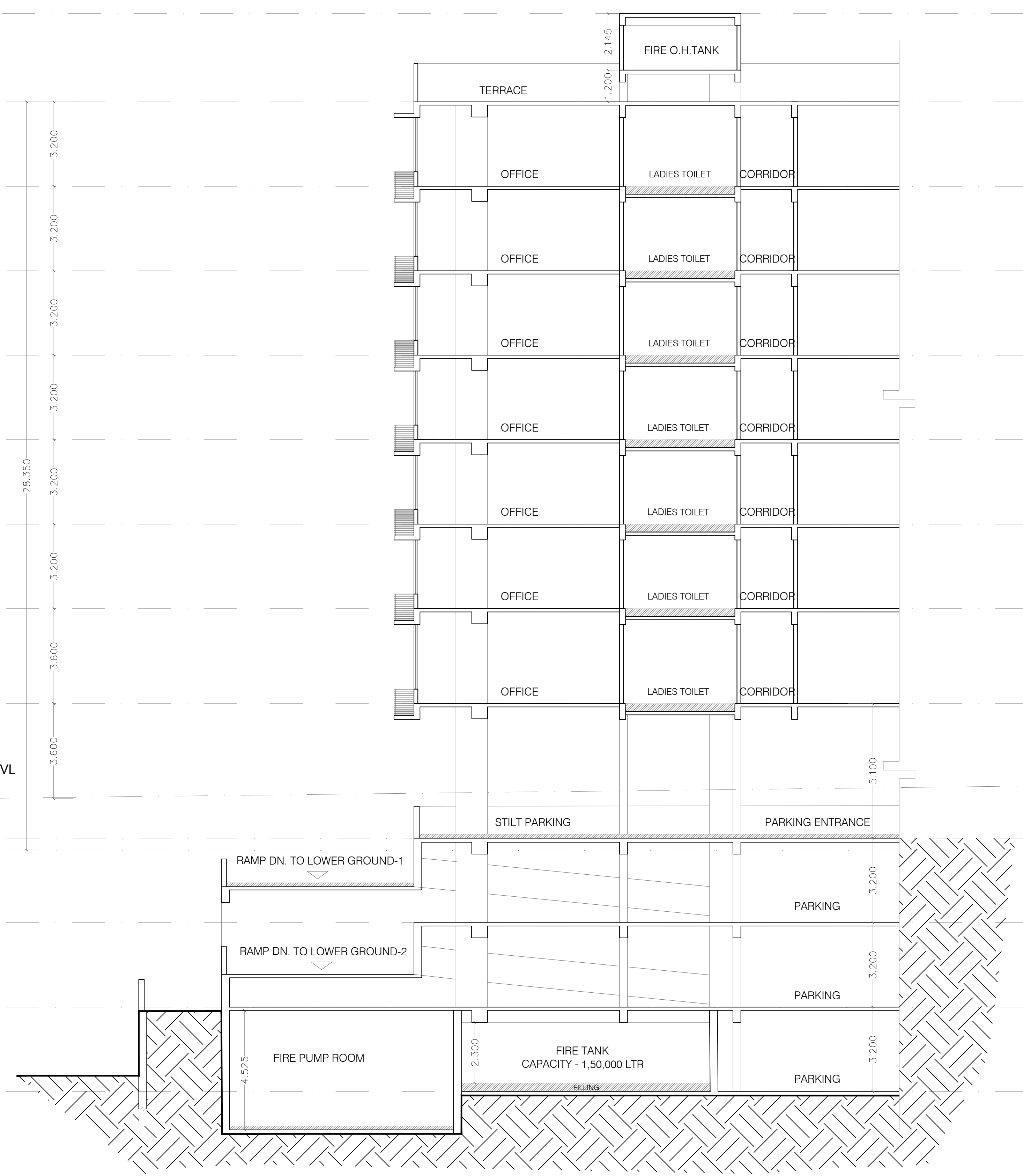
STILT LVL.
+0.450M

GROUND LVL.
± 0.00M

LOWER GR.-1 LVL
-2.750M

LOWER GR.-2 LVL
-5.950M

BASEMENT LVL
-9.150M



SECTION E-E

TERRACE LVL.
+28.350M

7TH FLOOR
+25.150M

6TH FLOOR
+21.950M

5TH FLOOR
+18.750M

4TH FLOOR
+15.550 M

3RD FLOOR
+12.350M

2ND FLOOR
+9.150M

1ST FLOOR
+5.550M

GROUND / RETAIL PLINTH LVL
+1.950M

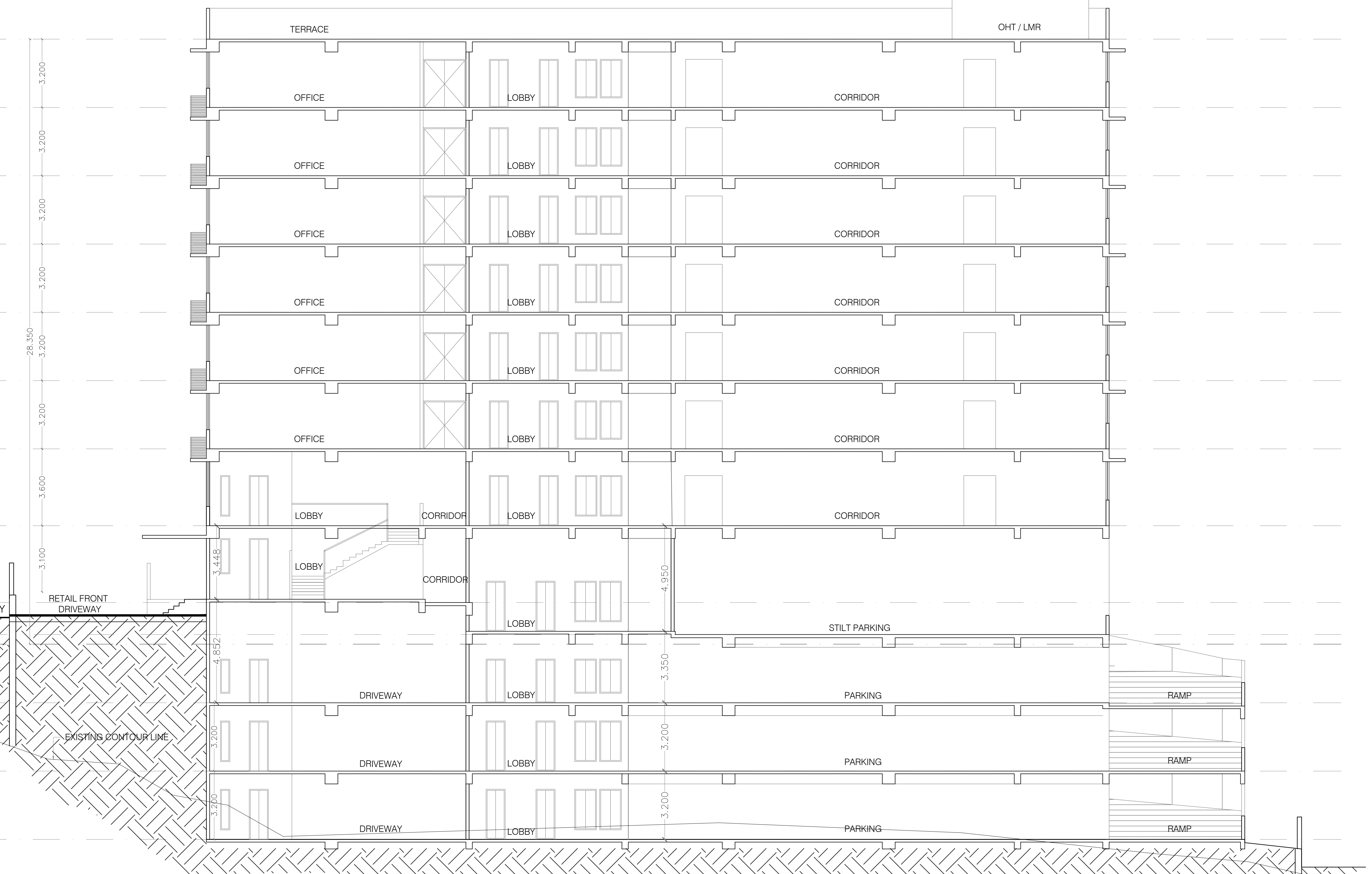
STILT LVL.
+0.450M

GROUND LVL.
± 0.00M

LOWER GR.-1 LVL
-2.750M

LOWER GR.-2 LVL
-5.950M

BASEMENT LVL
-9.150M



SECTION A-A

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF COMMERCIAL BUILDING ON PLOT CZ-09 ON LAND BEARING SURVEY NO. 131/9(P), 131/15, 131/16(P), 131/18(P), OF THE APPROVED AMENDED INTEGRATED TOWNSHIP PROJECT OF M/S WADHWA CONSTRUCTION AND INFRASTRUCTURE PRIVATE LIMITED AT VILLAGE VARDOLI, TALUKA PANVEL, DIST. RAIGAD, MAHARASHTRA.

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

ARCHITECTS

ABHJEEET R. PATANKAR
ARCHITECTS | INTERIOR DESIGNER

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P: +91-22-24826201 | OF: +91-22-24844482
Email: abhp@abhpatakar@gmail.com

SCALE: 1:100
DATE: 09-12-2023
DRAWN BY: DB/VS
DELT BY: A/ABHJEEET P
CHK BY: MD/SP
PROJECT No: A/ABHJEEET PATANKAR (CA/2000/29702)