

**ANNEXURE VII
BUILT UP AREA CALCULATIONS FOR ITP RESIDENTIAL COMPONENT**

UNIT TYPE	BUILT UP SQ.M OF INDIVIDUAL	BUILT UP AREA INCLUDIN	NO OF UNITS	WING	
				D1, D2, D3, D4, D5	A1, A2, A3, A4, B1, B2, B3, C1, C2, C3, D1, D2, D3, D4, D5, F2, F3, F4, G1, G2, E3
1 RK	25,989	39,406	683		
1 BHK	40,217,913	50,271,74	2038		
1.5 BHK	45,373,671	56,716,83	948		
2 BHK	57,748,049	72,185,06	1124		
TOTAL NUMBER OF UNITS IN 21 BLDGS IN RZ08			4793		
A	TOTAL BUA IN SQM APPROVED IN RZ08 (A1, A2, A3, A4, B1, B2, B3, C1, C2, C3, D1, D2, D3, D4, D5, F2, F3, F4, G1, G2, E3)				271873.361
B	Total Residential component of ITP				926416.94
C	Proposed Residential Component with Carpet Area as per PMAY Norms in SQM				271873.361
D	Percentage of A				0.293467605
NOTE: The Proposed Residential Component having Carpet Area as per PMAY norms is 29.35% (i.e. more than 25%) of Total Residential Component of ITP, hence, Social Housing is not Obligatory as per Clause 2 of EP-33, Sanctioned dated 24th June 2022.					



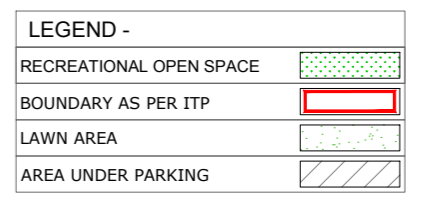
BLOCK PLAN
SCALE: 1:500

PROFORMA - I

A	AREA STATEMENT	Area in Sq.mt.
1	Area of plot as per approved ITP Layout	119415.162
a	RZ01-A	15130.184
b	RZ01-B	34279.516
c	RZ01-C	70005.462
	Total area of RZ01 plot as per approved ITP Layout	119415.162
2.	Deductions	
a	Existing Road	0
6a	R.G. Open space required (10% of 1)	11941.516
6b	R.G. Open space provided	12002.274
6c	Internal Roads	0.000
6d	Amenities	
7	Permissible BUA (a+b)	125000.000
a	Built Up Area assigned as per approved ITP Layout	125000.000
b	Premium Built Up Area assigned as per approved ITP Layout	0.000
c	Proposed Built Up Area	123385.150
8	No. of Plots	350
9	Trees to be Planted	2274

Area under Plots	68547.305
Area under Lawn	8551.694
Area under Visitors Parking	30313.888
Area under Internal Roads	
AREA UNDER RG	12002.274
TOTAL	119415.162

TPOLOGY	Plot A	Plot B	Plot C	NO. OF UNITS
Semi-Detached	52	76	121	249
Row-house			37	37
Bungalow	5	28	30	63
Convenient shopping	1			1
Total plots				350



APPROVAL STAMP 01/05

LAYOUT PLAN - RZ-01

DRAWING FOR BUILDING PERMISSION

CONTENT -
LAYOUT PLAN - RZ-01, PROFORMA - I, PLOT AREA STATEMENT
KEY PLAN - PARKING AREA STATEMENT

APPROVAL STAMP

THIS TENTATIVE APPROVAL FOR PLOTTED DEVELOPMENT LAYOUT ON PLOT NO. RZ01-A, RZ01-B & RZ01-C OF APPROVED ITP IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE CERTIFICATE WIDE NO. CIDCO/NAINA/PANVEL/VARDOLIT-00663/CC/2023/0416 DATED 14.08.2023

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 21.05.2023 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.

AR.ABHJEEET R. PATANKAR
SIGNATURE OF ARCHITECT

AR.ABHJEEET R. PATANKAR
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR.ABHJEEET 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.

AR. ABHJEEET R. PATANKAR
SIGNATURE OF ARCHITECT

ADDRESS:
34/99B, Adarsh Nagar, Worli, Mumbai - 400030
T: +91-22-24926101 | Off: +91-22-24304489.
Email: abhjeeetpatankar@gmail.com

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

Proposed plotted development layout on plot no. RZ01-A, RZ01-B & RZ01-C on land bearing S. Nos. 84/3, 84/4, 86/1, 86/2, 82/4, 82/5, 82/6, 82/7, 82/8, 82/10, 82/13, 82/18, 81/8, 81/4, 81/3, 81/5+98, 79/2A, 79/2B, 79/3, 78/0, 77, 79/5, 79/1, 81/2, 69/68 (total 27 in numbers) of Approved Integrated Township Project situated at Village Vardoli, 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

AR.ABHJEEET R. PATANKAR
SIGNATURE OF ARCHITECT

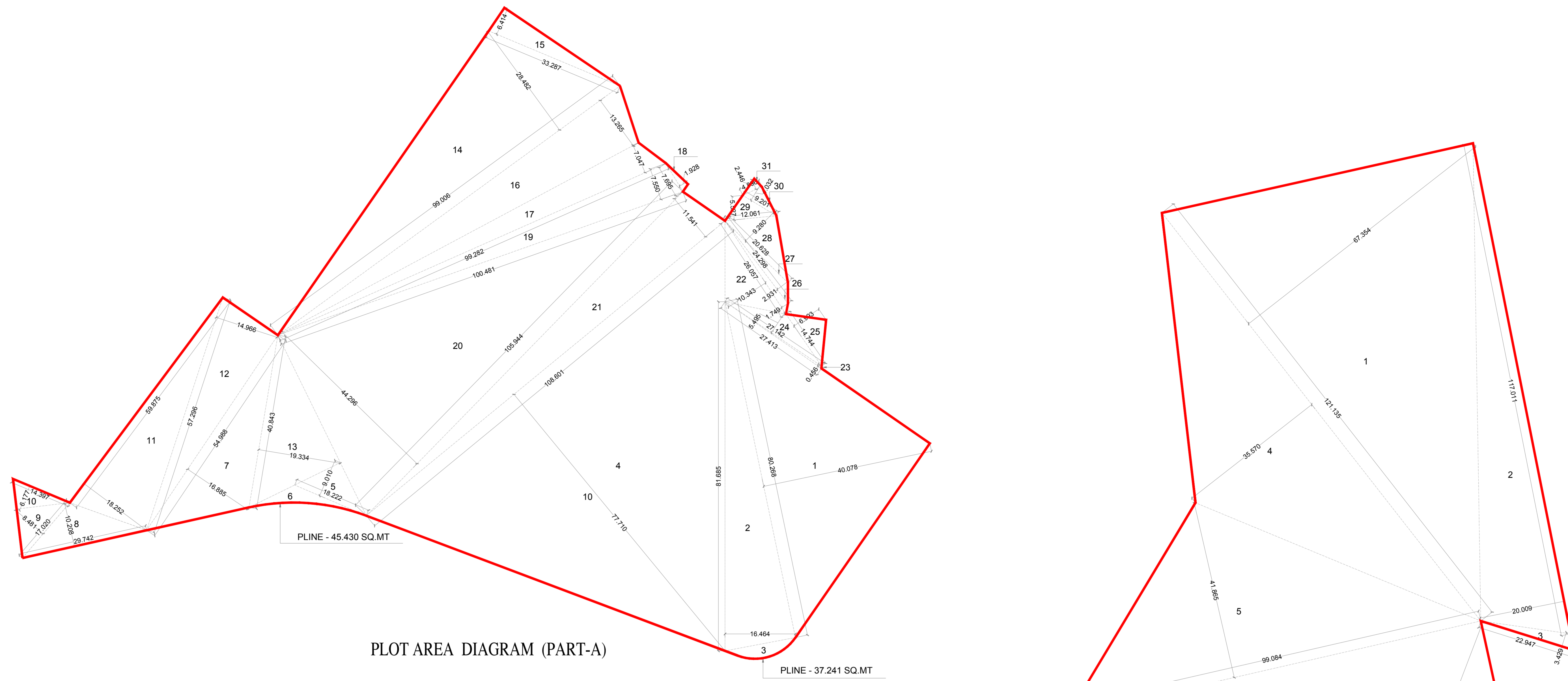
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DATE: 21.05.2023
DRAWN BY: SV
CHKD BY: AR.ABHJEEET P
PROJECT NO: SP
PROJECT NO: AR.ABHJEEET R. PATANKAR (CA/2000025792)

ARCHITECTS

ABHJEEET R. PATANKAR
ARCHITECTS, INTERIOR DESIGNER
HEAD OFFICE: 34/99B, Adarsh Nagar, Worli, Mumbai - 400030
T: +91-22-24926101 | Off: +91-22-24304489.
Email: abhjeeetpatankar@gmail.com

RZ-01(A) PLOT AREA CALCULATION						
1	40.078	X	80.268	/	2	= 1608.488
2	16.464	X	81.685	/	2	= 672.431
3	P LINE AREA					
4	108.601	X	77.710	/	2	= 4219.689
5	18.222	X	9.010	/	2	= 82.093
6	P LINE AREA					
7	16.885	X	54.989	/	2	= 464.235
8	29.742	X	10.208	/	2	= 151.795
9	8.481	X	17.020	/	2	= 72.174
10	14.397	X	6.178	/	2	= 44.470
11	18.253	X	59.875	/	2	= 546.432
12	57.296	X	14.966	/	2	= 428.747
13	19.334	X	40.843	/	2	= 394.834
14	99.006	X	28.482	/	2	= 1409.939
15	33.287	X	6.414	/	2	= 106.757
16	99.006	X	13.265	/	2	= 656.677
17	99.282	X	7.047	/	2	= 349.806
18	1.928	X	7.695	/	2	= 7.418
19	100.481	X	7.550	/	2	= 379.321
20	105.944	X	44.296	/	2	= 2346.427
21	108.601	X	11.541	/	2	= 626.679
22	26.057	X	10.343	/	2	= 134.750
23	27.413	X	0.456	/	2	= 6.250
24	27.142	X	5.495	/	2	= 74.573
25	14.744	X	6.994	/	2	= 51.557
26	26.057	X	1.749	/	2	= 22.782
27	24.298	X	2.931	/	2	= 35.608
28	20.628	X	9.280	/	2	= 95.711
29	12.061	X	5.527	/	2	= 33.330
30	9.200	X	4.032	/	2	= 18.548
31	4.896	X	2.446	/	2	= 5.989
TOTAL						15130.184

RZ-01(C) PLOT AREA CALCULATION						
1	121.135	X	67.354	/	2	= 4079.498
2	117.011	X	20.009	/	2	= 1170.656
3	22.947	X	3.430	/	2	= 39.348
4	121.135	X	35.570	/	2	= 2154.381
5	99.084	X	41.865	/	2	= 2074.072
6	118.351	X	55.050	/	2	= 3257.600
7	128.034	X	36.425	/	2	= 2331.803
8	138.590	X	16.531	/	2	= 1145.478
9	129.910	X	77.250	/	2	= 5017.789
10	135.719	X	24.479	/	2	= 1661.094
11	151.868	X	26.494	/	2	= 2011.771
12	164.621	X	13.523	/	2	= 1113.125
13	49.110	X	25.386	/	2	= 623.335
14	132.469	X	25.736	/	2	= 1704.626
15	164.621	X	95.950	/	2	= 7897.707
16	156.436	X	67.133	/	2	= 5250.975
17	156.436	X	13.557	/	2	= 1060.360
18	175.223	X	19.662	/	2	= 1722.612
19	175.223	X	75.452	/	2	= 6610.502
20	33.351	X	14.252	/	2	= 237.652
21	26.483	X	7.844	/	2	= 103.870
22	16.098	X	5.351	/	2	= 43.070
23	20.397	X	9.272	/	2	= 94.558
24	34.817	X	10.724	/	2	= 186.689
25	34.817	X	9.492	/	2	= 165.237
26	33.351	X	9.454	/	2	= 157.654
27	71.346	X	37.657	/	2	= 1343.342
28	47.747	X	18.565	/	2	= 443.225
29	47.747	X	13.923	/	2	= 332.389
30	45.255	X	16.575	/	2	= 375.038
31	61.522	X	34.094	/	2	= 1048.760
32	19.465	X	5.455	/	2	= 53.086
33	53.547	X	12.557	/	2	= 336.185
34	67.920	X	12.562	/	2	= 426.617
35	23.866	X	3.158	/	2	= 37.687
36	69.291	X	10.116	/	2	= 350.466
37	96.987	X	53.755	/	2	= 2606.778
38	111.868	X	24.112	/	2	= 1348.687
39	111.868	X	31.552	/	2	= 1764.808
40	110.699	X	87.543	/	2	= 4845.461
41	98.767	X	15.497	/	2	= 765.280
42	93.181	X	16.799	/	2	= 782.691
43	32.719	X	15.224	/	2	= 249.050
43A	28.745	X	16.401	/	2	= 235.723
43B	20.971	X	5.206	/	2	= 54.588
43C	20.971	X	10.111	/	2	= 106.012
43D	P LINE AREA					
44	26.188	X	10.886	/	2	= 142.544
45	35.507	X	14.782	/	2	= 262.436
46	42.759	X	4.434	/	2	= 94.806
47	8.738	X	0.532	/	2	= 2.326
48	17.100	X	8.784	/	2	= 75.099
TOTAL						70005.462



PLOT AREA DIAGRAM (PART-A)



PLOT AREA DIAGRAM (PART-C)

LAYOUT PLAN - RZ-01
 DRAWING FOR BUILDING PERMISSION
 CONTENT :
 PLOT AREA DIAGRAM AND CALCULATION (PART-A & C) RZ-01
 APPROVAL STAMP
 THIS TENTATIVE APPROVAL FOR PLOTTED DEVELOPMENT LAYOUT ON PLOT NO. RZ01-A, RZ01-B & RZ01-C OF APPROVED TP IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE CERTIFICATE. VIDE NO. CIDCONAINA/PANVEL/VARDOLILT-006/3CC/2023/0416 DATED 14.08.2023

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

Proposed plotted development layout on plot no. RZ01-A, RZ01-B & RZ01-C on land bearing S. Nos. 84/3, 94/4, 96/1, 96/2, 92/4, 82/5, 82/6, 82/7, 82/8, 82/10, 82/3, 82/2, 82/1, 82/13, 81/1, 81/4, 81/3, 81/5-9, 79/2A, 79/2B, 79/3, 78/0, 77, 79/5, 79/1, 81/2, 69/6B (total 27 in numbers) of Approved Integrated Township Project situated at Village Vardoli, 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 : 1:50
 DATE : 22-06-2023
 DRAWN BY : HS
 DELT BY : A. ABHUEET P
 CHG BY : SP
 PROJECT NO :
 ARCHITECTS : A/ ABHUEET PATANKAR (CA/2000/29792)

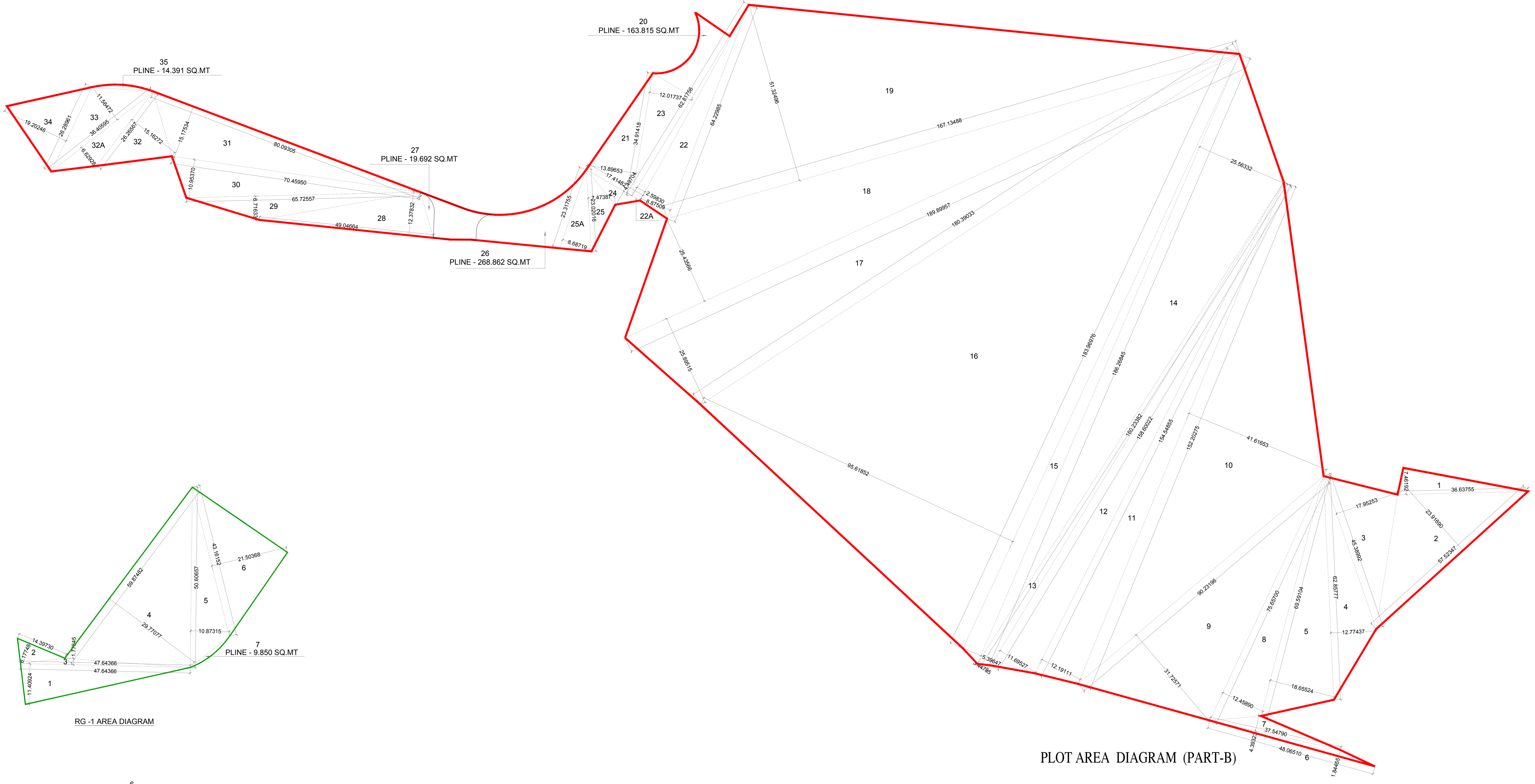
ABHUEET R. PATANKAR
 ARCHITECTS & INTERIOR DESIGNER
 HEAD OFFICE: 3408, KASAB ROAD, KASAB, PANVEL, RAIGAD - 405001
 T - 91-22-2408081 | CF - 91-22-2404489
 Email: abhuetpatankar@gmail.com

DRAWING FOR BUILDING PERMISSION

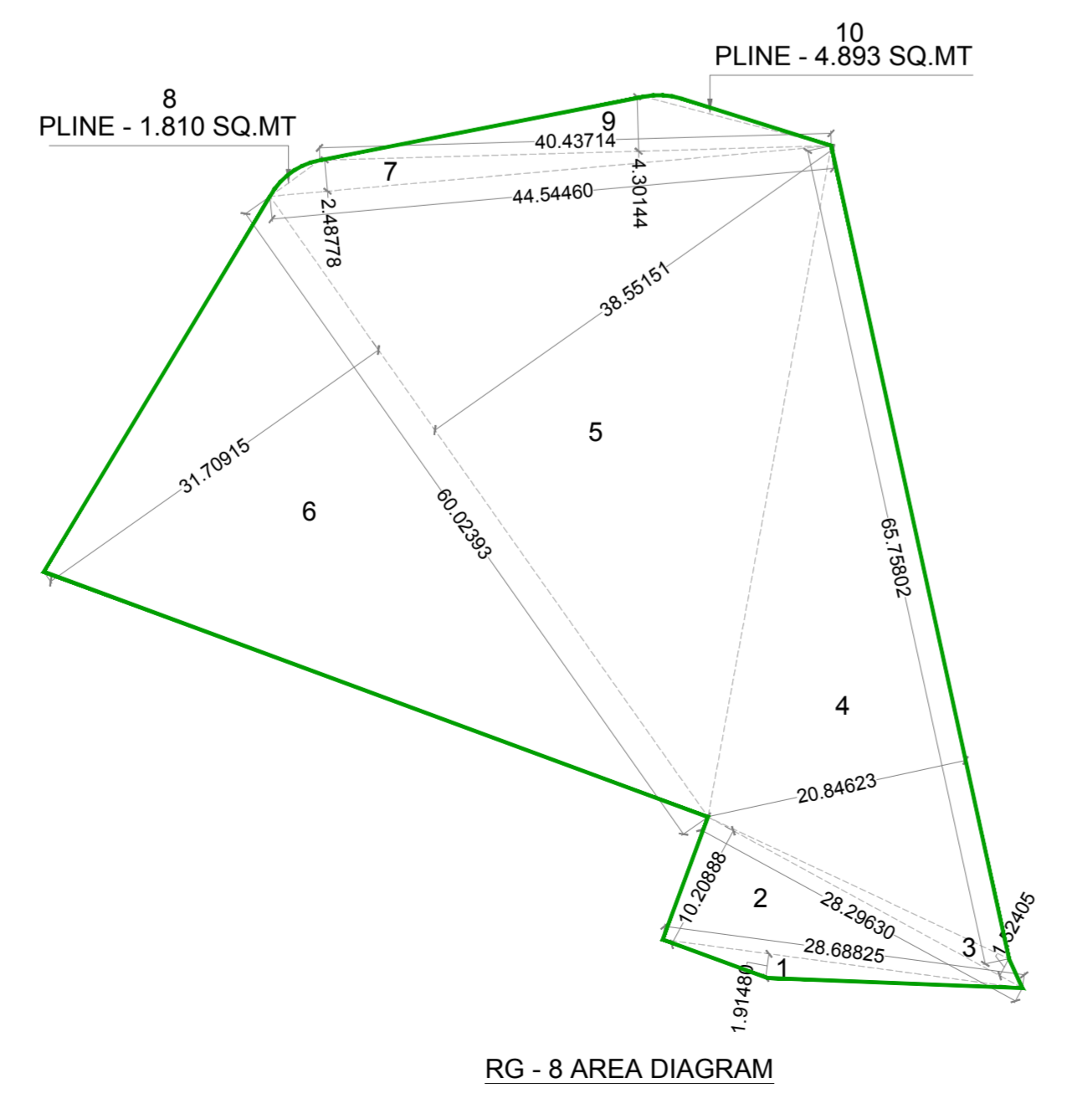
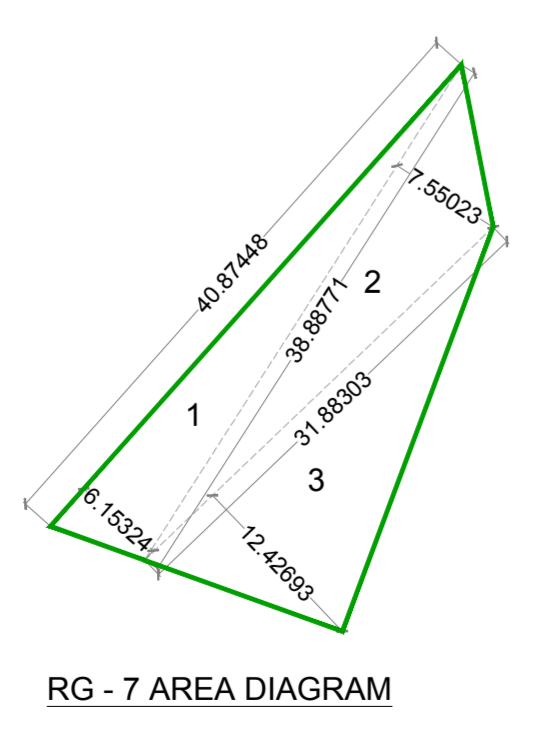
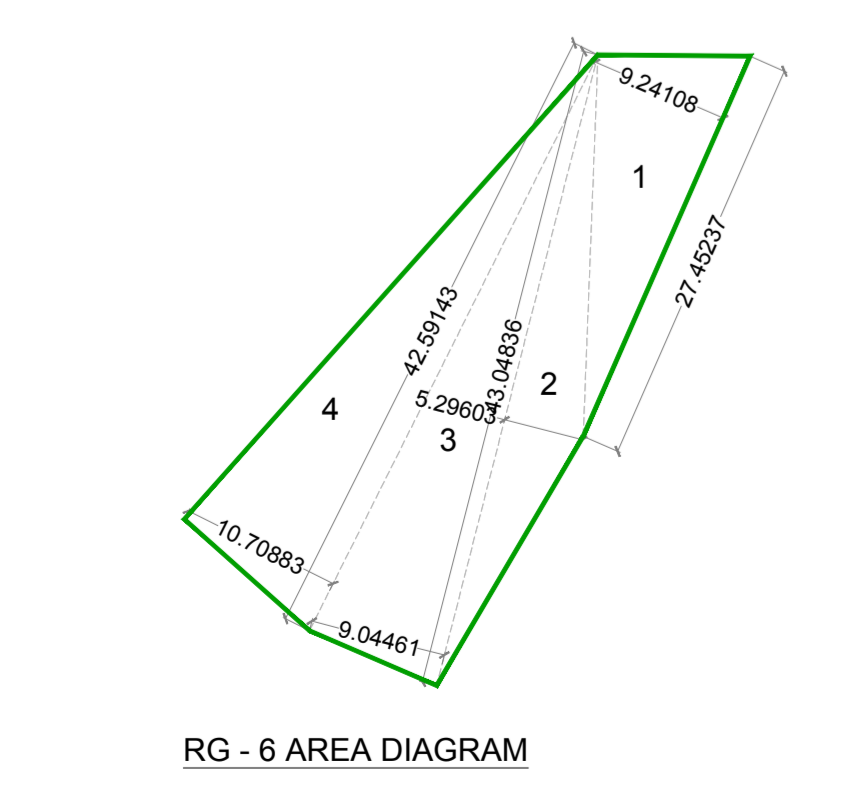
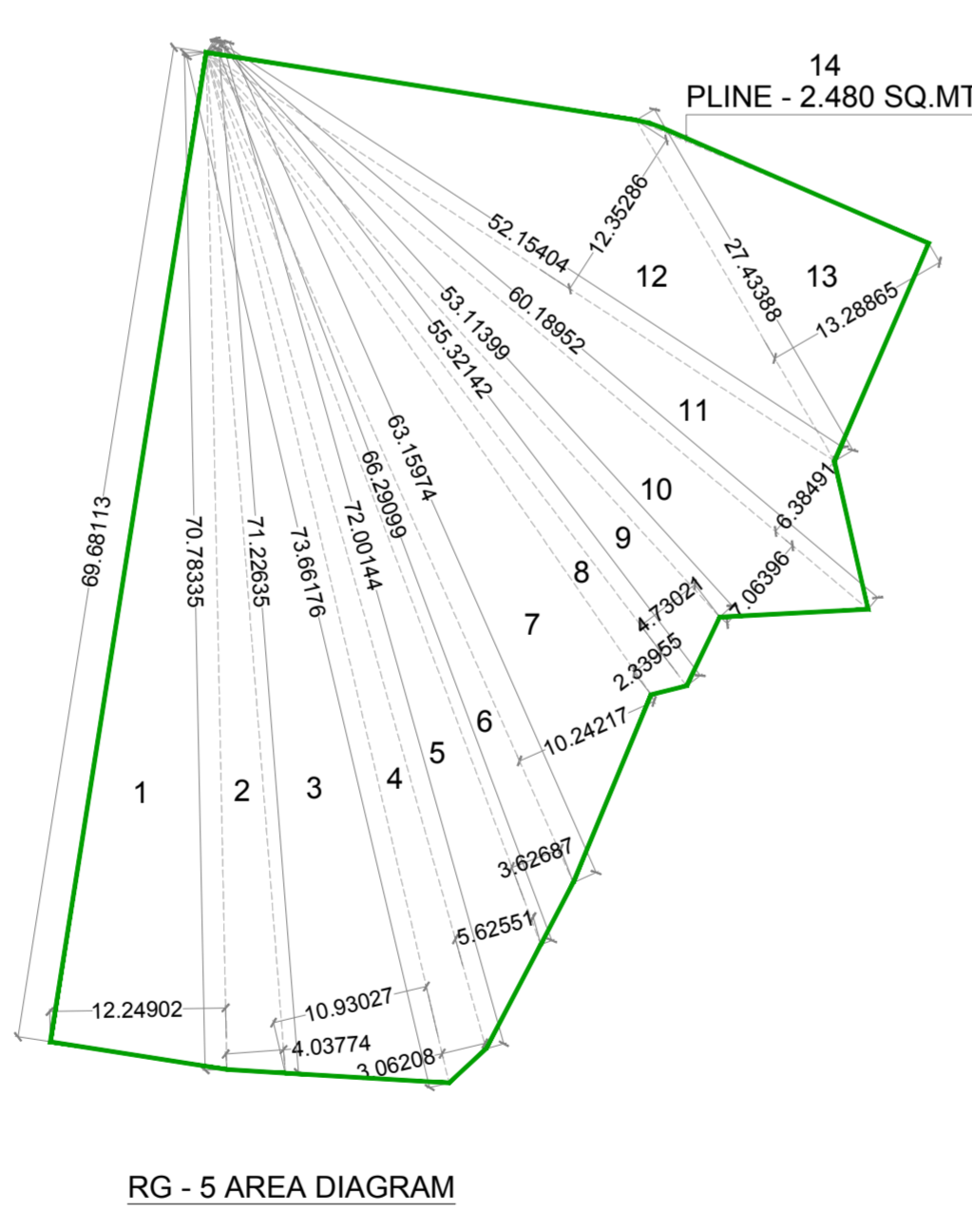
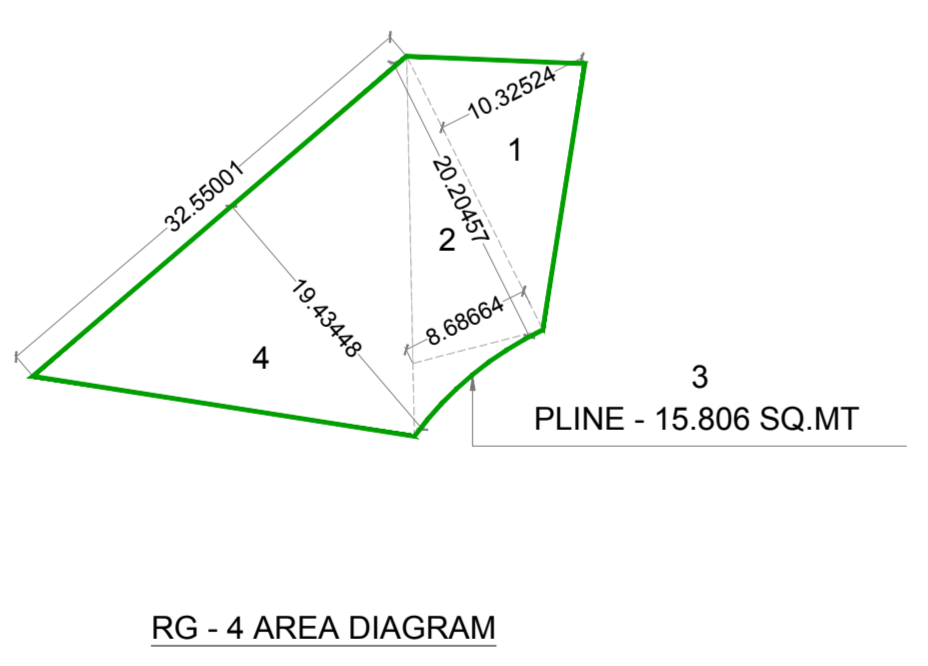
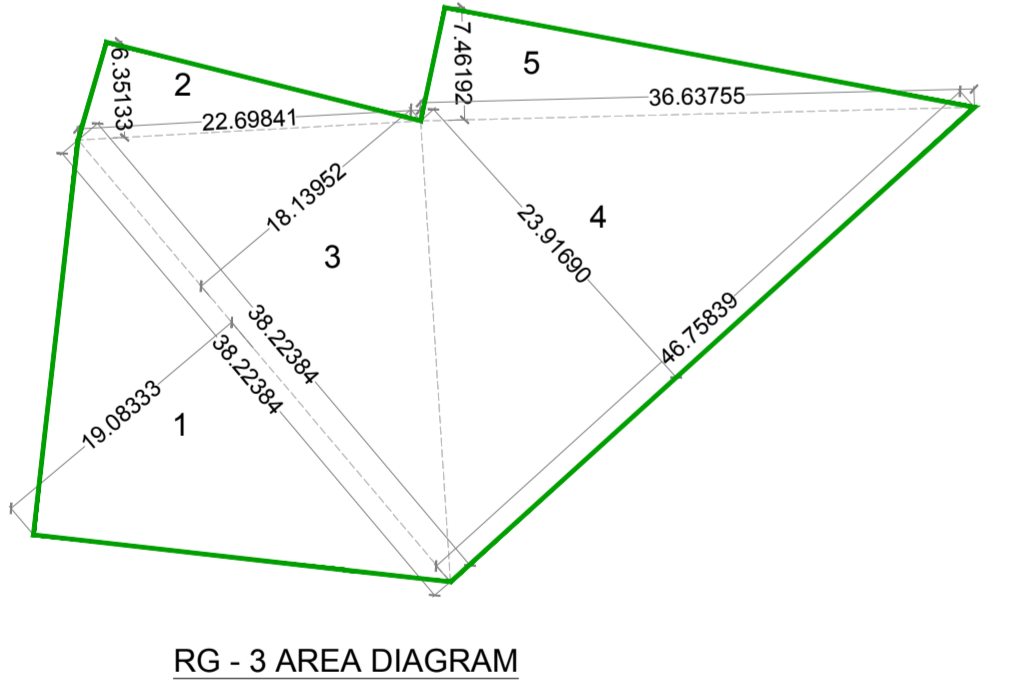
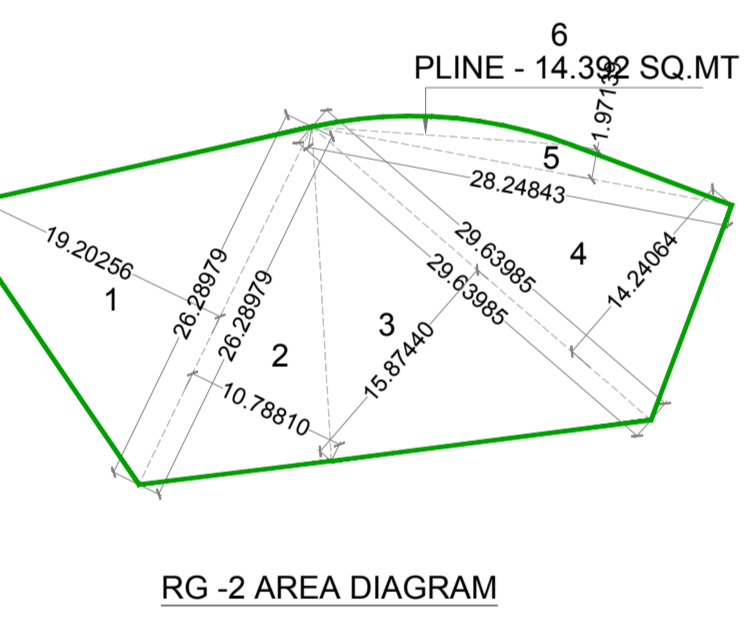
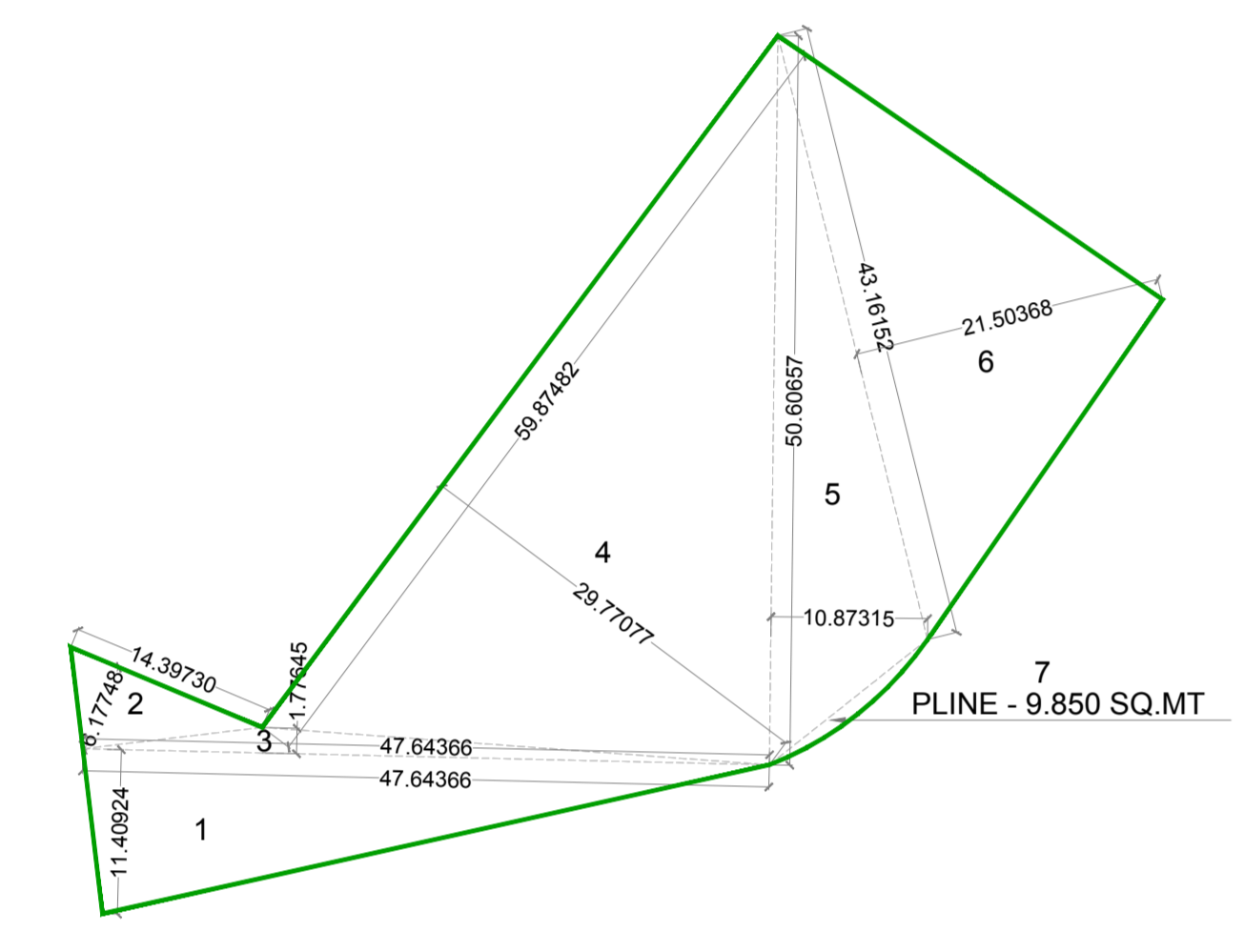
CONTENT :-
PLOT AREA DIAGRAM AND CALCULATION (PART-C) RZ-01
R.G. AREA DIAGRAM AND CALCULATION

APPROVAL STAMP

THIS TENTATIVE APPROVAL FOR PLOTTED DEVELOPMENT LAYOUT ON PLOT NO. RZ01-A, RZ01-B & RZ01-C OF APPROVED TDP IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE CERTIFICATE VIDE NO. CIDCO/NAINA/PANVEL/VARDOLLETT-00663/CC/2002/0416 DATED 14.08.2023



RZ-01(B) PLOT AREA CALCULATION						
A)						
1	36.638	X	7.462	/	2	= 136.693
2	57.524	X	23.917	/	2	= 687.892
3	45.390	X	17.953	/	2	= 407.431
4	62.858	X	12.774	/	2	= 401.485
5	69.591	X	18.655	/	2	= 649.119
6	48.065	X	1.845	/	2	= 44.328
7	37.548	X	4.393	/	2	= 82.478
8	75.657	X	12.459	/	2	= 471.301
9	90.232	X	31.726	/	2	= 1431.337
10	152.203	X	41.617	/	2	= 3167.074
11	154.549	X	12.191	/	2	= 942.059
12	158.600	X	11.695	/	2	= 927.437
13	160.232	X	3.448	/	2	= 276.232
14	186.269	X	25.563	/	2	= 2380.819
15	186.268	X	5.397	/	2	= 502.598
16	183.970	X	95.619	/	2	= 8795.458
17	189.901	X	25.895	/	2	= 2458.737
18	189.899	X	25.436	/	2	= 2415.111
19	167.135	X	51.325	/	2	= 4289.096
20	P LINE AREA					
21	34.913	X	13.897	/	2	= 242.591
22	64.230	X	8.875	/	2	= 285.024
22A	62.818	X	2.598	/	2	= 81.591
23	34.914	X	12.017	/	2	= 209.788
24	17.415	X	4.497	/	2	= 39.157
25	23.020	X	7.474	/	2	= 86.025
25A	23.318	X	8.687	/	2	= 101.282
26	P LINE AREA					
27	P LINE AREA					
28	49.047	X	12.378	/	2	= 303.557
29	65.726	X	6.716	/	2	= 220.716
30	70.459	X	10.954	/	2	= 385.896
31	80.093	X	15.175	/	2	= 607.718
32	26.266	X	15.163	/	2	= 199.129
32A	36.406	X	6.629	/	2	= 120.673
33	36.406	X	11.565	/	2	= 210.512
34	26.290	X	19.203	/	2	= 252.413
35	P LINE AREA					
TOTAL						34279.516



PLOT AREA DIAGRAM (PART-B)

R.G. AREA CALCULATION						
RG-1						
1	47.644	X	11.409	/	2	= 271.785
2	14.397	X	6.177	/	2	= 44.465
3	47.644	X	1.776	/	2	= 42.308
4	29.771	X	59.875	/	2	= 891.269
5	10.873	X	50.607	/	2	= 275.125
6	21.504	X	43.162	/	2	= 464.078
7	P LINE					
TOTAL						1998.880

RG-2						
1	19.203	X	26.290	/	2	= 252.416
2	10.788	X	26.290	/	2	= 141.808
3	15.874	X	29.640	/	2	= 235.253
4	29.640	X	14.241	/	2	= 211.052
5	28.248	X	1.971	/	2	= 27.838
6	P LINE					
TOTAL						882.759

RG-3						
1	38.224	X	19.083	/	2	= 364.714
2	22.698	X	6.351	/	2	= 72.077
3	38.224	X	18.140	/	2	= 346.692
4	46.758	X	23.917	/	2	= 559.156
5	36.638	X	7.462	/	2	= 136.696
TOTAL						1479.335

RG-4						
1	70.785	X	12.249	/	2	= 433.507
2	71.226	X	4.035	/	2	= 143.802
3	73.662	X	10.930	/	2	= 402.559
4	73.662	X	3.062	/	2	= 112.777
5	72.001	X	5.626	/	2	= 202.523
6	66.291	X	3.627	/	2	= 120.219
7	63.160	X	10.242	/	2	= 323.442
8	55.321	X	2.340	/	2	= 64.726
9	55.321	X	4.730	/	2	= 130.834
10	60.190	X	7.064	/	2	= 212.591
11	60.190	X	6.385	/	2	= 192.157
12	52.154	X	12.353	/	2	= 322.129
13	27.434	X	13.289	/	2	= 182.785
14	P LINE					
TOTAL						2846.030

RG-5						
1	10.325	X	20.205	/	2	= 104.308
2	20.205	X	8.687	/	2	= 87.755
3	P LINE					
4	32.550	X	19.435	/	2	= 316.296
TOTAL						524.165

RG-6						
1	9.241	X	27.452	/	2	= 126.845
2	43.048	X	5.308	/	2	= 114.254
3	9.045	X	43.048	/	2	= 194.678
4	42.591	X	10.709	/	2	= 228.051
TOTAL						663.829

RG-7						
1	40.874	X	6.153	/	2	= 125.755
2	38.888	X	7.550	/	2	= 146.806
3	31.883	X	12.427	/	2	= 198.104
TOTAL						470.665

RG-8						
1	28.688	X	1.915	/	2	= 27.466
2	28.296	X	10.209	/	2	= 144.437
3	28.296	X	1.524	/	2	= 21.562
4	65.758	X	20.846	/	2	= 685.403
5	60.024	X	38.552	/	2	= 1157.007
6	60.024	X	31.709	/	2	= 951.654
7	44.545	X	2.488	/	2	= 55.409
8	P LINE					
9	40.437	X	4.301	/	2	= 85.969
10	P LINE					
TOTAL						3136.610
TOTAL (RG-1+2+3+4+5+6+7+8)						12002.274

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

Proposed plotted development layout on plot no. RZ01-A, RZ01-B & RZ01-C on land bearing S. Nos. 84/3, 84/4, 86/1, 86/2, 82/4, 82/5, 82/6, 82/7, 82/8, 82/10, 82/13, 82/2, 82/1, 82/13, 81/8, 81/4, 81/3, 81/5+9B, 79/2A, 79/2B, 79/3, 78/0, 77, 79/5, 79/1, 81/2, 69/6B (total 27 in numbers) of Approved Integrated Township Project situated at Village Vardoli, 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 > 1:50
DATE > 22-06-2023
DRAWN BY > HS
CHECKED BY > R. ABHIJEET
DNO. BY > SP
PROJECT No. > AL-ASHUJEET PATANKAR (CA/2009/25792)

ARCHITECTS
ASHUJEET R. PATANKAR
ARCHITECTS | INTERIOR DESIGNER
HQ OFFICE: 34/8B, Ashu Nagar, Near, Kharadi - 400001
1-101-22-24/05/11 | 02-19-22-24/04/09
E-mail: ashurpatankar@gmail.com

PLOT AREA STATEMENT - PLOT - A. Table with columns: SR NO., PLOT NO., Length (L1), Length (L2), Breadth (B), Height (H), AREA, AREA IN CORNER, TOTAL PLOT AREA, TYPOLOGY, ASSIGNED BUA. Includes rows 1-38 and TOTAL.

PLOT AREA STATEMENT - PLOT - B. Table with columns: SR NO., PLOT NO., Length (L1), Length (L2), Breadth (B), Height (H), AREA, AREA IN CORNER, TOTAL PLOT AREA, TYPOLOGY, ASSIGNED BUA. Includes rows 39-62 and TOTAL.

PLOT AREA STATEMENT - PLOT - B. Table with columns: SR NO., PLOT NO., Length (L1), Length (L2), Breadth (B), Height (H), AREA, AREA IN CORNER, TOTAL PLOT AREA, TYPOLOGY, ASSIGNED BUA. Includes rows 63-88 and TOTAL.

PLOT AREA STATEMENT - PLOT - C. Table with columns: SR NO., PLOT NO., Length (L1), Length (L2), Breadth (B), Height (H), AREA, AREA IN CORNER, TOTAL PLOT AREA, TYPOLOGY, ASSIGNED BUA. Includes rows 89-112 and TOTAL.

PLOT AREA STATEMENT - PLOT - C. Table with columns: SR NO., PLOT NO., Length (L1), Length (L2), Breadth (B), Height (H), AREA, AREA IN CORNER, TOTAL PLOT AREA, TYPOLOGY, ASSIGNED BUA. Includes rows 113-248 and TOTAL.

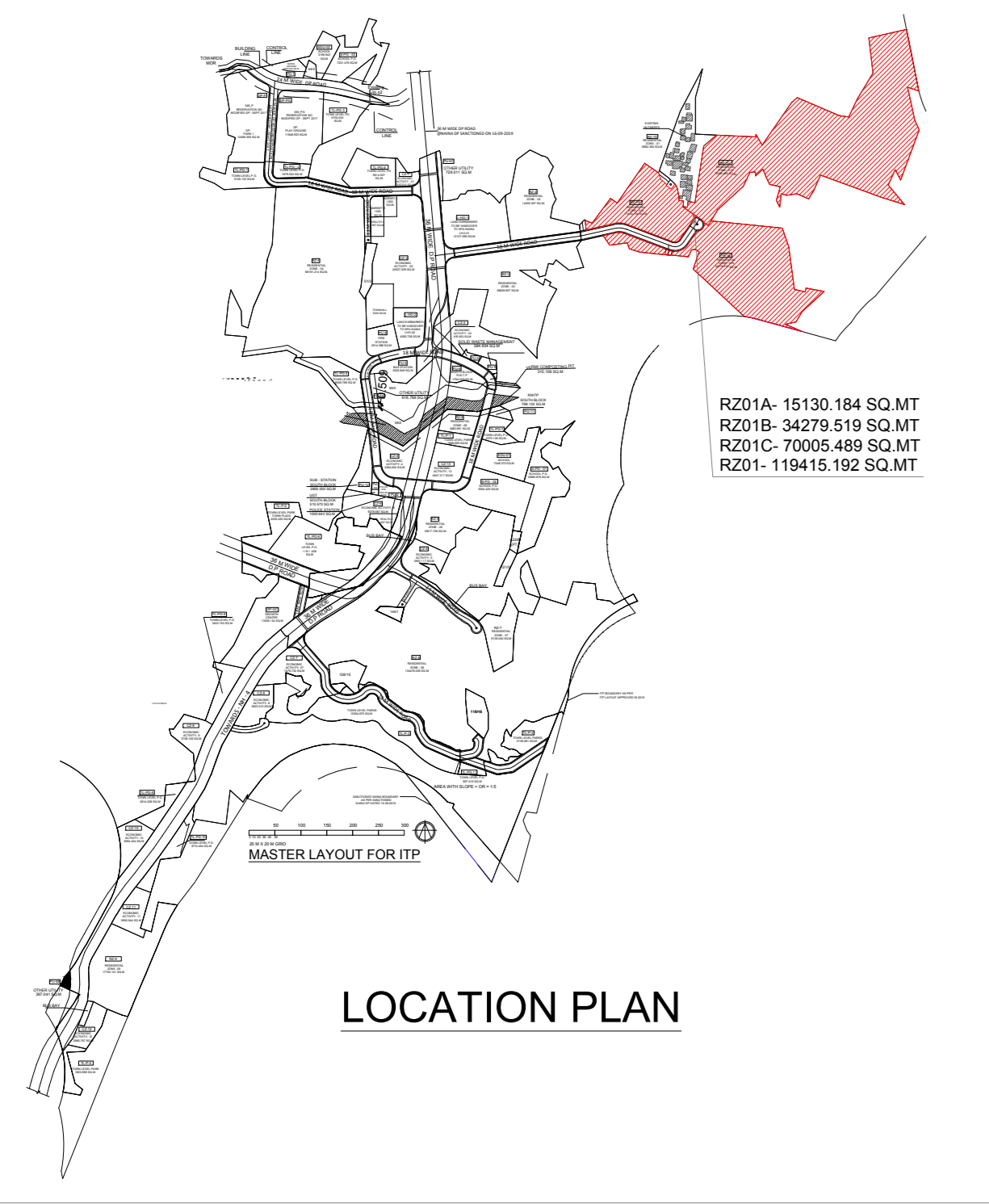
PLOT AREA STATEMENT - PLOT - C. Table with columns: SR NO., PLOT NO., Length (L1), Length (L2), Breadth (B), Height (H), AREA, AREA IN CORNER, TOTAL PLOT AREA, TYPOLOGY, ASSIGNED BUA. Includes rows 249-440 and TOTAL.

PLOT AREA STATEMENT - PLOT - C. Table with columns: SR NO., PLOT NO., Length (L1), Length (L2), Breadth (B), Height (H), AREA, AREA IN CORNER, TOTAL PLOT AREA, TYPOLOGY, ASSIGNED BUA. Includes rows 441-630 and TOTAL.

APPROVAL STAMP, CONTENTS OF THE SHEET, DESCRIPTION OF PROPOSAL AND PROPERTY, NAME & SIGNATURE OF OWNER, NAME & SIGNATURE OF ARCHITECT. Includes drawing title 'LAYOUT PLAN - R201', project name 'R201-A, R201-B & R201-C APPROVED PIP AS APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE CERTIFICATE VNO NO. PANVEL/14/2008/1983', and architect details 'AR. ABHJREET PATANKAR'.

LEGEND

	TREES TO BE RETAINED OF PLOT RZ-01	= 63 Nos.
	TREES TO BE CUT FROM PLOT RZ-04	= -

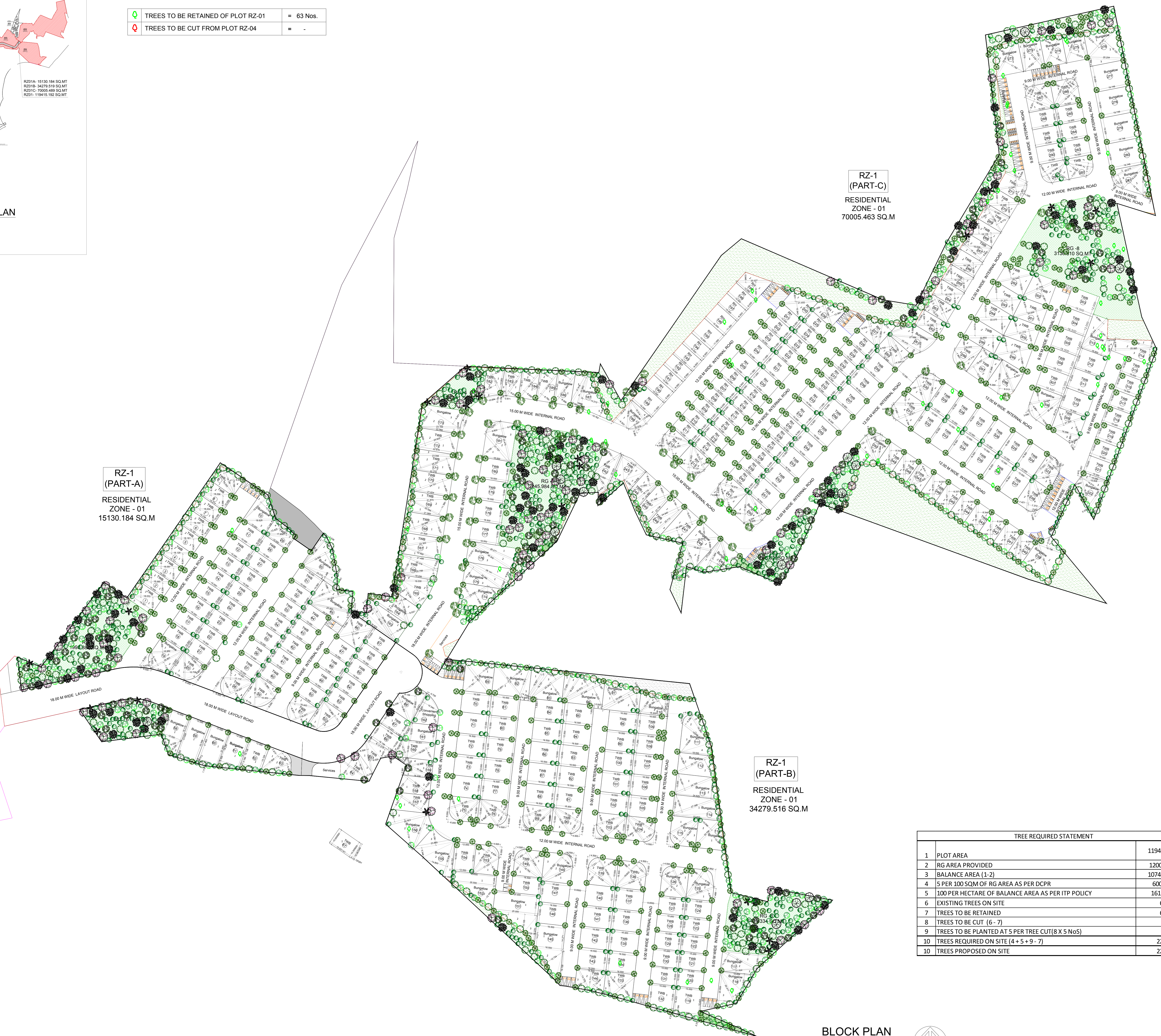


RZ01A- 15130.184 SQ.MT
RZ01B- 34279.516 SQ.MT
RZ01C- 70005.463 SQ.MT
RZ01- 119415.162 SQ.MT

RZ-1
(PART-A)
RESIDENTIAL
ZONE - 01
15130.184 SQ.M

RZ-1
(PART-C)
RESIDENTIAL
ZONE - 01
70005.463 SQ.M

RZ-1
(PART-B)
RESIDENTIAL
ZONE - 01
34279.516 SQ.M



TREE REQUIRED STATEMENT		
1	PLOT AREA	119415.162
2	RG AREA PROVIDED	12002.274
3	BALANCE AREA (1-2)	107412.888
4	5 PER 100 SQM OF RG AREA AS PER DCPR	600.114
5	100 PER HECTARE OF BALANCE AREA AS PER ITP POLICY	1611.193
6	EXISTING TREES ON SITE	63
7	TREES TO BE RETAINED	63
8	TREES TO BE CUT (6-7)	0
9	TREES TO BE PLANTED AT 5 PER TREE CUT(8 X 5 NoS)	0
10	TREES REQUIRED ON SITE (4+5+9-7)	2274
10	TREES PROPOSED ON SITE	2274

CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY

Proposed plotted development Layout on plot no. RZ01-A, RZ01-B & RZ01-C on land bearing S. Nos. 84/3, 84/4, 86/1, 86/2, 82/4, 82/5, 82/6, 82/7, 82/8, 82/10, 82/3, 82/2, 82/1, 82/13, 81/8, 81/4, 81/3, 81/5+98, 79/2A, 79/2B, 79/3, 78/0, 77, 79/5, 79/1, 81/2, 69/6B (total 27 in numbers) of Approved Integrated Township Project situated at Village Vardoli, Taluka Panvel, District Raigad.

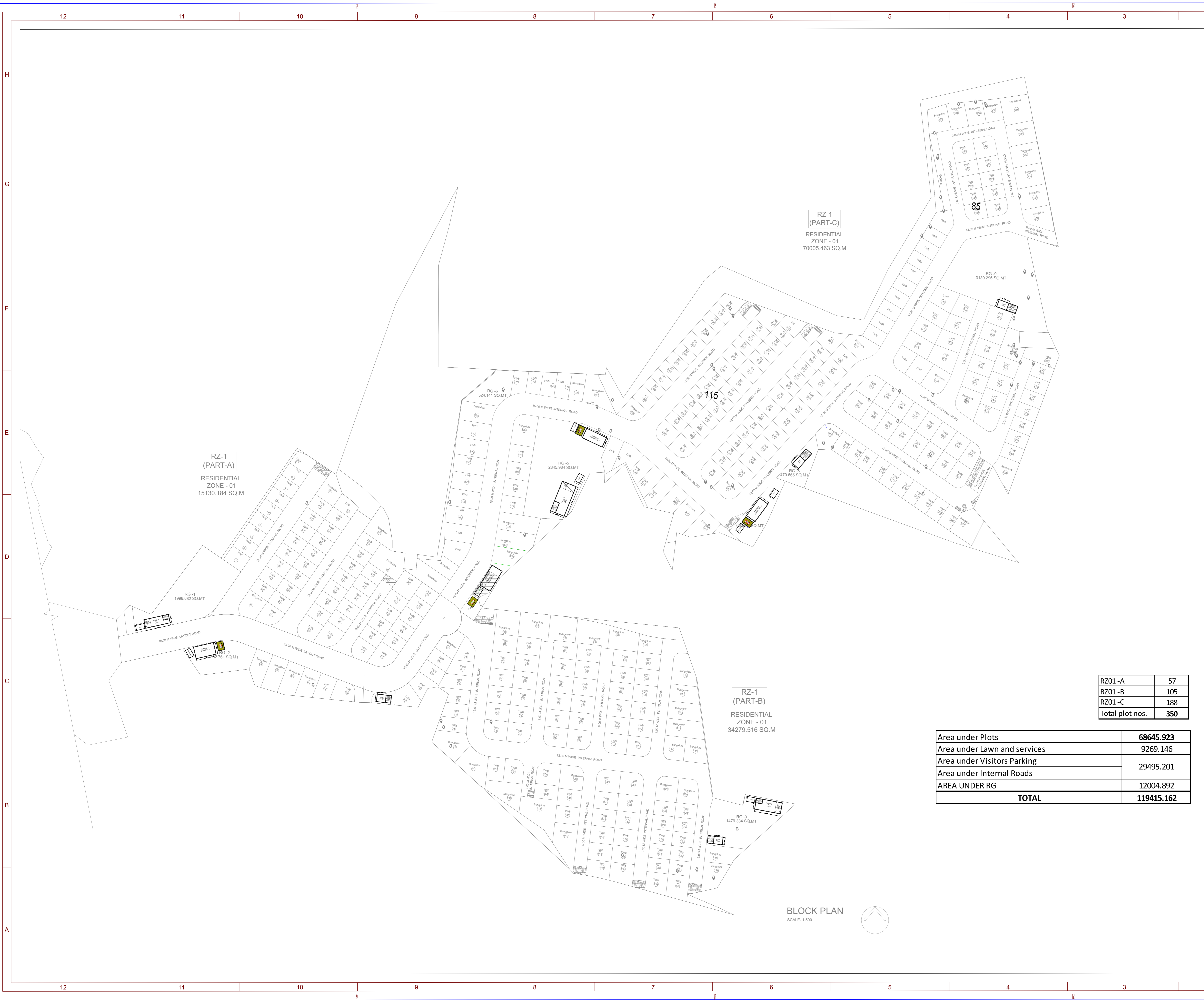
NAME & SIGNATURE OF OWNER

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: 750
DATE > 22.06.2023
DRAWN BY > SM
DELT BY > A. ABHJEET P
CHKD BY > SP
PROJECT NO > A/ABHJEET PATANKAR (CA2000/25762)
ARCHITECTS

ABHJEET R. PATANKAR
ARCHITECTS | INTERIOR DESIGNER
HEAD OFFICE: 34595, Ashok Nagar, Thane, Mumbai - 400030
P: +91-22-24801011, C: +91-91-22-2420448
Email: abhjeetpatankar@gmail.com



RZ-1 (PART-A)
RESIDENTIAL ZONE - 01
15130.184 SQ.M

RZ-1 (PART-C)
RESIDENTIAL ZONE - 01
70005.463 SQ.M

RZ-1 (PART-B)
RESIDENTIAL ZONE - 01
34279.516 SQ.M

RZ01 -A	57
RZ01 -B	105
RZ01 -C	188
Total plot nos.	350

Area under Plots	68645.923
Area under Lawn and services	9269.146
Area under Visitors Parking	29495.201
Area under Internal Roads	
AREA UNDER RG	12004.892
TOTAL	119415.162

BLOCK PLAN
SCALE: 1:500

KEY PLAN

APPROVAL STAMP

THIS TENTATIVE APPROVAL FOR PLOTTED DEVELOPMENT LAYOUT ON PLOT NO. RZ01-A, RZ01-B & RZ01-C OF APPROVED ITP IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE CERTIFICATE VIDE NO. CIDCO/NAIN/PANVEL/VARDOLI.T-00663.CC/2023/0416 DATED 14.08.2023

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE SPECIFIED.
2. THIS DRAWING IS PRINTED AS PER PAPER SIZE ON A PARTICULAR SCALE, AS MENTIONED IN THE TITLE BLOCK. HOWEVER FOR CLARITY SOME COMPONENTS SHOWN ARE SYMBOLIC AND MAY NOT BE TO SCALE.
3. ALL INVERT LEVELS ARE SHOWN IN MM WITH REFERENCE TO FINISH FLOOR LEVEL.
4. DRAWING TO BE READ IN CONSUMPTION WITH RESPECTED ARCHITECTURE AND STRUCTURE LAYOUT.

Drawing References

THIS DRAWING IS PREPARED BASED ON ARCH. DRAWING RECEIVED ON DT. - STRUCTURAL DRAWING RECEIVED ON DT. -

CLIENT

STRUCTURAL

ARCHITECT

SERVICES CONSULTANT

Pankaj Dharkar & Associates
MEP Consultants
REGD OFFICE: 506, VENUS AMADEUS, NEAR JODHPUR CROSS ROAD, SATELITE, AMBEMBADE, 400010.
TEL: 91-79-25261611, 91-699045096, 91-9099045079
E-MAIL: mep@pankajdharkar.com
MUMBAI OFFICE: 302, TRADE AVENUE, 3rd FLOOR, 260 SURESH ROAD, OFF. GURUSANKAR PETROL PUMP, ANDHERI (EAST), MUMBAI, 400 051.
TEL: 91-22-2887283 / 49
E-MAIL: mumbai@pankajdharkar.com

NO.	ISSUED	REMARKS	BY.

STAMP & SIGNATURE



PROJECT:-

WISE CITY ,PANVEL

TITLE:-
Proposed plotted development Layout on plot no. RZ01-A, RZ01-B & RZ01-C of Approved Integrated Township Project situated at Village Vardoli, Taluka Panvel, District Raigad.

DATE:- 19.06.2023	DRG. No. MEP-001-100	REVISION NO. R0
SCALE 1:75(A2)	DRAWN:- Sawood	SHEET 1 OF 1
	CHECKED:- UDAY	