

LAND OWNED BY TATA
POWER 18.00 M. W.

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 triangulation of TILR at true 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	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	1
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	**

STAMP OF APPROVAL		1/3
This Occupancy Certificate is issued subject to condition mentioned in the OC letter bearing No. CIDCO/NANA/Parbh/Kolhke/BP-0034/OC/FUL/2023/7038. Dated: 18/12/2023.		

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

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

Legend :-

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 CC	---	---
09. PLOT LINE AS PER PLOT IN POSSESSION	---	---

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/D, 81/2, 83/1 of village - KOLHKE, TA - PANVEL, DIST - RAIGAD DATED 15-01-2019 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 13311.920 SQ.MT.

M/S AVENUE SUPERMARTS LTD. (Signature of the owner)
AR. LILADHAR PARAB (Signature of architect)

REGD. NO. CA 11960 / 12833

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 :- 206 & 208, CHESHAM ROAD, PLOT NO. 44 & 45, SECTOR - 30A, WASHI, NAVI MUMBAI - 400703.
E-MAIL :- contact@liladhar.com (Signature of Architect)
AR. LILADHAR PARAB (Signature of architect)
REGD. NO. CA 11960 / 12833

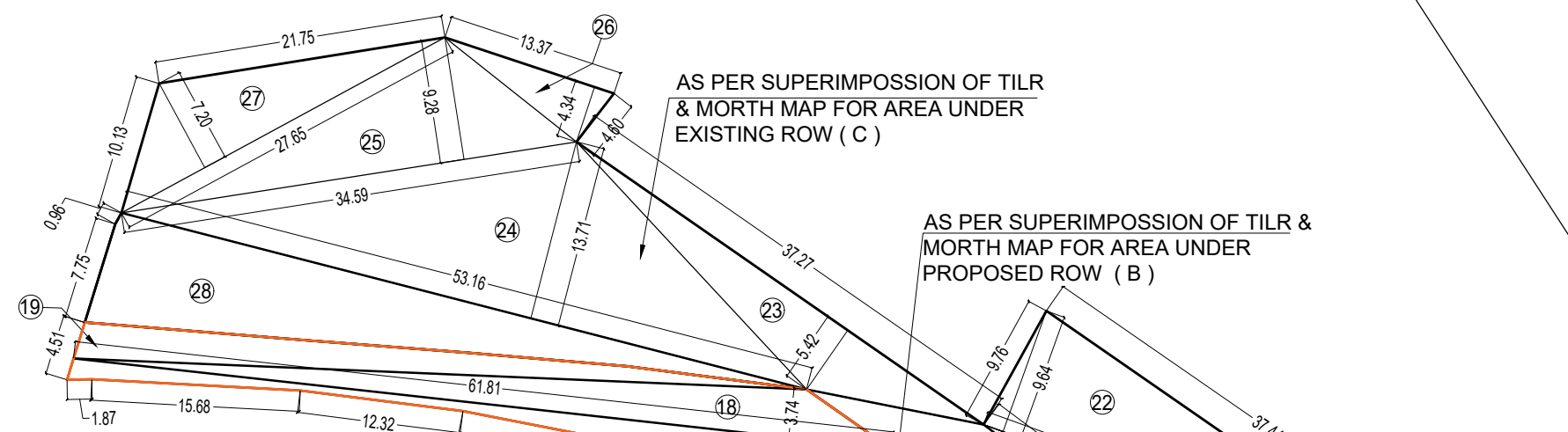
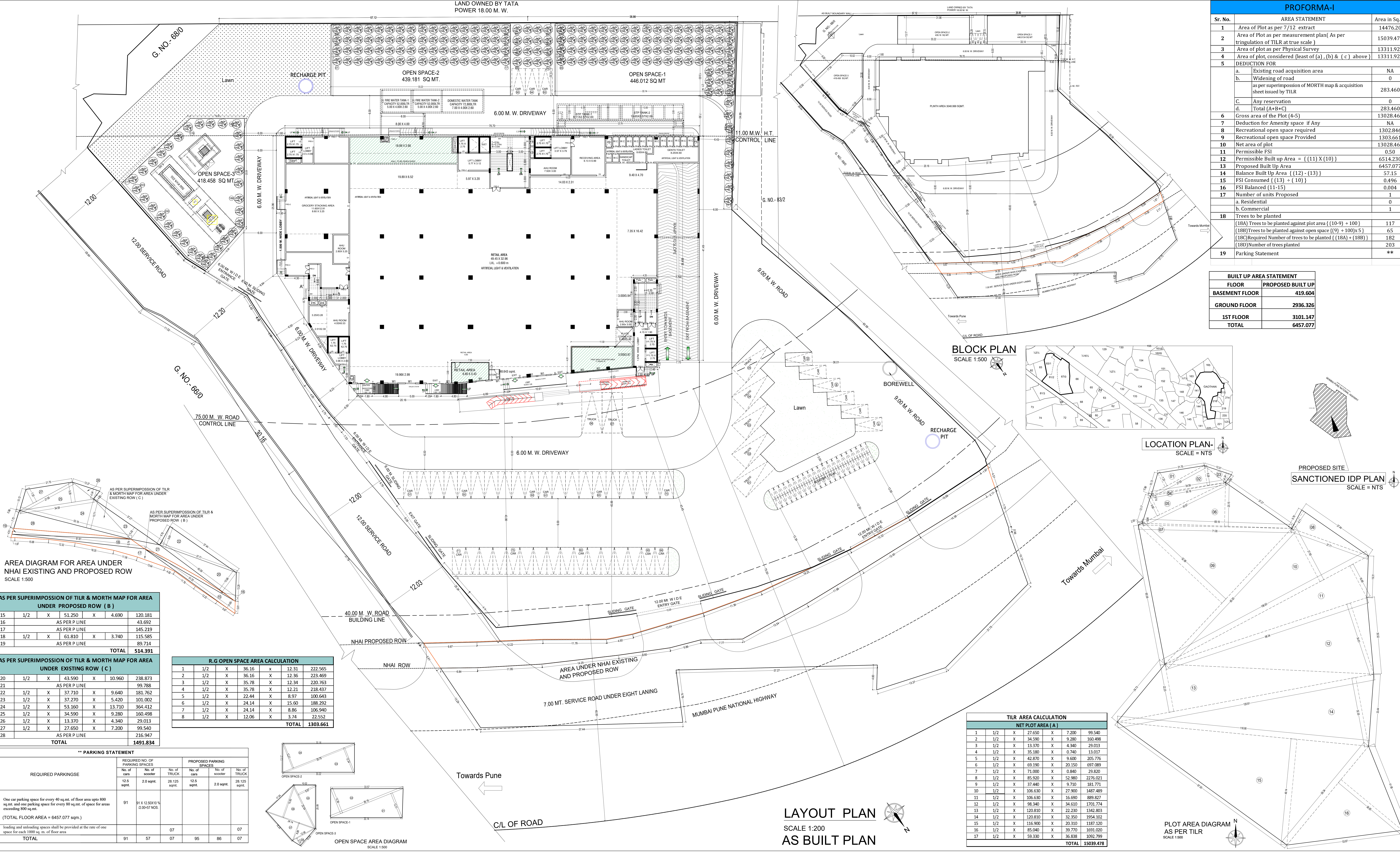
NAME & SIGNATURES OF THE OWNERS
M/S AVENUE SUPERMARTS LTD. (Signature of the owner)

NAME & SIGNATURE OF ARCHITECT
AR. LILADHAR PARAB (Signature of architect)
REGD. NO. CA 11960 / 12833

DESCRIPTION OF PROPOSAL & PROPERTY
AS - BUILT PLAN ADDITION & ALTERATION ON GUT. No. 67/D, 81/2, 83/1 of VILLAGE - KOLHKE, TA - PANVEL, DIST - RAIGAD

DATE: 09.01.2023
SCALE: 1:100, 1:200, 1:500, 1:5000, N.T.S.
CHKD BY: AR. LILADHAR PARAB

LILADHAR PARAB ARCHITECTS & DESIGNERS
205 & 208, Chesham Road, Plot No. 44 & 45, Sector - 30A, Washi, Navi Mumbai - 400703
Contact: +91 22 45888887 / 21902022 Email: contact@liladhar.com



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

AS PER SUPERIMPOSITION OF TILR & MORTH MAP FOR AREA UNDER PROPOSED ROW (B)

Sl. No.	Width	Length	Area
15	1/2	X	51.250 X 4.690 = 240.181
16	AS PER P LINE = 43.692		
17	AS PER P LINE = 145.219		
18	1/2	X	61.810 X 3.740 = 231.185
19	AS PER P LINE = 89.714		
TOTAL	514.391		

AS PER SUPERIMPOSITION OF TILR & MORTH MAP FOR AREA UNDER EXISTING ROW (C)

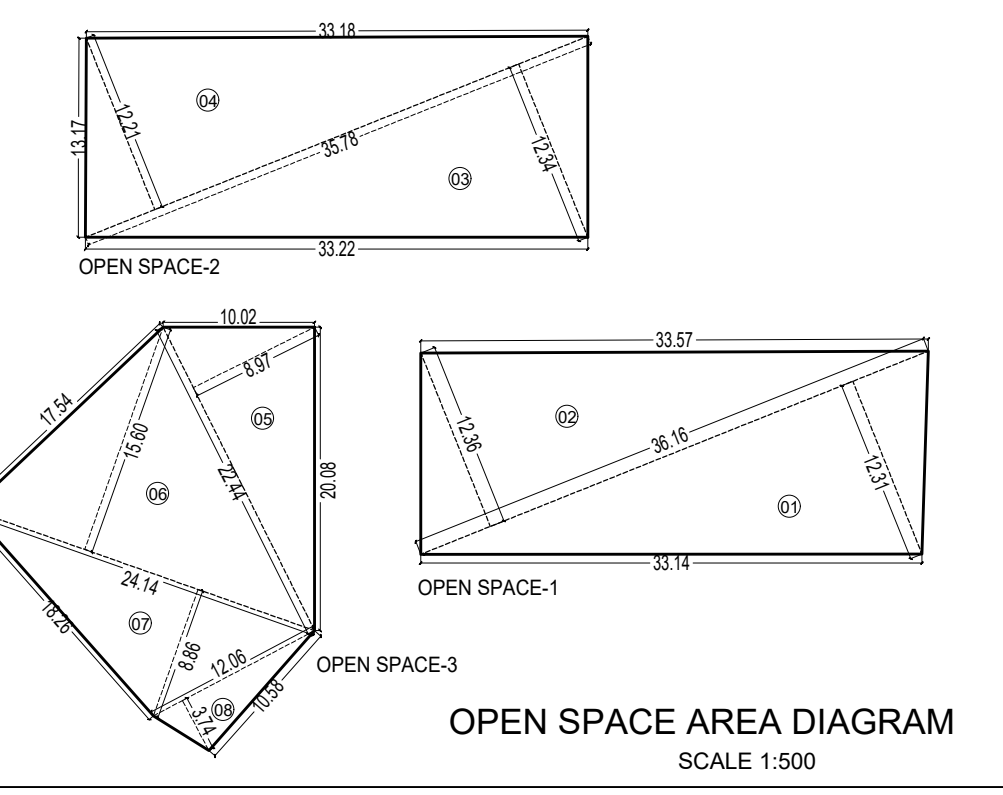
Sl. No.	Width	Length	Area
20	1/2	X	43.590 X 10.960 = 476.873
21	AS PER P LINE = 99.788		
22	1/2	X	37.710 X 9.640 = 362.524
23	1/2	X	37.710 X 5.420 = 204.588
24	1/2	X	53.160 X 13.710 = 728.423
25	1/2	X	34.590 X 9.280 = 320.947
26	1/2	X	13.370 X 4.340 = 57.826
27	1/2	X	27.650 X 7.200 = 199.200
28	AS PER P LINE = 216.947		
TOTAL	1491.834		

R.G OPEN SPACE AREA CALCULATION

Sl. No.	Width	Length	Area
1	1/2	X	36.16 X 12.31 = 445.129
2	1/2	X	36.16 X 12.36 = 446.538
3	1/2	X	35.78 X 12.34 = 441.313
4	1/2	X	35.78 X 12.21 = 436.794
5	1/2	X	22.44 X 8.97 = 201.287
6	1/2	X	24.14 X 15.60 = 376.584
7	1/2	X	24.14 X 8.86 = 213.879
8	1/2	X	12.06 X 3.74 = 45.104
TOTAL	1303.661		

** PARKING STATEMENT

REQUIRED PARKINGS	REQUIRED NO. OF PARKING SPACES			PROPOSED PARKING SPACES		
	No. of cars	No. of scooter	No. of TRUCK	No. of cars	No. of scooter	No. of TRUCK
One car parking space for every 40 sq.mt. of floor area upto 800 sq.mt. and one parking space for every 80 sq.mt. of space for areas exceeding 800 sq.mt.	91	91 X 12.50/10 = 113	07	95	86	07
(TOTAL FLOOR AREA = 6457.077 sqm.)						
loading and unloading spaces shall be provided at the rate of one space for each 1000 sq. m. of floor area						
TOTAL	91	57	07	95	86	07



OPEN SPACE AREA DIAGRAM
SCALE 1:500

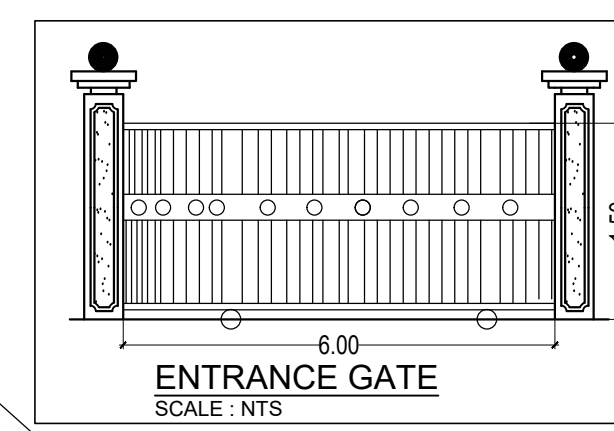
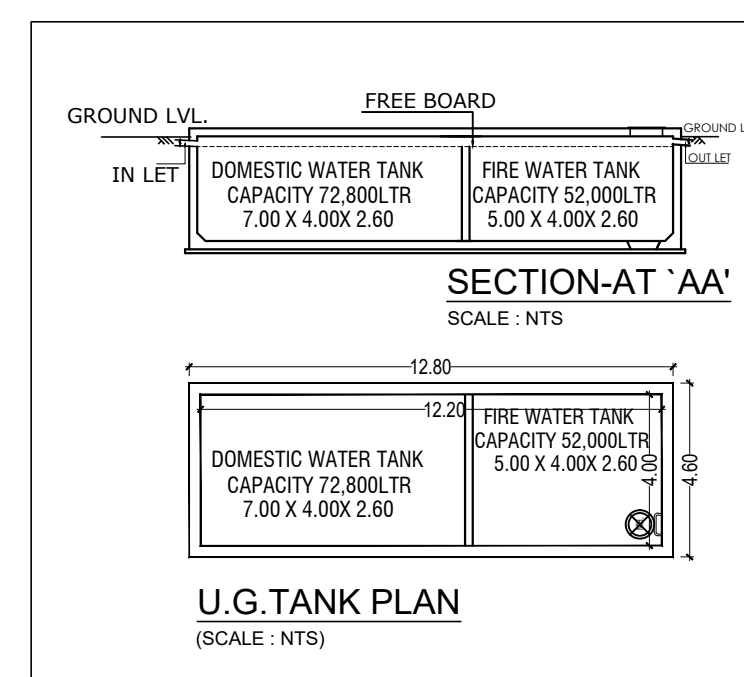
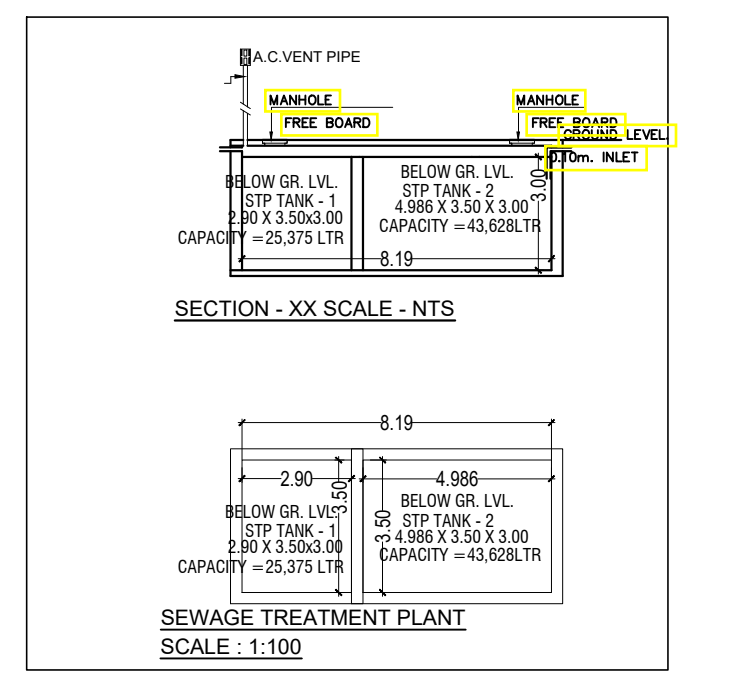
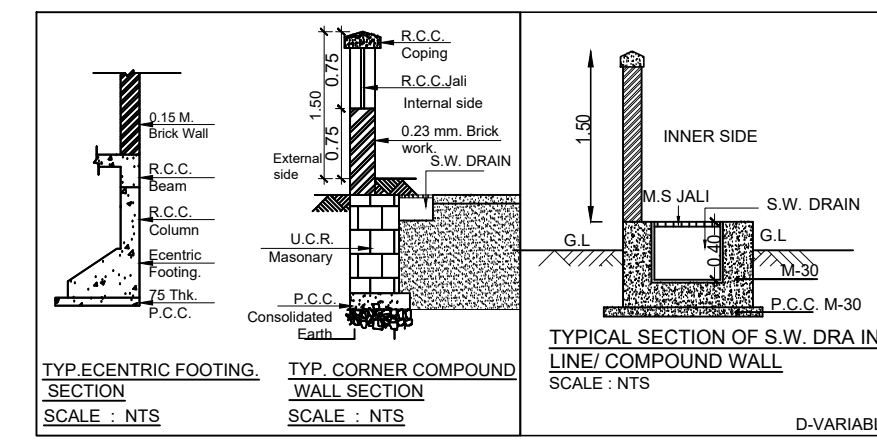
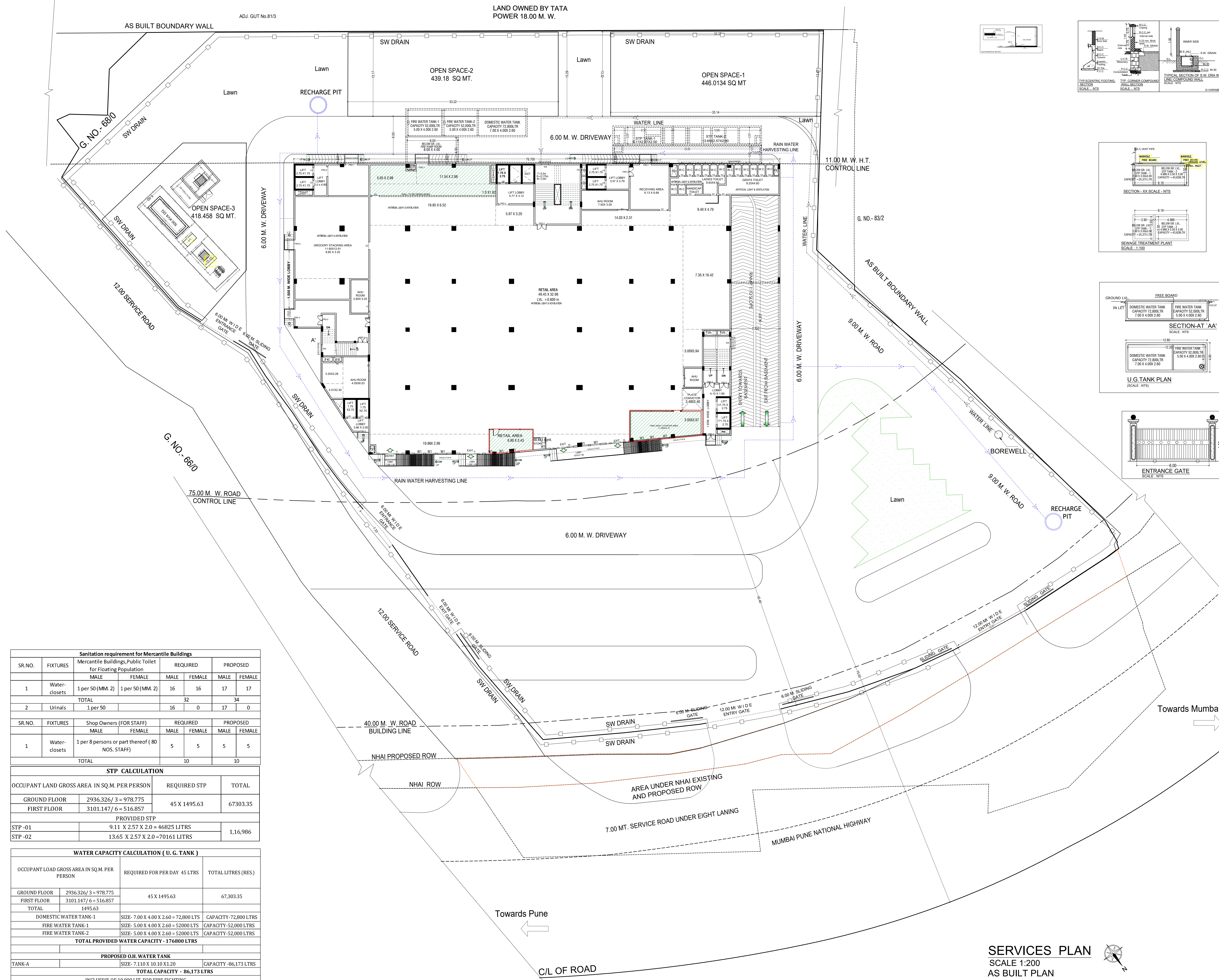
TILR AREA CALCULATION

Sl. No.	Width	Length	Area
1	1/2	X	27.650 X 7.200 = 199.200
2	1/2	X	34.590 X 9.280 = 320.947
3	1/2	X	13.370 X 4.340 = 57.826
4	1/2	X	35.180 X 0.740 = 26.033
5	1/2	X	42.870 X 9.600 = 411.552
6	1/2	X	69.190 X 20.150 = 1394.049
7	1/2	X	71.000 X 0.840 = 59.640
8	1/2	X	85.920 X 52.980 = 4551.140
9	1/2	X	37.440 X 9.710 = 363.542
10	1/2	X	106.630 X 27.900 = 2974.987
11	1/2	X	106.630 X 16.690 = 1780.597
12	1/2	X	98.340 X 34.610 = 3403.107
13	1/2	X	120.810 X 22.230 = 2685.813
14	1/2	X	120.810 X 32.350 = 3909.383
15	1/2	X	116.900 X 20.310 = 2375.139
16	1/2	X	85.040 X 39.770 = 3382.043
17	1/2	X	59.330 X 36.838 = 2187.099
TOTAL	15039.478		

LAYOUT PLAN
SCALE 1:200
AS BUILT PLAN

PLOT AREA DIAGRAM
AS PER TILR
SCALE 1:500

This Occupancy Certificate is issued subject to condition mentioned in the OC letter bearing No. CIDCO/NAINA/Panvel/Kolkhe/BP-00342/OC/Full/2023/7038. Dated: 18/12/2023.



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	---	---

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 SECTION & CALCULATION, SEPTIC TANK PLAN & SECTION, COMPOUND WALL SECTION, ENTRANCE GATE.

NAME & SIGNATURES OF THE OWNERS

MIS AVENUE SUPERMARTS LTD.
 (Signature of the owner)

NAME & SIGNATURE OF ARCHITECT

AR, AR. LILADHAR PARAB
 (REGD. NO. CA /1990 / 12833)

DESCRIPTION OF PROPOSAL & PROPERTY
 AS - BUILT PLAN ADDITION & ALTERATION ON GUT. No. 67/0, 81/2, 83/1 of VILLAGE - KOLKHE, TA - PANVEL, DIST - RAIGAD

DATE	09.01.2023
SCALE	1:100, 1:200, 1:500, 1:5000, N.T.S.
CHKD BY	AR. LILADHAR PARAB

Sanitation requirement 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)	16	16	17	17
TOTAL				32		34	
2	Urinals	1 per 50		16	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 (80 NOS. STAFF)		5	5	5	5
TOTAL				10		10	

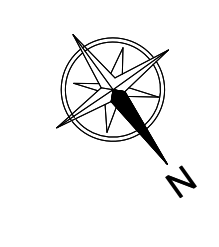
STP CALCULATION

OCCUPANT LAND GROSS AREA IN SQ.M. PER PERSON	REQUIRED STP	TOTAL
GROUND FLOOR	2936.326 / 3 = 978.775	45 X 1495.63
FIRST FLOOR	3101.147 / 6 = 516.857	
PROVIDED STP		
STP-01	9.11 X 2.57 X 2.0 = 46825 LITRS	1,16,986
STP-02	13.65 X 2.57 X 2.0 = 70161 LITRS	

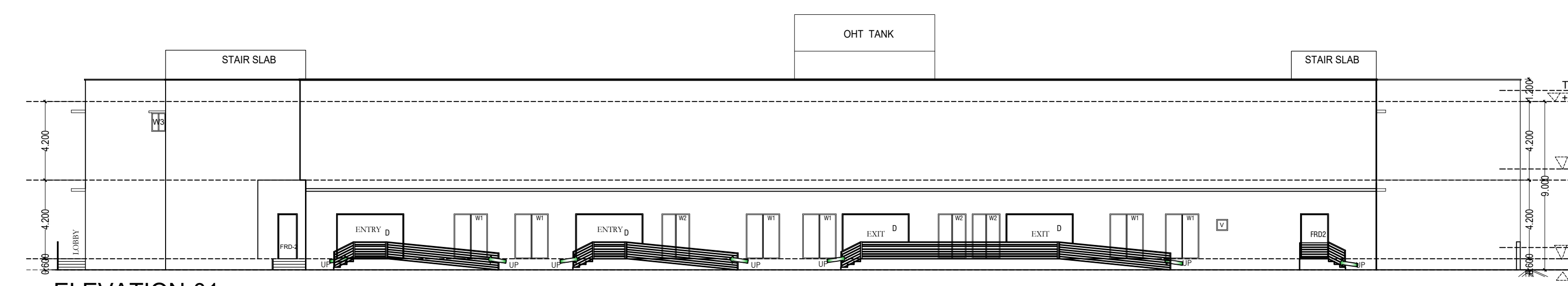
WATER CAPACITY CALCULATION (U. G. TANK)

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	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 LTRS	CAPACITY-72,800 LTRS
FIRE WATER TANK-1	SIZE: 5.00 X 4.00 X 2.60 = 52,000 LTRS	CAPACITY-52,000 LTRS
FIRE WATER TANK-2	SIZE: 5.00 X 4.00 X 2.60 = 52,000 LTRS	CAPACITY-52,000 LTRS
TOTAL PROVIDED WATER CAPACITY - 1,76,800 LTRS		
PROPOSED O.H. WATER TANK		
TANK-A	SIZE: 7.110 X 10.10 X 1.20	CAPACITY - 86,173 LTRS
TOTAL CAPACITY - 86,173 LTRS		
INCLUSIVE OF 10,000 LIT. FOR FIRE FIGHTING		

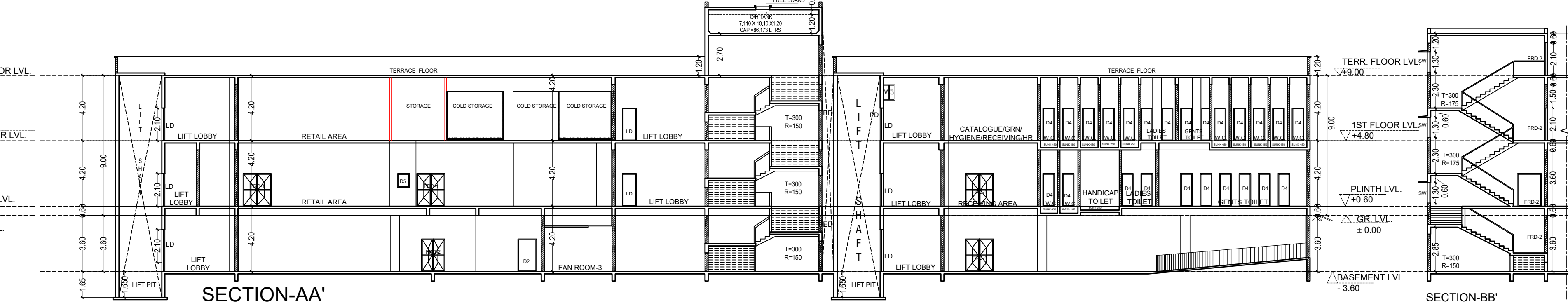
SERVICES PLAN
 SCALE 1:200
 AS BUILT PLAN



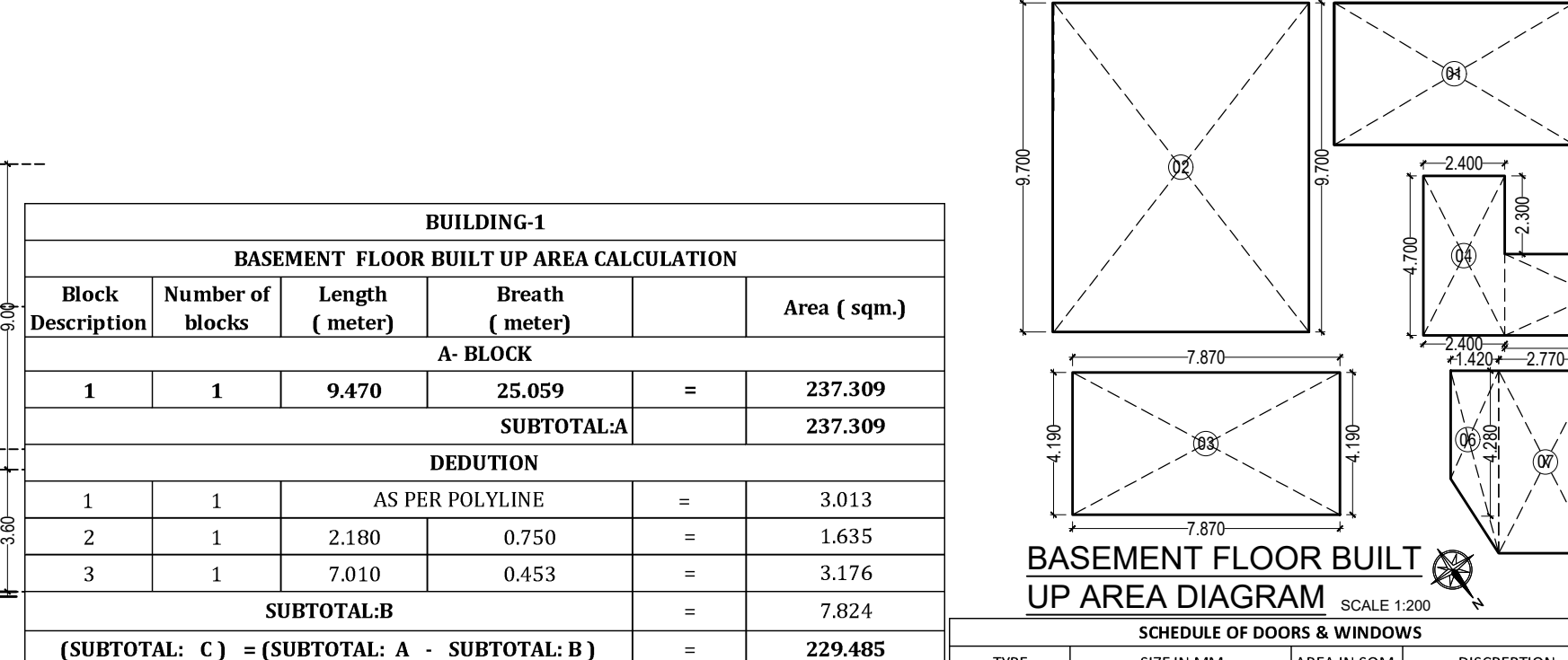
This Occupancy Certificate is issued subject to condition mentioned in the OC letter bearing No. CIDCO/NAINA/Panvel/Kolkhe/BP-00342/OC/Ful/2023/7038. Dated: 18/12/2023.



ELEVATION-01 SCALE 1:200



SECTION-AA SCALE 1:200



SECTION-BB SCALE 1:200

BUILDING-1

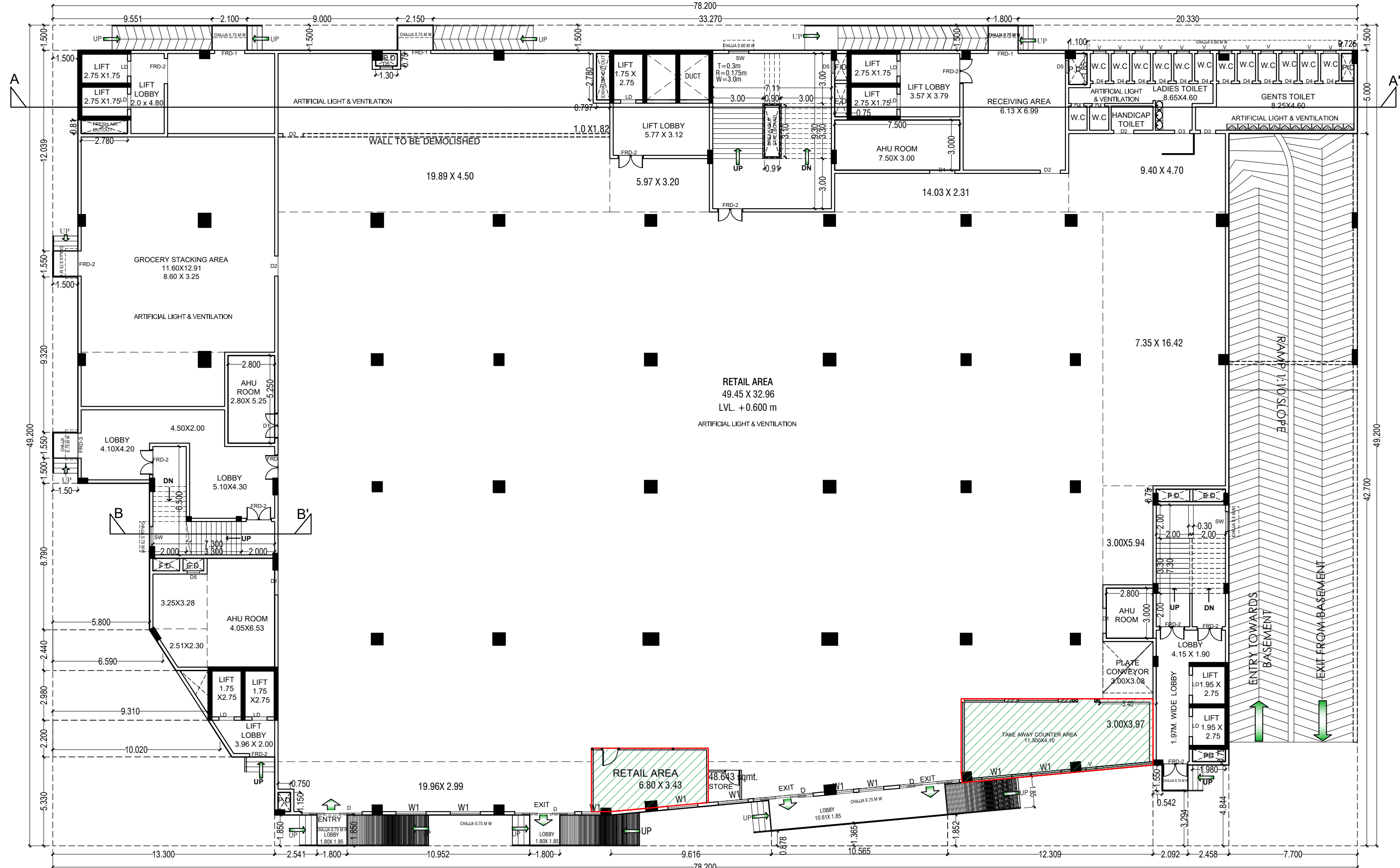
BASEMENT FLOOR BUILT UP AREA CALCULATION

Block Description	Number of blocks	Length (meter)	Breath (meter)	Area (sqm.)
1	1	9.470	25.059	237.309
SUBTOTAL A				237.309
DEDUCTION				3.013
AS PER POLYLINE				
1	1	2.180	0.750	1.635
2	1	2.910	0.453	1.316
3	1	7.910		
SUBTOTAL B				2.964
(SUBTOTAL C) = (SUBTOTAL A - SUBTOTAL B)				229.485

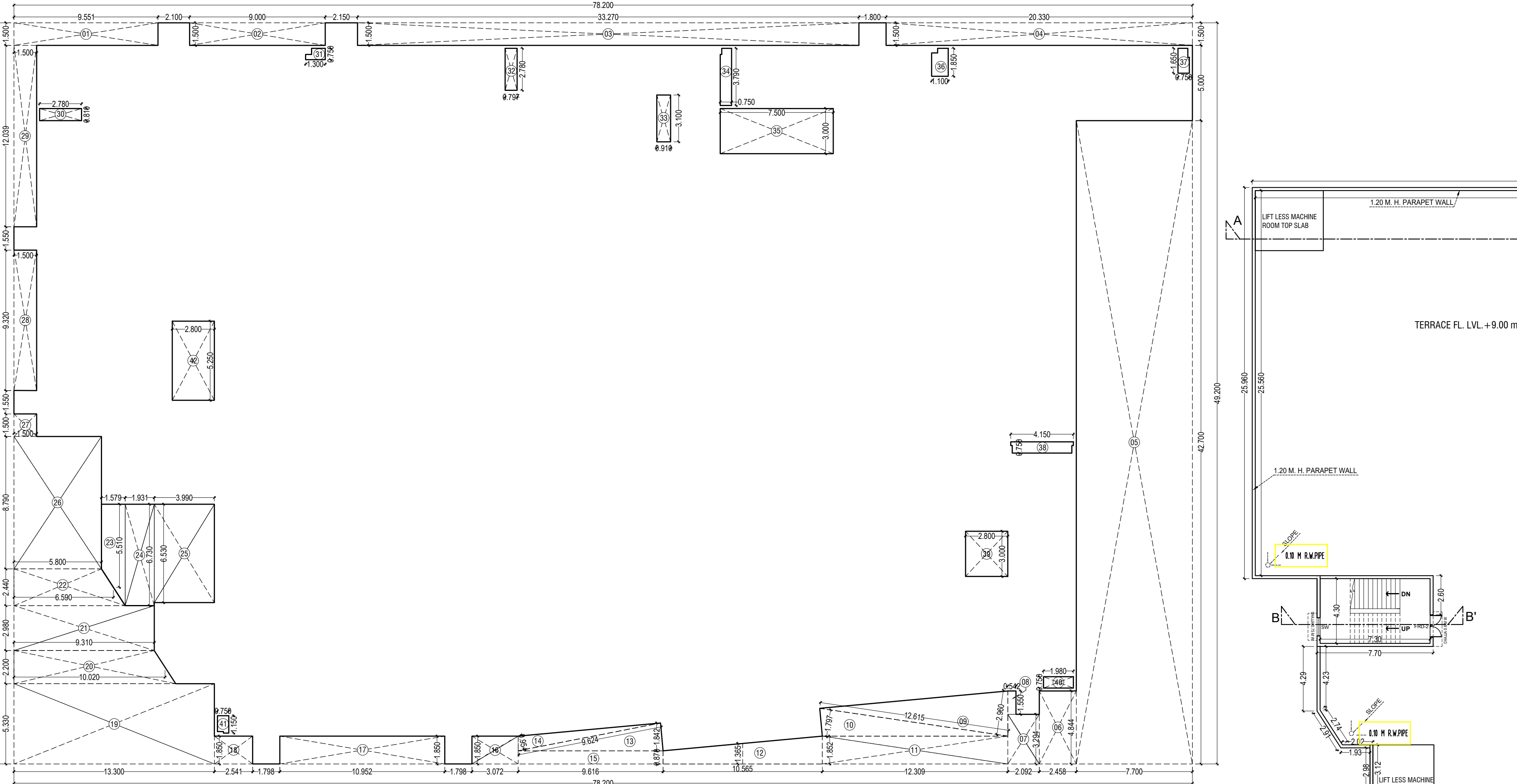
BASEMENT FLOOR BUILT UP AREA DIAGRAM

SCHEDULE OF DOORS & WINDOWS

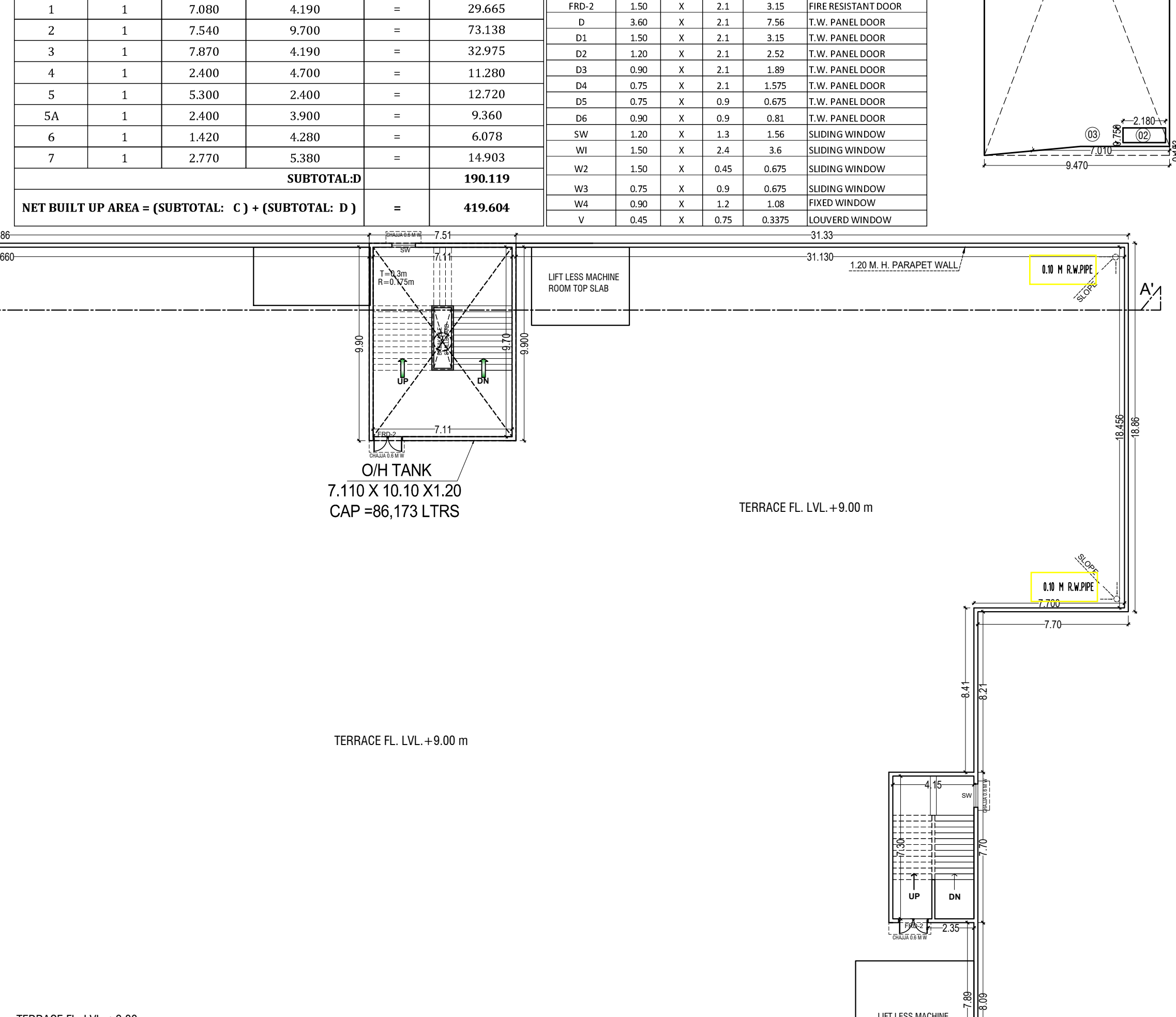
TYPE	SIZE (MM)	AREA (SQM)	DIRECTION
FRD-1	1.80 X 2.1	3.78	FIRE RESISTANT DOOR
FRD-2	1.50 X 2.1	3.15	FIRE RESISTANT DOOR
D1	1.50 X 2.1	3.15	T.W. PANEL DOOR
D2	1.20 X 2.1	2.52	T.W. PANEL DOOR
D3	0.90 X 2.1	1.89	T.W. PANEL DOOR
D4	0.75 X 2.1	1.575	T.W. PANEL DOOR
D5	0.75 X 0.9	0.675	T.W. PANEL DOOR
D6	0.90 X 0.9	0.81	T.W. PANEL DOOR
SW	1.20 X 1.3	1.56	SLIDING WINDOW
W1	1.50 X 2.4	3.6	SLIDING WINDOW
W2	1.50 X 0.6	0.9	SLIDING WINDOW
W3	0.75 X 0.9	0.675	SLIDING WINDOW
WF	0.90 X 1.2	1.08	FIXED WINDOW
V	0.65 X 0.75	0.4875	LOWER WINDOW



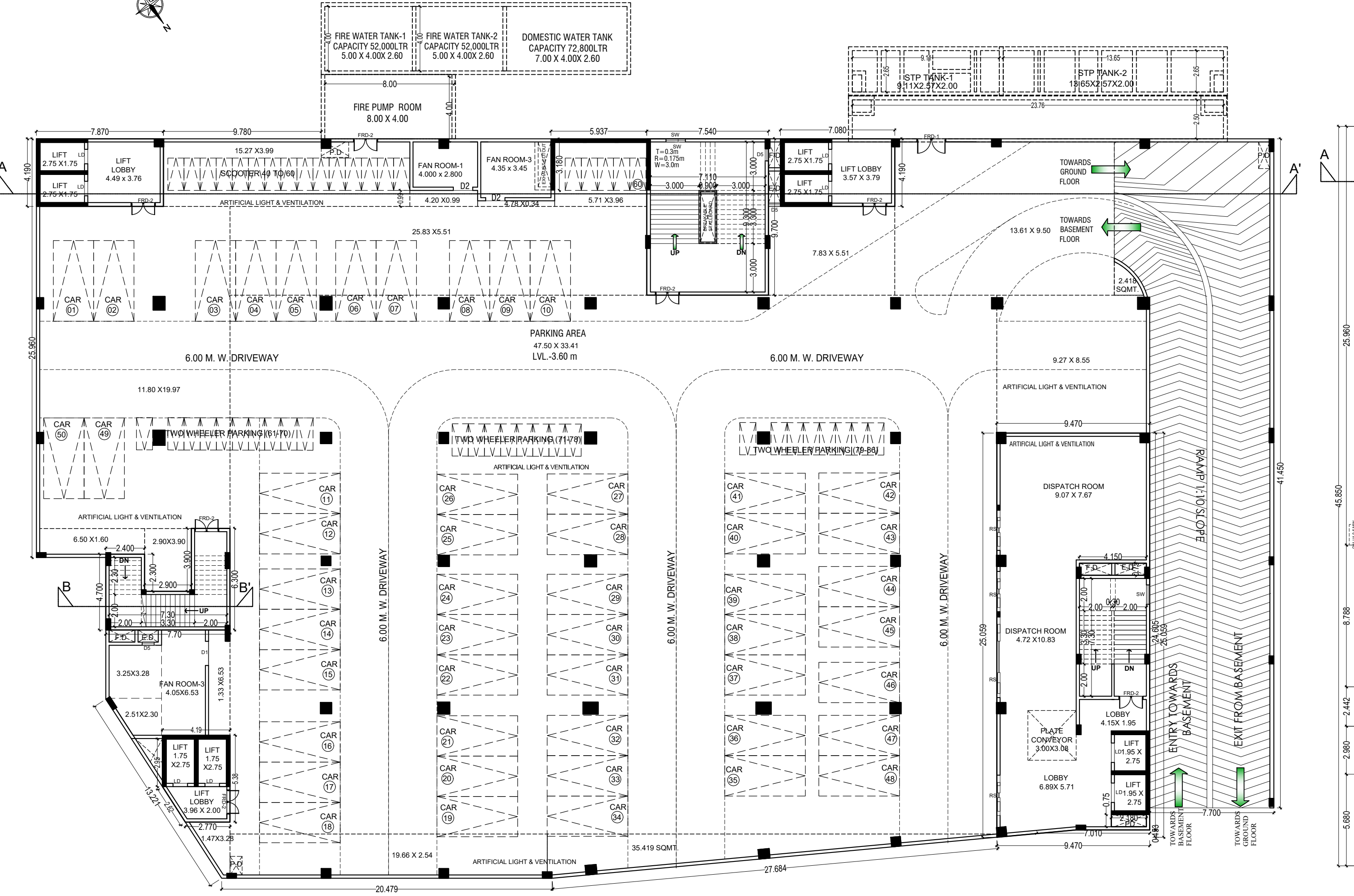
GROUND FLOOR PLAN AS BUILT PLAN SCALE 1:200



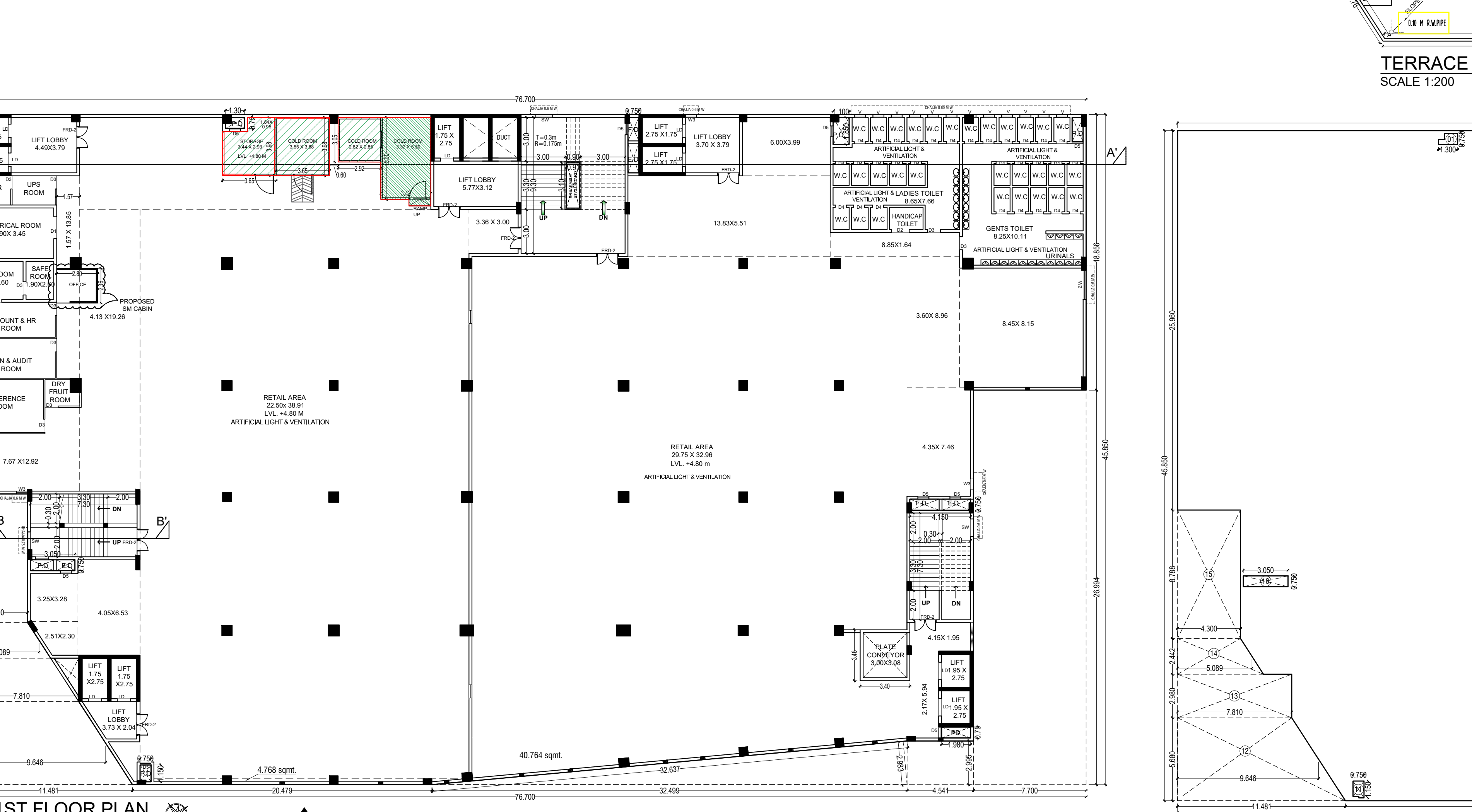
GROUND FLOOR BUILT UP AREA DIAGRAM AS BUILT PLAN SCALE 1:200



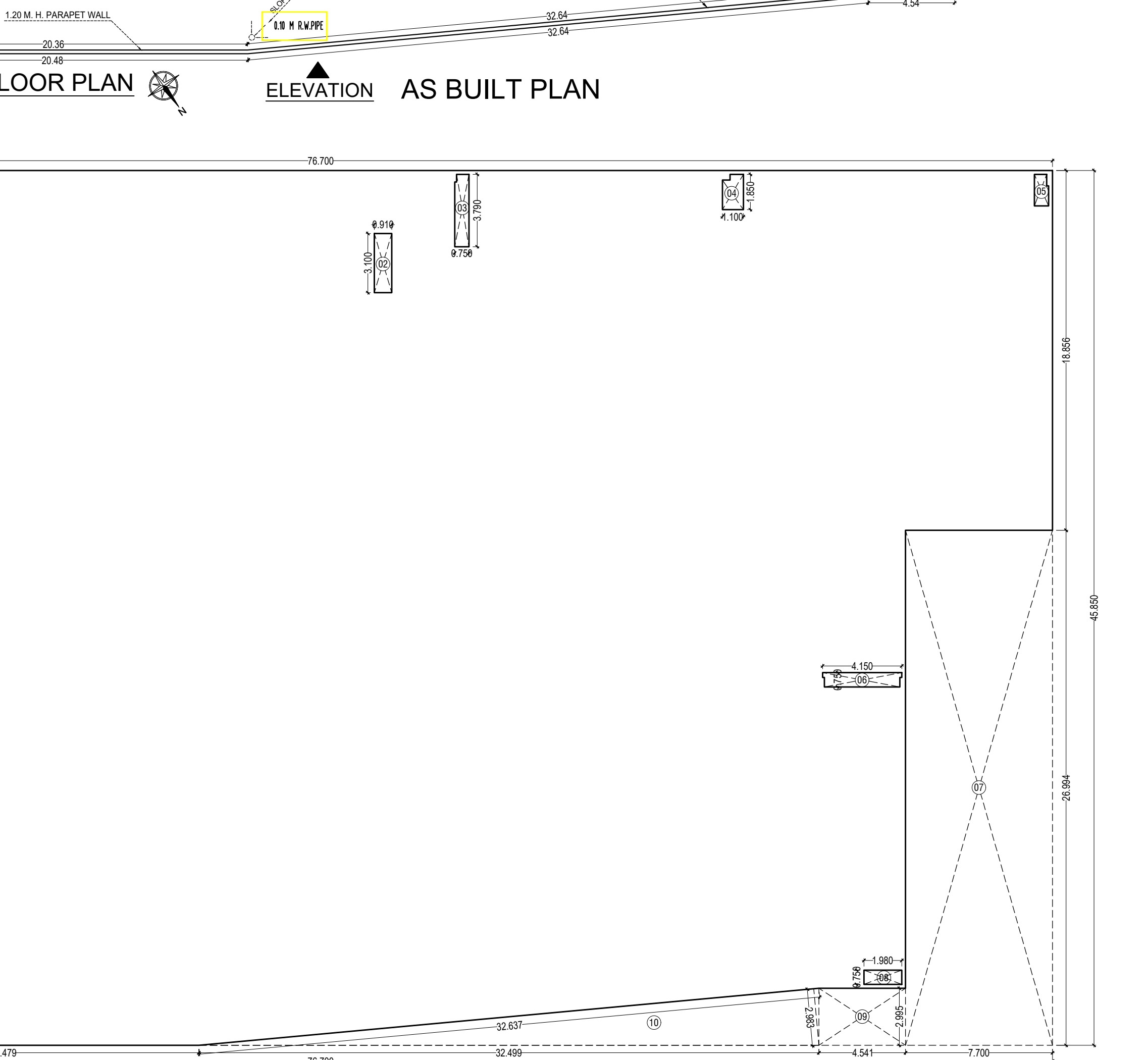
TERRACE FLOOR PLAN AS BUILT PLAN SCALE 1:200



BASEMENT FLOOR PLAN AS BUILT PLAN SCALE 1:200



1ST FLOOR PLAN AS BUILT PLAN SCALE 1:200



1ST FLOOR BUILT UP AREA DIAGRAM SCALE 1:200

BUILDING-1

GROUND FLOOR BUILT UP AREA CALCULATION

Block Description	Number of blocks	Length (meter)	Breath (meter)	Area (sqm.)
1	1	76.200	48.200	3657.480
SUBTOTAL A				3657.480
DEDUCTION				14.127
AS PER POLYLINE				
1	1	0.500	1.500	0.750
2	1	0.900	1.500	1.350
3	1	33.270	1.500	49.905
4	1	26.310	1.500	39.465
5	1	7.770	4.270	33.179
6	1	2.458	4.844	11.907
7	1	2.092	3.294	6.891
8	1	0.542	1.500	0.813
9	1	12.615	2.960	37.341
10	1	12.615	1.797	22.575
11	1	12.309	1.852	22.796
12	1	10.955	1.852	20.281
13	1	9.624	1.852	17.717
14	1	9.624	0.954	9.184
15	1	9.616	0.878	8.443
16	1	1.872	1.850	3.463
17	1	10.952	1.850	20.241
18	1	2.541	1.850	4.701
19	1	13.100	5.310	69.889
20	1	10.020	2.280	22.848
21	1	9.310	2.980	27.744
22	1	6.590	2.440	16.080
23	1	1.579	5.310	8.380
24	1	1.931	6.710	12.966
25	1	3.990	6.510	25.975
26	1	5.880	6.760	39.768
27	1	1.500	1.500	2.250
28	1	1.500	9.120	13.680
29	1	1.500	12.619	18.929
30	1	2.780	0.819	2.275
31	1	AS PER POLYLINE		0.815
32	1	0.797	2.780	2.216
33	1	0.910	3.100	2.821
34	1	AS PER POLYLINE		2.882
35	1	7.300	3.000	21.900
36	1	AS PER POLYLINE		1.915
37	1	AS PER POLYLINE		1.177
38	1	AS PER POLYLINE		2.811
39	1	2.800	3.000	8.400
40	1	1.980	0.750	1.485
41	1	AS PER POLYLINE		0.822
42	1	2.800	5.250	14.700
SUBTOTAL B				911.114
NET BUILT UP AREA = (SUBTOTAL A) - (SUBTOTAL B)				2746.366

BUILDING-1

1ST FLOOR BUILT UP AREA CALCULATION

Block Description	Number of blocks	Length (meter)	Breath (meter)	Area (sqm.)
1	1	76.700	48.850	3716.695
SUBTOTAL A				3716.695
DEDUCTION				10.020
AS PER POLYLINE				
1	1	0.910	3.100	2.821
2	1	0.910	3.100	2.821
3	1	AS PER POLYLINE		2.802
4	1	AS PER POLYLINE		1.915
5	1	AS PER POLYLINE		1.177
6	1	AS PER POLYLINE		2.811
7	1	7.700	26.994	207.054
8	1	1.980	0.750	1.485
9	1	4.541	2.995	13.600
10	1	12.617	2.983	37.618
11	1	AS PER POLYLINE		0.822
12	1	9.646	5.680	54.799
13	1	7.810	2.980	23.274
14	1	5.009	2.442	12.427
15	1	4.300	0.780	3.351
16	1	3.050	0.750	2.288
SUBTOTAL B				415.548
NET BUILT UP AREA = (SUBTOTAL A) - (SUBTOTAL B)				3301.147

• ALL DIMENSIONS ARE IN METERS
• INTERNAL WALL THICKNESS 0.10 M.
• EXTERNAL WALL THICKNESS 0.15 M.

CONTENT OF THE SHEET

NAME & SIGNATURES OF THE OWNERS

M/S AVENUE SUPERMARTS LTD. (Signature of the owner)

NAME & SIGNATURE OF ARCHITECT

AR. AR. LILADHAR PARAB (REGD. NO. CA/1990/12833)

DESCRIPTION OF PROPOSAL & PROPERTY
AS - BUILT PLAN ADDITION & ALTERATION ON
GUT. No. 67/0, 81/2, 83/1 of VILLAGE - KOLKHE ,
TA - PANVEL, DIST - RAIGAD

DATE 09.01.2023
SCALE 1:100, 1:200, 1:500, 1:5000, N.T.S.
CHKD BY AR. LILADHAR PARAB