



Hiten Sethi Architects (HSA) is a multi-disciplinary firm with its expertise in commercial, civic, cultural, education, health care, hospitality, residential, mixed-use, sports and recreation, and transportation as well.

Location: Nerul, Navi Mumbai

Principal Architect: Ar. Hiten Sethi

Senior Architect: Ar. Tejaswini Pandit

Supervising Architect: Ar. Omair Ahmad

COA Registration number: (CA/93/16484)

They have delivered some of the most iconic projects like:

-Navi Mumbai Municipal Corporation (NMMC) Headquarters

-Wonders Park

-Integration Seawoods Railway Station

-National Cancer Institute

-Panache(Silverstone)

-Annex Building for IDBI

SAI SUNCITY

ghot village

Sai Suncity is a residential cum commercial complex comprising of 26 towers by Paradise group. The architectural features include Gothic and Greek elevational features.

Plot Area : 94400 SQ.M.
Status: CC/ Execution

Worked on:

1. Lift schedule and coordination
2. RERA Carpet & Construction Area statement
3. Sections Elevations and plans
4. Furniture layout and render
5. Massing + Tenements markup
6. Additional plot markup
7. Site section
8. Structural & Landscape checking and coordination
9. MOEF Coordination

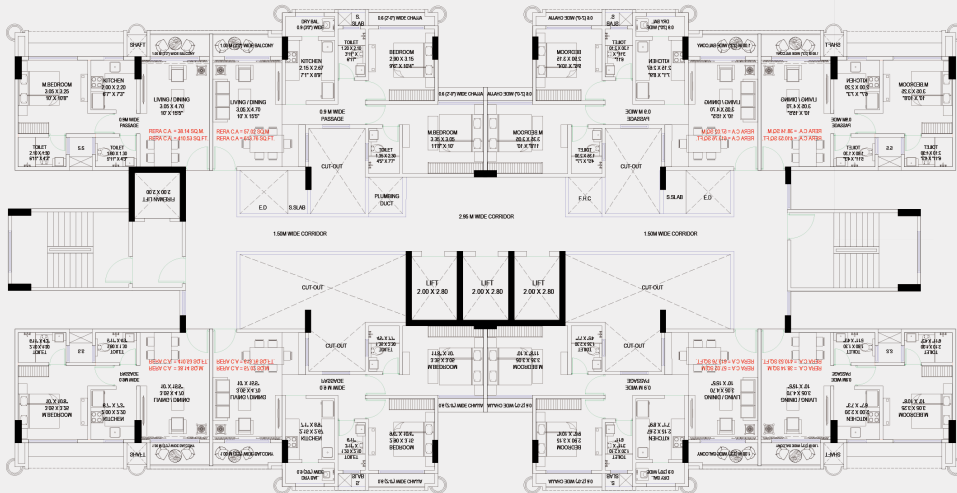
SIGN AND STAMP



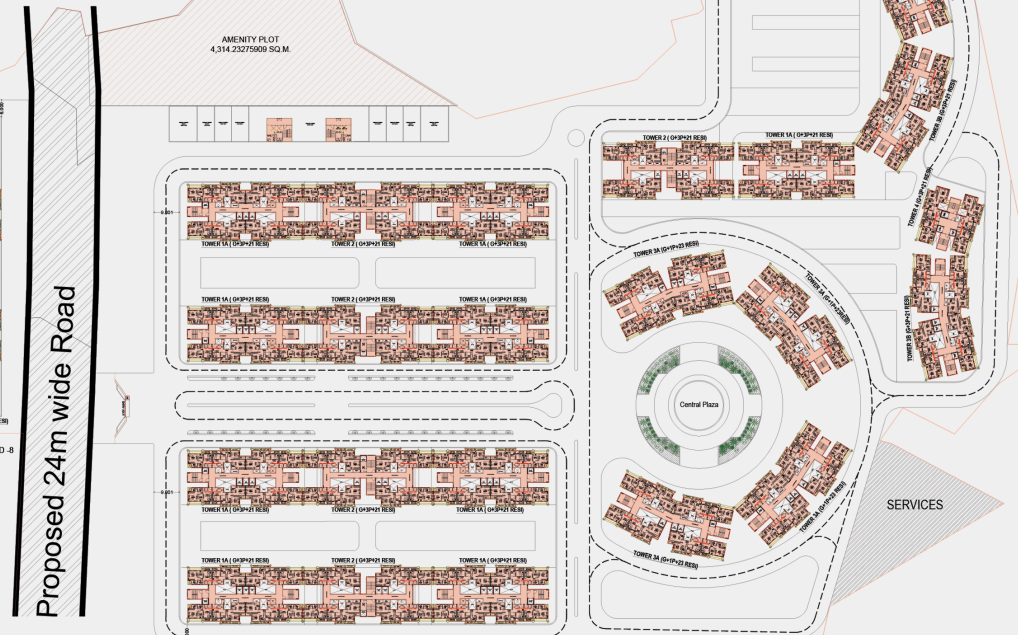
	Project : Ghot- Vega and Carina															
	Tower 1	Quantity	Type of Elevator	Stops	Speed	Pass Capacity	No of People	Pit	Headroom	Travel Height	Shaft Size	Car Size	Door Size	Opening	Machine Room Less (MRL)	With Machine Room (R)
Schindler	3	Passenger	14	1.5	884	13	1400	4500	40.2	2000x2500	1100x2000x2139	900x2000	Centre	21,40,325.48		
	1	Fire	14	1.5	884	13	1400	4500	40.2	2000x2501	1100x2000x2140	900x2001	Centre	21,40,325.48		
Kone	1	Fire	15	1.75	884	13	1600	4500	45	2000x2000	1300x1350	800x2000	Centre	245000	24500	
	3	Passenger	15	1.75	680	10	1600	4500	45	2000x2500	1100x2000	900x2000	Centre	2300000	230000	
Thyssen	3	Passenger	14	1.75	1020	15	1680	4800	43.5	2100x2510	1100x2200x2200	900x2100	Centre	24,75,2000		
	1	Fire	14	1.75	680	10	1680	4800	43.5	1950 x1850	1300x1350x2200	900x2100	Centre	23,25,2000		
Otis	3	Passenger	12	1	816	12	1350	4200	36	2000 x 2500	1100 x 2150	900x 2100	Centre	2235000	230500	
	1	Fire	12	1	816	12	1350	4200	36	2000 x 2500	1100 x 2150	900x 2100	Centre	2235000	230500	

CONSTRUCTION AREA SUMMARY													
SR.NO.	FLOOR	TOWER 1A	Elevation features/ Chajja	TOWER 1B	Elevation features/ Chajja	TOWER 1C	Elevation features/ Chajja	TOWER 2	Elevation features/ Chajja	TOWER 3A	Elevation features/ Chajja	TOWER 3B	Elevation features/ Chajja
1	BASEMENT												
1	GROUND/STILT												
2	1ST PODIUM			607.08	46.46					618.24	36.74		
3	2nd PODIUM/RESI.			607.08	46.46	607.08	46.46			618.24	36.74		
4	3RD PODIUM/RESI.			607.08	46.46	607.08	46.46			618.24	36.74		
5	4TH PODIUM/RESI.	606.48	45.67	607.08	46.46	607.08	46.46	617.93	44.89	618.24	36.74	618.24	46.75
6	5th	606.48	45.67	607.08	46.46	607.08	46.46	617.93	44.89	618.24	36.74	618.24	46.75
7	6th	606.48	45.67	607.08	46.46	607.08	46.46	617.93	44.89	618.24	36.74	618.24	46.75
8	7th Refuge	606.48	45.67	607.08	46.46	607.08	46.46	617.93	44.89	618.24	36.74	618.24	46.75
9	8th	606.48	45.67	607.08	46.46	607.08	46.46	617.93	44.89	618.24	36.74	618.24	46.75
10	9th	606.48	45.67	607.08	46.46	607.08	46.46	617.93	44.89	618.24	36.74	618.24	46.75
11	10th	606.48	45.67	607.08	46.46	607.08	46.46	617.93	44.89	618.24	36.74	618.24	46.75
12	11th	606.48	45.67	607.08	46.46	607.08	46.46	617.93	44.89	618.24	36.74	618.24	46.75
13	12th Refuge	606.48	45.67	607.08	46.46	607.08	46.46	617.93	44.89	618.24	36.74	618.24	46.75
14	13th	606.48	45.67	607.08	46.46	607.08	46.46	617.93	44.89	618.24	36.74	618.24	46.75
15	14th	606.48	45.67	607.08	46.46	607.08	46.46	617.93	44.89	618.24	36.74	618.24	46.75
16	15th	606.48	45.67	607.08	46.46	607.08	46.46	617.93	44.89	618.24	36.74	618.24	46.75
17	16th	606.48	45.67	607.08	46.46	607.08	46.46	617.93	44.89	618.24	36.74	618.24	46.75
18	17th Refuge	606.48	45.67	607.08	46.46	607.08	46.46	617.93	44.89	618.24	36.74	618.24	46.75
19	18th	606.48	45.67	607.08	46.46	607.08	46.46	617.93	44.89	618.24	36.74	618.24	46.75
20	19th	606.48	45.67	607.08	46.46	607.08	46.46	617.93	44.89	618.24	36.74	618.24	46.75
21	20th	606.48	45.67	607.08	46.46	607.08	46.46	617.93	44.89	618.24	36.74	618.24	46.75
22	21st	606.48	45.67	607.08	46.46	607.08	46.46	617.93	44.89	618.24	36.74	618.24	46.75
23	22nd Refuge	606.48	45.67	607.08	46.46	607.08	46.46	617.93	44.89	618.24	36.74	618.24	46.75
24	23rd	606.48	45.67	607.08	46.46	607.08	46.46	617.93	44.89	618.24	36.74	618.24	46.75
25	24th	606.48	45.67	607.08	46.46	607.08	46.46	617.93	44.89	618.24	36.74	618.24	46.75
26	OHT/Terrace	116.53	45.67	116.53	46.46	116.53	46.46	113.62	44.89	119.7	36.74	119.7	46.75
27	TOTAL	12852.61	1004.74	14686.45	1161.50	7401.49	605.98	13090.15	987.58	14399.22	881.76	13102.74	1028.50
28	NO. OF BUILDING	10	1	1	2	5	4	3	1				
29	TOTAL AREA	128526.10	10047.40	146864.50	11615.00	148029.80	1207.96	65450.75	4937.9	97356.88	1327.04	39308.22	3085.5
30	GRAND TOTAL	138573.50		15847.95		16010.94		70388.65		60883.92		42393.72	7325.13
Podium													
31	1ST PODIUM							34928.06				1588.67	
32	2nd PODIUM							27319.31				1328.64	
33	3rd PODIUM							27319.31				1328.64	
34	TOTAL							89566.68				4240.95	
TOTAL (CONSTRUCTION AREA OF PODIUM)													
TOTAL CONSTRUCTION AREA (SQ.MT)													
TOTAL CONSTRUCTION AREA OF BUILDINGS (SQ.MT)													
TOTAL CONSTRUCTION AREA (SQ.MT)													
TOTAL CONSTRUCTION AREA (SQ.FT)													

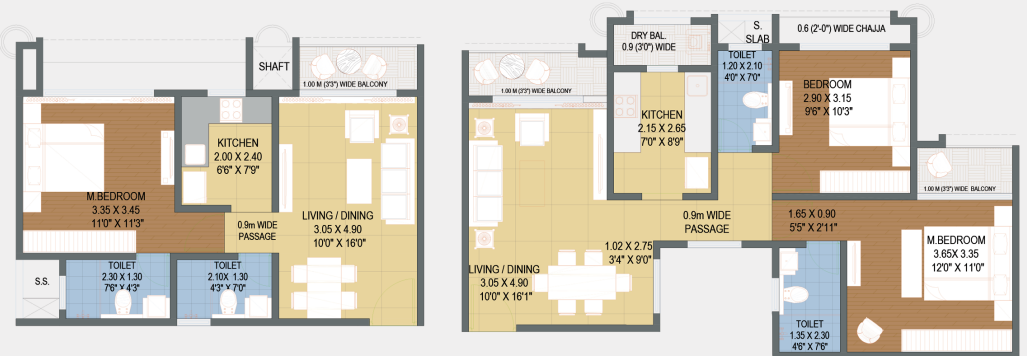
CONSTRUCTION AREA STATEMENT



FURNITURE LAYOUT- TOWER 1



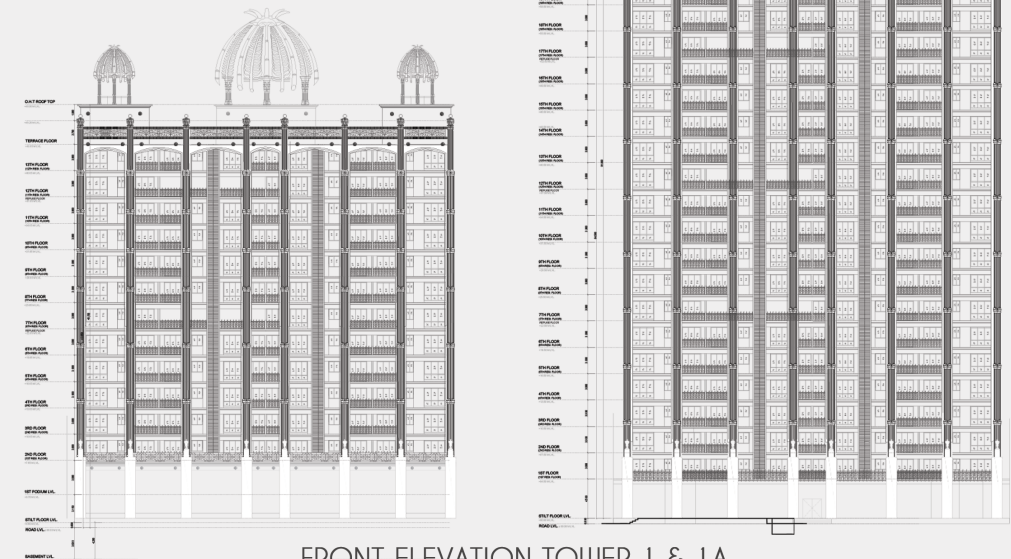
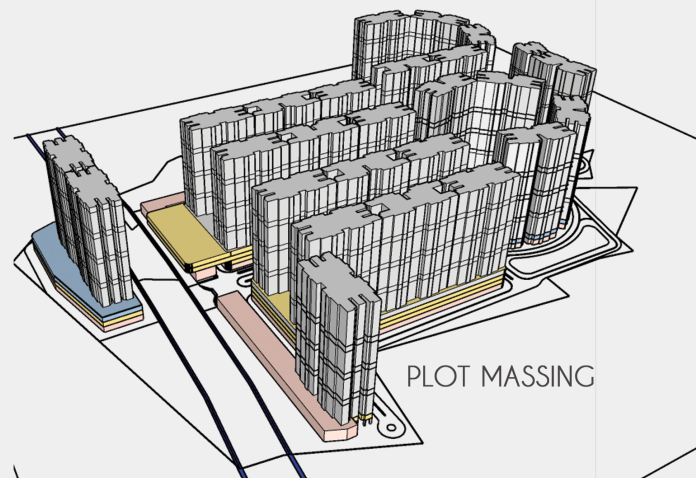
CONSTRUCTION AREA TYPICAL PLAN



UNIT PLANS RENDER



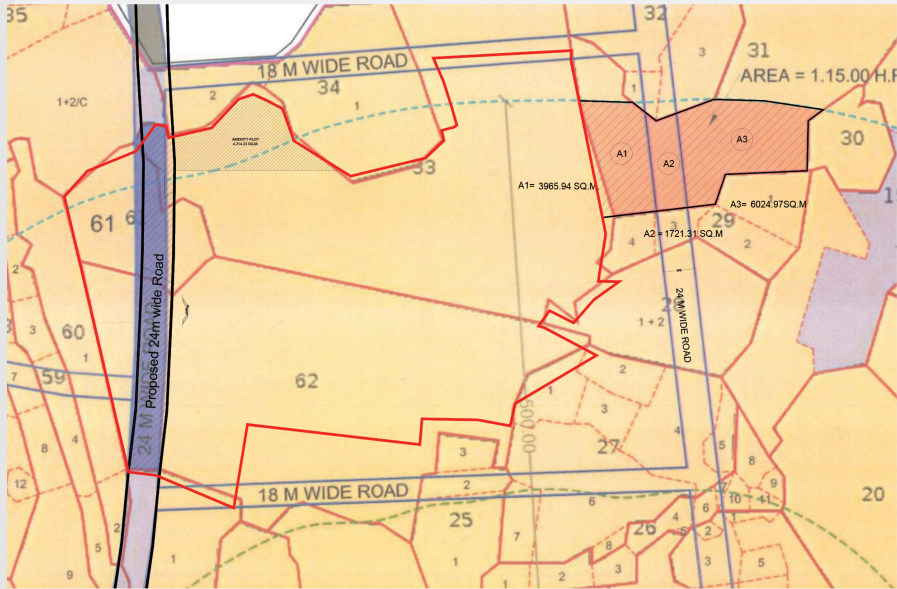
SECTIONS THROUGH TOWER1 & 1A



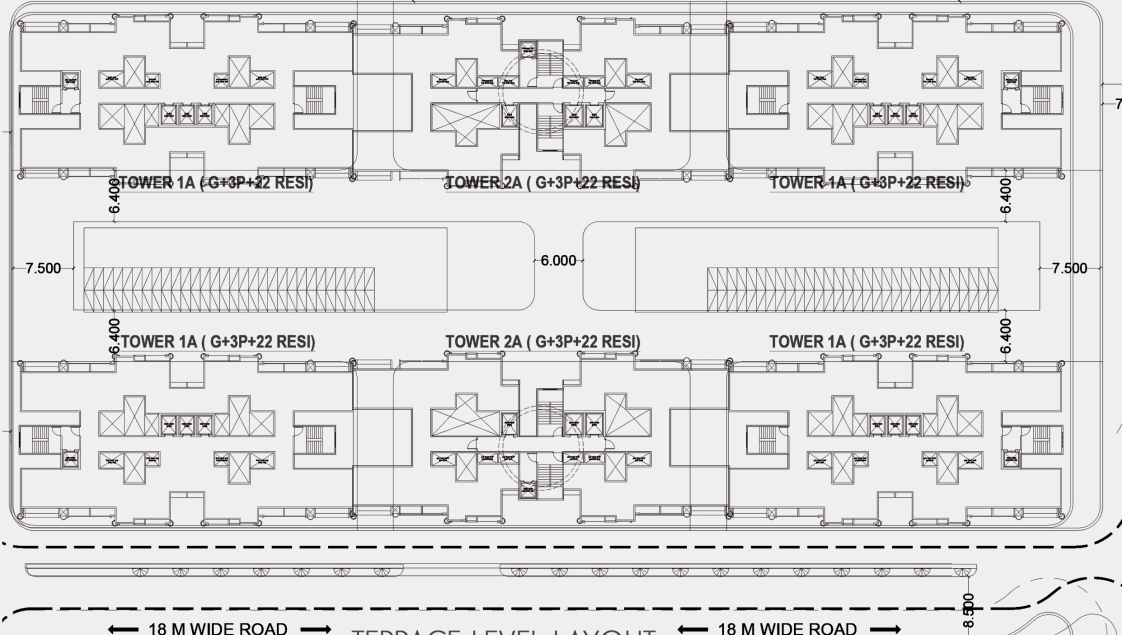
FRONT ELEVATION TOWER 1 & 1A

SIGN AND STAMP

HSA
HITEN SETHI ARCHITECTS



ADDITIONAL PLOT MARKUP

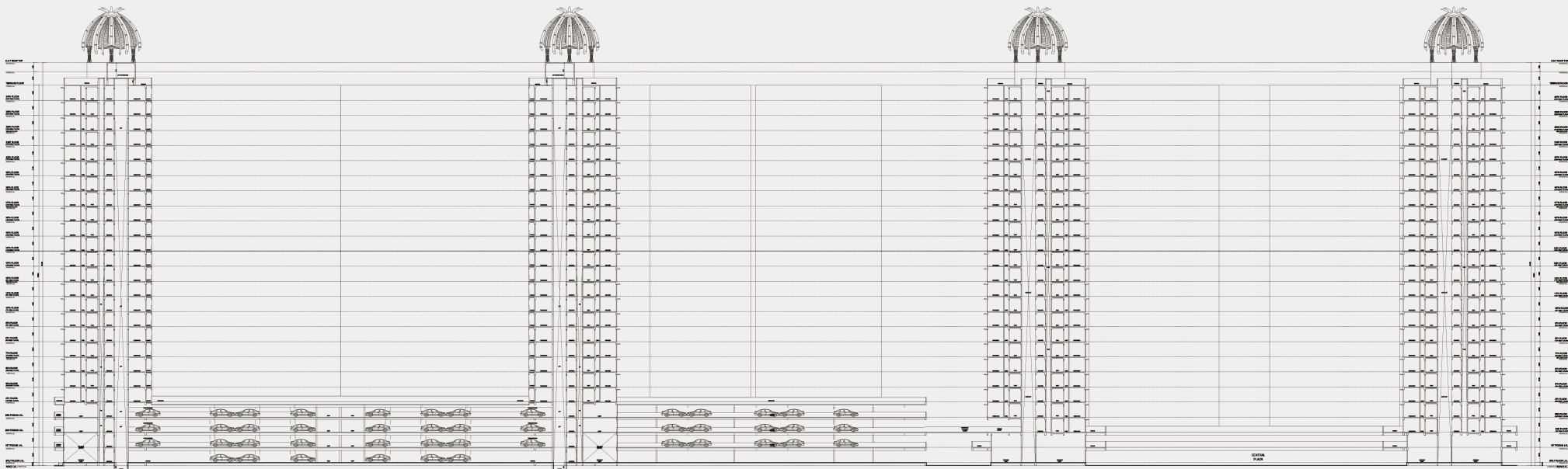


TOWER TYPE 1A

TOWER TYPE 1A

TOWER TYPE 3A

TOWER TYPE 3A



SITE SECTION SHOWING PODIA CONNECT

02 PLOT 93/1

ghot village

As an extension of Sai Suncity, it is a stand-alone tower with a commercial Ground floor and 6 units per floor-an amalgamation of luxury and Greek ornamentation.

Plot Area : 3973.03 SQ M.

Status : CC/ Execution

Worked on:

1. Conceptual planning and elevations
2. Architectural drawings: Floor plans and all elevations, section.
3. Areas: Construction, RERA, etc.
4. Elevational features
5. Structural checking
6. Lift schedule and coordination
7. Site/ vendor coordination

SIGN AND STAMP



SALEABLE AREA										
	FLAT CONFIGURATION	FLOOR	RERA CARPET AREA	BAL.	DRY BALC.	TOTAL AREA	AREA OF PER UNIT IN SQ.M.	LOADING FACTOR	CARPET AREA PER UNIT IN SQ.M.	CARPET AREA PER UNIT IN SQ.FT.
SHOPS	SHOP 1		38.26			38.26	38.26	2	76.52	823.6613
	SHOP 2		23.27			23.27	23.27	2	46.54	500.9566
	SHOP 3		23.27			23.27	23.27	2	46.54	500.9566
	SHOP 4		36.7			36.7	36.7	2	73.4	790.0776
	SHOP 5		30.75			30.75	30.75	2	61.5	663.586
	SHOP 6		25.01			25.01	25.01	2	50.02	538.4153
	SHOP 7		20.6			20.6	20.6	2	41.2	443.4768
	SHOP 8		20.63			20.63	20.63	2	41.26	444.1226
	SHOP 9		23.27			23.27	23.27	2	46.54	500.9566
	ANCHOR SHOP 10		48.36			48.36	48.36	2	96.72	1041.094
TOTAL										6245.70

SALES AREA- RESIDENTIAL

SALEABLE AREA										
NO. OF FLOOR	FLAT CONFIGURATION	FLOOR	RERA CARPET AREA	BAL.	DRY BALC.	TOTAL AREA	AREA OF PER UNIT IN SQ.M.	LOADING FACTOR	CARPET AREA PER UNIT IN SQ.M.	CARPET AREA PER UNIT IN SQ.FT.
30 FLOORS	2BHK A TYPICAL		56.45	4.21	1.79	62.45	62.45	1.6	99.92	1075.54
	2BHK B TYPICAL		57.59	2.06	1.70	61.35	61.35	1.6	98.16	1056.59
	TOTAL RERA CARPET AREA (RESIDENTIAL)									21321.13

SALE AREA	SQ. FT
RESI. SALE AREA	192460.32
COMM. SALE AREA	6245.70
GRAND TOTAL	198706.02

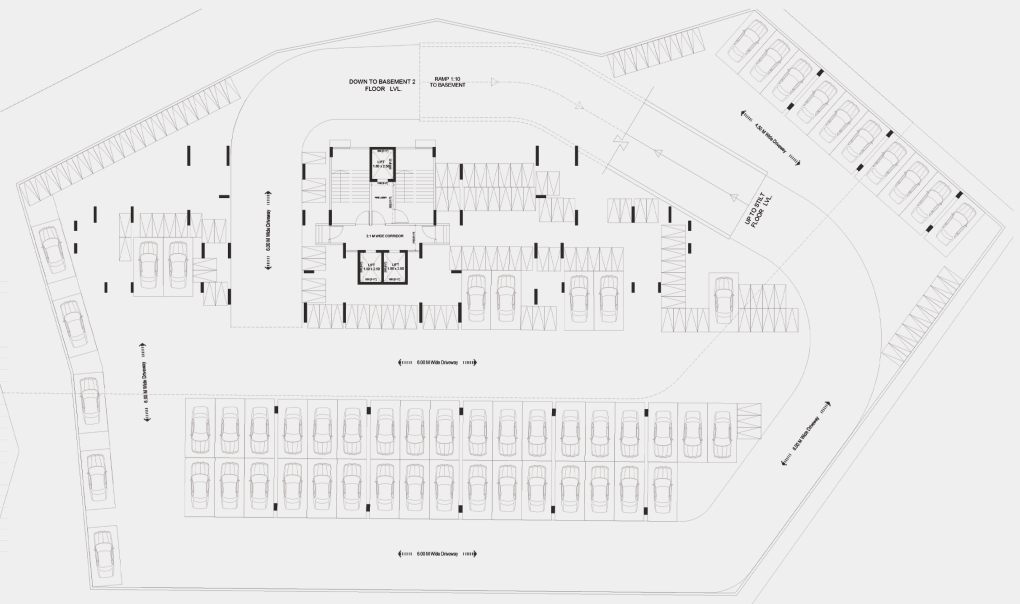
SALES AREA- COMMERCIAL

SAI WORLD EMPIRE				
CONSTRUCTION AREA				
Sr No	Description	Configuration	Area of one tower	Total Area
Tower Area				
1	Tower	G+33Resi.	17304.62	17304.62
11	Commercial	G	320.78	320.78
12	Total		17625.4	17625.4
Non Tower area				
1	Ramps		374.18	374.18
2	Basement LVL 1		2933.74	2933.74
3	Basement LVL 2		2953.35	2953.35
4	Total		6261.27	6261.27
Ancillary blocks				
1	UGT/Subs/STP			363.49
2	OHT/LMR			93.5
3	Total			456.99
Grand Total (Sq.Mt.)				24343.66
Grand Total (Sq.Ft.)				262035.1562

CONSTRUCTION AREA CHART

2BHK A	Sq.M.	Sq.Ft.
Carpet Area	56.45	605.19
BALCONY	2.73	29.33
DRY BALCONY	2.06	22.14
TOTAL	61.24	656.66

2BHK B	Sq.M.	Sq.Ft.
Carpet Area	57.59	619.17
BALCONY	4.21	45.30
DRY BALCONY	2.05	22.14
TOTAL	63.85	686.61



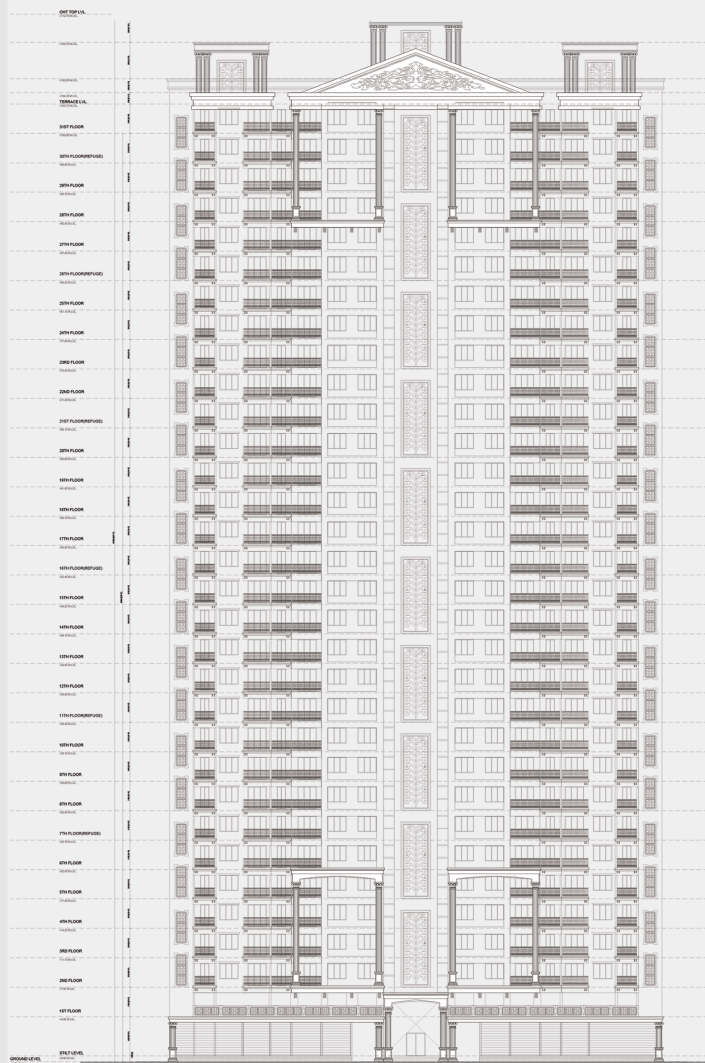
BASEMENT LEVEL PLAN



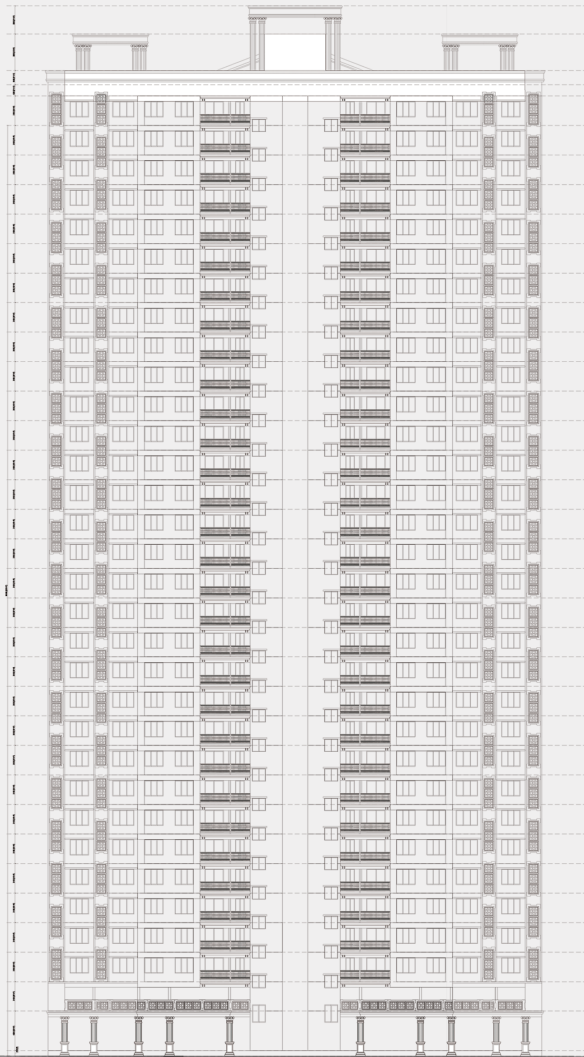
RERA CARPET AREA- TYPICAL FLOOR



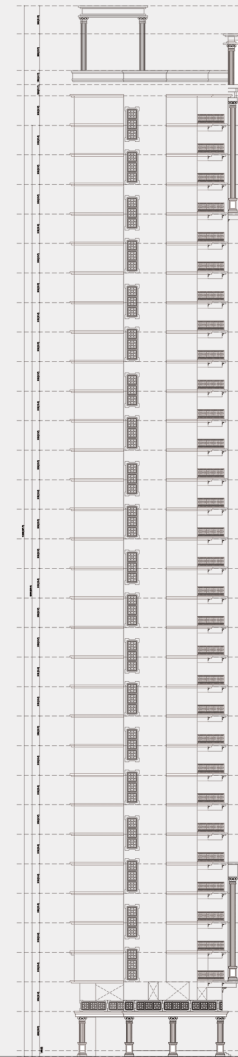
CONSTRUCTION/ RERA AREA (PROGRESSIVE)



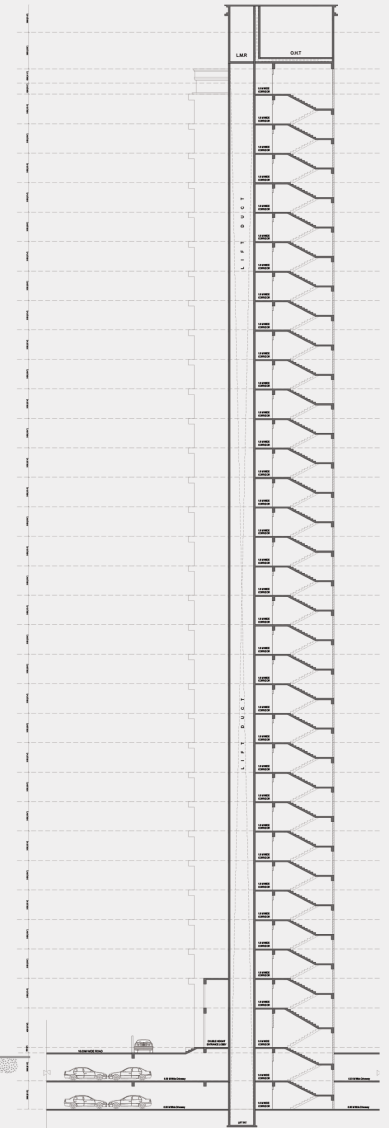
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SECTION

bhandup

Plot area : 35022.7 SQ M.
Status : CC/ Execution

Worked on:

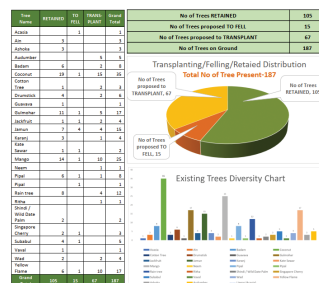
1. Structural/ MEP Checking
2. Schedules and working drawings
3. Landscape layouts
4. LOA/ NOC conditions and letters with coordination, Transmittals
5. ADG presentation
6. Existing tree markup for Tree NOC/ EC etc.

SIGN AND STAMP

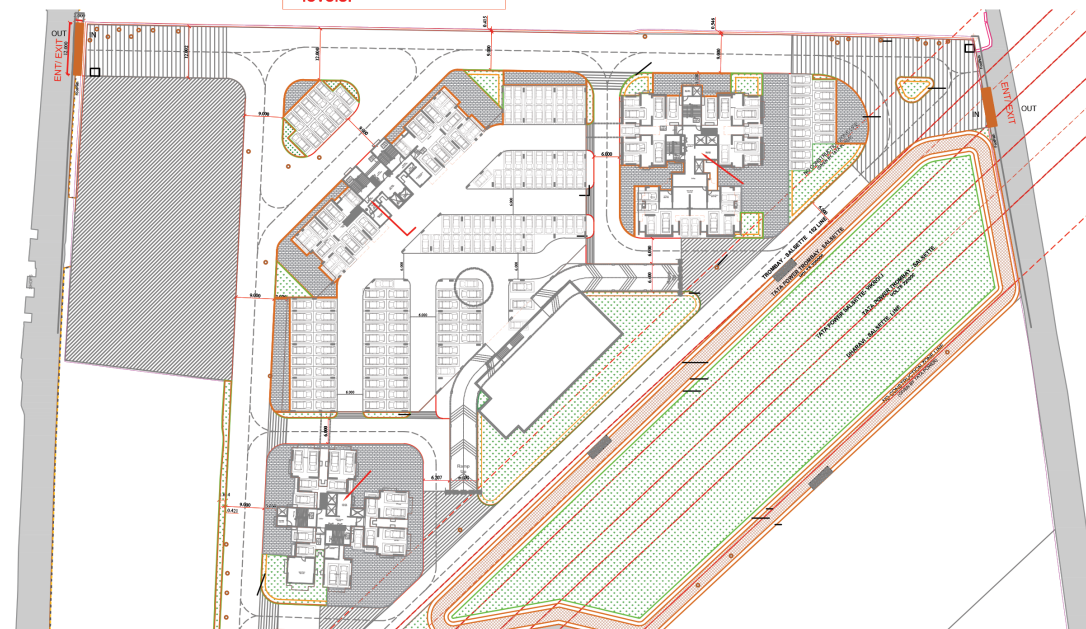


011 STILT FLOOR PLAN
Scale 1:75

Kindly avoid locating the MH and GT, as it is coming in the middle of parking. Also provide us with a section for better understanding of the levels



TREE SYNOPSIS REPORT



LANDSCAPE LAYOUT

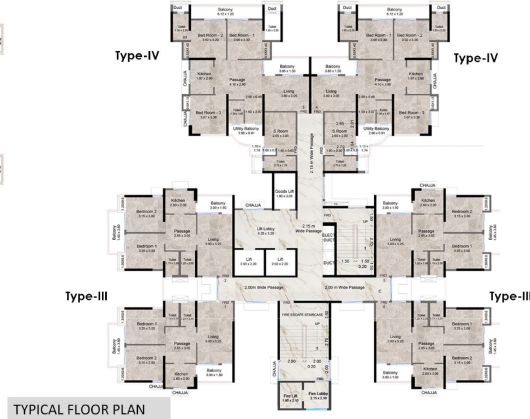


MASTER PLAN RENDERED

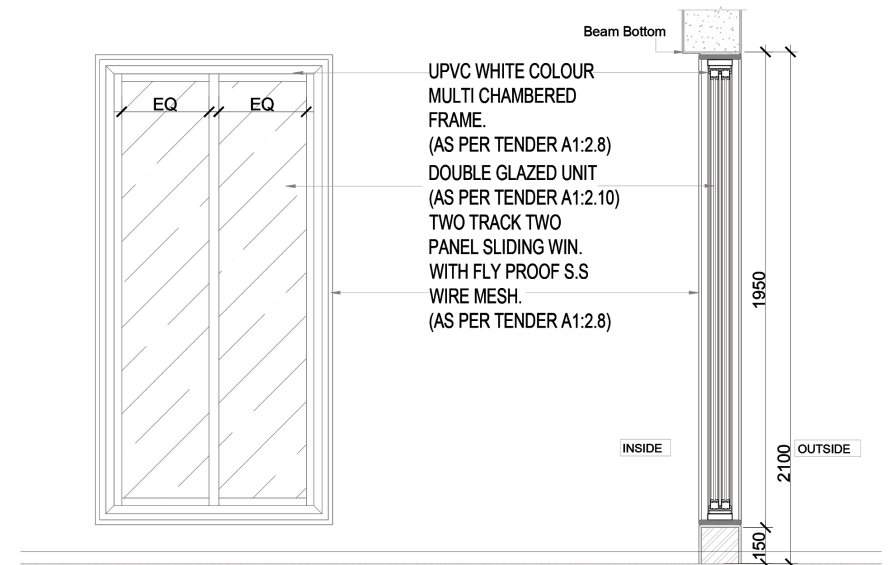
TYPICAL FLOOR PLAN - BUILDING NO. 1



TYPICAL FLOOR PLAN - BUILDING NO. 2

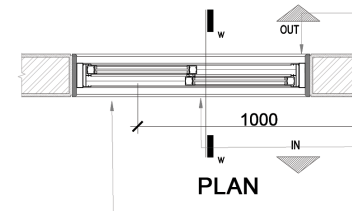


RENDERED FLOOR PLANS/ BUILDING-WISE



ELEVATION

SECTION W.W.

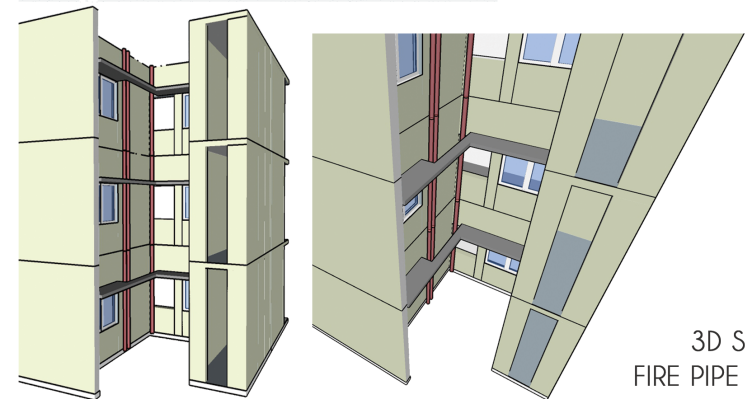


UPVC WHITE COLOUR MULTI CHAMBERED FRAME. (AS PER TENDER A1:2.8)

TWO TRACK TWO PANEL SLIDING WIN. WITH FLY PROOF S.S WIRE MESH. (AS PER TENDER A1:2.8)

100MMX8MM G.I. FASTENERS (AS PER TENDER A1:2.8)

WINDOW DETAIL

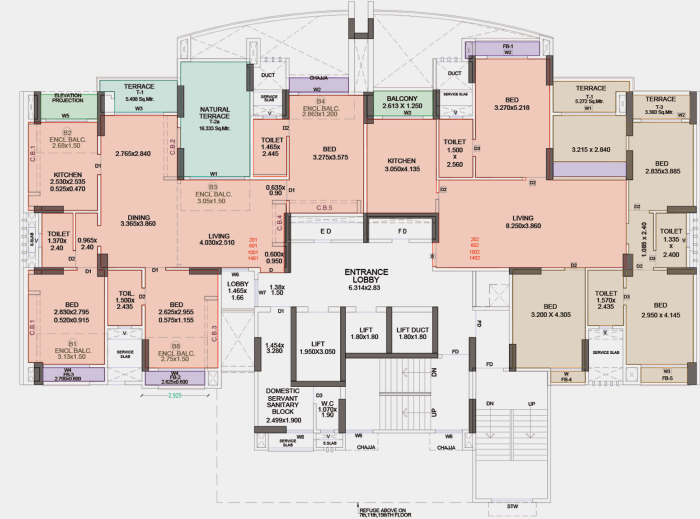


04 RIVIERA CHS

seawoods

A redevelopment project, of converting a pre-planned 1BHK to a 4BHK to utilise the recent FSI amendment.

Plot Area : 2400.18 SQ M.
Status : Redevelopment



CONSTRUCTION AREA (OLD AND NEW)

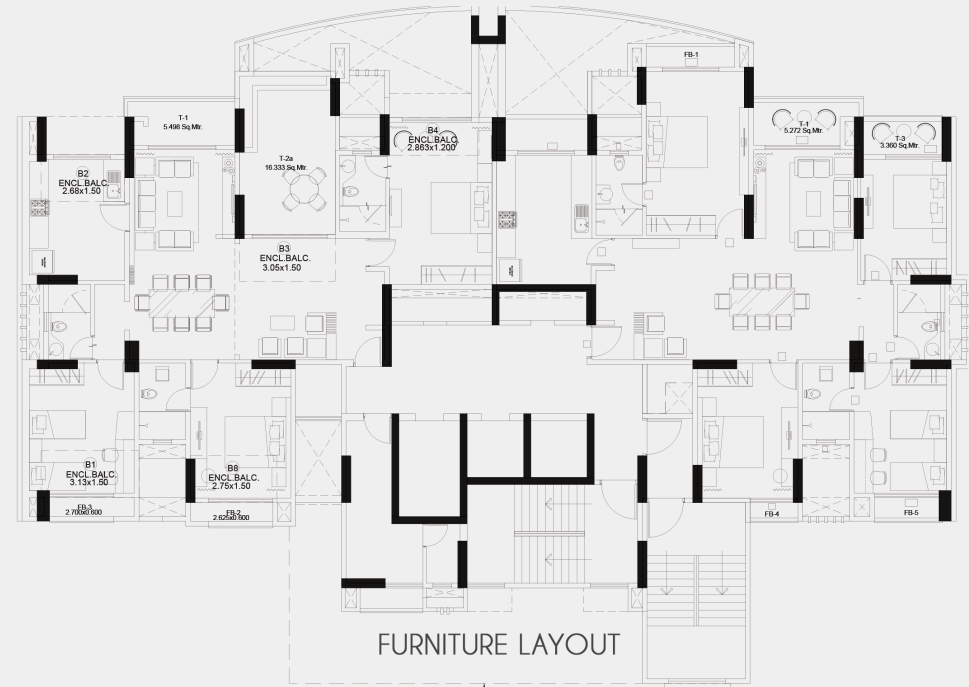
Worked on:

1. Furniture Layout
2. Construction & MOFA Area and statement
3. Renders+ Presentation
4. 3D modelling
5. CRZ Documents
6. Structural checking
7. Zoning of gym, office etc.

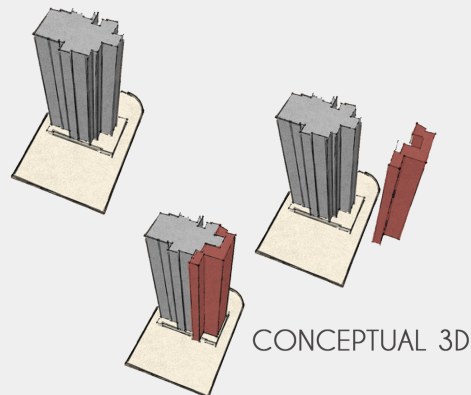
Riviera					Riviera				
Construction Area (As Per O.C)					Construction Area (For Additional Area)				
Floor	Sq.M	Refuge Area	Elevational Features	Total	Sq.Ft.	Floor	Sq.M	Elevational Features	Total
Ground	557.87			557.87	5983.33	Ground	21.68		21.68
Podium	437.54	0.70		437.74	4711.80	Podium	21.68		21.68
2nd Lvl	312.99	10.72		323.71	3484.37	2nd Lvl	101.82	2.43	108.24
3rd Lvl	299.77	10.72		310.49	3342.07	3rd Lvl	101.82	2.43	108.24
4th Lvl	315.96	7.72		323.71	3484.37	4th Lvl	101.82	2.43	108.24
5th Lvl	302.48	7.72		310.49	3342.07	5th Lvl	101.82	2.43	108.24
6th Lvl	312.99	10.72		323.71	3484.37	6th Lvl	101.82	2.43	108.24
7th Lvl	299.77	37.03		347.51	3740.64	7th Lvl	101.82	2.43	108.24
8th Lvl	315.96			323.71	3484.37	8th Lvl	101.82	2.43	108.24
9th Lvl	302.48	37.03		347.51	3740.64	9th Lvl	101.82	2.43	108.24
10th Lvl	312.99	10.72		323.71	3484.37	10th Lvl	101.82	2.43	108.24
11th Lvl	299.77	37.03		347.51	3740.64	11th Lvl	101.82	2.43	108.24
12th Lvl	315.96			323.71	3484.37	12th Lvl	101.82	2.43	108.24
13th Lvl	302.48	37.03		347.51	3740.64	13th Lvl	101.82	2.43	108.24
14th Lvl	312.99	10.72		323.71	3484.37	14th Lvl	101.82	2.43	108.24
15th Lvl	299.77	37.03		347.51	3740.64	15th Lvl	101.82	2.43	108.24
16th Lvl	315.96			323.71	3484.37	16th Lvl	101.82	2.43	108.24
17th Lvl	302.48	37.03		347.51	3740.64	17th Lvl	101.82	2.43	108.24
CHT	80.38			80.38	860.93	CHT			
Total				4949.35	53044.40	Total			1775.32

RIVIERA C.H.S SALE AREA (UNITS EXISTING AND PROPOSED)											
Floors (G+1P+16 Res)	Units	Carpet Area	F.B	Dry Balcony	Balcony	Total	Saleable Area (1.55)	Natural Terrace	Terrace	Total Terrace Area	S.BUA
		Sq.M	Sq.M	Sq.M	Sq.M	Sq.Ft	Sq.Ft	Sq.M	Sq.M	Sq.Ft	NET.BUA
2ND, 6TH, 10TH, 14TH	3bhk	111.495	4.829	2.688	119.01	1281.05	1985.62	15.402	19.598	210.95	2196.57
	1bhk	65.97	4.07	2.872	72.91	784.82	1216.48				1216.48
	Add. Area	54.166	2.075		6.627	676.71	1048.90				1048.90

SALES AREA

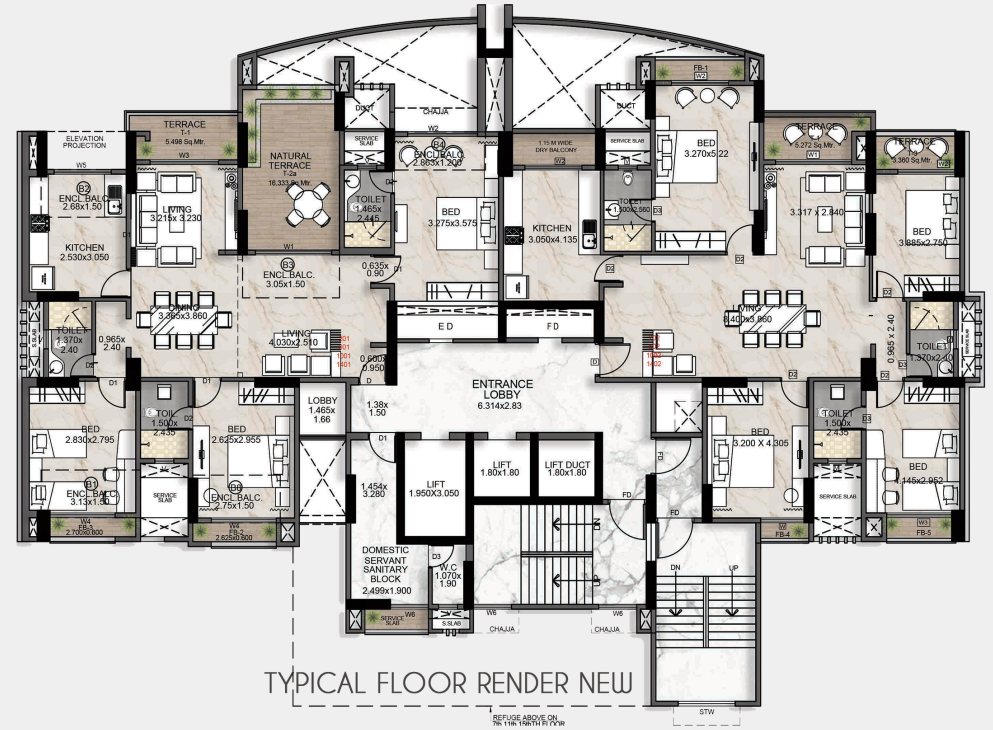


SIGN AND STAMP

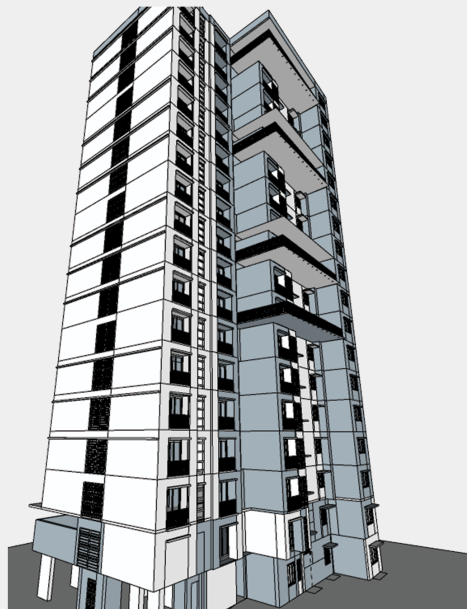




GROUND FLOOR RENDER NEW



TYPICAL FLOOR RENDER NEW



3D IMPRESSIONS

05 SILVERSTONE

lonavala

A complex of holiday villas, each consisting of a courtyard, a pool and a garden. Consisting of 3BHK and 4BHK G+I (+basement) villas.

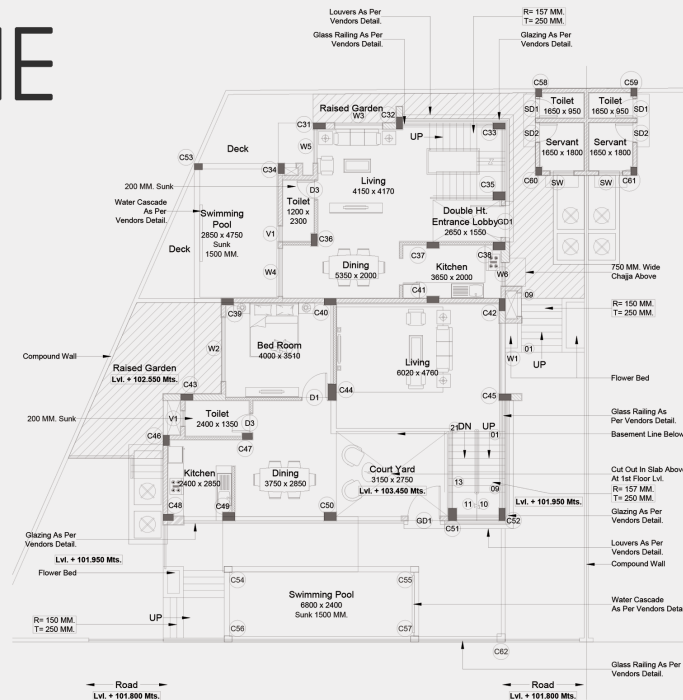
Plot Area : 20797.89 SQ M.

Status: CC/ Execution

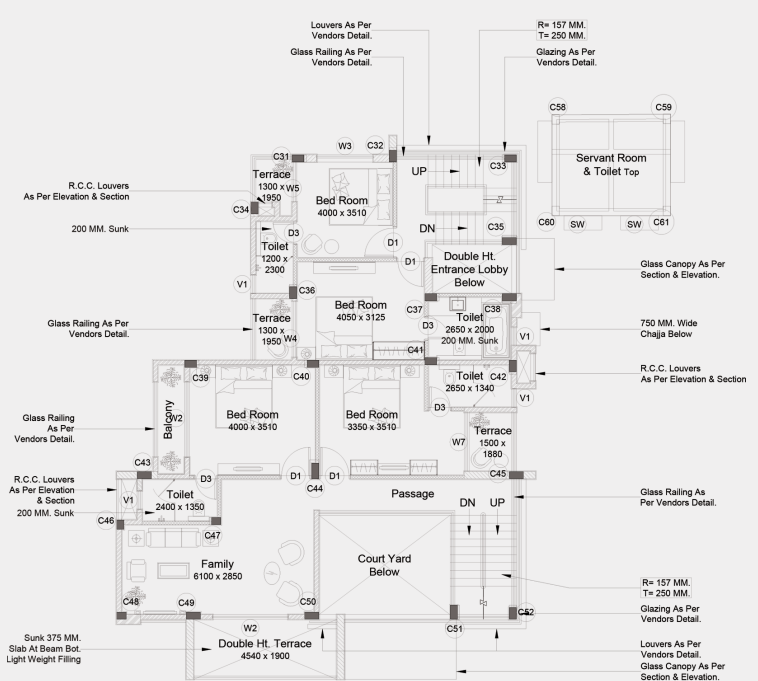
Worked on:

1. Plot 13 layout revision
2. Furniture Layouts for all plans
3. MOFA Carpet Area and area statement
4. Construction Area and statement
5. Master Layout compilation
6. RERA Form I Certificate

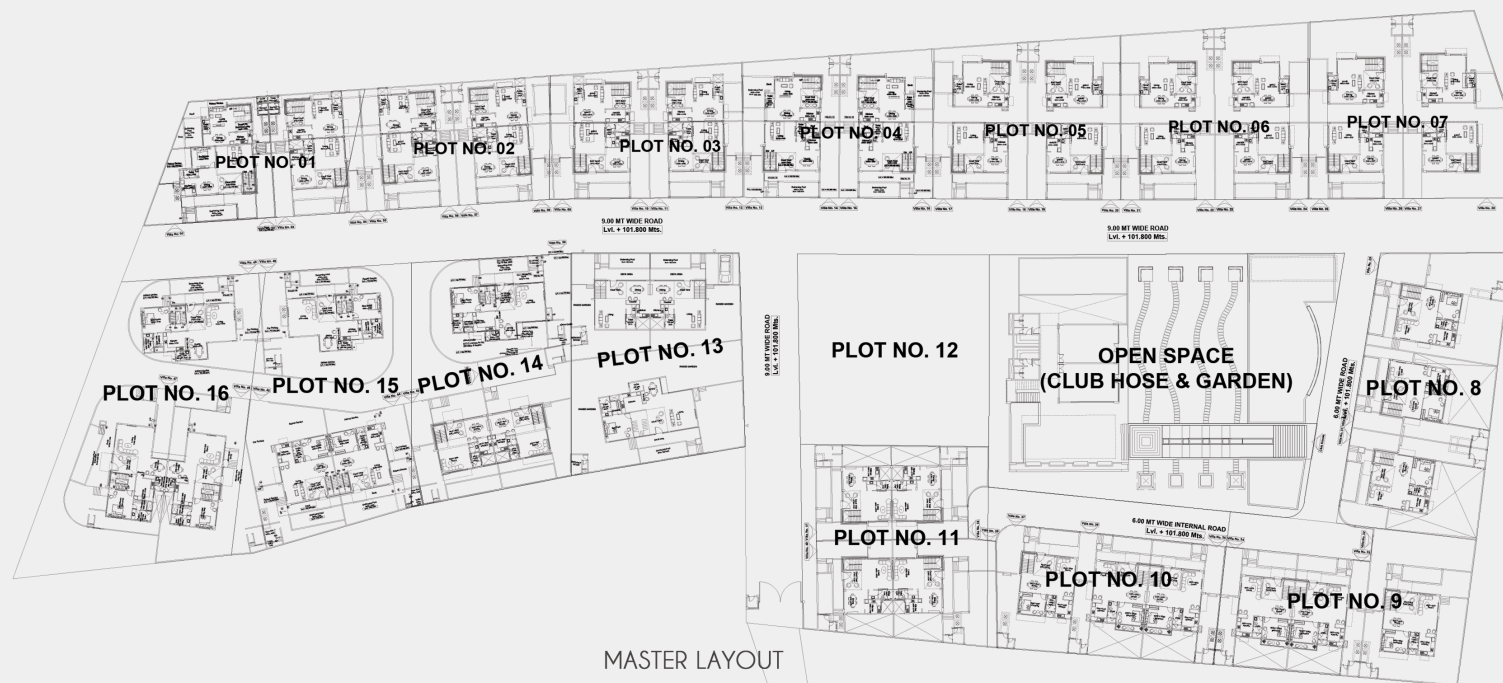
SIGN AND STAMP



VILLA 1,2 GROUND FLOOR PLAN



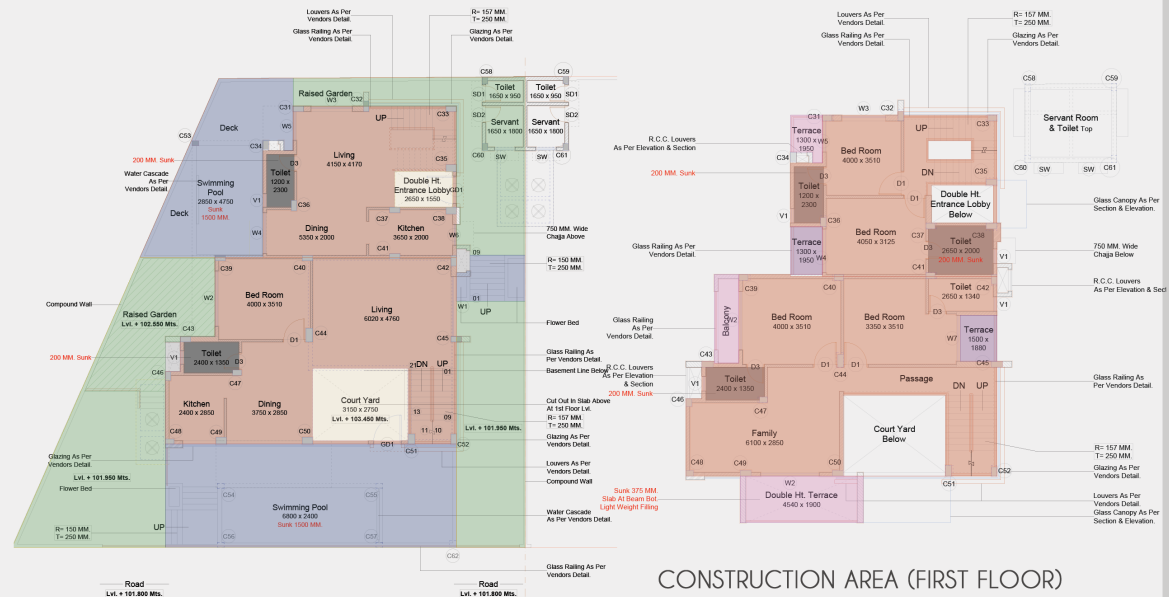
VILLA 1,2 FIRST FLOOR PLAN



MASTER LAYOUT

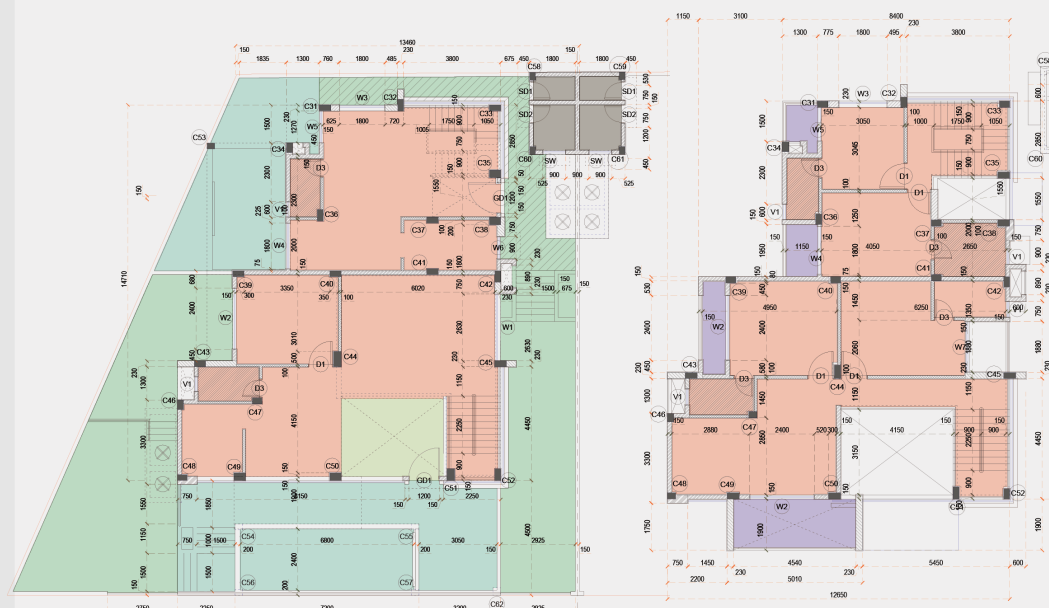


PLOT 13 REVISED LAYOUT



CONSTRUCTION AREA (FIRST FLOOR)

CONSTRUCTION AREA (GROUND FLOOR)



MOFA CARPET AREA (GROUND FLOOR)

MOFA CARPET AREA (FIRST FLOOR)

VILLA NO.	BASIN NT (sq.m)	STYL (sq.m)	GROUND FLOOR (sq.m)	COURT YARD (sq.m)	UPPER FLOOR (sq.m)	PROJECT ED TERRACE (sq.m)	SERVANT ATT (sq.m)	SERVICE AREA (sq.m)	CARPET AREA (sq.m)	TOTAL (sq.m)	POOL/CK AREA (sq.m)	GARDEN (sq.m)	TERRACE (sq.m)	Pool	Garden	Terrace
1	73.69	12.4	48.32	10.07	4.37	6.85	141.95	17.38	17.38	17.38	17.38	17.38	17.38	17.38	17.38	17.38
2	47.2	12.4	39.45	3.97	0	0.3	76.55	10.12	11.83	17.38	17.38	17.38	17.38	17.38	17.38	17.38
3	49.74	9.29	41.55	14.18	0	3.32	109.69	10.96	10.96	10.96	10.96	10.96	10.96	10.96	10.96	10.96
4	38.67	9.02	51.02	14	0	3.32	109.69	10.96	10.96	10.96	10.96	10.96	10.96	10.96	10.96	10.96
5	36.47	66.48	59.86	42.51	9.52	6.51	13.31	11.07	22.49	10.96	10.96	10.96	10.96	10.96	10.96	10.96
6	56.22	59.86	29	0	0	0	10.34	10.35	10.96	10.96	10.96	10.96	10.96	10.96	10.96	10.96
7	56.47	59.86	37.41	0	0	0	10.34	10.35	10.96	10.96	10.96	10.96	10.96	10.96	10.96	10.96
8	36.45	66.45	59.86	42.51	9.52	6.51	13.31	11.07	22.49	10.96	10.96	10.96	10.96	10.96	10.96	10.96
9	36.47	66.67	59.86	42.51	9.52	6.41	13.31	11.07	22.49	10.96	10.96	10.96	10.96	10.96	10.96	10.96
10	56.63	59.86	38.46	0	0	0	10.34	10.35	10.96	10.96	10.96	10.96	10.96	10.96	10.96	10.96
11	56.67	66.48	37.68	0	0	0	10.34	10.35	10.96	10.96	10.96	10.96	10.96	10.96	10.96	10.96
12	36.47	66.65	59.86	42.51	9.52	6.41	13.31	11.07	22.49	10.96	10.96	10.96	10.96	10.96	10.96	10.96
13	36.63	65.41	59.86	42.51	9.63	6.44	13.78	14	44.24	10.96	10.96	10.96	10.96	10.96	10.96	10.96
14	56.92	59.86	38.31	7.30	3.48	0.40	14.78	10.01	10.23	10.96	10.96	10.96	10.96	10.96	10.96	10.96
15	56.92	59.86	34.64	7.30	3.48	0.40	14.78	11.21	10.23	10.96	10.96	10.96	10.96	10.96	10.96	10.96
16	36.65	65.45	59.86	42.51	9.63	6.44	13.78	14	44.24	10.96	10.96	10.96	10.96	10.96	10.96	10.96
17	36.72	65.42	59.86	42.51	9.63	6.39	4.33	13.28	44.84	10.96	10.96	10.96	10.96	10.96	10.96	10.96
18	36.72	57.97	59.86	42.97	7.30	3.30	1.12	14.08	127.46	10.96	10.96	10.96	10.96	10.96	10.96	10.96
19	36.72	58.07	59.86	40.42	7.30	3.30	2.12	15.08	145.14	10.96	10.96	10.96	10.96	10.96	10.96	10.96
20	36.72	74.99	59.86	42.51	9.63	6.39	4.33	13.26	79.01	10.96	10.96	10.96	10.96	10.96	10.96	10.96
21	36.72	65.65	59.86	42.51	9.63	6.39	4.33	13.26	40.75	10.96	10.96	10.96	10.96	10.96	10.96	10.96
22	36.72	58.07	59.86	42.97	7.30	3.30	1.12	14.08	127.46	10.96	10.96	10.96	10.96	10.96	10.96	10.96
23	36.72	58.07	59.86	42.97	7.30	3.30	1.12	14.08	127.46	10.96	10.96	10.96	10.96	10.96	10.96	10.96
24	36.73	65.66	59.86	42.51	9.63	4.33	4.33	13.26	14.76	9.34	4553.603					
25	36.73	65.35	59.86	42.41	16.02	16.02	4.33	13.26	40.84	9.34	5034.646					
26	36.73	65.35	59.86	44.8	6.07	13.46	0.25	13.9	163.16	9.34	7152.561					
27	36.73	65.35	59.86	50.13	6.42	3.83	0.25	10.41	192.16	9.34	8106.476					
28	36.71	67.41	59.86	40.25	16.17	4.33	13.52	87.33	6.34	4915.273						
29	113.16	82.81	59.86	42.74	14.85	5.96	1.49	12.91	61.69	11.11	7571.493					
30	213.3	81.91	59.86	41.22	21.21	5.74	1.29	13.81	89.04	12.82	9327.544					
31	242.52	82.99	59.86	42.13	12.34	5.74	1.29	13.62	104.28	12.31	10380.91					
32	113.16	82.81	59.86	42.74	14.85	5.96	1.49	12.91	61.69	11.11	7571.493					
33	156.49	83.23	59.86	41.74	14.72	5.49	1.81	13.88	59	11.11	7397.881					
34	157.81	83.23	59.86	41.74	14.85	5.49	1.81	13.88	65.59	11.11	7482.918					
35	160.69	83.23	59.86	41.74	14.85	5.49	1.81	13.88	65.59	11.11	7482.918					
36	162.72	83.23	59.86	41.74	14.85	5.49	1.81	13.88	65.59	11.11	7482.918					
37	113.14	83.23	59.86	42.01	17.99	1.29	13.62	104.28	12.31	10380.91						
38	123.37	65.2	59.86	43.11	4.43	6.22	1.49	13.88	77.3	9.43	6820.286					
39	133.6	64.7	59.86	44.79	4.43	6.29	4.49	14.18	143.73	9.43	8463.119					
40	124.99	65.27	59.86	42.48	4.43	6.29	4.49	14.11	150.83	9.43	8285.961					
41	124.12	65.2	59.86	43.11	4.43	6.22	1.49	13.88	77.3	9.43	6820.286					
42	0	65.78	59.86	110.63	4.48	11.31	4.11	13.93	114.4	8.94	4939.6					
43	0	65.78	59.86	83.03	4.48	11.63	4.11	13.93	72.53	8.94	4819.020					
44	0	65.78	59.86	83.03	4.48	11.63	4.11	13.93	72.53	8.94	4819.020					
45	0	65.78	59.86	83.03	4.48	11.63	4.11	13.93	72.53	8.94	4819.020					
46	0	65.78	59.86	83.03	4.48	11.63	4.11	13.93	72.53	8.94	4819.020					
47	0	65.78	59.86	83.03	4.48	11.63	4.11	13.93	72.53	8.94	4819.020					
48	0	65.78	59.86	83.03	4.48	11.63	4.11	13.93	72.53	8.94	4819.020					
49	0	65.78	59.86	83.03	4.48	11.63	4.11	13.93	72.53	8.94	4819.020					
50	0	65.78	59.86	83.03	4.48	11.63	4.11	13.93	72.53	8.94	4819.020					
51	0	65.78	59.86	83.03	4.48	11.63	4.11	13.93	72.53	8.94	4819.020					
52	0	65.78	59.86	83.03	4.48	11.63	4.11	13.93	72.53	8.94	4819.020					
53	0	65.78	59.86	83.03	4.48	11.63	4.11	13.93	72.53	8.94	4819.020					
54	0	65.78	59.86	83.03	4.48	11.63	4.11	13.93	72.53	8.94	4819.020					

SALES AREA STATEMENT

VILLA NO.	BASIN (FOOTING)	STYL (FOOTING)	GROUND FLOOR (FOOTING)	COURT YARD (FOOTING)	UPPER FLOOR (FOOTING)	PROJECTED TERRACE (FOOTING)	SERVANT ATTACHMENT (FOOTING)	SERVICE AREA (FOOTING)	CARPET AREA (FOOTING)	TOTAL FOOTING	POOL AREA (FOOTING)	GARDEN (FOOTING)	TERRACE (FOOTING)	Pool	Garden	Terrace
1	39.32	81.46	78.1	56.92	13.11	2.82	0.85	15.1	89.37	13.07						
2	47.2	12.4	39.45	3.97	0	0.3	76.55	10.12	11.83	17.38	17.38	17.38	17.38	17.38	17.38	17.38
3	56.17	51.21	29.24	0	0	0	5.04	2.09	13.21	62.41	5.91					
4	36.44	69.87	59.89	42.52	9.52	6.51	13.31	11.07	22.49	10.96	10.96	10.96	10.96	10.96	10.96	10.96
5	36.47	66.48	59.86	42.51	9.52	6.51	13.31	11.07	22.49	10.96	10.96	10.96	10.96	10.96	10.96	10.96
6	56.22	59.86	29	0	0	0	10.34	10.35	10.96	10.96	10.96	10.96	10.96	10.96	10.96	10.96
7	56.47	59.86	37.41	0	0	0	10.34	10.35	10.96	10.96	10.96	10.96	10.96	10.96	10.96	10.96
8	36.45	66.45	59.86	42.51	9.52	6.41	13.31	11.07	22.49	10.96	10.96	10.96	10.96	10.96	10.96	10.96
9	36.47	66.67	59.86	42.51	9.52	6.41	13.31	11.07	22.49	10.96	10.96	10.96	10.96	10.96	10.96	10.96
10	56.63	59.86	38.46	0	0	0	10.34	10.35	10.96	10.96	10.96	10.96	10.96	10.96	10.96	10.96
11	56.67	66.48	37.68	0	0	0	10.34	10.35	10.96	10.96	10.96	10.96	10.96	10.96	10.96	10.96
12	36.47	66.65	59.86	42.51	9.52	6.41	13.31	11.07	22.49	10.96	10.96	10.96	10.96	10.96	10.96	10.96
13	36.63	65.41	59.86	42.51	9.63	6.44	13.78	14	44.24	10.96	10.96	10.96	10.96	10.96	10.96	10.96
14	56.92	59.86	38.31	7.30	3.48	0.40	14.78	10.01	10.23	10.96	10.96	10.96	10.96	10.96	10.96	10.96
15	56.92	59.86	34.64	7.30	3.48	0.40	14.78	11.21	10.23	10.96	10.96	10.96	10.96	10.96	10.96	10.96
16	36.65	65.45	59.86	42.51	9.63	6.44	13.78	14	44.24	10.96	10.96	10.96	10.96	10.96	10.96	10.96
17	36.72	65.42	59.86	42.51	9.63	6.39	4.33	13.28	44.84	10.96	10.96	10.96	10.96	10.96	10.96	10.96
18	36.72	57.97	59.86	42.97	7.30	3.30	1.12	14.08	127.46	10.96	10.96	10.96	10.96	10.96	10.96	10.96
19	36.72	58.07	59.86	40.42	7.30	3.30	2.12	15.08	145.14	10.96	10.96	10.96	10.96	10.96	10.96	10.96
20	36.72	74.99	59.86	42.51	9.63	6.39	4.33	13.26	79.01	10.96	10.9					
21	36.72	58.07	59.86	40.42	7.30	3.30	2.12	15.08	145.14	10.96	10.96	10.96	10.96	10.96	10.96	10.96
22	36.72	58.07	59.86	40.42	7.30	3.30	1.12	14.08	127.46	10.96	10.96	10.96	10.96	10.96	10.96	10.96
23	36.72	58.07	59.86	40.42	7.30	3.30	1.12	14.08	127.46	10.96	10.96	10.96	10.96	10.96	10.96	10.96
24	36.72	58.07	59.86	40.42	7.30	3.30	1.12	14.08	127.46	10.96	10.96	10.96	10.96	10.96	10.96	10.96
25	36.73	65.35	59.86	42.41	16.02	16.02	4.33	13.26	44.84	10.96	10.96	10.96	10.96	10.96	10.96	10.96
26	36.73	68.23	59.86	44.8	6.07	3.6	0.25	13.0	162.16	10.96	10.96	10.96	10.96	10.96	10.96	10.96
27	36.73	65.33	59.86	42.41	16.02	16.02	4.33	13.26	44.84	10.96	10.96	10.96	10.96	10.96	10.96	10.96
28	36.71	67.41	59.86	40.25	16.17	16.17	4.33	13.52	87.33	10.96	10.96	10.96	10.96	10.96	10.96	10.96
29	113.18	82.41	59.86	41.19	15.46	5.82	1.29	14.08	205.27	12.45	10.96	10.96	10.96	10.96	10.96	10.96
30	113.18	81.81	59.86	41.19	15.46	5.79	1.29	14.08	205.27	12.45	10.96	10.96	10.96	10.96	10.96	10.96
31	242.52	82.49	59.86	41.13	13.34	5.74	1.29	13.62	204.28	13.31	10.96	10.96	10.96	10.96	10.96	10.96
32	113.18	81.08	59.86	41.19	15.46	5.82	1.29	14.08	205.27	12.45	10.96	10.96	10.96	10.96	10.96	10.96
33	113.18	82.23	59.86	41.19	15.47	5.49	1.83	11.88	211.1	11.79	10.96	10.96	10.96	10.96	10.96	10.96
34	157.81	83.29	59.86	41.74	14.85	5.49	1.83	13.88	61.99	11.81	10.96	10.96	10.96	10.96	10.96	10.96
35	157.81	82.23	59.86	41.74	14.85	5.49	1.83	13.88	61.99	11.81	10.96	10.96	10.96	10.96	10.96	10.96
36	113.17	83.23	59.86	41.74	14.85	5.49	1.83	13.67	61.31	11.71	10.96	10.96	10.96	10.96	10.96	10.96
37	113.14	83.14	59.86	42.01	17.99	17.99	1.29	13.65	132.82	11.25	10.96	10.96	10.96	10.96	10.96	10.96
38	113.12	83.12	59.86	42.01	17.99	17.99	1.29	13.65	132.82	11.25	10.96	10.96	10.96	10.96	10.96	10.96
39	133.38	64.7	59.86	46.79	4.43	6.29	4.49	14.58	143.73	10.96	10.96	10.96	10.96	10.96	10.96	10.96
40	134.96	65.27	59.86	42.8	4.43	6.29	4.49	14.51	150.83	10.96	10.96	10.96	10.96	10.96	10.96	10.96
41	113.12	65.27	59.86	42.8	4.43	6.29	4.49	14.51	150.83	10.96	10.96	10.96	10.96	10.96	10.96	10.96
42	65.78	59.86	110.63	43.48	11.63	4.11	13.29	114.4	8.04	40.98						
43	65.78	59.86	110.63	43.48	11.63	4.11	13.29	114.4	8.04	40.98						
44	43.31	62.53	59.86	42.64	8.09	11.54	1.69	12.43	104.49	10.96	10.96	10.96	10.96	10.96	10.96	10.96
45	43.31	62.53	59.86	42.64	8.09	11.54	1.69	12.43	104.49	10.96	10.96	10.96	10.96	10.96	10.96	10.96
46	110.07	62.53	59.86	42.64	8.09	11.54	1.69	12.43	104.49	10.96	10.96	10.96	10.96	10.96	10.96	10.96
47	110.1	59.86	69.58	28.53	2.6	3.22	18.88	127.87	11.87	10.96	10.96	10.96	10.96	10.96	10.96	10.96
48	106.7	112.78	59.86	51.14	28.53	2.6	3.22	18.88	125.76	12.76	10.96	10.96	10.96	10.96	10.96	10.96
49	106.7	113.16	59.86	51.14	28.53	2.6	3.22	18.88	125.76	12.76	10.96	10.96	10.96	10.96	10.96	10.96
50	106.7	112.07	59.86	50.6	31.13	1.0	1.31	18.88	105.95	10.96	10.96	10.96	10.96	10.96	10.96	10.96
51	65.36	59.86	42.11	8.09	23.88	1.81	7.94	10.88	10.96	10.96	10.96	10.96	10.96	10.96	10.96	10.96
52	64.4	59.86	42.11	8.09	23.88	1.81	7.94	10.88	10.96	10.96	10.96	10.96	10.96	10.96	10.96	10.96
53	106.7	112.07	59.86	50.84	8.09	1.0	1.31	7.94	360.76	12.05	10.96	10.96	10.96	10.96	10.96	10.96

THE LANDMARK

koperkhairane

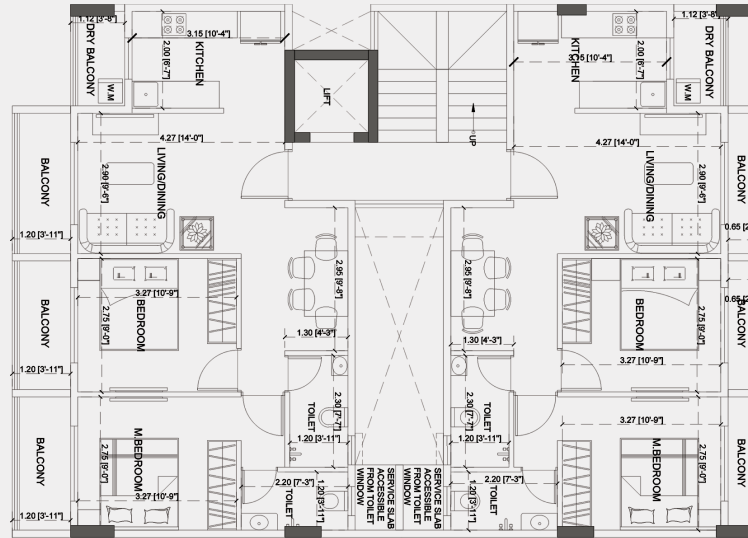
A low-rise residential tower, with stack-pit parking and 2 units to a core. With 3 sides facing other plots, the front elevation draws attention to the building.

Plot Area : 212.57 SQ M.
Status : CC/ Execution

Worked on:

1. Structural checking and parking
2. Options for architectural plan and elevations
3. 3D Rendering
4. Lift schedule and coordination
5. Construction/ RERA Areas

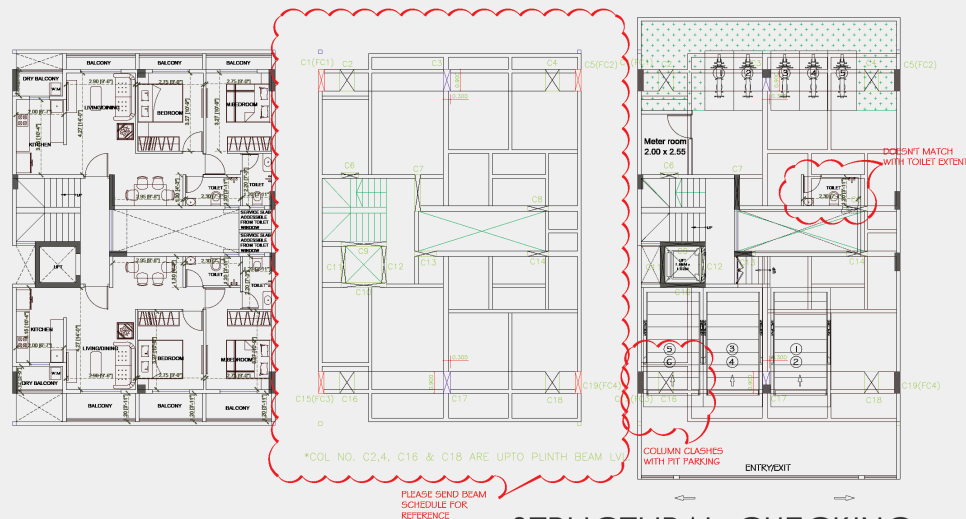
SIGN AND STAMP



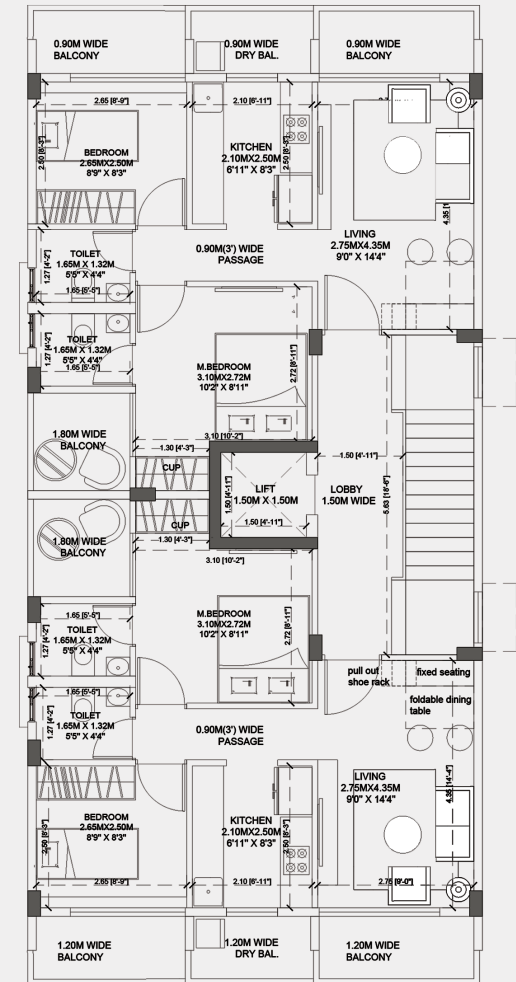
UPDATED PLAN

Landmark Project- KOPARKHAIRANE															COSTING		
	Items	Quantity	Type of Elevator	Stops	Speed	Pass Capacity	No of People	Operation	Pit(m)	Headroom (mm)	Travel Height(m)	Shaft Size(mm)	Car Size(mm)	Door Size(mm)	Opening	Machine Room Level(MSL)	With Machine Room(MSL)
Johnsons	1	1	ENDURONIC SURRANTI - LR	3	0.66				1350	4200	10	1500 X 1500	1100 X 800 X 2200	800 X 2000	SIDE	MRL	8,75,000
	2	1		3	0.66		5		1350	4200	10	1500 X 1500	950 X 1000 X 2100	700 X 2000	SIDE	NA	9,50,000
Kone	1	1	Pass	4	0.63		6		1500	4200	10.5	1500X1500	1000 W X 1050 D X 2200 H	700mm W X 2000mm D	Centre Opening 700mm W X 2000mm D	No Solution	11,00,000
Thyssen	Passenger Elevator	1	Gearless with MRL	4	1		5		1500	4300	11	1500 x 1500	850 x 1100 x 2100	700 x 2000	Side opening	NA	10,75,000/- Inclusive of GST
Schindler	1	Passenger	3	0.63			6		1400	4200	13.65	1500x1500mm	1000x1300mmx2000mm	750mm	T2(Telescopic)	MRL	12,74,558.74

LIFT SCHEDULE



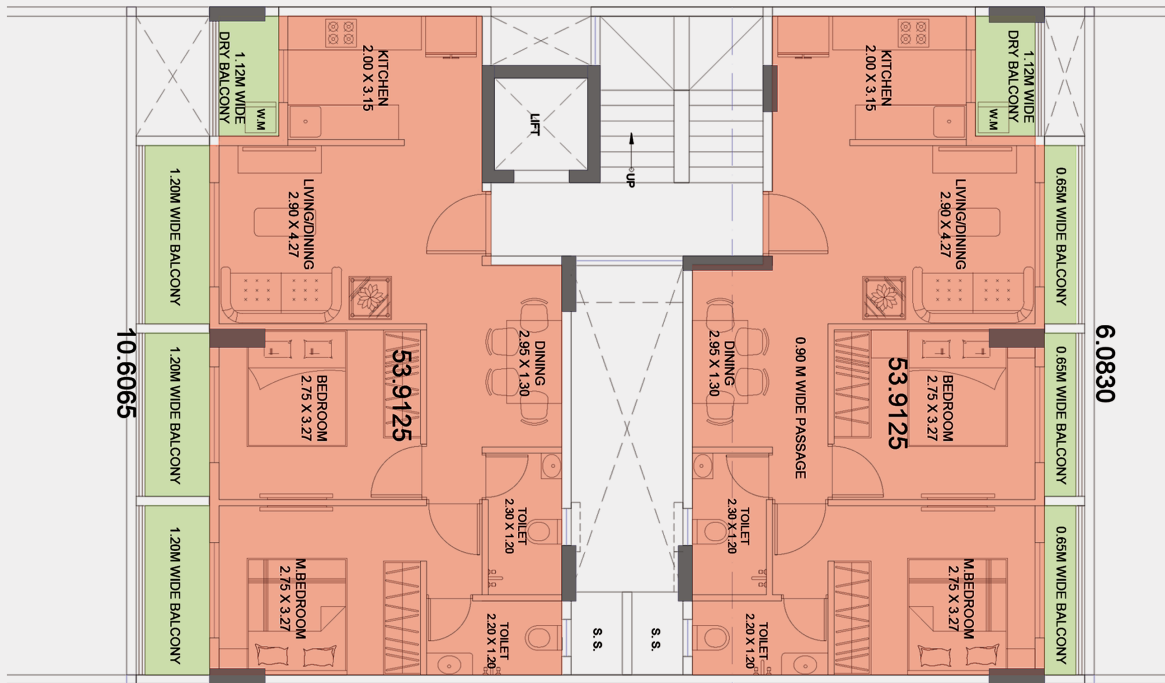
STRUCTURAL CHECKING



FURNITURE PLAN(PROGRESSIVE)

Door & Window Schedule

Door Schedule - Stilt Floor							Description
S. No.	Type	Width	Height	Sill Height	Lintel Height		
1	D1	1050	2300	000	2300		Fire Retardant Door With Vision Panel
2	D4	1150	2300	000	2300		Fire Retardant Double Door With Vision Panel
Window Schedule - Stilt Floor							Description
S. No.	Type	Width	Height	Sill Height	Lintel Height		
1	W4	800	1000	1300	2300		Powder Coated Aluminium Sliding Window
2	W5	1660	1400	900	2300		Powder Coated Aluminium Sliding Window
3	W6	600	1400	900	2300		Powder Coated Aluminium Sliding Window
Door Schedule - Typical Floor							Description
S. No.	Type	Width	Height	Sill Height	Lintel Height		
1	D1	1050	2300	000	2300		Factory-made Flush Door With Teak Wood Frame (FRD)
2	D2	900	2300	000	2300		Factory-made Flush Door With Teak Wood Frame
3	D3	750	2300	000	2300		Exterior Grade Flush Door With Granite Frame
4	OP	1260	2300	000	2300		Kitchen Wall Opening
Window Schedule - Typical Floor							Description
S. No.	Type	Width	Height	Sill Height	Lintel Height		
1	W1	1550	2150	150	2300		Powder Coated Aluminium Sliding Window
2	W2	1700	2150	150	2300		Powder Coated Aluminium Sliding Window
3	W3	850	2150	150	2300		Powder Coated Aluminium Sliding Window
4	W4	800	1400	900	2300		Powder Coated Aluminium Sliding Window
5	W5	1660	1400	900	2300		Powder Coated Aluminium Sliding Window
6	V	600	900	1400	2300		Powder Coated Aluminium Louvered Window



RERA AREA MARKUP



3D RENDERS



ELEVATION OPTIONS

07 C2 TYPE

vashi

A redevelopment project of 3 towers (2 tenement and 1 sale). It comprises of a commercial block on the ground floor with parking on the podia and a spiral ramp.

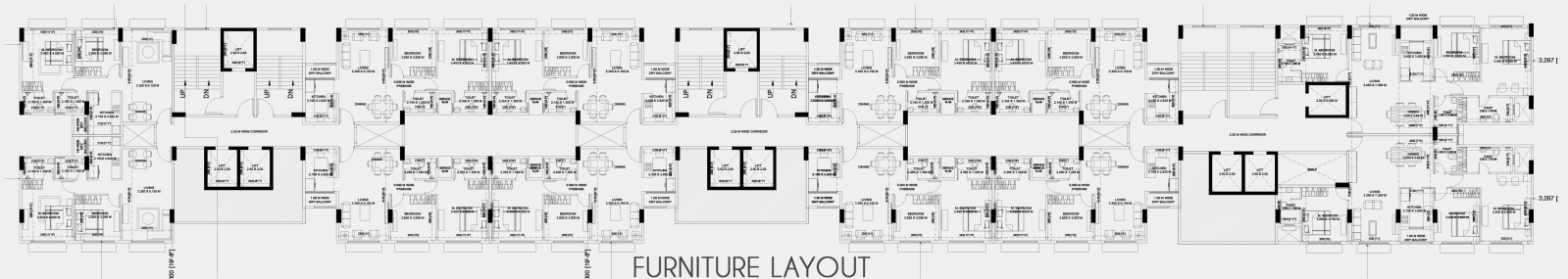
Plot Area : 5470.33 SQ M.
Status : Proposal

Worked on:

1. Architectural plans and elevation
2. RERA Carpet and construction area
3. Furniture layout
4. Unit options
5. Lift Schedule and coordination



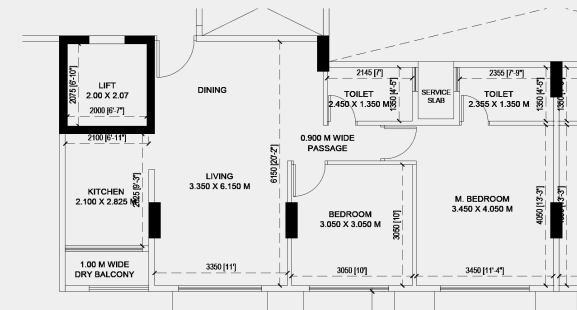
FRONT ELEVATION



FURNITURE LAYOUT

Project : C2 Type														
	Items	Quantity	Type of Elevator	Stops	Speed	Pass Capacity	No of People	Operation	Pit	Headroom	Travel Height	Shaft Size	Car Size	Door Size
Thyssen	Passenger Elevator	6	Meta 100	26	1.75mps		15 pav/1020 kgs		1680mm	5100mm	76m	2000 x 2510	1100mm wide x 2200mm deep x 2200mm high	900mm wide x 2100mm high
	Service Elevator	3	Meta 100	26	1.75mps		15 pav/1020 kgs		1680mm	5100mm	76m	2000 x 2510	1100mm wide x 2200mm deep x 2200mm high	900mm wide x 2100mm high
Schindler	1	3	Passenger	25	1.75	13	4500	2500	5400	80.45m	2.0x2.3	1100x2000	900x2100	C2
Kone	1	6	Pass	26	1.75		13		1800	4500	77	2000x2350	1100x2000	900x2200
	2	3	Service	26	1.75		13		1800	4500	77	2000x2500	1100x2200	900x2200

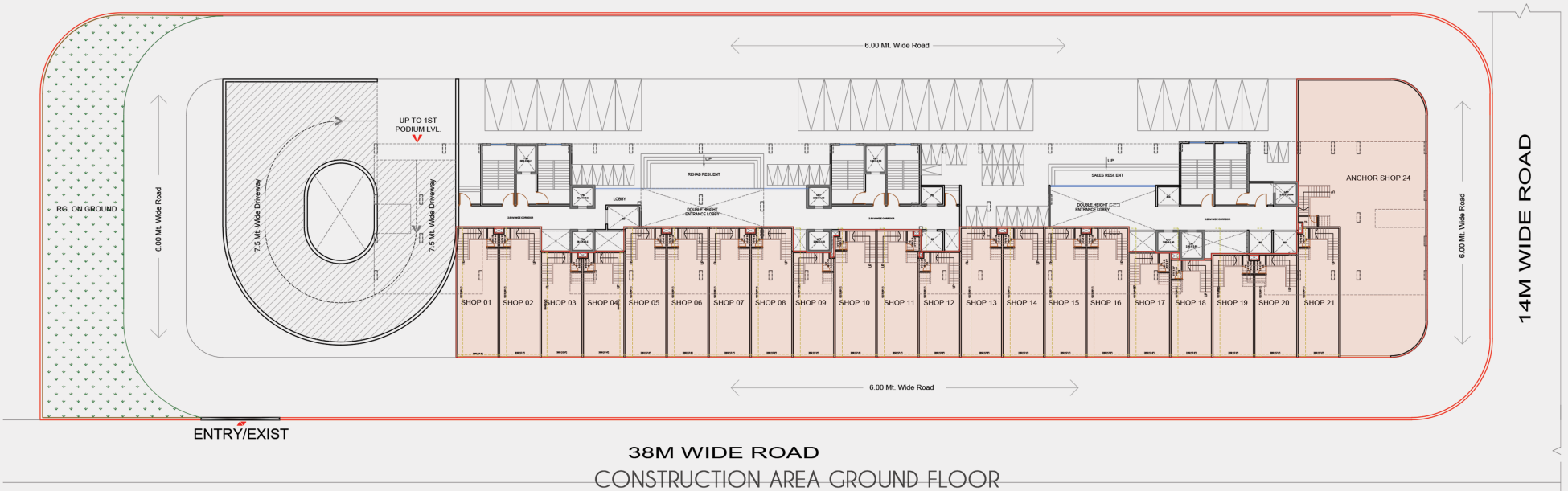
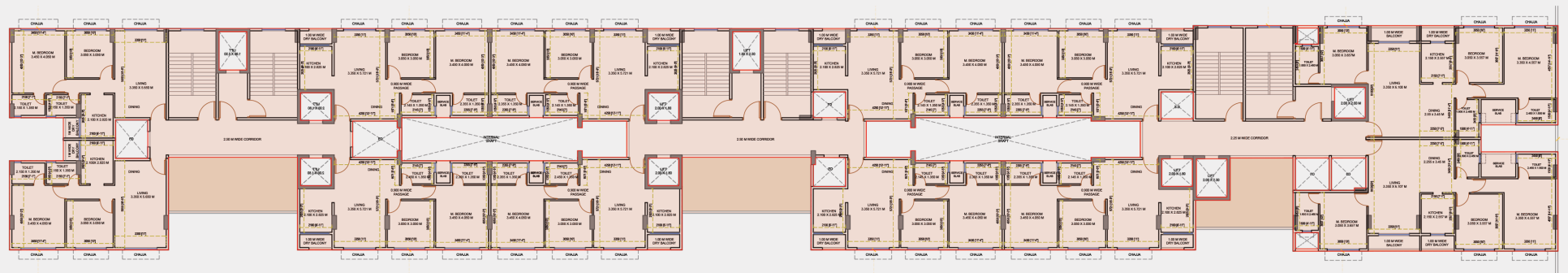
LIFT SCHEDULE



UPDATED UNIT PLAN (PROGRESSIVE)

SIGN AND STAMP





08 PUSHPAK NAGAR

kharghar

A conceptual stage 2 tower project, each binding 6 units to a core, with a commercial ground floor and an amenity podium.

Plot area : 6080 SQ M.

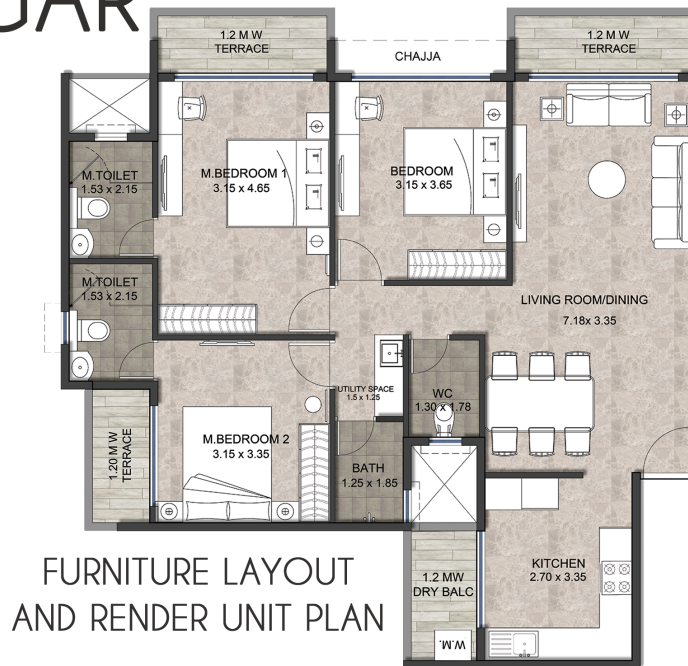
Status : Proposal

Worked on:

1. Study of site and area
2. Presentation
3. 3D Blocking
4. Rendering
5. Area Statement
6. Initial concept and zoning

SIGN AND STAMP

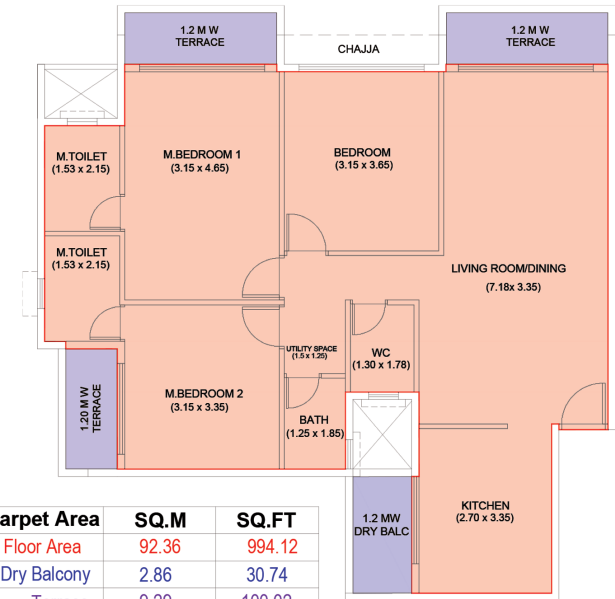
HSA
HITEN SETHI ARCHITECTS



FURNITURE LAYOUT
AND RENDER UNIT PLAN

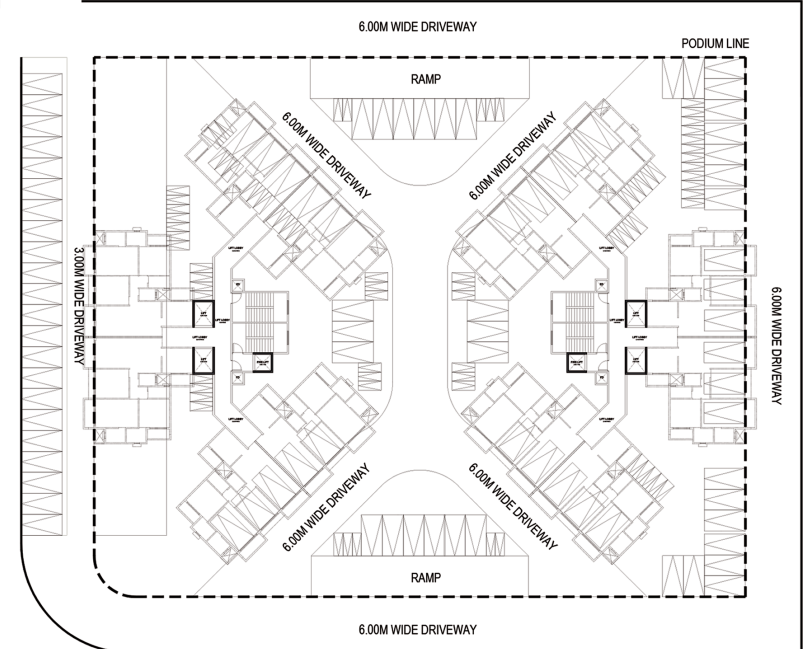
Parking Statement				
Residential	Car	UP TO 45 M ² - 4		
		FLAT 1 REQ.		
		45M ² TO 60M ² - 2		
		FLAT 1 REQ.		
		ABOVE 60M ² - 1	108	1
		FLAT 1 REQ.		
		TOTAL		108
	IN ADDITION 10% VISITOR PARKING		11	
	TOTAL PARKING REQUIRED FOR EXISTING AREA		119	
	Scooter	UP TO 45 M ² - 2		
		FLAT 2 REQ.		
		45M ² TO 60M ² - 2		
		FLAT 5 REQ.		
		ABOVE 60M ² - 1	108	3
FLAT 3 REQ.				
TOTAL			324	
IN ADDITION 5% VISITOR PARKING		16		
TOTAL PARKING REQUIRED FOR EXISTING AREA		340		
TOTAL REQUIRED CAR PARKING			119	
TOTAL REQUIRED SCOOTER PARKING			340	
TOTAL PROPOSED CAR PARKING			123	
COMPOSITE PARKING (4W)				
SIX SCOOTER PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING [(Provided As Per Prevailing UDCPR Clause No.8.1.1 - (V)) 32/6 =6 CAR NOS			41	
TOTAL PROPOSED SCOOTER PARKING			99	

PARKING STATEMENT



Carpet Area	SQ.M	SQ.FT
Floor Area	92.36	994.12
Dry Balcony	2.86	30.74
Terrace	9.29	100.02
Total	104.88	1128.84

RERA AREA



PARKING LAYOUT(GROUND FLOOR)

MISCELLANEOUS:

I was given the opportunity and responsibility to coordinate with various vendors and consultants for all projects. I also gained the exposure and experience of drafting official letters and documents under the guidance of my mentor, such as:

- > RERA Completion certificates
- > NOC Letters
- > Appointment/ Acceptance letters of consultants
- > Lift comparison charts
- > Progress Certificates
- > Undertaking Letters
- > LOA Conditions
- > CRZ Documents etc.