SANCTIONED D.P. SCALE - N.T.S.

LOCATION PLAN
SCALE - 1 : 2500

162

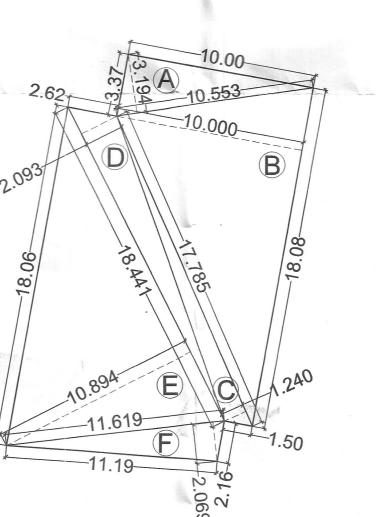
LOT	AREA C	ALCULATION	( AS PER	TILR N	/IAP)
IET F	PLOT ARE	A			
(1)	(2)	(3)			$(4) = (2) \times (3)$
Α	1/2	58.963 x	25.291	=	745.616
В	1/2	58.963 x	19.408	=	572.176
С	1/2	46.304 x	20.843	=	482.557
		TOTA	AL "	=	1800.379

FLOOR	BLOCK		AREA (Sq. mt.)
(i)	(ii)		(iv)
GROUND	UTILITY BLOCK	=	59.312
	SHED	=	121.500
TOTAL N	ET BUILT-UP AREA	=	180.812

1	PLOT BOUNDARY	
2	EXISTING ROAD	
3	PROPOSED STRUCTURE	
4	RIGHT OF WAY	
5	PROPOSED SERVICE ROAD	
6	CENTER LINE OF ROAD	
7	BUILDING LINE	
8	CONTROL LINE	
9	SHED LINE	
10	BIKE PARKING	
11	CAR PARKING	

OCCUPANT LOAD CALCULATIONS							
FLOOR	NET BUILT-UP AREA (sq.m)	OCCUPANT LOAD PER PERSON		TOTAL OCCUPANT			
(i)	(ii)	(iii)		(iv)			
GROUND	180.812	10	=	18.081			
SAY			=	18			

OCCUPANCY	SIZE OF TENEMENTS	NET B.U.A. (in SQ.M.)			ED NO. OF NG SPACE		SED NO. OF NG SPACE
		-	NO. OF CARS	NO. OF SCOOTER  Area = 2.00 sq.m		NO. OF CARS	NO. OF SCOOTERS
			Area = 12.5 sqm			Area = 12.5 sqm	Area = 2.0 sqm
	(i)	(ii)	(iii)	(iv)			
MEDCANTUE	01 Car parkng space for every 40 sq.m. of CA	58.106	1.452	10% of No. Consider with proportion of Cars of equivalent one car			
MERCANTILE	Visitor Parking 10%	arking 10% - 1.452 = 0			space 12.5x 02 = 25.0 25.0 X 10% = 2.50 2.50 / 2 = 1.25	02	02
	TOTAL PARKING		1.597		1.25	02	02



R.G. AREA DIAGRAM SCALE - 1 : 200

					7	
R.G.	AREA CA	ALCULATIO	N			
(1)	(2)		(3)			$(4) = (2) \times (3)$
Α	1/2	10.553	Х	3.194	=	16.853
В	1/2	18.080	Х	10.000	=	90.400
С	1/2	17.785	Х	1.240	=	11.026
D	1/2	18.441	X	2.093		19.298
E	1/2	18.441	Х	10.894	=	100.448
F	1/2	11.619	Х	2.069	=	12.019
		Т	OTA	\L	=	250.044

IPMENTS		
CAPACITY	PROPOSED	IN FUTURE
-	04	-
1200 SCMH	02	-
3000 WL. CAPACITY (40 no.s X 75 kg)	02	-
As the second of		
	CAPACITY  - 1200 SCMH  3000 WL. CAPACITY (40 no.s X 75 kg)  CTV CARRYING MC	CAPACITY PROPOSED  - 04  1200 SCMH 02  3000 WL. CAPACITY 02

LEGE	END:	- 194	
D.I.	- DISPENSER		
CNG	- COMPRESSED	NATURAL GAS	
CTV	- CNG TRANSPO	RT VEHICLE	
TYP	- TYPICAL		

approved subject to the conditions mentioned in	
Commencement Certificate issued by this office	
earing Certificate No. : CIDCO/NAINA/Panvel/	
hirdhon/BP-00588/CC/2022/0301 Dated: 19 Dec	
2022	

Α	AREA STATEMENT	AREA SQ.M.
	a) AREA OF THE PLOT ( as per 7 / 12 )	1800.00
	b) AREA OF THE PLOT ( as per triangulation plan of TILR at true scale )	1800.349
	c) AREA OF THE PLOT ( as per physical survey )	1873.830
1	AREA OF PLOT CONSIDERED { least of (a), (b) & (c) }	1800.00
	DEDUCTION FOR	
	a) Existing road acquisition area	NII
	b) Proposed road	NII
	c) Any reservation	N.A
2	TOTAL DEDUCTION (a+b+c)	0.000
3	GROSS AREA OF THE PLOT (1-2)	1800.00
4	DEDUCTION FOR AMENITY SPACE, IF ANY	N.A
5	NET AREA OF THE PLOT (3-4)	1800.00
6	a) Required R.G./ open space (10% or 250 sq.m., whichever is more)	250.00
	b) Proposed R.G./ open space	250.04
7	a) PERMISSIBLE BASE F.S.I.	0.2
	b) PERMISSIBLE F.S.I. with payment of Premium	<i>-</i>
8	PERMISSIBLE BUILT-UP AREA [ 5 x 7(a) ]	360.000
9	R.G. / OPEN SPACES PROVIDED	250.000
10	PROPOSED BUILT-UP AREA	180.812
11	BALANCE BUILT-UP AREA (8 - 10)	179.188
12	F.S.I. CONSUMED (10/5)	0.100
13	F.S.I. BALANCE (7(a) - 12)	0.099
14	NUMBER OF UNIT PROPOSED	
	RESIDENTIAL	-
	COMMERCIAL	01
15	(a) Tree to be planted against plot area (1 tree for every 10 sq.m)	18.00 NO.S
	(b) Existing no. of trees to be retained	-
16	REQUIRED NO. OF TREES TO BE PLANTED	18.00 NO.S
	PROPOSED NO. OF TREES TO BE PLANTED	18.00 NO.S
В	BALCONY AREA STATEMENT	N.A
С	PARKING AREA STATEMENT	*:
	a) PARKING REQUIRED (cars & bikes)	02No.s each
	b) PARKING PROVIDED (cars & bikes)	02No.s each

1. All dimensions are in meters unless & otherwise mentioned.

Content of Sheet:

LAYOUT PLAN, BLOCK PLAN, PLOT AREA DIAGRAM FOR CALCULATION PURPOSE & AREA STATEMENT, TOTAL BUILT-UP AREA STATEMENT, CARPET AREA STATEMENT, SANCTIONED D.P. OF NAINA, OCCUPANT LOAD CALCULATION, PARKING AREA STATEMENT, R.G. AREA DIAGRAM & CALCULATION, LOCATION PLAN, LEGEND, PROFORMA-I.

Certificate of Area

Certified that the Plot under reference was Surveyed by me on the date 29th Aug'22 and the dimensions of sides etc. of plot stated in plan are as measured on site and the are so worked out 1800.000 sq.m. tallies with the area stated in document of ownership/ T.P. scheme records/ land records department/ city survey records.

Anylodem

Mr. GHANSHYAM N. MUKADAM

( Signature of Owner/ Lessee )

Form of Certificate

I, ( Ar. Sagar G. Nage ) 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.

possession of the plot as in the above form
Date: 07.10.2022

Email ID : nagesagar25@gmail.com Mobile no. : 9029020110

Name & Signature of the Owner

( Signature of Architect )

Mr. GHANSHYAM N. MUKADAM (Signature of Owner/ Lessee)

Description of Proposal & Property

PROPOSED GAS STATION PUMP ON SURVEY NO. 188/1A, VILLAGE-SHIRDHON, TALUKA- PANVEL, DISTRICT- RAIGAD, MAHARASHTRA,

Details & Signature of Architect

Name Email ID Mobile no. License no. Ar. Sagar Gajanan Nage nagesagar25@gmail.com 9029020110 CA/2018/91649

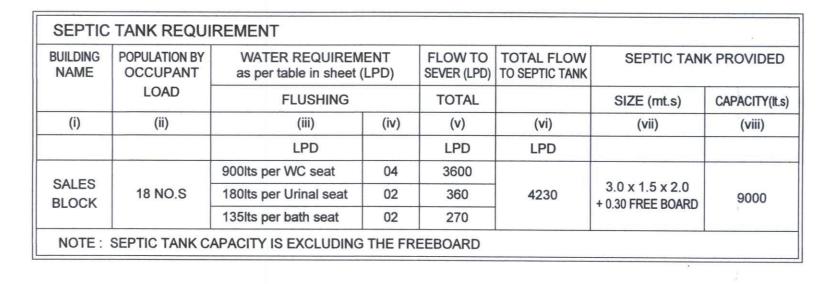


NORTH WORK LAYOUT PLAN

SHEET NO. DRN. BY DATE SCALE

01 SAGAR 07.10.2022 AS SHOWN





WATER STORA	GE CAPACITY C	ALCULATIO	N						
BUILDING NAME	OCCUPANT LOAD GROSS AREA IN SQ.M. PER	POPULATION		TER REQUIREM ERS (45 lts per p			U.G. 8	F.F WATER TANK PF	ROVIDED
	PERSON		CONSUMPTION per head per day 45 lt.s per head		FLUSHING per URINAL (2no.s) (180 lt.s)		TANK NUMBER	SIZE/ DIMENSION	CAPACITY (in liters)
(i)	(ii)	(iii)	(iv) = (iii)x45	(v) = 900x 4	(vi)	(vii)	(viii)	(viii)	(ix)
OFFICE BLOCK (2-W.C. &	180.812 / 10	18.081	810	3600	360	4770	01 (U.G.)	1.6 X 3.0 X 3.2 + 0.30 FREE BOARD	15360
2 - WASH BASINS )	100.012710	10.001	010	3000	300	4770	02 (F.F.)	7.9 X 3.0 X 3.2 + 0.30 FREE BOARD	75840
TOTAL	SAY	18	-	-		4770			91200

1 for 8 Person (5 Owner)

SA	NITARY REQUIRE	MENTS for CNG RETAIL OU	TLET							
Oc	cupant Load considered	10 per person so Gross Area / 10 [ 1	180.812 10	= 18 perso	n (MALE:F	EMALE = 6	60:40)]			
SF	R. FIXTURES ). (Sq. m.)		Р	ETROL PU	MP - STAI	FF	PE	TROL PUM	P - VISITO	ORS
140	, (oq. III.)		REQU	JIRED	PROP	OSED	REQU	JIRED	PROF	POSED
			MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
1	WATER CLOSET	1 for every 8 Person (5 Owner)	1	1	1	1	1	1	1	1
2	Ablution Tap	1 in each Water Closet (5 owner)	1	1	1	1	1	1	1	1
0		Water tap with draining facility shall be provided for every 50 persons ( 5 owner )		1		1		-		_
3	Urinals	1 for 25 Person (5 Owner)	1		1		1		1	
4	Washbasins	1 for 8 Person (5 Owner)	1	1	1	1				

BLDG.	WATER REQUIRED	OVERHEAD WATER TANK PROVISION							
NAME	DOMESTIC+ FLUSH ( 50% of total capacity )	TANK SIZE (length x diameter)	NO. OF TANK	CAPACITY (in liters)					
(i)	(ii)	(iii)	(iv)	(v)					
SALES BLOCK	2385	2.88 x 2.00	01	7500					
TOTAL	2385		-	5000					

1 1 1 1 1 1 1 1

# STAMP OF APPROVAL

2

Approved subject to the conditions mentioned in Commencement Certificate issued by this office bearing Certificate No.: CIDCO/NAINA/Panvel/Shirdhon/BP-00588/CC/2022/0301 Dated: 19 Dec 2022

#### NOTES:

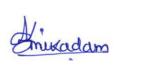
1. All dimensions are in meters unless & otherwise mentioned.

#### Content of Sheet:

R.O.- SERVICES PLAN, DETAILS FOR R.W.H. PIT,
SANITARY REQUIREMENTS CALCULATIONS FOR RETAIL OUTLET
COMPOUND WALL-CHAIN LINK FENCE & OPEN DRAIN DETAILS,
FOOTING DETAILS, SEPTIC TANK & INSPECTION CHAMBER,
DIMENSIONS OF CNG TRANSPORT VEHICLE, LEGEND.
CASCADE AREA DIAGRAM & CALCULATIONS.

### Certificate of Area

Certified that the Plot under reference was Surveyd by me on the date 29th September 2022 and the dimensions of sides etc. of plot stated in plan are as measured on site and the are so worked out 1800.00 sq.m tallies with the area stated in document of ownership/ T.P. scheme records/ and records department/ city survey records.



Mr. GHANSHYAM N. MUKADAM (Signature of Owner/ Lessee ) (Signature of Architect )

## Form of Certificate

I, (Ar. Sagar G. Nage) 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: 07.10.2022



Email ID : nagesagar25@gmail.com Mobile no. : 9029020110 ( Signature of Architect )

Name & Signature of the Owner



Mr. GHANSHYAM N. MUKADAM (Signature of Owner/ Lessee)

# Description of Proposal & Property

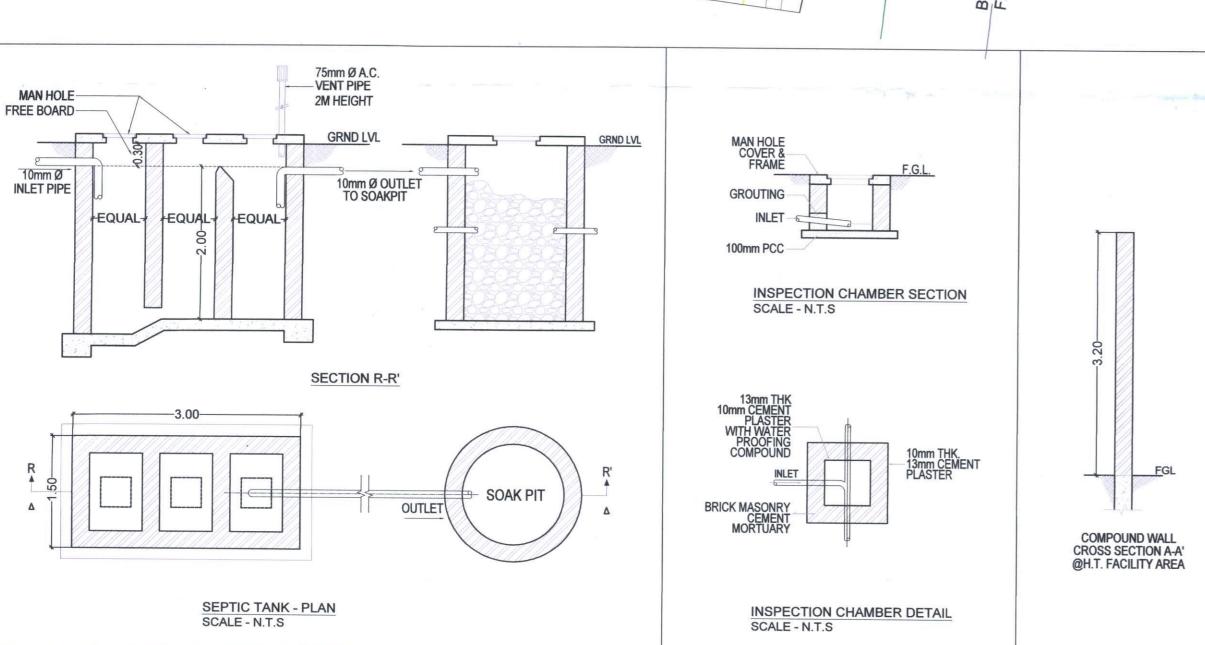
PROPOSED CNG GAS STATION PUMP ON SURVEY NO. 188/1A, VILLAGE- SHIRDHON, TALUKA- PANVEL, DISTRICT- RAIGAD, MAHARASHTRA,

## **Details & Signature of Architect**

	Name	:	Ar. Sagar Gajanan Nage	
	Email ID	:	nagesagar25@gmail.com	
_	Mobile no.		9029020110	
5	License no.	7 <b>=</b> 3	CA/2018/91649	



			(Signature of	Architect)
NORTH	WORK	SERVICE	ES PLAN	-
	SHEET NO.	DRN. BY	DATE	SCALE
	02	SAGAR	07.10.2022	AS SHOW



**LEGEND - SERVICES** 

PLOT BOUNDARY

3 PROPOSED STRUCTURE

5 CENTER LINE OF ROAD

2 EXISTING ROAD

4 RIGHT OF WAY

6 BUILDING LINE

9 SHED LINE

11 R.W.H. LINE

12 S.W.D. LINE

14 CAR PARKING

13 SCOOTER PARKING

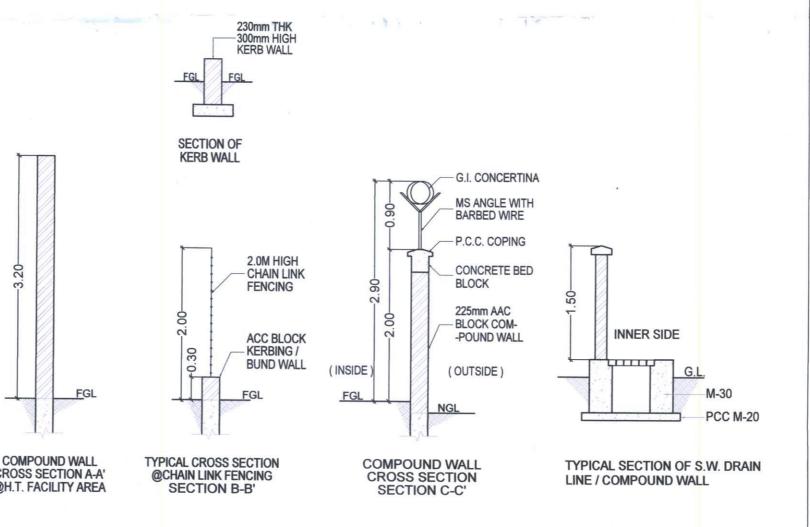
4+500

10 DRAINAGE LINE

CONTROL LINE

8 PROPOSED SERVICE ROAD

\_ \_ \_ \_



BOUNDARY WALL DETAILS SCALE - 1:50

U.G. F.F. WATER TANK

SECTION A-A' U.G.W. TANK

FIRE FIGHTING WATER TANK

SEPTIC TANK -3.0 x 1.5 x 2.0M CAP.- 9000 lts.

RECREATIONAL

OPEN SPACE

AREA - 250 sqm (=====

-RWH CHANNEL

-SWD CHANNEL

H.T. FACILITY

> UNDER GRND WATER TANK 1.6x3.0x3.2 M CAP.- 15360lts

FIRE FIGHTING WATER TANK 7.5x3.0x3.2 M CAP.- 72000lts

AIR COMP. FOR - ACTUATION (2.0 x 1.50m)

ADJACENT PLOT

**SURVEY NO. 188/1B** 

ONLINE CNG COMPRESSOR WITH CASCADE OF 3000 LTRS WC 75 LTRS X 40 CYLINDER WATER CAPACITY MOUNTED ON TOP WITH BUILT-IN CANOPY

PLAN - U.G. WATER TANK

CAPACITY - 75840 Its

SCALE- 1: 150

SCALE- 1: 150

2.0 M HIGH CHAIN LINK-FENCING

\_RWH PIT (x02no.) 2.0X2.0x2.0m -25.51-

SCALE - 1: 250

CTV CARRYING MOBILE

—CASCADE UPTO 10,000 LTS

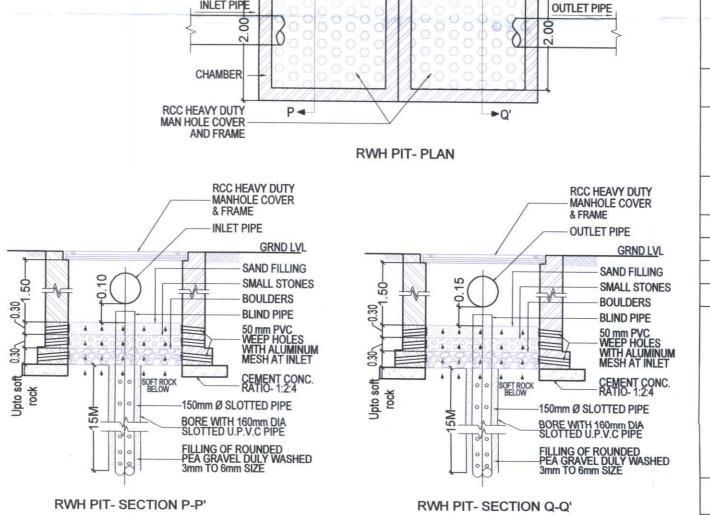
WATER CAPACITY

**RETAIL OUTLET - SERVICES PLAN** 

30.00

AIR\_ COMPRESSOR

RIGHT OF WAY 30.0m FROM C/ L OF ROAD



RAIN WATER HARVESTING DETAIL SCALE - N.T.S

-2.00-

SHED -ROOF PLAN

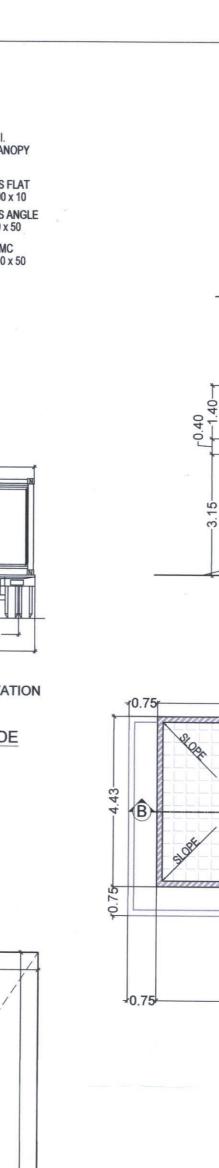
SCALE - 1:100

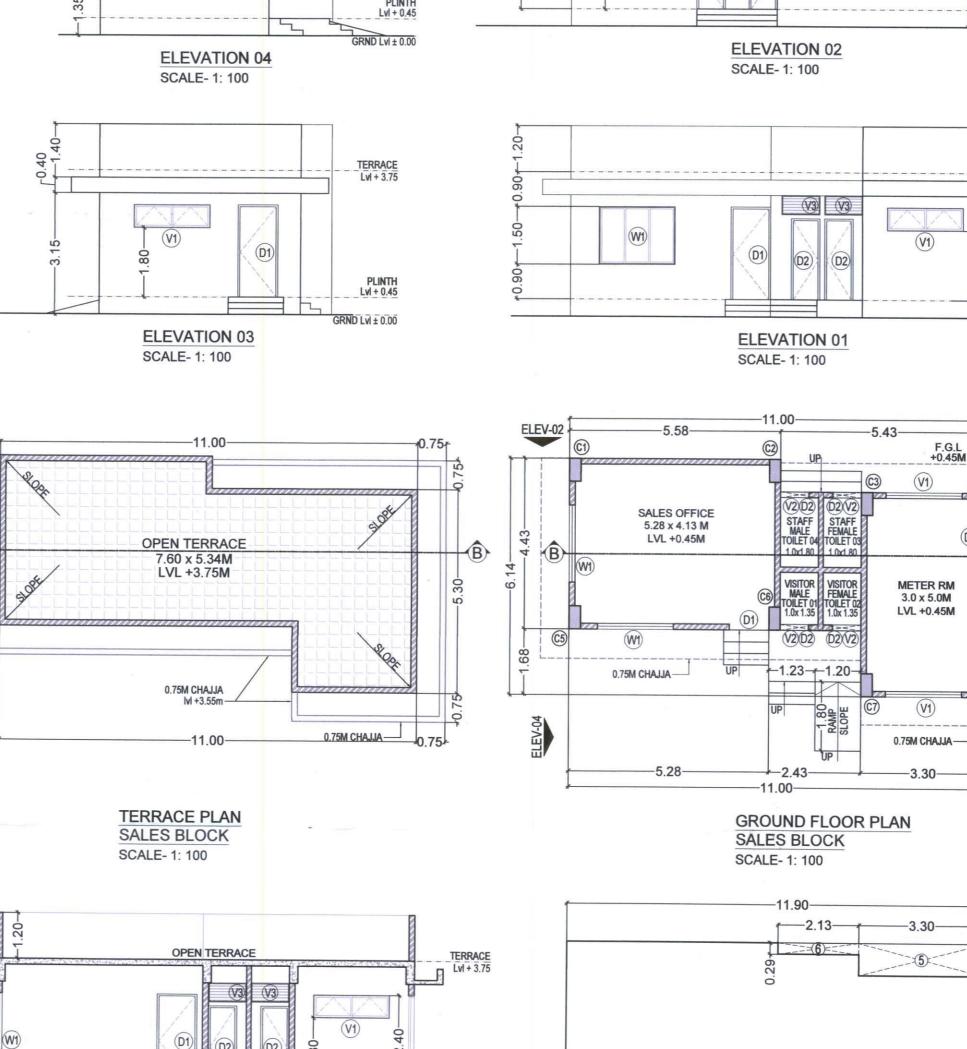
D.C.P. (10)

D.C.P. (10)

SHED - GROUND PLAN

SCALE - 1:100





TERRACE Lvl + 3.75

(W1)

SCALE- 1: 100

Dimensions (LxB)

AREA STATEMENT - RAISED PLATFORMS (x02)

A  $| 11.900 \times 7.550 \times 01 | = | 89.845 | (a) |$ 

**GROUND** 

(i)

(Sq. mt.)

(iv)

59.312

121.500

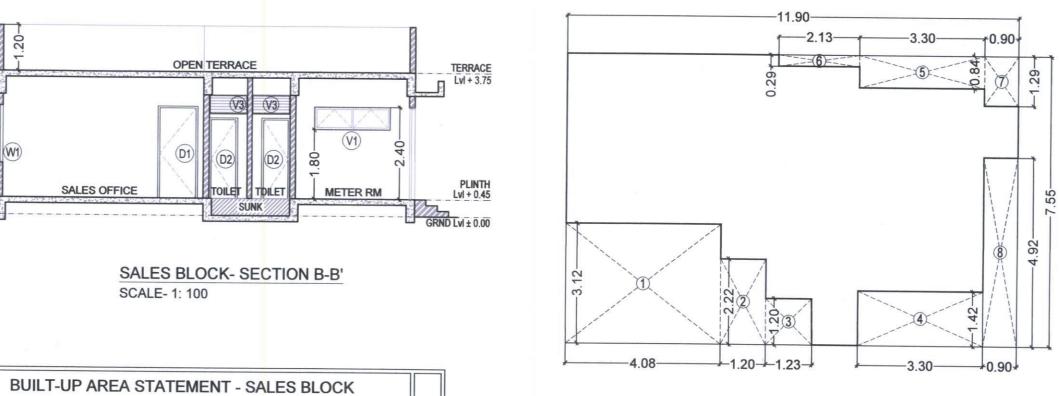
180.812

SALES BLOCK

SHED

TOTAL NET BUILT-UP AREA

GROUND



AREA LINE DIAGRAM SALES BLOCK- PLAN SCALE- 1: 100

н	10000000			00.010	(~/	11							
	DEDU	ICTIONS											
	1	4.080 x 3.120 x 01	=	12.729	1			*					
	2	1.200 x 2.220 x 01	=	2.664									
	3	1.230 x 1.200 x 01	=	1.476			4 1				- BA-		The same of the sa
	4	3.300 x 1.420 x 01	=	4.686	1								
	5	3.300 x 0.840 x 01	=	2.772	1 1		SCH	EDULE OF	DOORS	& WINDOV	VS (UTILIT	TY BLOC	;K)
	6	2.130 x 0.290 x 01	=	0.617	1				SIZE		SILL LVL	TOTAL	
	7	0.900 x 1.290 x 01	=	1.161	1 1		TYPE	WIDTH	HEIGHT	AREA	( Meter )	NO.s	DESCRIPTION
	8	0.900 x 4.920 x 01	=	4.428	1		(i)	(ii)	(iii)	(iv)= (ii)x(iii)	(v)	(vi)	(vii)
Ì		TOTAL	=	30.533	(b)		D1	1.05	2.40	2:520	-	02	T.W. PANEL DOOR
ŀ	TOTA		2000		(0)		D2	0.75	2.10	1.575	-	04	T.W. PANEL DOOR
		L BUILT-UP AREA S BLOCK [ (a) - (b) ]	=	59.312			W1	2.00	1.50	3.000	0.90	02	03 PANEL ALUMINUM
L		[(a) (b)]					V1	2.00	0.60	1.200	4.00		FRAME SLIDING WINDOW
		=					V 1	2.00	0.00	1.200	1.80	03	ALU. FRAME 2 PANEL VERTICAL OPENING VENTILATOR
	STATE	MENT - RAISED PLATFORMS	S (x02)				. V2	1.05	0.45	0.450	2.20	04	ALU. LOUVERED WINDOW

AREA (sqm)

				, ,		11 11					-		
GRO	UND								-				
Block	Dimensions	3*	No. of Platforms		AREA (Sq. mt.)		SCHEDULE OF L As per UDCPR Reg						
(i)	(ii)		(iii)		(iv)		ROOM	CARPET	WINDOW	WINDOW	NO. OF	L&V	L&V
Α	5.000 x 1.200	х	02 No.s	= ,	12	(a)		AREA	TYPE	OPENING AREA	WINDOWS	REQUIRED	PROPOSED
DEDI	JCTIONS					1 1	(i)	(ii)	(iii)	(iv)	(v)	(vi)= (ii) / 6	(vii)
DLDC	70110140						METER ROOM	15.15	V1	1.200	03	2.525	3.600
1	0.035 x 04	X	02 No.s	=	0.280	(b)	SALES OFFICE	21.96	W1	3.000	02	3.660	6.000
	As per Poly line (x4)						TOILET 01	1.470	V2	0.450	01	0.245	0.450
TOTA	L AREA FOR X02			=	11.720		TOILET 02	1.470	V2	0.450	01	0.245	0.450
	ED PLATFORMS [ (a	i) - (h	) ]	_	11.720		TOILET 03	1.910	V2	0.450	01	0.318	0.450
	[ (6	, (5	/ 1				TOILET 04	1.910	V2	0.450	01	0.318	0.450

office bearing Certificate No. : CIDCO/NAINA/ Panvel/Shirdhon/BP-00588/CC/2022/0301 Dated: 19 Dec 2022

Approved subject to the conditions mentioned

in Commencement Certificate issued by this

STAMP OF APPROVAL

## NOTES:

GRND Lvl ± 0.00

TERRACE Lvl + 3.75

1. All dimensions are in meters unless & otherwise mentioned.

### Content of Sheet:

GROUND FLOOR SALE BLOCK-PLAN, SECTIONS, ELEVATIONS. DOOR & WINDOW SCHEDULE, LIGHT & VENTILATION SCHEDULE SHED PLAN, SECTIONS & ELEVATIONS, BUA DIAGRAM & CAL.n AREA DIAGRAMS & CALCULATIONS, CNG CASCADE & COMPRESSOR DIAGRAMS, DETAILS & DIMENSIONS.

### Certificate of Area

Certified that the Plot under reference was Surveyd by me on the date 29th September 2022 and the dimensions of sides etc. of plot stated in plan are as measured on site and the are so worked out 1800.00 sq.m tallies with the area stated in document of ownership/ T.P. scheme records/ and records department/ city survey records.



Mr. GHANSHYAM N. MUKADAM

( Signature of Owner/ Lessee ) ( Signature of Architect )

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Date: 07.10.2022



Email ID : nagesagar25@gmail.com Mobile no. : 9029020110

( Signature of Architect )

# Name & Signature of the Owner



Mr. GHANSHYAM N. MUKADAM ( Signature of Owner/ Lessee )

# Description of Proposal & Property

PROPOSED CNG GAS STATION PUMP ON SURVEY NO. 188/1A, VILLAGE- SHIRDHON, TALUKA- PANVEL, DISTRICT- RAIGAD, MAHARASHTRA.

# **Details & Signature of Architect**

Name	1:	Ar. Sagar Gajanan Nage
Email ID	10:	nagesagar25@gmail.com
Mobile no.	1:	9029020110
License no.	:	CA/2018/91649



NORTH WORK LAYOUT PLAN SHEET NO. DRN. BY DATE SCALE



07.10.2022 AS SHOWN