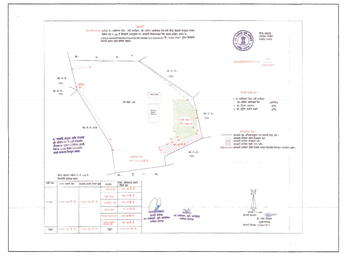
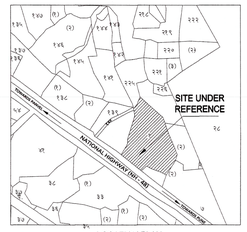
## LEGEND

| | |
|---|---|
| 1 | PLOT BOUNDARY |
| 2 | EXISTING ROAD |
| 3 | AREA ACQUISITION UNDER PANVEL-PUNE NATIONAL HIGHWAY (NH-48) |
| 4 | 200.0 M. GAOTHAN BOUNDARY |
| 5 | CENTER LINE OF ROAD |
| 6 | BUILDING LINE |
| 7 | CONTROL LINE |
| 8 | BORE WELL |
| 9 | CAR PARKING |
| 10 | SCOOTER PARKING |
| 11 | TREE TO BE RETAIN |
| 12 | TREE TO BE CUT (2 No.) |
| 13 | TREE |

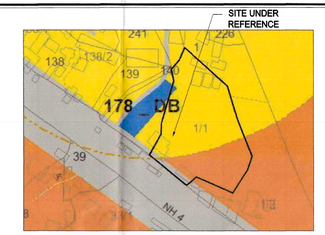





LOCATION PLAN
Scale 1:4000

Site u/r

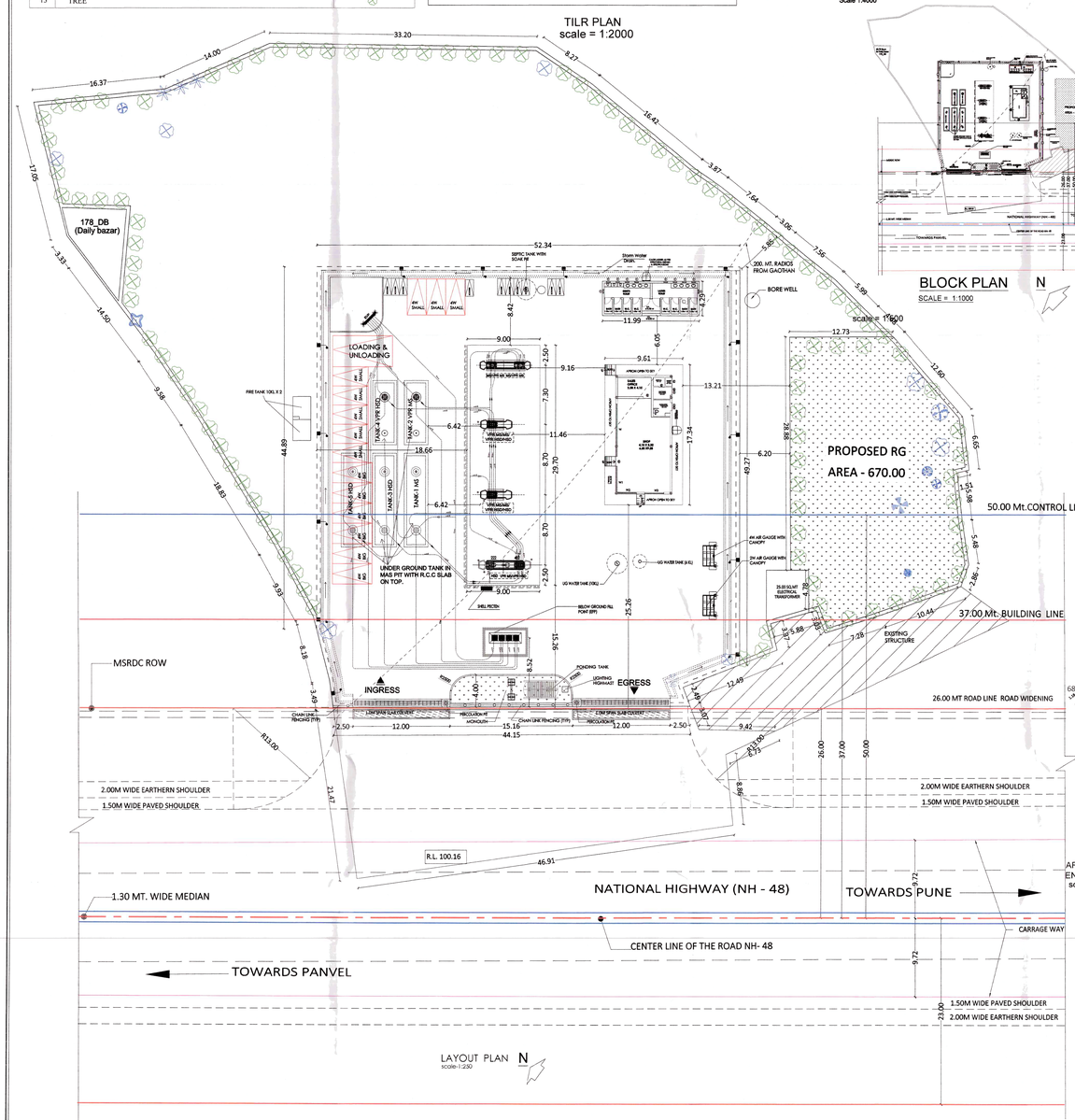
GOOGLE IMAGE
Scale - N.T.S

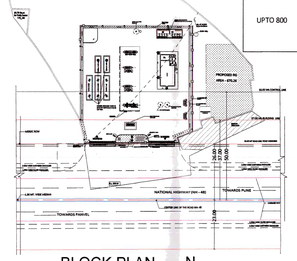



SANCTIONED I.D.P OF NAINA
Scale 1:2000

| Ownership & Area Statement as per 7/12 Extract | | | |
|---|---|---|---|
| Sr. No | G.No. | Particular | Area (In Sq.Mt.) |
| 1 | 1/ A | Shell India Markets Pvt. Ltd. | 5199.00 |
| 2 | 1/ B | Shell India Markets Pvt. Ltd. ( Encroachment Area) | 517.00 |
| 3 | 1/ C | Shell India Markets Pvt. Ltd. ( R.G. Area) | 670.00 |
| 4 | 1/ D | Navnitman Developers Through Lalit Shantilal Jain | 309.00 |
| 5 | 1/ E | Shell India Markets Pvt. Ltd. ( Road Set Back) | 858.00 |
| 6 | 1/ F | Shell India Markets Pvt. Ltd. ( DB Reservation) | 57.00 |
| 7 | | **Total Area** | **7610.00** |
| 8 | 1/ A | Shell India Markets Pvt. Ltd. | 5199.00 |
| 9 | 1/ C | Shell India Markets Pvt. Ltd. ( R.G. Area) | 670.00 |
| 10 | | **Total Area** | 5869.00 |

TILR PLAN
scale = 1:2000



BLOCK PLAN
SCALE = 1:1000

| PARKING AREA STATEMENT | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| TENEMENTS SIZE CARPET AREA | ON. OF TENEMENTS | REQUIRED PARKING RATE | REQUIRED NO. OF PARKING | | | PROPOSED PARKING APACES | | | |
| | | | CARS | HMV | SCOOTER | CARS | HMV | SCOOTER (10% ) | |
| UPTO 800 | 1 | 1 CAR PARKING SPACE FOR EVERY 40 SQ.MT | 12 | 1 | 9 | 14 | 1 | 10 | |
| | | VISITORE PARKING 10% | 2 | 0 | 1 | | | | |

| CARPET AREA STATMENT | | | | | | |
|---|---|---|---|---|---|---|
| SALE BLDG. | | L | X | B | NOS | CARPET AREA IN SQ.MT. | B/U AREA IN SQ.MT. |
| SALE OFFICE | | 2.40 | X | 4.15 | 1 | 9.96 | 11.95 |
| SHOP | | 4.15 | X | 2.32 | 1 | 9.63 | 11.55 |
| | | 6.50 | X | 9.30 | 1 | 60.45 | 72.54 |
| G.TOILET | | 2.12 | X | 1.50 | 1 | 3.18 | 3.82 |
| L. TOILET | | 2.12 | X | 2.00 | 1 | 4.24 | 5.09 |
| STORE ROOM | | 1.09 | X | 0.7 | 1 | 0.76 | 0.92 |
| W.C | | 1.42 | X | 1.09 | 1 | 1.55 | 1.86 |
| W.C | | 1.00 | X | 1.88 | 2 | 3.76 | 4.51 |
| | | 1.00 | X | 1.88 | 2 | 3.76 | 4.51 |
| | | 1.00 | X | 1.88 | 2 | 3.76 | 4.51 |
| | | 1.00 | X | 1.88 | 2 | 3.76 | 4.51 |
| | | 5.65 | X | 1.80 | 2 | 20.34 | 24.41 |
| | | 2.33 | X | 1.88 | 1 | 4.38 | 5.26 |
| RAISED PLATFORM | | 5.04 | AS PER POLYLINE | | 1 | 5.04 | 6.05 |
| | | 3.50 | AS PER POLYLINE | | 2 | 7.00 | 8.40 |
| | | 5.60 | AS PER POLYLINE | | 1 | 5.60 | 6.72 |

| 10% R.G AREA CALCULATION | | | | | | |
|---|---|---|---|---|---|---|
| Sr. No. | Length | | Height | | | Area |
| 1 | 31.51 | X | 11.64 | x | 0.50 | 183.39 |
| 2 | 31.51 | X | 2.48 | x | 0.50 | 39.07 |
| 3 | 30.45 | X | 1.95 | x | 0.50 | 29.69 |
| 4 | 29.46 | X | 9.44 | x | 0.50 | 139.05 |
| 5 | 27.00 | X | 4.44 | x | 0.50 | 59.94 |
| 6 | 6.98 | X | 1.43 | x | 0.50 | 4.99 |
| 7 | 21.91 | X | 5.32 | x | 0.50 | 58.28 |
| 8 | 19.91 | X | 5.41 | x | 0.50 | 53.86 |
| 9 | 19.76 | X | 2.66 | x | 0.50 | 26.28 |
| 10 | 18.90 | X | 4.56 | x | 0.50 | 43.09 |
| 11 | 8.04 | X | 2.74 | x | 0.50 | 11.01 |
| 12 | 10.55 | X | 3.66 | x | 0.50 | 19.31 |
| 13 | 5.06 | X | 0.81 | x | 0.50 | 2.04 |
| | | | | Total | | **670.00** |

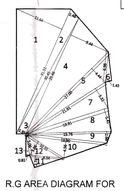
| BUILT UP AREA CALCULATION | | | | | | |
|---|---|---|---|---|---|---|
| Sr.No. | Sr.No | Length | x | Height | = | Area in SqM |
| 1 | BUILT UP AREA CALCULATION FOR SALE BUILDING | | | | | |
| | 1 | 9.61 | x | 17.34 | = | 166.64 |
| 2 | BUILT UP AREA CALCULATION FOR TOILET BLOCK | | | | | |
| | 1 | 12.00 | x | 4.29 | = | 51.48 |
| 3 | BUILT UP AREA CALCULATION FOR CANOPY | | | | | |
| | 1 | 9.00 | x | 29.70 | = | 267.32 |
| 4 | TOTAL (1+2+3) | | | | | **485.44** |

| Area Statement | | | |
|---|---|---|---|
| Sr. No | Particular | Area (In Sq.Mt.) | Area (In Sq.Mt.) |
| 1 | Area as per TILR | | 8127.85 |
| 2 | Area as per 7/12 extract | | 7610.00 |
| 3 | Area as per Physical Survey | | 8127.85 |
| | A) Open land within 200 Mt from Gaothan | 4167.11 | |
| | B) Open land outside 200 mt from Gaothan | 2276.74 | |
| | C) Road Setback | 858.00 | |
| | D) Enchrochment Area | 309.00 | |
| | E) Enchrochment Area | 57.00 | |
| | F)Enchrochment Area | 144.95 | |
| | G)Enchrochment Area | 160.97 | |
| | H) Enchrochment Area | 154.08 | |
| | **Total ( A+B+C+D+E+F+G+H)** | **8127.85** | |

| DAILY BAZAR RESRVATION AREA CALCULATION | | | | | | |
|---|---|---|---|---|---|---|
| Sr. No. | Length | | Height | | | Area |
| 1 | 8.00 | X | 3.89 | x | 0.50 | 15.56 |
| 2 | 8.00 | X | 3.28 | x | 0.50 | 13.12 |
| 3 | 11.80 | X | 4.80 | x | 0.50 | 28.32 |
| | | | | Total | | **57.00** |

| PLOT AREA CALCULATION (AS PER TILR) | | | | | | |
|---|---|---|---|---|---|---|
| PLOT AREA POSSESSION ( WITHIN 200 MT.) | | | | | | **( A)** |
| Sr. No. | Length | | Height | | | Area |
| 1 | 21.90 | X | 12.63 | x | 0.50 | 138.30 |
| 2 | 34.53 | X | 4.78 | X | 0.50 | 82.53 |
| 3 | 62.72 | X | 12.78 | X | 0.50 | 400.78 |
| 4 | 67.68 | X | 6.36 | X | 0.50 | 215.22 |
| 5 | 67.68 | X | 16.67 | X | 0.50 | 564.11 |
| 6 | 63.86 | X | 9.52 | X | 0.50 | 303.97 |
| 7 | 69.29 | X | 17.18 | X | 0.50 | 595.20 |
| 8 | 69.88 | X | 16.22 | X | 0.50 | 566.73 |
| 9 | 72.46 | X | 9.67 | X | 0.50 | 350.34 |
| 10 | 74.07 | X | 9.67 | X | 0.50 | 358.13 |
| 11 | 12.06 | X | 0.89 | X | 0.50 | 5.37 |
| 12 | 4.03 | X | 1.45 | X | 0.50 | 2.92 |
| 13 | 30.24 | X | 11.04 | X | 0.50 | 166.92 |
| 14 | 31.24 | X | 0.48 | X | 0.66 | 9.90 |
| 15 | 74.07 | X | 9.85 | X | 0.50 | 364.79 |
| 16 | 49.20 | X | 1.29 | X | 0.66 | 41.89 |
| **AREA OF PLOT POSSESSION** | | | | | | **4167.11** |
| **AREA OF PLOT POSSESSION (OUTSIDE 200 MT)** | | | | | | **( B)** |
| Sr. No. | Length | | Height | | | Area |
| 17 | 24.58 | X | 4.35 | X | 0.50 | 53.46 |
| 18 | 26.32 | X | 7.04 | X | 0.50 | 92.65 |
| 19 | 28.49 | X | 5.34 | X | 0.50 | 76.07 |
| 20 | 30.84 | X | 3.67 | X | 0.50 | 56.59 |
| 21 | 38.81 | X | 8.61 | X | 0.50 | 167.08 |
| 22 | 39.49 | X | 6.89 | X | 0.50 | 136.04 |
| 23 | 6.86 | X | 1.43 | X | 0.50 | 4.90 |
| 24 | 39.49 | X | 21.02 | X | 0.50 | 415.04 |
| 25 | 24.305 | X | 10.38 | X | 0.50 | 126.14 |
| 26 | 14.07 | X | 1.18 | X | 0.50 | 8.32 |
| 27 | 18.09 | X | 2.98 | X | 0.50 | 26.95 |
| 28 | 5.88 | X | 1.86 | X | 0.50 | 5.47 |
| 29 | 37.74 | X | 16.11 | X | 0.50 | 304.00 |
| 30 | 13.39 | X | 3.11 | X | 0.50 | 20.82 |
| 31 | 37.74 | X | 17.74 | X | 0.50 | 334.75 |
| 32 | 41.61 | X | 19.18 | X | 0.50 | 399.04 |
| 33 | 42.42 | X | 2.33 | X | 0.50 | 49.42 |
| **AREA OF PLOT POSSESSION** | | | | | | **2276.74** |
| **PLOT AREA UNDER ROAD SET BACK (OUTSIDE 200 MT) ( C)** | | | | | | |
| Sr. No. | Length | | Height | | | Area |
| 34 | 9.44 | X | 3.04 | X | 0.50 | 14.35 |
| 35 | 12.63 | X | 2.11 | X | 0.50 | 13.31 |
| 36 | 51.59 | X | 12.67 | X | 0.50 | 326.82 |
| 37 | 51.59 | X | 19.52 | X | 0.50 | 503.52 |
| **AREA OF PLOT UNDER SET BACK** | | | | | | **858.00** |
| **PLOT AREA UNDER ENCROACHMENT (OUTSIDE 200 MT) (D)** | | | | | | |
| Sr. No. | Length | | Height | | | Area |
| 38 | 6.93 | X | 2.86 | x | 0.50 | 9.91 |
| 39 | 6.93 | X | 2.76 | x | 0.50 | 9.56 |
| 40 | 13.76 | X | 4.10 | x | 0.50 | 28.21 |
| 41 | 13.76 | X | 6.96 | x | 0.50 | 47.88 |
| 42 | 29.07 | X | 7.76 | x | 0.50 | 112.79 |
| 43 | 31.90 | X | 6.31 | x | 0.50 | 100.64 |
| **PLOT AREA UNDER ENCROACHMENT** | | | | | | **309.00** |
| **PLOT AREA UNDER ENCROACHMENT (OUTSIDE 200 MT) (E)** | | | | | | |
| Sr. No. | Length | | Height | | | Area |
| 44 | 0.56 | X | 6.62 | x | 0.50 | 1.85 |
| 45 | 6.33 | X | 2.05 | x | 0.50 | 6.49 |
| 46 | 6.33 | X | 2.71 | X | 0.50 | 8.58 |
| 47 | 6.39 | X | 2.47 | X | 0.50 | 7.89 |
| 48 | 6.39 | X | 2.86 | X | 0.50 | 9.14 |
| 49 | 8.54 | X | 3.05 | X | 0.50 | 13.02 |
| 50 | 8.54 | X | 2.35 | X | 0.50 | 10.03 |
| **PLOT AREA UNDER ENCROACHMENT** | | | | | | **57.00** |
| **PLOT AREA UNDER ENCROACHMENT (OUTSIDE 200 MT) (F)** | | | | | | |
| Sr. No. | Length | | Height | | | Area |
| 51 | 16.42 | X | 1.44 | x | 0.50 | 11.82 |
| 52 | 4.15 | X | 1.35 | x | 0.50 | 2.80 |
| 53 | 4.15 | X | 1.40 | x | 0.50 | 2.91 |
| 54 | 7.76 | X | 1.48 | x | 0.50 | 5.74 |
| 55 | 7.76 | X | 2.09 | x | 0.50 | 8.11 |
| 56 | 3.90 | X | 1.66 | x | 0.50 | 3.24 |
| 57 | 3.90 | X | 1.90 | x | 0.50 | 3.71 |
| 58 | 7.92 | X | 2.31 | x | 0.50 | 9.15 |
| 59 | 7.92 | X | 2.93 | x | 0.50 | 11.60 |
| 60 | 7.25 | X | 2.50 | x | 0.50 | 9.06 |
| 61 | 7.25 | X | 3.24 | x | 0.50 | 11.75 |
| 62 | 8.70 | X | 3.70 | x | 0.50 | 16.10 |
| 63 | 8.70 | X | 2.74 | x | 0.50 | 11.92 |
| 64 | 13.60 | X | 5.45 | x | 0.50 | 37.06 |
| **PLOT AREA UNDER ENCROACHMENT** | | | | | | **164.95** |
| **PLOT AREA UNDER ENCROACHMENT ( WITHIN 200 MT.) (G)** | | | | | | |
| Sr. No. | Length | | Height | | | Area |
| 65 | 18.08 | X | 7.86 | x | 0.50 | 71.05 |
| 66 | 18.08 | X | 5.55 | x | 0.50 | 50.17 |
| 67 | 14.00 | X | 5.68 | x | 0.50 | 39.74 |
| **PLOT AREA UNDER ENCROACHMENT** | | | | | | **160.97** |
| **PLOT AREA UNDER ENCROACHMENT ( WITHIN 200 MT.) (H)** | | | | | | |
| Sr. No. | Length | | Height | | | Area |
| 68 | 3.33 | X | 1.18 | x | 0.50 | 1.96 |
| 69 | 15.04 | X | 1.24 | x | 0.50 | 9.32 |
| 70 | 15.90 | X | 3.10 | x | 0.50 | 24.67 |
| 71 | 9.92 | X | 2.48 | x | 0.50 | 12.30 |
| 72 | 9.92 | X | 2.90 | x | 0.50 | 14.38 |
| 73 | 19.07 | X | 2.97 | x | 0.50 | 28.32 |
| 74 | 19.07 | X | 2.87 | x | 0.50 | 27.37 |
| 75 | 10.33 | X | 2.79 | x | 0.50 | 14.41 |
| 76 | 10.33 | X | 2.31 | x | 0.50 | 11.93 |
| 77 | 8.18 | X | 2.30 | x | 0.50 | 9.41 |
| **PLOT AREA UNDER ENCROACHMENT** | | | | | | **154.08** |
| **TOTAL PLOT AREA** | | | | | | **8127.85** |
| **TOTAL ENCROACHMENT AREA (D+E+F+G+H)** | | | | | | **826.00** |

| | |
|---|---|
| AREA WITHIN GAOTHAN BOUNDARY ( A+G+H) | 4482.16 |
| AREA OUTSIDE GAOTHAN BOUNDARY ( B+C+D+E+F) | 3645.69 |
| **TOTAL PLOT AREA** | **8127.85** |



R.G AREA DIAGRAM FOR CALCULATION PURPOSE
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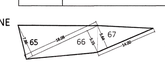
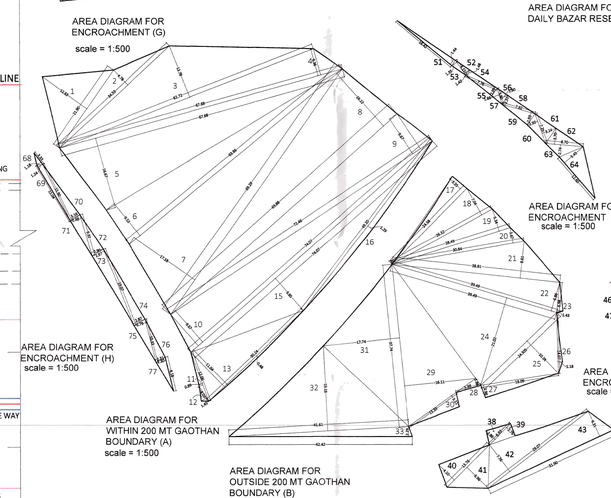


AREA DIAGRAM FOR ENCROACHMENT (G)
scale = 1:500

AREA DIAGRAM FOR DAILY BAZAR RESERVATION



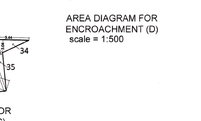
AREA DIAGRAM FOR ENCROACHMENT ( F)
scale = 1:500

AREA DIAGRAM FOR ENCROACHMENT (H)
scale = 1:500

AREA DIAGRAM FOR WITHIN 200 MT GAOTHAN BOUNDARY (A)
scale = 1:500

AREA DIAGRAM FOR ENCROACHMENT (E)
scale = 1:500

AREA DIAGRAM FOR OUTSIDE 200 MT GAOTHAN BOUNDARY (B)
scale = 1:500



AREA DIAGRAM FOR ENCROACHMENT (D)
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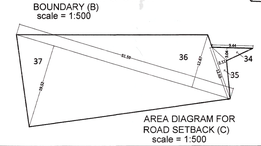


AREA DIAGRAM FOR ROAD SETBACK (C)
scale = 1:500




STAMP OF APPROVAL 1/3

This Occupancy Certificate is issued subject to condition mentioned in the OC letter bearing No. CIDCO/ NAINA/ Panvel /Kolkhe / BP-00528/OC/Full/2023/0424 . Dtd :- 31.08.2023

SWATI POHEKAR
Digitally signed by SWATI POHEKAR
Date: 2023.08.31 10:07:46 +05'30'

| PROFORMA -I | | | |
|---|---|---|---|
| Sr. No. | | Particulars | Area (In Sq. M.) |
| 1 | a) | Area of plot ( as per 7/12) ( G.No. 1/A, 1/B, 1/C, 1/D, 1/E ,1/F) | 7610.00 |
| | b) | Area of plot (as per triagulation plan of TILR at true scale) | 8127.85 |
| | c) | Area of plot (as per physical survey) | 8127.85 |
| | d) | Area of plot considered ( Least of (a), (b) and ( c) ) | 7610.00 |
| i | | Area within 200 m. from Gaothan | 4482.16 |
| ii | | Area outside 200 m. from Gaothan | 3645.69 |
| 2 | | Deduction for:- | |
| | a) | Existing Road (G.No. 1/E) | 858.00 |
| | b) | Proposed Road | 0.00 |
| | c) | Any Reservation, if any (G.No. 1/F) | 57.00 |
| | d) | Enchrochment Area (G.No. 1/B) | 517.00 |
| | e) | Area Sub-Division as per N.A. Mesurment (G.No. 1/D) | 309.00 |
| | | Total (a + b + c + d+ e) | 1741.00 |
| 3 | | Gross area of the plot ( 1(d) - 2(d)) | 5869.00 |
| 4 | | Deduction for amenity space , if any | |
| | a) | Amenity open space required | NA |
| | b) | Amenity open space provided | NA |
| 5 | | Net area of plot ( 3 - 4 (b)) | 5869.00 |
| 6 | a) | Required RG/ Open Space ( 10% of 5 Or 250.0 Sq.Mt., Whichever is more) | 586.90 |
| | b) | Proposed R.G/ Open space provided | 670.00 |
| 7 | | Permissible FSI (a+b) | |
| | a) | Base permissible FSI | 0.70 |
| | b) | Permissible FSI with payment of premium | - |
| | c) | Permissible EWS FSI ( 20% of permissible FSI ( a+b) | - |
| 8 | | Permissible Built Up Area ( ( 7a+7b) X 5) | 4108.30 |
| 9 | | Permissible Built Up Area of EWS component ( 20% of 8) | - |
| 10 | | Proposed Built Up Area | 485.44 |
| | a) | Sale Component | 485.44 |
| | b) | EWS Component | - |
| 11 | | Existing Built up Area, If any | - |
| 12 | | Exess Balcony area Counted in FSI | - |
| 13 | | ExessTerrace area Counted in FSI | - |
| 14 | | Balance Built Up Area | 3622.86 |
| | a) | Sale Component (8- 10a) | 3622.86 |
| | b) | EWS Component (9- 10b) | - |
| 15 | | Total FSI consumed | |
| | a) | Sale component (10a/ 5) | 0.08 |
| | b) | EWS Component (10b/9X 7c) | - |
| 16 | | Balance FSI | |
| | a) | Sale component ( 7(a+b) - 15a) | 0.62 |
| | b) | EWS Component (7c-15b) | - |
| 17 | | No. of unit proposed | |
| | | Residential - Sale component | - |
| | | Residential - EWS component | - |
| | b) | Commercial | 01 |
| 18 | a) | Tree to be planted against plot area ( 1 tree for every 100 Sq.Mt) | 76.10 |
| | b) | Tree to be planted against RG/ Open Space ( 5 tree for every 100 Sq.Mt) | 33.50 |
| | c) | Tree to be planted against tree fell ( 5 tree for every 1 tree fell)( 2 Trees) | 10.00 |
| | d) | Existing Number of tree to be retain | 18.00 |
| | e) | Req. Number of tree to be planted (( 18a+18b+18c ) -(18d)) | 103.00 |
| | f) | Total planted trees no. | 113.00 |

NOTES:-

1. All Dimensions are in Meters.
2. Internal Wall Thickness 0.125 Meters.
3. External Wall Thickness 0.23 Meters

CONTENTS OF THE SHEET

Block Plan, Location Plan,Sanctioned I.D.P of NAINA, Google Image, Parking Statement, Layout Plan,Area diagram for calculation purpose and area statement, Summary of Built Up Area , Carpet Area Statement,Legend, Proforma - I

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 22.05.2019 and the dimensions of sides etc. of plot stated on plan area as measured on site and the area so worked out 7301.00 sq.mtrs tallies with the area stated in document of Ownership / T.P Scheme records/ land records department / city survey records. For, M/s. Shell India Market Pvt.Ltd.

Signature of Owner

Signature of Licensed Engineer

FORM OF CERTIFICATE

I, (L/S. SURENDRA L. PATIL ) have been employed by the Applicant as his Architect/Licensed Engineer/ Structural Engineer/Supervisor. I have examined the boundaries and the area of the plot and i do hereby certify that i have personally verified and checked all the statements made by the applicant who is the Owner/Lessee in possession of the plot as in the above form and found them to be correct.
Date-

M/s. Sankalp Consultants
101, ASPI Mansion , Ram Wadi , Naupada ,
Near Saraswat Bank & Kalanidhi,
Off Gokhale Road , Thane (W) 400602

Signature of Licensed Engineer

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed layout of Petrol Pump and Retail outlet on land bearing Gut.No-1/A & 1/C of Village Kolkhe, on National Highway - 48, Taluka - Panvel, District Raigad.

| NAME & SIGN. OF OWNER | NAME & SIGN. OF ENGINEER |
|---|---|
| M/s. SHELL INDIA MARKET PVT.LTD. Brand House , 1st floor , G Block , Plot No. C-50 , Bandra Kurla Complex , Bandra East. Mumbai - 400051 | M/S. SANKALP CONSULTANTS Surendra L.Patil. (BMC Lic. No. P/448/LS) |

| | |
|---|---|
| Job No. | |
| Drg No. | |
| Scale | As shown |
| DATE | 09.06.2023 |
| Drn By | |
| Chk By | |

SANKALP CONSULTANTS
Architects, Planners,Govt.Reg.Valuers,Consultants,3D Visualisers
101, ASPI Mansion , Ram Wadi , Naupada ,
Near Saraswat Bank & Kalanidhi,
Off Gokhale Road , Thane (W) 400602
PHONE NO.2540 6506.
e-mail :sankalpconsultants@gmail.com

| WATER CAPACITY CALCULATION | | | | | | | |
|---|---|---|---|---|---|---|---|
| POPULATION | REQUIREMENT | | OVERALL | TANK TYPE | CAPACITY REQUIRMEN | TANK SIZE 'Ø' | CAPACITY PROVIDE |
| | DOMESTIC | FLUSHING | | | | | |
| (A) | (B) = (A) x 45 Ltrs. | ( C ) | ( D) = (B) or ( C) Ltrs. | ( E) | (F) | (G) ( Mtrs) | (H) Ltrs. |
| WC's - 6 NO. | | 5400 | 8145 | UGT | 8145 | 2.5x 2.48 | 10000 |
| Urinals- 3. NO | | 540 | | | | | |
| 49 | 2205 | | | UGT | 4072.5 | 2.00 x 2.00 | 6000 |
| Fire Tank | | | 20000 | | | | 20000 |

| SEPTIC TANK REQUIRMENT | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| TYPE | TOTAL NOS. | COLD WATER REQUIRMENT | | | | GROSS WATER REQUIRMENT | % FLOW TO SEWER | | TOTAL FLOW | TANK PROVIDE | |
| | | FLUSHING | | DOMENSTIC | | | | | | CAPACITY | SIZE IN 'Ø' |
| | | A | | B | | (A + B) | FLUSHING (100%) | DOMENSTIC (85%) | | | |
| | (a) | (b) | (c )= (a X b) | (d) | (e ) (a X d) | (f) (c X e) | (g ) = ( c ) | (h) = (0.85 Xe) | (i)= (g +h) | | |
| | | Table 37.2 (3) | LPD | Table 37.1 (7a) | LPD | LPD | LPD | LPD | LPD | | |
| WC's | 6 | 900 | 5400 | - | - | 5400 | 5400 | - | 5400 | | |
| URINALS | 3 | 180 | 540 | - | - | 540 | 540 | - | 540 | | 2.5 |
| POPULATION | 49 | - | - | 45 | 2205 | 2205 | - | 1874.25 | 1874.25 | 7814.3 | x2.52 |
| TOTAL | | | | | | 8145 | | | 7814.25 | 7814.3 | |
| SAY TOTAL SAPTIC TANK CAPACITY | | | | | | | | | | 10000 | |

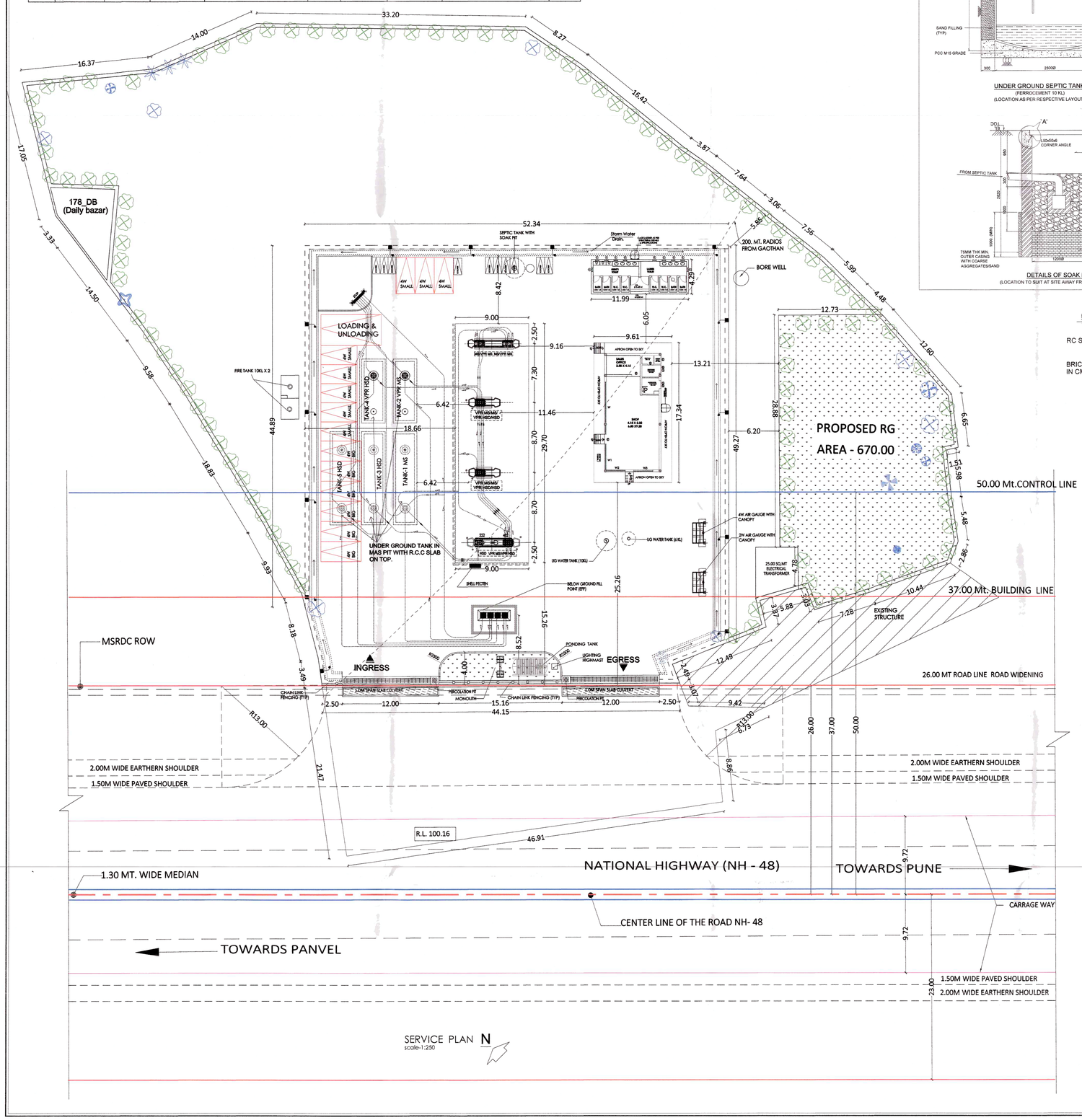
| OVERHEAD WATER TANK CAPACITY CALCULATION | | | | |
|---|---|---|---|---|
| BUILDING NUMBER | WATER REQUIRED ( Liter) | OVERHEAD WATER TANK PROVISION | | |
| | | TANK SIZE ( METER) | NUMBER OF TANK | CAPACITY ( LITER) |
| ( A) | (B) | ( C) | (D) | ( E) |
| 1 | 4072.5 | 2.00 x2.00 x 1.5 | 1 | 6000 |

| Table 27.2 | OCCUPANCY LOAD STATEMENT | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| SR. NO | PARTICULARS | GROSS AREA ( Sq.Mt.) | OCCUPANT LOAD | NO. OF USERS | | | | |
| | | | | TOTAL | MALE | | FEMALE | |
| | | | | | STAFF | VISITOR | STAFF | VISITOR |
| 1 | GROUND | 485.44 | 10 Sq.Mt per person | 48.54 | 12.11 | 12.11 | 12.11 | 12.11 |
| TOTAL | | 485.44 | | Say = 49 | 13 | 12 | 12 | 12 |

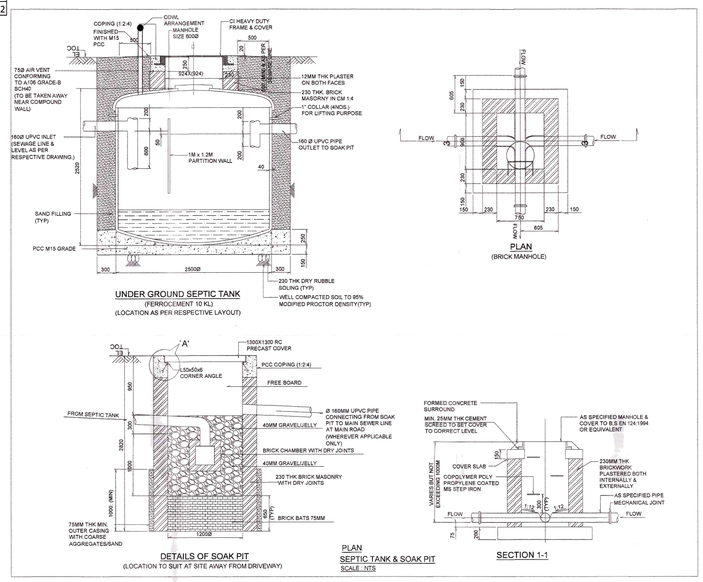
**SANITARY REQUIREMENTS FOR PETROL PUMP**

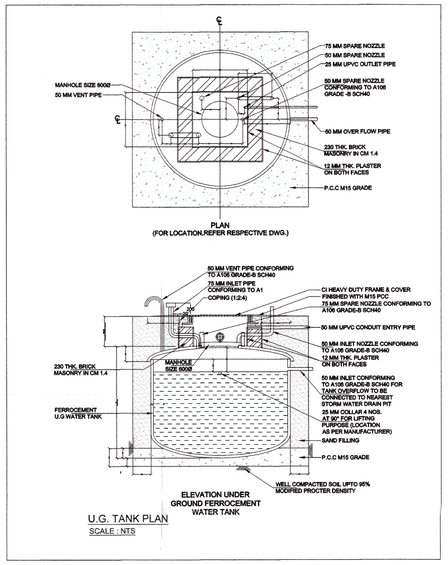
**Occupant load considered @ 10 per person so gross area per 10 =485.44/10 =48.54(Say 49 Persons)**

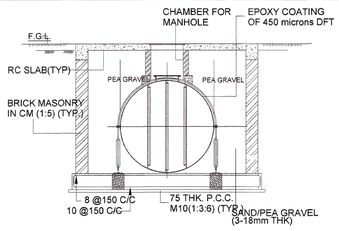
| Sr. No. | Fixtures | REUIRMENT AS PER DCPR | | | | | AS PER PROVIDED IN APPROVAL DRAWING | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | VISITORE | | WORKERS | | TOTAL | VISITORE | | WORKERS | | TOTAL |
| | | MALE ( 13 nos.) | FEMALE ( 12 nos.) | MALE ( 12 nos.) | FEMALE ( 12 nos.) | | MALE ( 13 nos.) | FEMALE ( 12 nos.) | MALE ( 12 nos.) | FEMALE ( 12 nos.) | |
| | | 1 for up to 25 | 1 for up to 15 | 1 for up to 15 | 1 for up to 12 | | 1 for up to 25 | 1 for up to 15 | 1 for up to 15 | 1 for up to 12 | |
| 1 | Water Closet | 1 | 1 | 1 | 1 | 4 | 1 | 1 | 4 | 4 | 6 |
| 2 | Ablution Tap | 1 | 1 | 1 | 1 | 4 | 1 | 1 | 4 | 4 | 6 |
| 3 | Urinals | 1 | - | 1 | - | 2 | 1 | - | 2 | - | 3 |
| 4 | Wash basins | 1 | 1 | 1 | 1 | 4 | 2 | 2 | 2 | 2 | 4 |
| 5 | Drinking water | 1 per every 100 | | | | 1 | 1 per every 100 | | | | 1 |
| 6 | Clener's Sink | 1 per every 100 | | | | 1 | 1 per every 100 | | | | 1 |
| 7 | Shower room | As per trade requirment | | | | 1 | As per trade requirment | | | | 1 |
| 8 | Emergency eye wash | - | - | 1 per every shop | | 1 | - | - | 1 per every shop | | 1 |

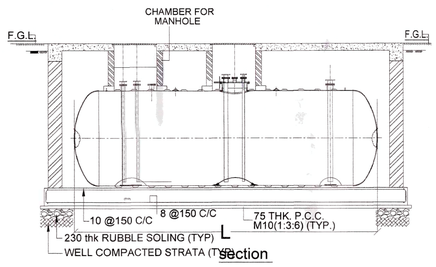


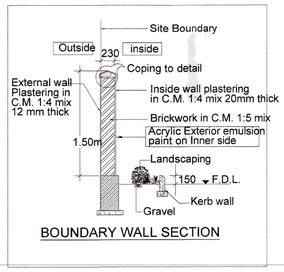

SERVICE PLAN
scale-1:250

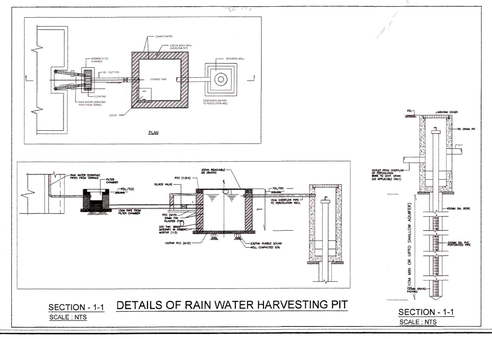



STAMP OF APPROVAL

This Occupancy Certificate is issued subject to condition mentioned in the OC letter bearing No. CIDCO/ NAINA/ Panvel /Kolkhe / BP-00528/OC/Full/2023/0424 . Dtd :- 31.08.2023

SWATI POHEKAR

Digitally signed by SWATI POHEKAR
Date: 2023.08.31 10:08:20 +05'30'

NOTES:-

1. All Dimensions are in Meters.
2. Internal Wall Thickness 0.125 Meters.
3. External Wall Thickness 0.23 Meters

CONTENTS OF THE SHEET

Layout Plan, Typ. Ecentric Footing Section,Typ Corner Compound Wall Section, Septic Tank & Soak Pit Plan & Section, Detail Open Drain, Details of Rain Water Harvesting Pit Plan & Section, Inspection Chamber Detail Plan & Section, U.G. Tank Plan & Section, Boundary Wall Section, Sanitary Req. For Petrol Pump, Water Storage Capacity Calculation, Septic Tank Requirement, Legend Overhead Water Tank Capacity Calculation

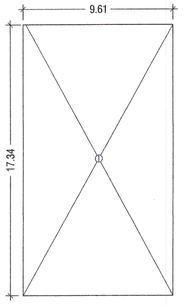
DESCRIPTION OF PROPOSAL & PROPERTY

Proposed layout of Petrol Pump and Retail outlet on land bearing Gut.No-1/A & 1/C of Village Kolkhe, on National Highway - 48, Taluka - Panvel, District Raigad.

| NAME & SIGN. OF OWNER | NAME & SIGN. OF ENGINEER |
|---|---|
| M/s. SHELL INDIA MARKET PVT.LTD. Trent House , 1st floor , G Block , Plot No. C-60 , Bandra Kurla Complex , Bandra East. Mumbai -400051 | M/s. SANKALP CONSULTANTS Surendra L.Patil. (BMC Lic. No. P/448/LS) |

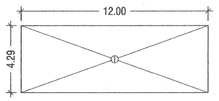
| | |
|---|---|
| Job No. | |
| Drg No. | |
| Scale | As shown |
| DATE | 09.06.2023 |
| Drn By | |
| Chk By | |

SANKALP CONSULTANTS
Architects, Planners,Govt.Reg.Valuers,Consultants,3D Visualisers
101, ASPI Mansion , Ram Wadi , Naupada ,
Near Saraswat Bank & Kalanidhi,
Off Gokhale Road , Thane (W) 400602
PHONE NO.2540 6506.
e-mail :sankalpconsultants@gmail.com

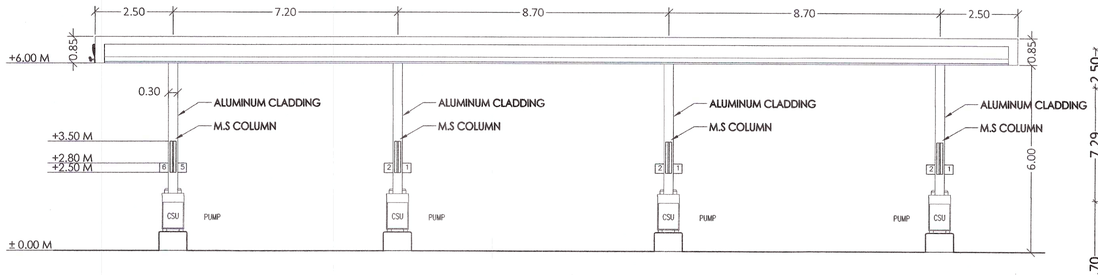



AREA DIAGRAM FOR SALE BUILDING
scale-1:200

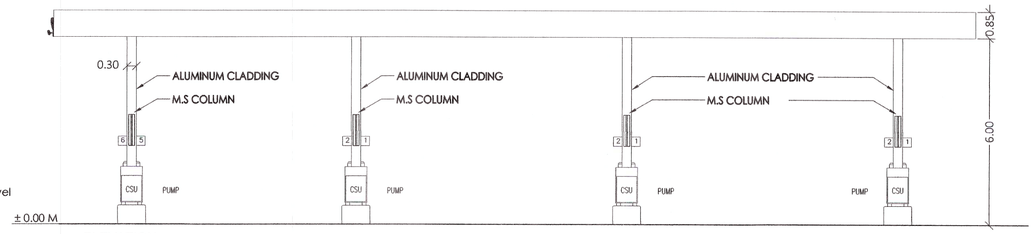
| Sr.No. | BUILT UP AREA CALCULATION | | | | | |
|---|---|---|---|---|---|---|
| 1 | Sr.No | Length | x | Height | = | Area in SqM |
| | BUILT UP AREA CALCULATION FOR SALE BUILDING | | | | | |
| | 1 | 9.61 | x | 17.34 | = | 166.64 |
| 2 | BUILT UP AREA CALCULATION FOR TOILET BLOCK | | | | | |
| | 1 | 12.00 | x | 4.29 | = | 51.48 |
| 3 | BUILT UP AREA CALCULATION FOR CANOPY | | | | | |
| | 1 | 9.00 | x | 29.70 | = | 267.32 |
| 4 | TOTAL (1+2+3) | | | | | 485.44 |



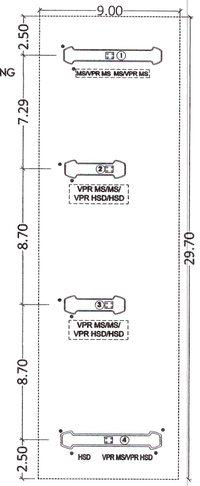

AREA DIAGRAM FOR TOILET BLOCK
scale-1:200



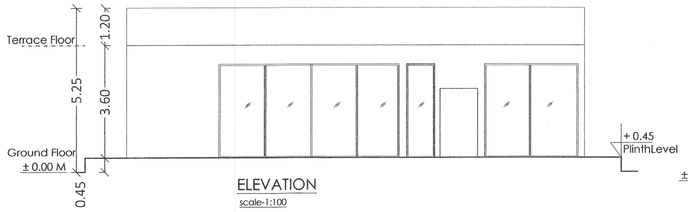

Section A-A
CROSS SECTION THROUGH TO CANOPY
Scale 1:100



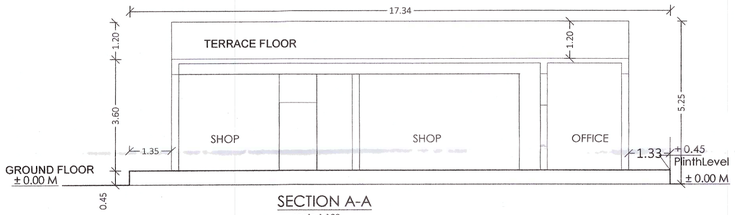

ELEVATION
Scale 1:100




SHED PLAN
scale-1:200

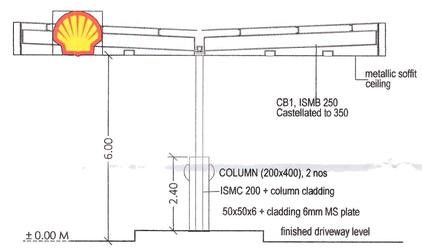



ELEVATION
scale-1:100



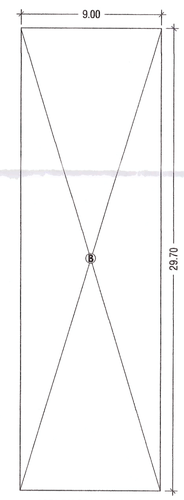

SECTION A-A
scale-1:100

| SCHEDULE OF DOOR & WINDOWS | | | | | |
|---|---|---|---|---|---|
| Type | Size | | | Sill Level | Description |
| | Width (meter) | Height (meter) | Area (Sqm) | | |
| 1 | 2 | 3 | (4) = (2) X (3) | 5 | 6 |
| D | 1.20 | 2.20 | 2.64 | 0 | T.W.PANEL DOOR |
| D1 | 1.00 | 2.20 | 2.20 | 0 | AL. SLIDING FRENCH DOOR |
| D2 | 1.00 | 2.20 | 2.20 | 0 | T.W.PANEL DOOR |
| D3 | 1.00 | 2.10 | 2.10 | 0 | T.W.PANEL DOOR |
| D4 | 1.10 | 2.40 | 2.64 | 0 | T.W.PANEL DOOR |
| D5 | 0.75 | 2.40 | 1.80 | 0 | T.W.PANEL DOOR |
| D6 | 1.00 | 2.40 | 2.40 | 0 | T.W.PANEL DOOR |
| W | 5.10 | 2.58 | 13.16 | 0.10 | AL. SLIDING FRENCH DOOR |
| W1 | 3.25 | 2.58 | 8.39 | 0.10 | AL. SLIDING FRENCH DOOR |
| W2 | 2.35 | 2.58 | 6.06 | 1.00 | AL. SLIDING FRENCH DOOR |
| W3 | 2.34 | 2.58 | 6.04 | 0.10 | AL. SLIDING FRENCH DOOR |
| W4 | 1.10 | 2.58 | 2.84 | 0.10 | AL. SLIDING FRENCH DOOR |
| V | 0.45 | 0.60 | 0.27 | 1.30 | VENTILATOR |

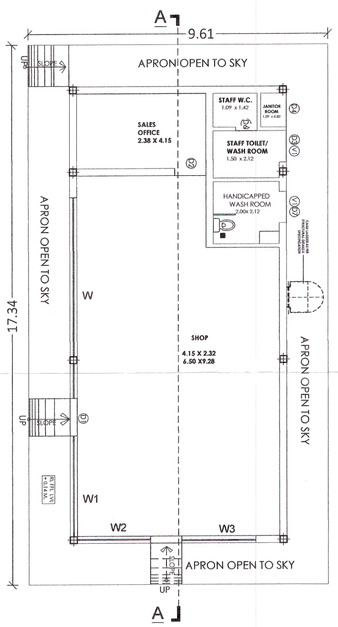



CANOPY SECTION
CANOPY WOULD BE BUILT WITH SOUND ENGINEERING PRACTICE

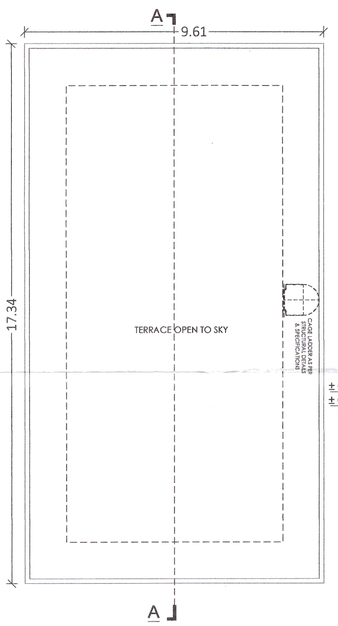
| Sr.No. | BUILT UP AREA CALCULATION SHED | | | | | |
|---|---|---|---|---|---|---|
| 1 | Sr.No | Length | x | Height | = | Area in SqM |
| | 1 | 9.00 | x | 29.70 | = | 267.32 |
| 2 | AREA RAISED PLATFORM BELOW THE SHED | | | | | |
| | RAISED PLATFORM -1 | | | | | 5.60 |
| | RAISED PLATFORM -2 | | | | | 3.50 |
| | RAISED PLATFORM -3 | | | | | 3.50 |
| | RAISED PLATFORM -4 | | | | | 5.03 |
| | TOTAL | | | | | 17.63 |
| 3 | TOTAL BUA | | | | | 267.32 |




AREA DIAGRAM OF CANOPY
SCALE :- 1:200

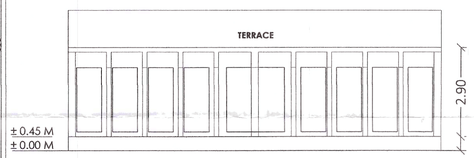



GROUND FLOOR PLAN
scale-1:100

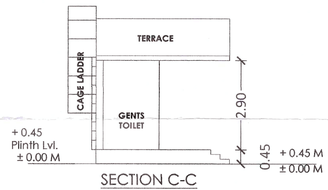



TERRACE FLOOR PLAN
scale-1:100

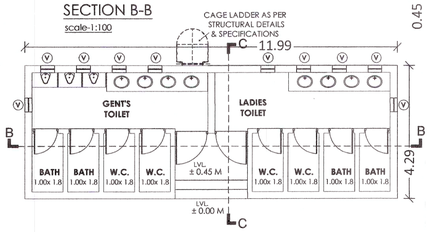
| SCHEDULE OF LIGHT & VENTILATION | | | | |
|---|---|---|---|---|
| ROOM | CARPET AREA | WINDOW TYPE | L&V REQUIRED | L&V PROVODED |
| 1 | 3 | 1 | 1 | 1 |
| SHOP / SALE OFFICE | 80.05 | W | 26.42 | 36.49 |
| LADIES WASH RM. | 4.24 | MV | 1.40 | MV |
| GENT'S WASH RM. | 3.18 | MV | 1.05 | MV |
| W.C. | 1.54 | V1 | 0.51 | 0.68 |
| JANITOR ROOM | 0.89 | | 0.29 | |



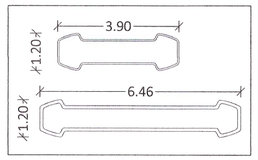

SECTION B-B
scale-1:100



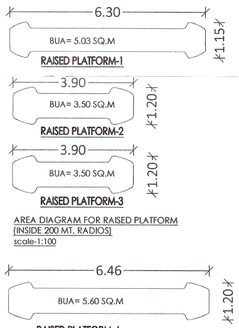

SECTION C-C
scale-1:100




GROUND FLOOR PLAN OF TOILET BLOCK
scale-1:100




BUILT UP AREA DIAGRAM GROUND(RAISED PLATFORM)
scale-1:100




AREA DIAGRAM FOR RAISED PLATFORM (INSIDE 200 MT. RADIOS)
scale-1:100

AREA DIAGRAM FOR RAISED PLATFORM
scale-1:100

ALL DIMENTION IN METER.

STAMP OF APPROVAL | 3/3

This Occupancy Certificate is issued subject to condition mentioned in the OC letter bearing No. CIDCO/ NAINA/ Panvel /Kolkhe / BP-00528/OC/Full/2023/0424 . Dtd :- 31.08.2023

SWATI POHEKAR
Digitally signed by SWATI POHEKAR
Date: 2023.08.31 10:08:44 +05'30'

CONTENTS OF THE SHEET

**Ground floor ,Terrace floor plan , Gent's toilet block floor plan Area diagram & area calculation, Built up area statement, Car pet area statement, Section A-A, Elevation, Schedule of door & windows & Light & ventilation, Longitudinal section**

DESCRIPTION OF PROPOSAL & PROPERTY

**Proposed layout of Petrol Pump and Retail outlet on land bearing Gut.No-1/A & 1/C of Village Kolkhe, on National Highway - 48, Taluka - Panvel, District Raigad.**

NAME & SIGN. OF OWNER

M/s. SHELL INDIA MARKETS PVT.LTD.
Trent House , 1st floor , G Block , Plot No. C-60 , Bandra Kurla Complex , Bandra East, Mumbai -400051

NAME & SIGN. OF ENGINEER

M/s. SANKALP CONSULTANTS
Surendra L.Patil.
(BMC Lic. No. P/448/LS)

| | |
|---|---|
| Job No. | |
| Drg No. | |
| Scale | As shown |
| DATE | 09.06.2023 |
| Drn By | |
| Chk By | |

SANKALP CONSULTANTS
Architects, Planners,Govt.Reg.Valuers,Consultants,3D Visualisers
101, ASPI Mansion , Ram Wadi , Naupada ,
Near Saraswat Bank & Kalanidhi,
Off Gokhale Road , Thane (W) 400602
PHONE NO.2540 6506.
e-mail :sankalpconsultants@gmail.com