

Approved subject to the conditions mentioned in this
office Letter / Certificate vide no.
CIDCO/NAINA/Panvel/Kolkhe/00528/CC/2021/0101
dated 17.08.2021

SWATI
PUNDLIK
POHEKAR

Digitally signed by
SWATI PUNDLIK
POHEKAR
Date: 2021.08.17
16:48:06 +05'30'

PROFORMA - I		
Sr. No.	Particulars	Area (In Sq. M.)
1	a) Area of plot (as per 7/12)	7610.00
1	b) Area of plot (as per triangulation plan of TILR at true scale)	8127.85
1	c) Area of plot (as per physical survey)	8127.85
1	d) Area of plot considered (Least of (a), (b) and (c))	7610.00
1	e) Area within 200 m. from Gaothan	4475.85
1	f) Area outside 200 m. from Gaothan	3652.01
2	a) Existing Road	858.33
2	b) Widening of existing Road	0.00
2	c) Proposed Road	0.00
2	d) Any Reservation, If any	55.75
2	e) Enroachment Area	826.60
2	f) Total (a + b + c + d + e)	1740.68
3	Gross area of the plot (1(d) - 2(d))	5869.32
3	Deduction for:	
3	a) Amenity open space required	NA
3	b) Amenity open space provided	NA
5	Net area of plot (3 - 4(b))	5869.32
6	a) Required RG/ Open Space (10% of 5 Or 250.0 Sq.M., Whichever is more)	586.93
6	b) Proposed RG/ Open space provided	670.26
7	Permissible FSI (a+b)	0.70
7	a) Base permissible FSI	-
7	b) Permissible FSI with payment of premium	-
8	Permissible EWS FSI (20% of permissible FSI (a+b))	4108.52
9	Permissible Built Up Area (1 (7a+7b) X 5)	-
9	Permissible Built Up Area of EWS component (20% of 8)	485.44
10	Proposed Built Up Area	485.44
10	a) Sale Component	-
11	EWS Component	-
11	Existing Built up Area, If any	-
12	Excess Balcony area Counted in FSI	-
13	Excess Terrace area Counted in FSI	-
14	Balance Built Up Area	3623.08
14	a) Sale Component (8-10a)	3623.08
14	b) EWS Component (9-10b)	-
15	Total FSI consumed	0.08
15	a) Sale component (10a/ 5)	-
16	Balance FSI	0.62
16	b) EWS Component (7c-10b)	-
17	No. of unit proposed	-
17	a) Residential - Sale component	-
17	b) Residential - EWS component	-
17	c) Commercial	01
18	a) Tree to be planted against plot area (1 tree for every 100 Sq. M.)	76.10
18	b) Tree to be planted against RG/ Open Space (5 trees for every 100 Sq. M.)	33.51
18	c) Tree to be planted against tree fell (5 tree for every 1 tree fell) (2 Trees)	10.00
18	d) Existing Number of tree to be retain	18.00
18	e) Req. Number of tree to be planted ((18a+18b+18c) - (18d))	103.00
18	f) Total proposed number of trees to be planted	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 as worked out: 7610.00 sq.mtrs tallies with the area stated in document of Ownership/ T.P Scheme records/ land records department / city survey records. For, M/s. Navnirman Developers

For NAV-NIRMAN DEVELOPERS
Signature of Owner
Signature of Licensed Engineer

FORM OF CERTIFICATE

I, (U.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.

M/s. Sankalp Consultants
Architects, Planners, Govt. Reg. Valuers, Consultants, 3D Visualisers
503, Vinta Apartment, Near Malhar Cinema, Gokhale road,
Nagpada, Thane (W) Phone no. 2540 6506.
e-mail: sankalpconsultants@gmail.com
Signature of Licensed Engineer

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed layout of Petrol Pump and Retail outlet on land bearing Out.No.-1/0 of Village Kolkhe, on National Highway - 48, Taluka - Panvel, District Raigad.

NAME & SIGN. OF OWNER

NAME & SIGN. OF ENGINEER

For NAV-NIRMAN DEVELOPER

M/s. Navnirman Developers

M/s. Sankalp Consultants

Job No.

Dwg. No.

Scale

As shown

DATE

29.08.2020

Dtn By

PHONE NO 2540 6506.

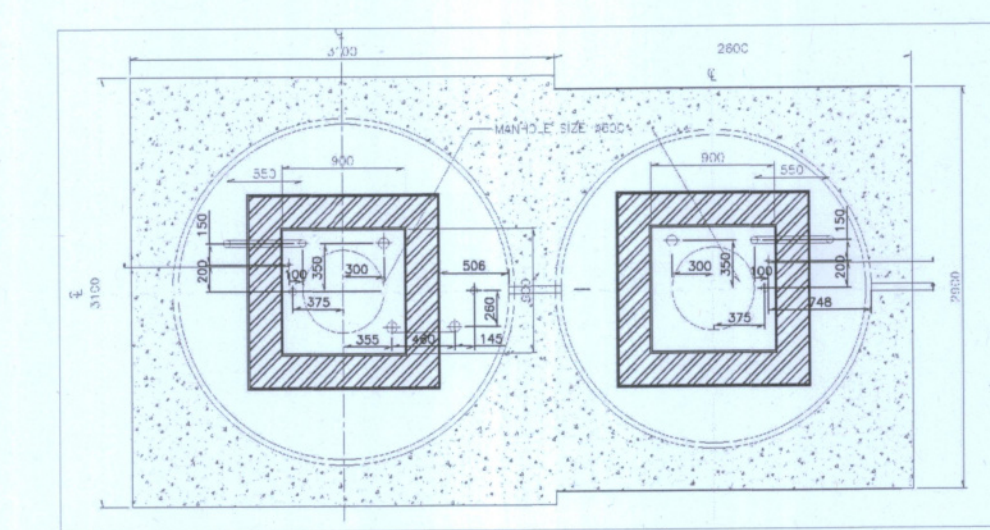
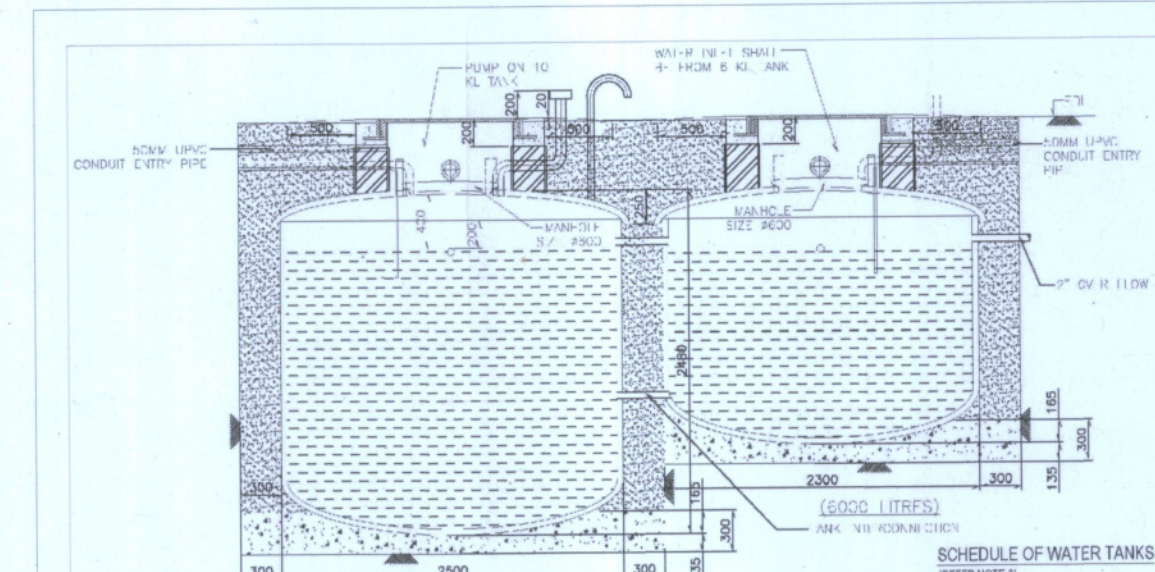
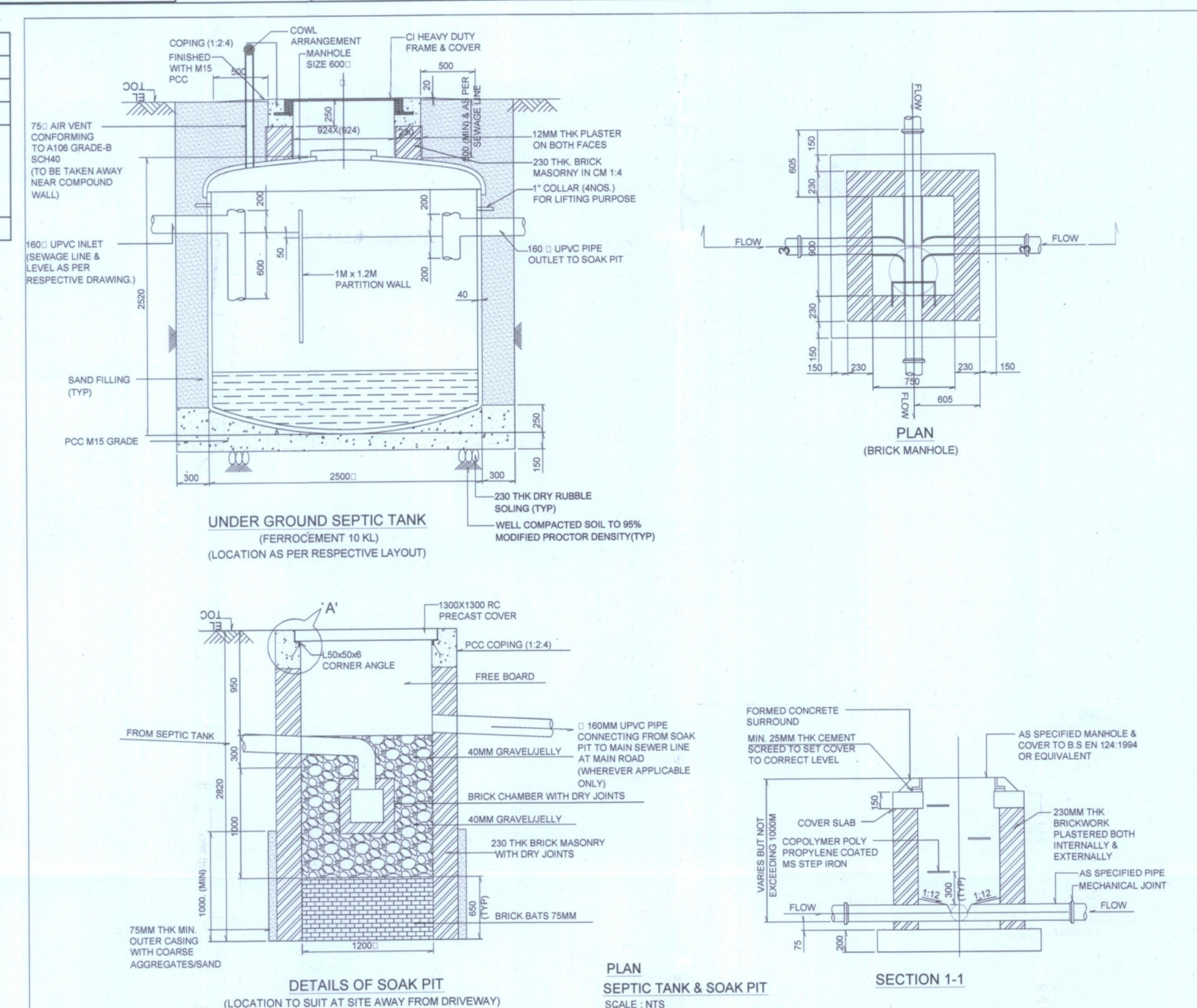
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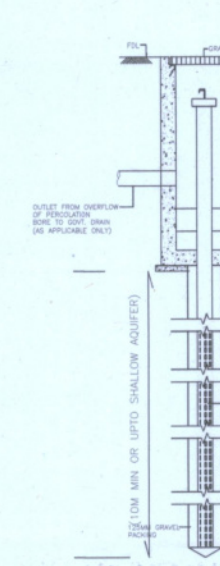
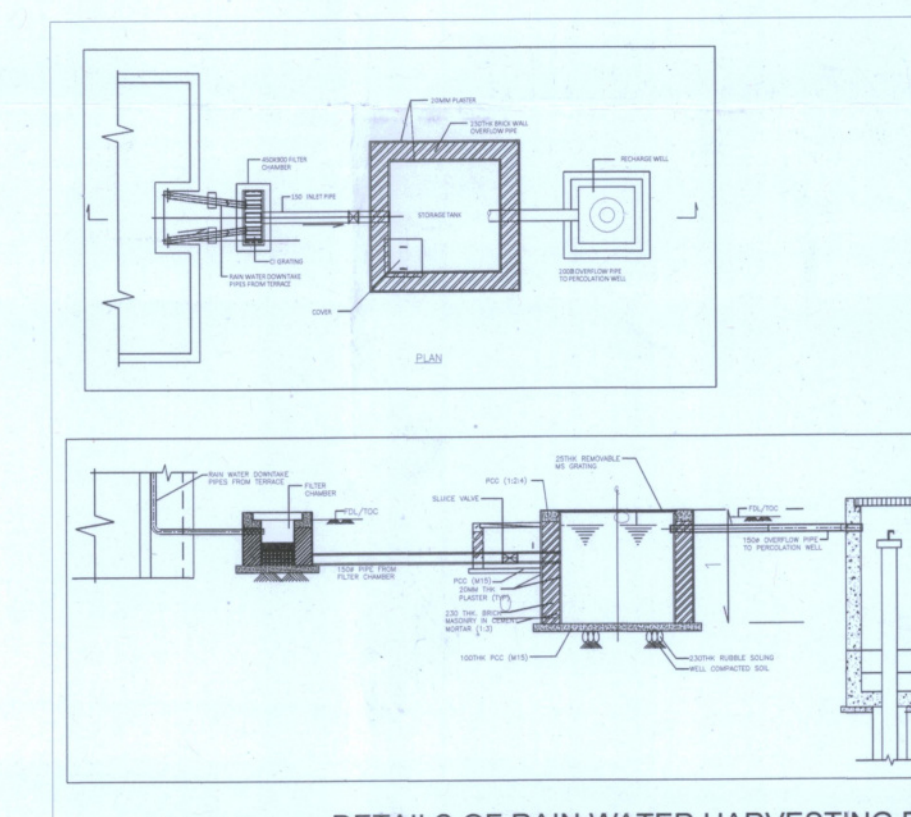
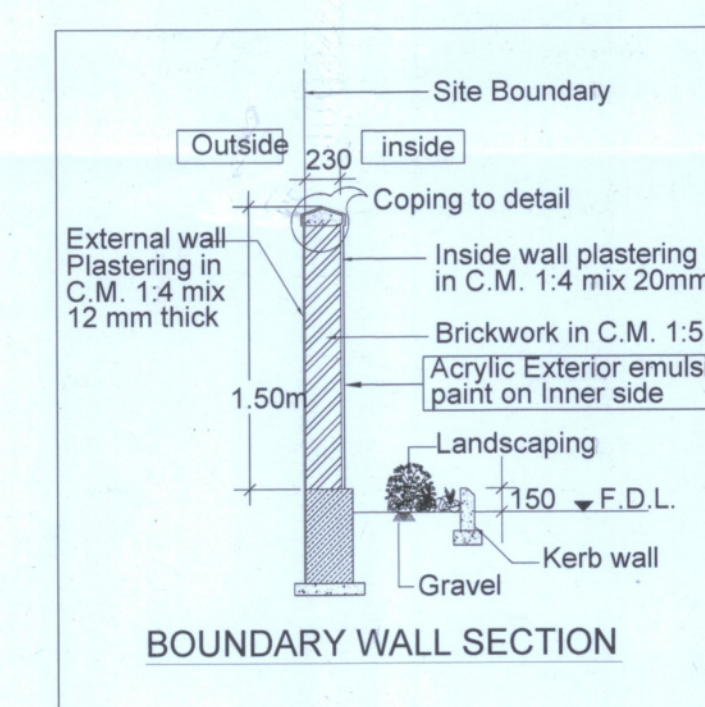
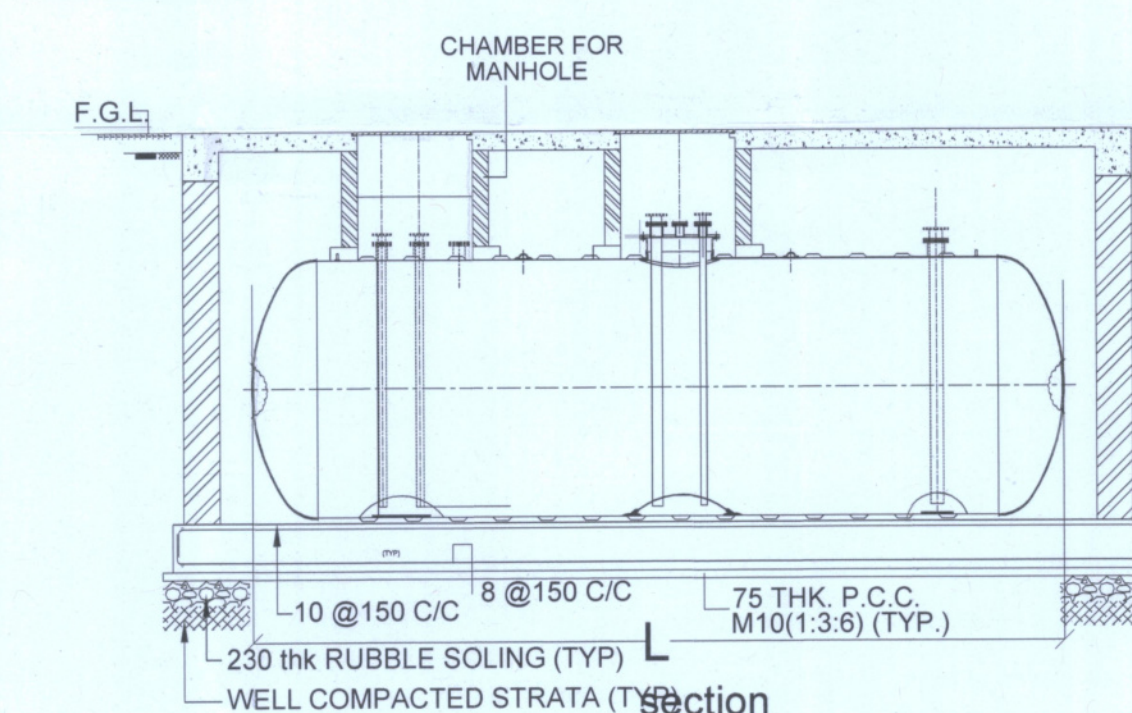
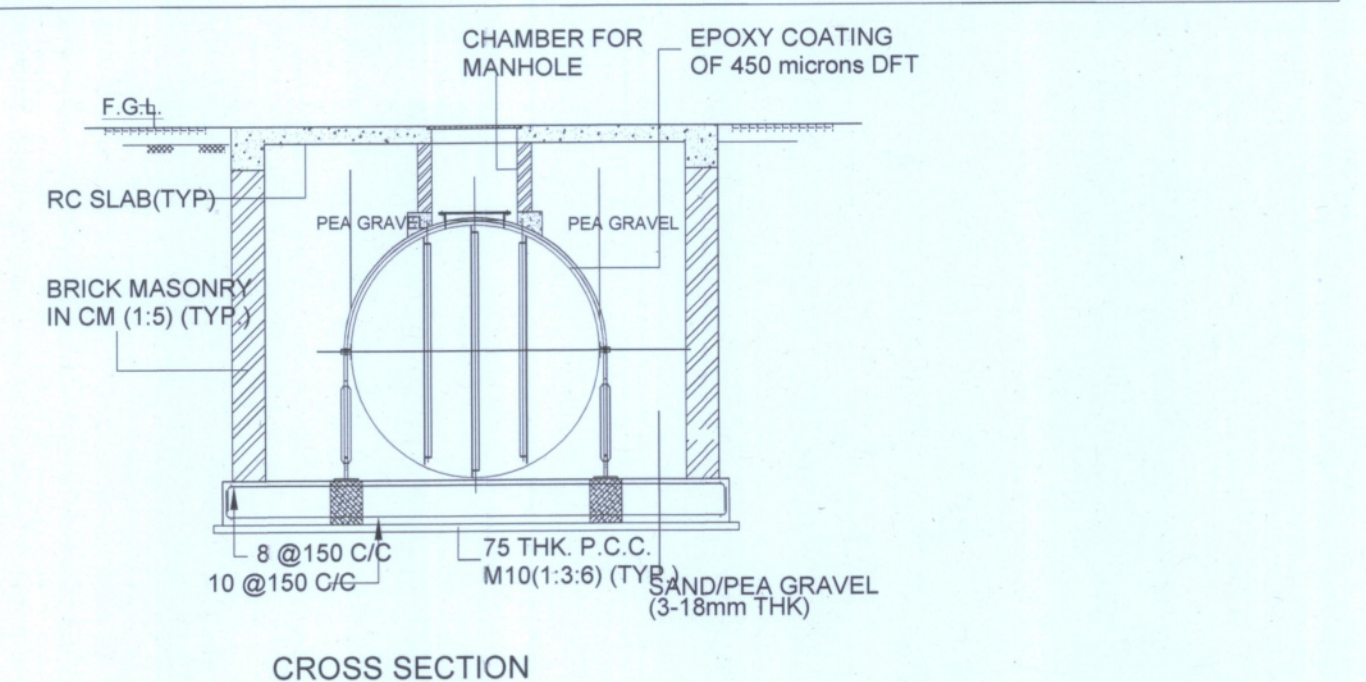
OVERHEAD WATER TANK CAPACITY CALCULATION				
Building Number	Water Required	Over head water tank provision		
		Tank size (Mtrs.)	Number of tank	Capacity (Liters)
(A)	(B)	(C)	(D)	(E)
1	5125	4.60 X 6.50 X 1.71	1	5125
Total				5125

Table 27.2		OCCUPATION LOAD STATEMENT						
SR. NO.	PARTICULARS	GROSS AREA (SQ.MT)	OCCUPANT LOAD	NO. OF USERS				
				TOTAL		FEMALE		
				STAFF	VISITOR	STAFF	VISITOR	
1	SALE BUILDING GROUND & TOILET BLOCK & CANOPY	485.44	10/SQ.MT. PER PERSON	48.54 Say = 49	13	12	12	12
	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		Petrol Pump Staff				Visitors / Common Room			
			Required		Proposed		Required		Proposed	
			Gent's	Ladie's	Gent's	Ladie's	Gent's	Ladie's	Gent's	Ladie's
1	Water Closet	1 for Every 25 Person	1	1	4	4	1 per 50	1	1	1
2	Abution Tap	1 in each water closet	1	1	4	4	1 in each water closet	1	1	1
3	Urinals	1 for 7-20 Person	1	-	3	-	1 for 7-20 Person	1	-	1 -
4	Wash basins	1 for 25 Person	2	1	2	2	1 for 25 Person	2	1	2
5	Drinking water		1 per every 100					1 per every 100		
6	Cleaner's Sink		1 per floor					1 per floor		
7	Shower room		As per trade requirement							
8	Smayenocative wash		1 per every Shon							



U.G. TANK PLAN
SCALE : NTS



SWATI PUNDLIK
POHEKAR

STAMP OF APPROVAL

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. Eccentric 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-1/0 of Village Kolkhe, on National Highway - 48, Taluka - Panvel, District Raigad.

NAME & SIGN. OF OWNER

NAME & SIGN. OF ENGINEER

For NAV-NIRMAN DEVELOPERS



M/s. Navnirman Developers

M/s. Sankalp Consultants

Job No. _____

Drug No. _____

Scale

DATE _____

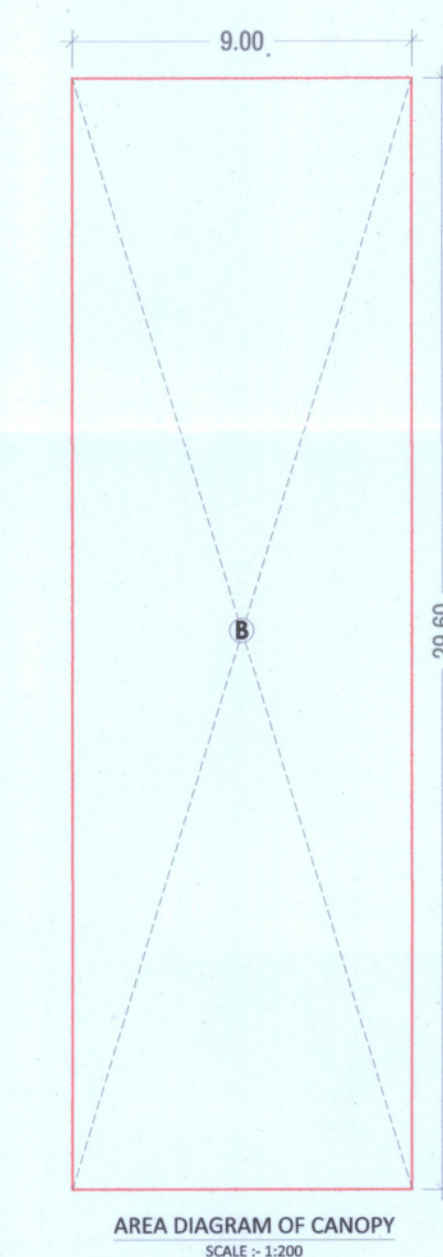
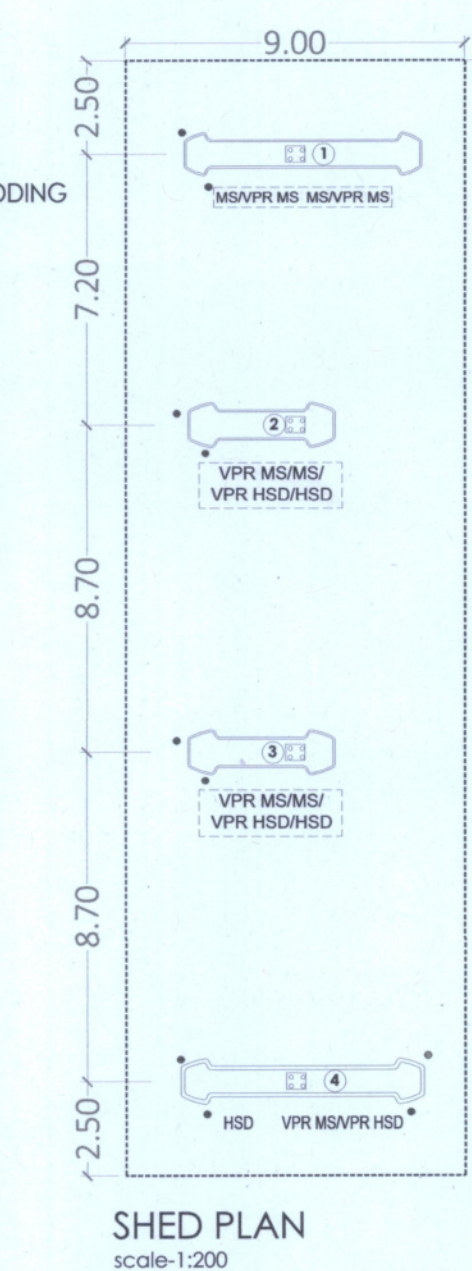
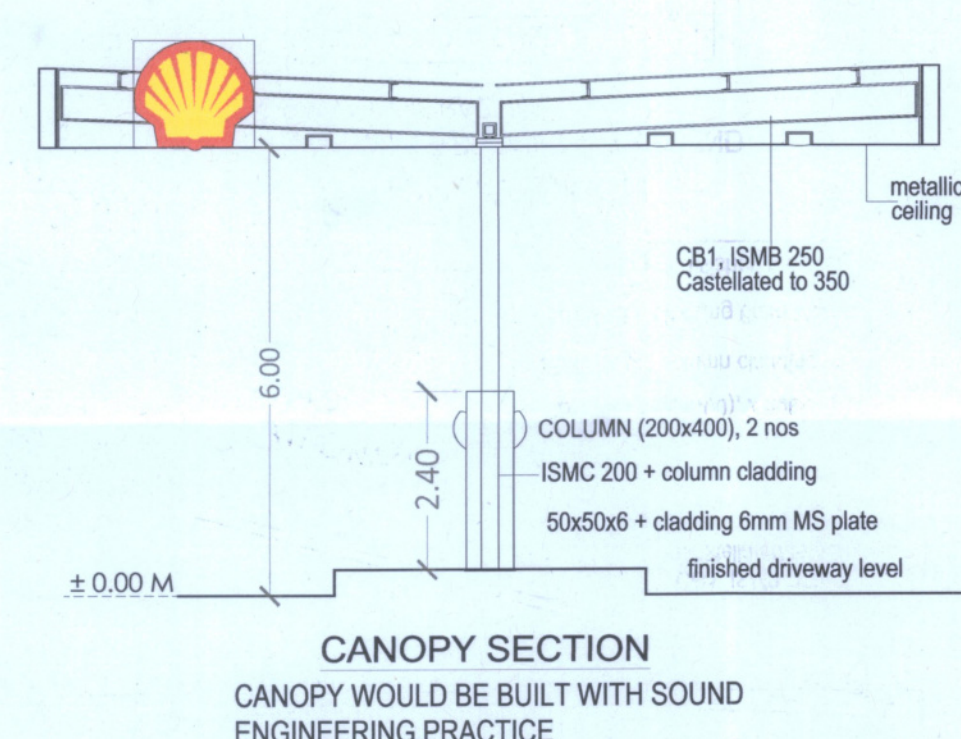
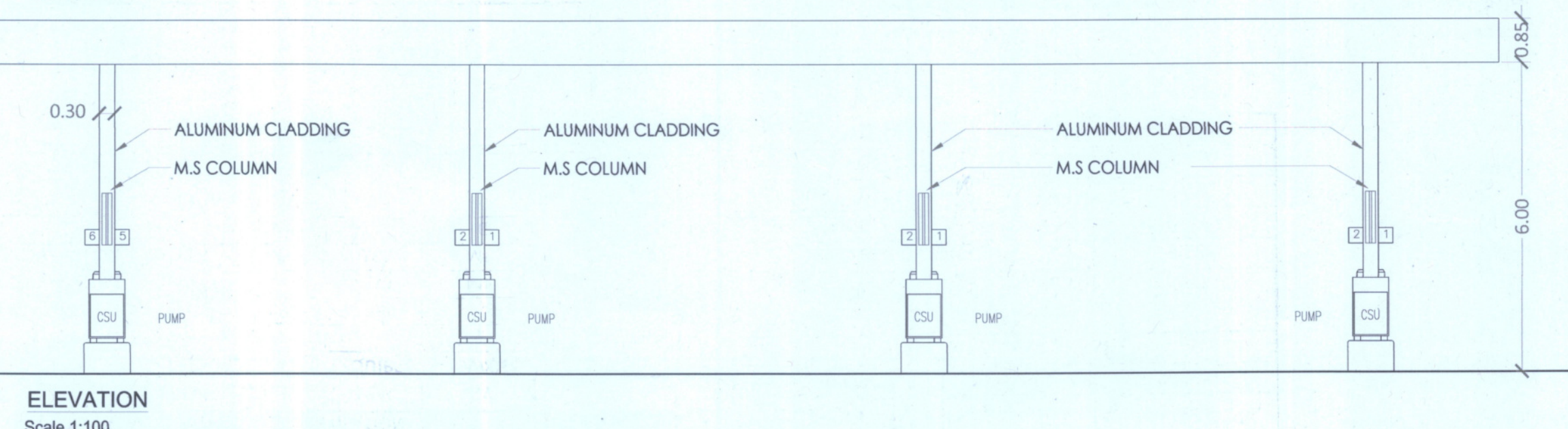
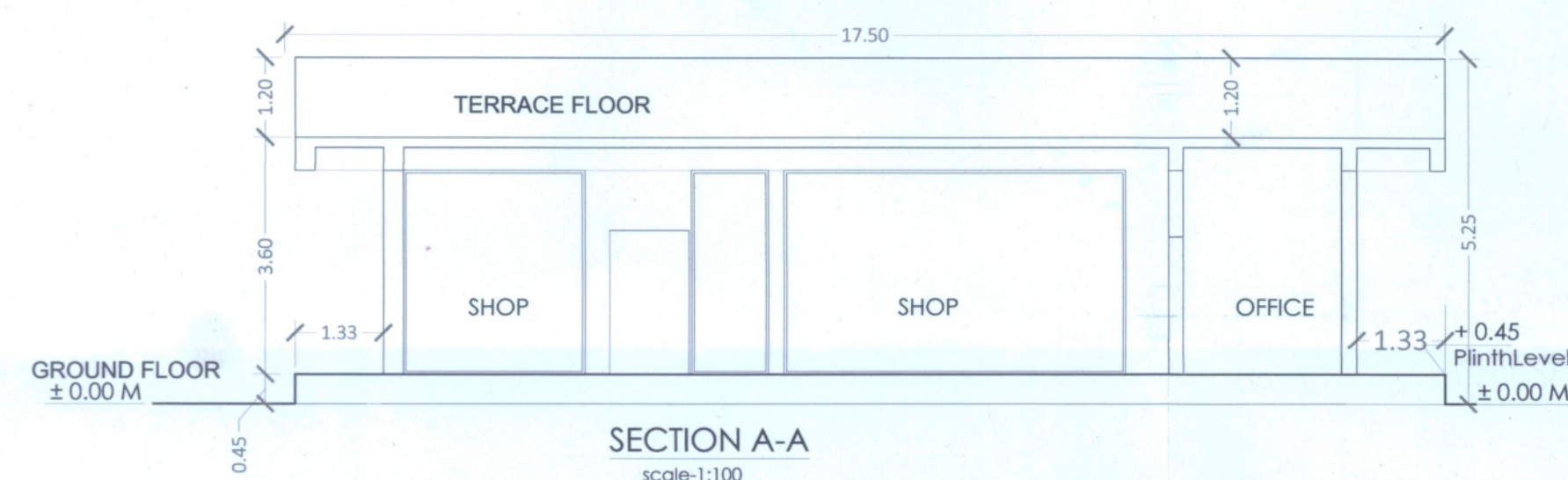
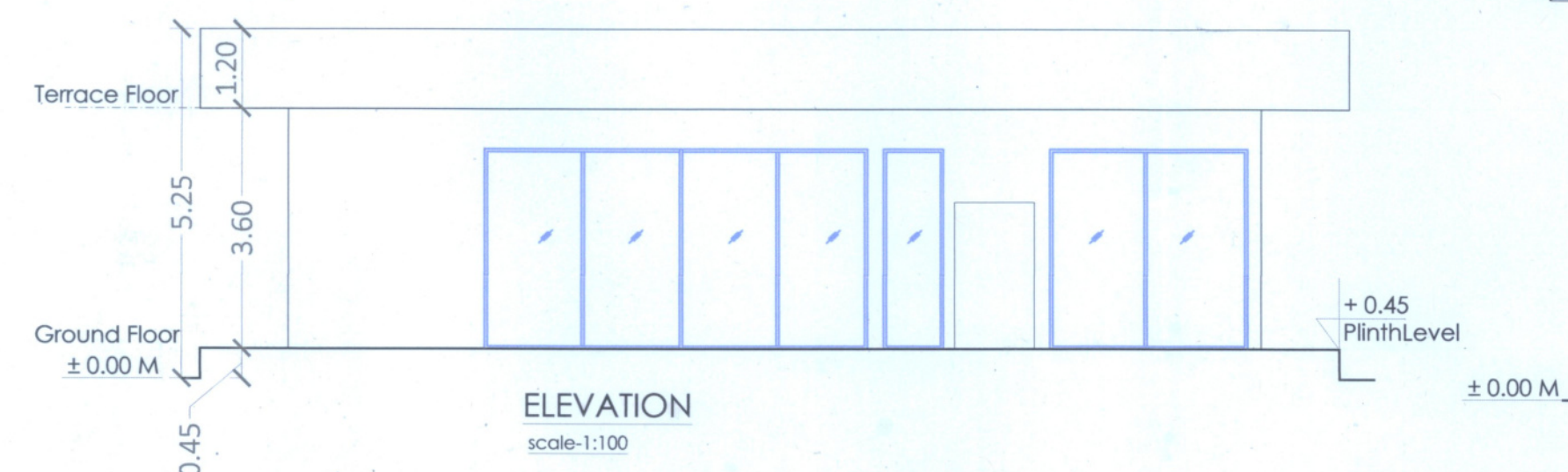
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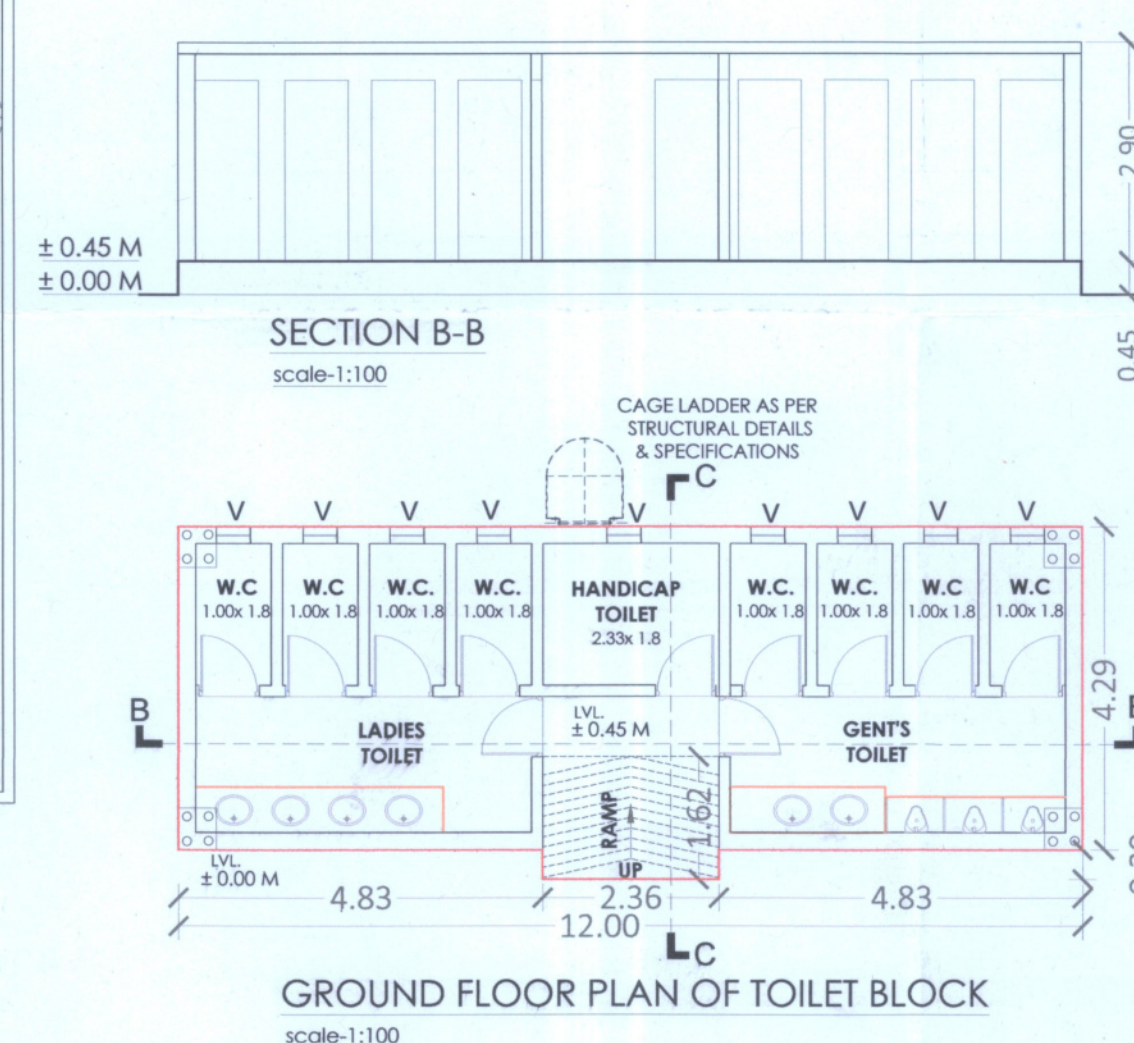
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503, VINITA APARTMENT, NEAR MALHAR CINEMA.
GOKHALE ROAD, NAUPADA, THANE (W)
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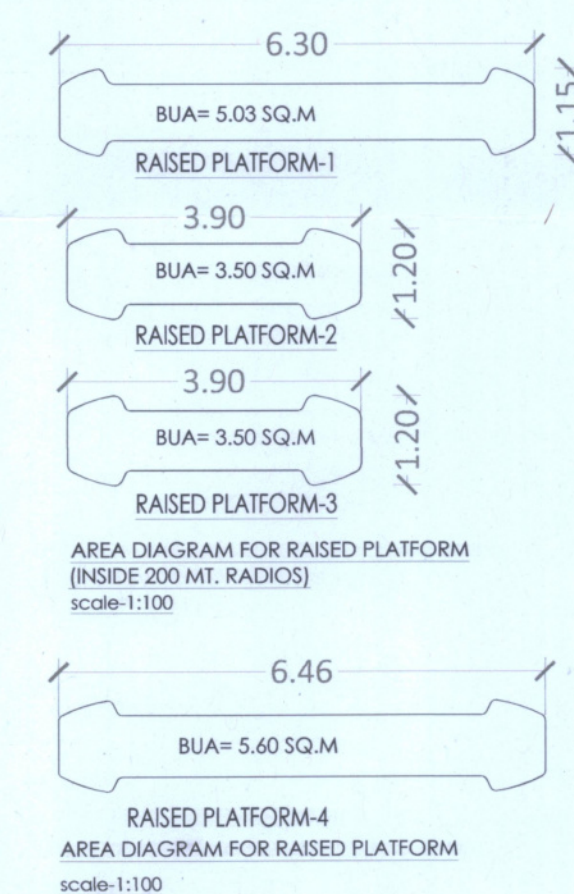
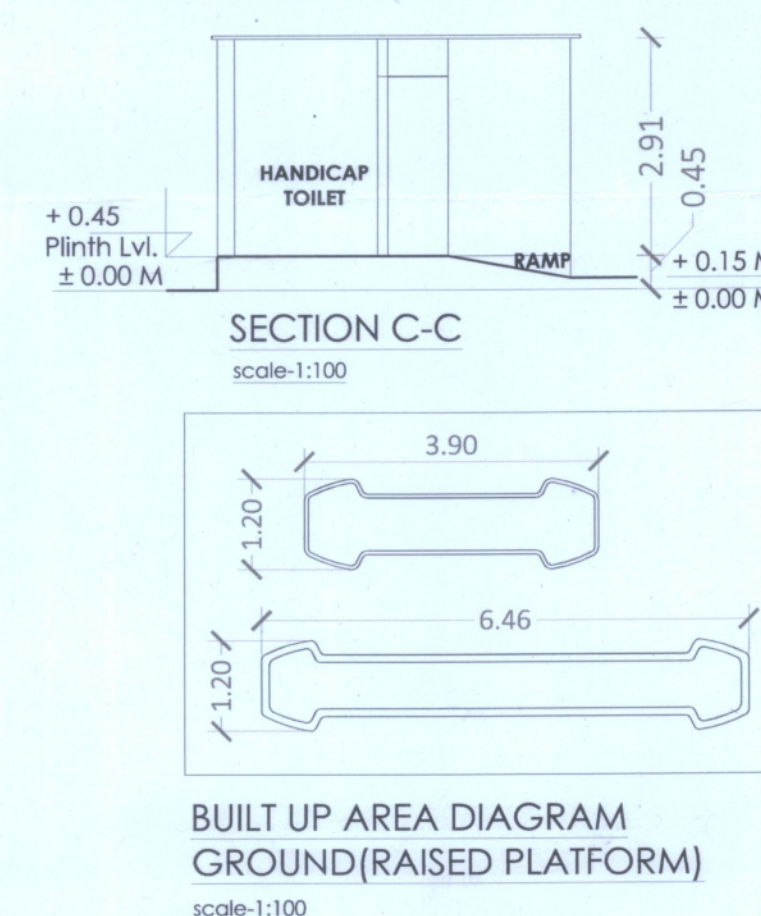
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SWATI PUNDLIK
POHEKAR
Date: 2021.08.17
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SCHEDULE OF LIGHT & VENTILATION				
ROOM	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED
1	3	1	1	1
SHOP / SALE OFFICE	80.19	W	26.46	36.49
LADIES WASH RM.	4.24	MV	1.40	MV
LADIES WASH RM.	1.68	MV	0.55	MV
W.C	1.55	V1	0.51	0.68



Sr.No.	BUILT UP AREA CALCULATION SHED				
1	Sr.No	Length	x	Height	= Area in SqM
	1	9.00	x	29.60	= 266.40
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				266.40



ALL DIMENSION IN METER

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

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NAME & SIGN. OF ENGINEER



M/s. Sankalp Consultants

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