BLOCK PLAN
SCALE 1:500

LOCATION PLAN
SCALE = NTS

SANCTIONED IDP PLAN
SCALE = N'S

PROPOSED SITE

AREA DIAGRAM FOR AREA UNDER NHAI EXISTING AND PROPOSED ROW
SCALE 1:500

AS PER SUPERIMPOSSION OF TILR & MORTH MAP FOR AREA UNDER PROPOSED ROW (B)						
15	1/2	X	51.250	X	4.690	120.181
16	AS PER P LINE					43.692
17	AS PER P LINE					145.319
18	1/2	X	61.810	X	3.740	115.585
19	AS PER P LINE					89.714
					TOTAL	514.391

AS PER SUPERIMPOSSION OF TILR & MORTH MAP FOR AREA UNDER EXISTING ROW (C)						
20	1/2	X	43.590	X	10.950	238.873
21	AS PER P LINE					99.788
22	1/2	X	37.710	X	9.640	181.762
23	1/2	X	37.270	X	5.420	101.302
24	1/2	X	53.160	X	13.710	364.412
25	1/2	X	34.790	X	9.280	161.669
26	1/2	X	13.170	X	4.340	28.613
27	1/2	X	27.650	X	7.200	99.140
28	AS PER P LINE					218.947
TOTAL						1491.834

R.G OPEN SPACE AREA CALCULATION						
1	1/2	X	36.16	x	12.31	222.565
2	1/2	X	36.16	X	12.36	223.469
3	1/2	X	35.78	X	12.34	220.763
4	1/2	X	35.78	X	12.21	218.437
5	1/2	X	22.44	X	8.97	100.643
6	1/2	X	24.14	X	15.60	188.292
7	1/2	X	24.14	X	8.86	106.940
8	1/2	X	12.06	X	3.74	22.513
					TOTAL	1303.661

** PARKING STATEMENT						
REQUIRED PARKINGSE	REQUIRED NO. OF PARKING SPACES			PROPOSED PARKING SPACES		
	No. of cars 125 sqmt.	No. of scooter 20 sqmt.	No. of TRUCK 26.125 sqmt.	No. of cars 12.5 sqmt.	No. of scooter 2.0 sqmt.	No. of TRUCK 26.125 sqmt.
One car parking space for every 40 sq.mt. of floor area upto 500 sq.mt. and one parking space for every 80 sq.mt. of space for area exceeding 500 sq.mt. (TOTAL FLOOR AREA = 6457.077 sqm.)	96	95 X 2 (20% TO CONVERT NOS)				
loading and unloading space shall be provided at the rate of one space for each 1000 sq. mt. of floor area			07			07
TOTAL	96	57	07	96	86	07

OFEN SPACE AREA DIAGRAM
SCALE 1:500

LAYOUT PLAN
SCALE 1:200
AS BUILT PLAN

TILR AREA CALCULATION						
NET PLOT AREA (A)						
1	1/2	X	27.65	X	7.300	99.540
2	1/2	X	34.59	X	9.280	319.498
3	1/2	X	13.37	X	4.340	29.013
4	1/2	X	15.18	X	0.740	5.617
5	1/2	X	42.87	X	9.860	210.776
6	1/2	X	69.16	X	20.110	697.089
7	1/2	X	71.00	X	0.840	29.820
8	1/2	X	85.00	X	52.990	2251.021
9	1/2	X	37.68	X	9.710	182.771
10	1/2	X	306.60	X	27.900	2427.489
11	1/2	X	306.60	X	16.000	1689.827
12	1/2	X	98.38	X	34.600	1701.774
13	1/2	X	130.80	X	22.200	1342.805
14	1/2	X	130.80	X	32.890	2184.102
15	1/2	X	116.90	X	20.930	1237.120
16	1/2	X	85.04	X	35.700	1515.020
17	1/2	X	59.38	X	36.898	1092.799
				TOTAL		15589.678

PLOT AREA DIAGRAM AS PER TILR
SCALE 1:50

PROFORMA-I

Sr. No.	AREA STATEMENT		Area in Sq.M.
1	Area of Plot as per 7/12 extract		14476.20
2	Area of Plot as per measurement plan(As per tringulation of TILR attrue scale)		15039.478
3	Area of plot as per Physical Survey		13311.920
4	Area of plot, considered {least of (a), (b) & (c) above }		13311.920
5	DEDUCTION FOR		
	a.	Existing road acquisition area	NA
	b.	Widening of road as per superimposition of MORTH map & acquisition sheet issued by TILR	0 / 283.460
	C.	Any reservation	0
	d.	Total (A+B+C)	283.460
6	Gross area of the Plot(4-5)		13028.460
7	Deduction for Amenity space if Any		NA
8	Recreational open space required		1302.846
9	Recreational open space Provided		1303.661
10	Net area of plot		13028.460
11	Permissible FSI		0.50
12	Permissible Built up Area = {(11) X(10)}		6514.230
13	Proposed Built Up Area		6457.077
14	Balance Built Up Area { (12) - (13) }		57.15
15	FSI Consumed { (13) ÷ (10) }		0.496
16	FSI Balanced (11-15)		0.004
17	Number of units Proposed		1
	a. Residential		0
	b. Commercial		1
18	Trees to be planted		
	(18A) Trees to be planted against plot area { (10-9) ÷ 100 }		117
	(18B) Trees to be planted against open space { (9) ÷ 100)x 5 }		65
	(18C)Required Number of trees to be planted { (18A) + (18B) }		182
	(18D)Number of trees planted		203
19	Parking Statement		**

BUILT UP AREA STATEMENT	
FLOOR	PROPOSED BUILT UP
BASEMENT FLOOR	419.604
GROUND FLOOR	2936.326
1ST FLOOR	3101.147
TOTAL	6457.077

STAMP OF APPROVAL 1/3

AS BUILT DRAWING APPROVED
Subject to the condition mentioned in this office letter no. CDCO/NANA/Fanvel Kokhre/BP-0034/2/DCF/Ed/2021/0120 Dated. 02.11.2021

RAJA BHAGUJI WAGHMARE
Digitally signed by RAJA BHAGUJI WAGHMARE
Date: 2021.11.02 19:20:01 +05'30'

NOTES :-
1) ALL EXTERNAL WALL ARE 0.15 M THK BRICK WALLS.
2) ALL INTERNAL WALL ARE 0.10 M. THK BRICK WALLS.

Legend :-

Sr. No.	Item	Site Plan On White Print	Building Plan On White Print
01.	Plot Line		
02.	Existing Street		
03.	Marginal Open Space	NO COLOUR	
04.	Drainage & Sewerage Work		
05.	Water Supply Work		
06.	RWH Line		
07.	Proposed Work		
08.	PLOT LINE AS PER CDC		
09.	PLOT LINE AS PER PLOT IN POSSESSION		
10.	PLOT BOUNDARY AS PER NA MEAUREMENT PLAN		

CONTENT OF SHEET
- LAYOUT PLAN
- PLOT AREA DIAGRAM & CALCULATION
- BLOCK PLAN
- LOCATION PLAN
- OPEN SPACE AREA DIAGRAM & CALCULATION
- BUILT UP AREA SUMMARY
- PARKING AREA STATEMENT
- LOCATION PLAN

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING GUT. No 67/0 , 81/2 , 83/1 of village - NOSHIRE , TA.- PANVEL,DIST.- RAIGAD DATED 15-01-2019 AND THAT THE DIMENSIONS OF THE SIDESETC. OF THE PLOT STATEDON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS **13311.920 SQ.MT**

For Avenue Supermarts Limited
Authorised Signatory
M/S AVENUE SUPERMARKETS LTD.
THROUGH
DIRECTOR
MR. JAGSHOHAN B. BAGRI
(Signature of the owner)

SANJAY BALKRISHNA NAIK
Signature of the Surveyor
LICENSED SURVEYOR
LEGD. NO. CA 00510 / 47491

FROM OF CERTIFICATE

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.

ADD :- SIDDHANT MUNDRY BUILDING SECTOR 19 NERUL OFFICE,RAIGAD
E- MAIL ID : skapanvel@gmail.com
MOBILE NO:- 9987598501

RAJA BHAGUJI WAGHMARE
Digitally signed by RAJA BHAGUJI WAGHMARE
Date: 2021.11.02 19:20:01 +05'30'
(Signature of the Owner)
AS DRAFTING PLAN PANVEL REG. NO. CA/2010/47491)

NAME & SIGNATURES OF THE OWNERS

For Avenue Supermarts Limited
Authorised Signatory
M/S AVENUE SUPERMARKETS LTD.
THROUGH
DIRECTOR MR. JAGSHOHAN B. BAGRI
(Signature of the owner)

NAME& SIGNATURE OF ARCHITECT

AR.AR.SWAPNIL RALYANKAR
(REG. NO.- CA/2000/47491)

DESCRIPTION OF PROPOSAL & PROPERTY

AS BUILT DRAWING FOR OC PERMISSION ON GAT. No. 67/0 , 81/2 , 83/1 of village - NOKHRE , TA.- PANVEL ,DIST.- RAIGAD

DATE	30.08.2021
SCALE	1 : 100, 1:200, 1:500, 1:1000, N.T.S.
CHKD BY	AR.SWAPNIL RALYANKAR

SKA
SWAPNIL RALYANKAR ARCHITECTS
Sector-Kopar - Ph - 9987598501 / +91-7710800360
OFFICE :- 101-102, EMERALD PALACE, PLOT NO. 57-3, SAYNAGAR SOCIEAY TRUSLAM, PYTZENNE, - 410206
EMAIL : skaplanners@gmail.com

Sanitationrequirement for Mercantile Buildings								
SR.NO.	FIXTURES	Mercantile Buildings,Public Toilet for Floating Population		REQUIRED		PROPOSED		
		MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	
1	Water-closets	1 per 50 (MM. 2)	1 per 50 (MM. 2)	36	16	17	17	
TOTAL				32		34		
2	Urinals	1 per 54		36	0	17	0	

SR.NO.	FIXTURES	Shop Owners (FOR STAFF)		REQUIRED		PROPOSED		
		MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	
1	Water-closets	1 per 8 persons or part thereof (8 NOS. STAFF)		5	5	5	5	
TOTAL				10		10		

STP CALCULATION			
OCCUPANT LAND GROSS AREA IN SQ.M. PER PERSON		REQUIRED STP	TOTAL
GROUND FLOOR	2936.326/ 3 = 978.775	45 X 1495.63	67303.35
FIRST FLOOR	3101.147/ 6 = 516.857		
PROVIDED STP			
STP -01	2.90 X 3.50 X 2.5 = 25375 LITRS		69,300
STP -02	4.985 X 3.50 X 2.5=43625 LITRS		

WATER CAPACITY CALCULATION (U.G. TANK)			
OCCUPANT LOAD GROSS AREA IN SQ.M.PER PERSON		REQUIRED FOR PER DAY 45 LTRS	TOTAL LITRES(RES)
GROUND FLOOR	2936.326/ 3 = 978.775	45 (1495.63	67,303.35
FIRST FLOOR	3101.147/ 6 = 516.857		
TOTAL	1495.63		
DOMESTIC WATER TANK-1		SIZE- 7.00 X 4.00 X 2.60 = 72,800 LTS	CAPACITY -72,800 LTRS
FIREWATER TANK-1		SIZE- 5.00 X 4.00 X 2.60 = 52000 LTS	CAPACITY-52,000 LTRS
FIREWATER TANK-2		SIZE- 5.00 X 4.00 X 2.60 = 52000 LTS	CAPACITY-52,000 LTRS
TOTAL PROVIDED WATER CAPACITY - 176800 LTRS			
PROPOSED O.H.WATER TANK			
TANK-A		SIZE- 7.110 X 10.110 X 1.20	CAPACITY -86,173 LTRS
TOTAL CAPACITY - 86,173 LTRS			
INCLUSIVE OF 10,000 LIT. FOR FIRE FIGHTING			

STAMP OF APPROVAL

2/3

AS BUILT DRAWING APPROVED
Subject to the condition mentioned in this office letter
No. CDCO/CNA/MUP/new/Kolkhe/BP-3054/2021/0123
Dated. 02.11.2021

RAJA BHAGUJI WAGHMARE
Digitally signed by RAJA BHAGUJI WAGHMARE
Date: 2021.11.02 19:20:45 +05'30'

Legend :-

SR.NO.	Item	Site Plan On White Prin:	Building Plan On White Print
01.	Plot Line		
02.	Existing Street		
03.	Marginal Open Space	NO COLOUR	
04.	Drainage & Sewerage Work		
05.	Water Supply Work		
06.	RWH Line		
07.	Proposed Work		

NOTE:
- ALL DIMENSIONS ARE IN METERS.
- INTERNAL WALL THICKNESS 0.10 M.
- EXTERNAL WALL THICKNESS 0.15 M.

CONTENT OF THE SHEET

SERVICES PLAN,WATER TANK PLAN,WATER TANK SECTON & CALCULATION,SEPTIC TANK PLAN & SECTION, COMPOUND WALL SECTION,ENTERANCE GATE.

NAME & SIGNATURES OF THE OWNERS

For Avenue Supermarts Limited
Authorised Signatory
MAS AVENUE SUPERMARKETS LTD.
THROUGH,
DIRECTOR MR. JAGMOHAN B. BAGRI.
(Signature of the owner)

NAME & SIGNATURE OF ARCHITECT

S. SWAPNIL KALYANKAR NAVI MUMBAI ARCHITECTS
AR.AR.SWAPNIL KALYANKAR
(REG. NO.- CA/2010/41491)

DESCRIPTION OF PROPOSAL & PROPERTY

AS BUILT DRAWING FOR CC PERMISSION ON GUT. No. 67/0 , 81/2 , 83/1 of village - KOLKHE , TA.- PANVEL ,DIST.- RAIGAD

DATE	30.08.2021
SCALE	1: 100 , 1:200, 1: 500, 1: 5000, N.T.S.
CHKD BY	AR.SWAPNIL KALYANKAR

SKA
SWAPNIL KALYANKAR ARCHITECTS
Swapnil Kalyankar (+91 - 99875 90261 / +91-7711000345
OFFICE A 101,NEEL EMERALD PVAL PLOT NO. 52/3,
SAI NAGAR ROAD,NEAR TEHSILDAR OFFICE,PANVEL- 410206.
EMAIL - skaplanners@gmail.com

ELEVATION-01
SCALE 1:200

SECTION AA'
SCALE 1:200

SECTION BB'
SCALE 1:200

GROUND FLOOR PLAN AS BUILT PLAN
SCALE 1:200

GROUND FLOOR BUILT UP AREA DIAGRAM AS BUILT PLAN
SCALE 1:200

AS BUILT DRAWING APPROVED
Subject to the condition mentioned in this office letter
no.
CIDCO/NAINA/Panvel/Kolkhe/BP-00342/CIDCO/FLR/20210123
Dated. 02.11.2021

RAJA BHAGUJI WAGHMARE

Digitally signed by RAJA BHAGUJI WAGHMARE
Date: 2021.11.02 19:21:32 +05'30'

BUILDING-1					
BASEMENT FLOOR BUILT UP AREA CALCULATION					
Block Description	Number of Blocks	Length (meter)	Breath (meter)		Area (sqm.)
1	1	9.470	25.879	=	237.389
			SUBTOTAL-A		237.389
DEDUCTION					
1	1		AREA OUTLINE	=	3013
2	1	2.100	8.750	=	1655
3	1	7.013	8.453	=	5176
SUBTOTAL-B				=	7924
(SUBTOTAL (C) = (SUBTOTAL- A) - SUBTOTAL- B)				=	229.465
ADDITION					
1	1	7.000	x.190	=	21.665
2	1	7.549	9.780	=	73.138
3	1	7.070	x.190	=	31.975
4	1	2.400	4.700	=	11.288
5	1	5.900	2.400	=	14.728
5A	1	2.600	3.900	=	9360
6	1	1.420	4.280	=	6076
7	1	2.770	5.550	=	15.302
SUBTOTAL-D					193.139
NET BUILT UP AREA = (SUBTOTAL- C) + (SUBTOTAL- D)				=	422.604

BASEMENT FLOOR BULT UP AREA DIAGRAM
SCALE 1:200

SCHEDULE OF DOOR & WINDOWS						
TYPE	SIZE(M)				AREA (SQM.)	DESCRIPTION
D36-1	0.90	X	2.	1.0	2.00	DOUBLE SHUTTER DOOR
D36-2	1.50	X	2.	1.0	3.00	DOUBLE SHUTTER DOOR
D1	0.90	X	2.	1.0	1.80	T.W. PANEL DOOR
D2	0.90	X	2.	1.0	1.80	T.W. PANEL DOOR
D3	1.20	X	2.	1.0	2.40	T.W. PANEL DOOR
D4	0.75	X	2.	1.0	1.50	T.W. PANEL DOOR
D5	0.75	X	2.	1.0	1.50	T.W. PANEL DOOR
D6	0.90	X	2.	1.0	1.80	T.W. PANEL DOOR
D7	0.90	X	2.	1.0	1.80	T.W. PANEL DOOR
W1	1.20	X	1.	1.0	1.2	SLIDING WINDOW
W2	2.40	X	0.9	0.6	2.16	SLIDING WINDOW
W3	0.75	X	0.1	0.6	0.45	SLIDING WINDOW
W4	0.75	X	0.1	0.6	0.45	SLIDING WINDOW
W5	2.40	X	0.9	0.6	2.16	SLIDING WINDOW

TERRACE FLOOR PLAN
SCALE 1:200

ELEVATION AS BUILT PLAN

BUILDING-1					
GROUND FLOOR BUILT UP AREA CALCULATION					
Block Description	Number of Blocks	Length (meter)	Breath (meter)		Area (sqm.)
1	1	78.700	45.650	=	3591.695
			SUBTOTAL-A	=	3591.695
DEDUCTION					
1	1		AREA OUTLINE	=	1013
2	1	0.910	3.100	=	2.821
3	1		AREA OUTLINE	=	2.032
4	1		AREA OUTLINE	=	1.963
5	1		AREA OUTLINE	=	1.177
6	1		AREA OUTLINE	=	3.183
7	1	7.700	26.994	=	207.854
8	1	1.900	0.750	=	1.425
9	1	4.541	2.965	=	13.466
10	1	22.637	2.963	0.5=	98.678
11	1		AREA OUTLINE	=	0.002
12	1	9.646	5.680	=	54.789
13	1	7.810	2.960	=	23.274
14	1	5.899	2.442	=	12.127
15	1	6.300	0.700	=	27.380
16	1	0.910	0.750	=	2.206
SUBTOTAL- B				=	415.149
NET BUILT UP AREA = (SUBTOTAL- A) - (SUBTOTAL -B)				=	3176.547

- ALL DIMENSIONS ARE IN METERS.
- INTERNAL WALL THICKNESS 0.10 M.
- EXTERNAL WALL THICKNESS 0.15 M.
- FOOTING 0.30 M.

CONTENT OF THE SHEET

GROUND FLOOR PLAN,GROUND FLOOR AREA DIAGRAM FIRST FLOOR PLAN,FIRST FLOOR AREA DIAGRAM & CALCULATION,FRONT ELEVATION,SCHEDULE OF DOOR & WINDOWS

BASEMENT FLOOR PLAN
SCALE 1:200

ELEVATION AS BUILT PLAN

1ST FLOOR PLAN
SCALE 1:200
AS BUILT PLAN

ELEVATION

1ST FLOOR BUILT UP AREA DIAGRAM
SCALE 1:200

STAMP OF APPROVAL 3/3

BUILDING-1					
GROUND FLOOR BUILT UP AREA CALCULATION					
Block Description	Number of Blocks	Length (meter)	Breath (meter)		Area (sqm.)
1	1	78.700	45.650	=	3591.695
			SUBTOTAL-A	=	3591.695
DEDUCTION					
1	1		AREA OUTLINE	=	1013
2	1	0.910	3.100	=	2.821
3	1		AREA OUTLINE	=	2.032
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SUBTOTAL- B				=	415.149
NET BUILT UP AREA = (SUBTOTAL- A) - (SUBTOTAL -B)				=	3176.547

NAME & SIGNATURES OF THE OWNERS

For Avenue Supermarts Limited,
Authorised Signatory

M/S AVENUE SUPERMARKETS LTD.
THROUGH,
DIRECTOR: MR. JAGMOHAN B. SAGAR
(Signature of the owner)

NAME &SIGNATURE OF ARCHITECT

AR.AR.SWAPNIL KALYANKAR
REG. NO.- CA/2013/74591)

DESCRIPTION OF PROPOSAL + PROPERTY

AS BUILT DRAWING FOR OC PERMISSION ON GUT. No. 07/8 / 81/2 , 82/1 of village - KOLKHE , T.Ø. PANVEL DIST.- RAIGAD

DATE	30.08.2021
SCALE	1: 100 ; 1:200,1: 500,1: 5000, N.T.S.
CHKD BY	AR.SWAPNIL KALYANKAR

SKA
SWAPNIL KALYANKAR ARCHITECTS
Swapnil Kalyankar (+91 - 93875 96081 /91-7715 980081)
OFFICE:- B 1/ 302, SUMMIT, PINE, COTHI, SCT 1,
JAYNAGAR ROAD,NEAR TO BELCHI OFFIC,PANVEL- 410206.
EMAIL - skaplanners@gmail.com