Building Permission Cell, PMAY cell/A

(A designated Planning Authority for PMAY constituted as per government regulation no. TPB4315/167/CR-51/2015/UD-11 dtd. 23.05.2018)

INTIMATION OF APPROVAL (IOA)

U/S 45 (1) (ii) of MRTP Act 1966, as amended upto date

No. EE/BP / PMAY/A/MHADA/ 341 /2026

Dated: - 18 NOV 2026

To,
M/s . Avenue supermarts Ltd
Plot no.B-72 & B-72A,
Wagle Industrial Estate,
Thane (W) – 400604

SUB: Proposed development of Affordable Housing Project (AHP) under PMAY for Conv. Shopping bldg of B + Gr. +2 upper floors on amenity plot No.2A bearing survey No. 86(Pt.), 95(Pt.) at Mouje Shirdhone, Tal-Kalyan, Dist- Thane

REF: M/s Avenue supermarts Ltd application for IOA dt 03/08/2026.

Sir,

With reference to your application U/S 44 of the MRTP Act 1966 for proposal for plans submitted as per UDCPR with referred letter dated 03/08/2026 and the plans, Sections, Description and further particulars and details of your building for Proposed Conv. Shopping bldg of B + Gr. +2 upper floors on amenity plot No.2A on plot bearing survey No. 86(Pt.), 95(Pt.) at Mouje Shirdhone, Tal-Kalyan, Dist- Thane under AHP model (PPP) under PMAY scheme.

I have to inform you that I may approve the building plans of work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45(i)(ii) of the MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under

CONDITIONS TO BE COMPILED WITH BEFORE APPLYING FOR Plinth C.C./FURTHER C.C. / O.C.

1. **The the commencement certificate u/s-45 of MRTP Act for proposed Conv. Shopping bldg of B+ Gr + 2 floors shall be obtained before starting the actual work of these bldgs.**
2. That the structural Engineer shall be appointed and supervision memo as per provisions of unified DCPR shall be submitted by Applicant.
3. That the work should be carried out under the supervision of the competent registered Architect, licensed structural Engineer & Licensed supervisor. As per R.C.C. Consultant the structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with plan shall be get approved from reputed agency and one copy shall be submitted before Further CC.
4. That the sanitary works, drainage works, Water supply completion & Electric Work shall be carried out as per Specifications. The completion certificate of drainage work / water supply & electrical works shall be submitted through appointed consultant /licensed plumber & appointed consultant / licensed wiremen / electrical supervisor before asking O.C.
5. The work should be carried out as per sanctioned plans & no additional F.S.I. should be utilized other than as per sanctioned plans. If construction has been done beyond sanctioned or other than sanctioned plan then necessary action should be done as per clause no.52 of MRTP ACT 1966 & also it is your responsibility to remove the additional construction at your own cost. The proposed construction should be restricted as per sanctioned plans.
6. That the work should be carried out on the plot/ land proposed for above project as per approved revised layout vide letter No. •ãã ‰ãŠ. ,ãâ.½ãâ. Ìã °ããâ.¹ã.‡ãŠàã /'ããè†½ã†Ìãã¾ã/956/2023 ãã³.13/12/2023. All conditions of this approved layout are binding on applicant/ owner & are mandatory to comply.
7. It is to be understood that the foundations must be excavated down to hard soil and as per the soil testing report. For this, Necessary trial pits / trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed accordingly. The Hard strata shall be approved from appointed R.C.C. consultant before actual start of work.
8. That the you have to prepare complete structural design , drawings for the bldgs to be constructed. The R.C.C. design shall be confirming to IS 456 of 2000 and relevant IS amended time to time. The RCC design shall be prepared taking into consideration the protection against seismic forces required for earthquake resistance structures and shall be based on appropriate seismic coefficient as per prevailing relevant IS. The RCC Design of buildings shall be got approved from institutions such as IIT Mumbai/VJTI Mumbai/VNIT Nagpur/COE Pune or any other Polytechnic Eng. College before actual start of work the copy of the same should be submitted to this office before Further C C & work should be carried out under the supervision of R.C.C. Consultant.

9. That the work should be carried out entirely at applicant's own risk and cost and the Planning Authority/PMAY/MHADA will not be responsible for any mishap or irregularity at any time.
10. That the 7/12 extract of land should be free hold, if loading is on the 7/12 then, the same should be make free hold & the fresh free hold 7/12 should be submitted before O C.
11. That the responsibility of any damage or loss of adjoining properties if any will vest entirely with the applicant and Planning Authority/PMAY/MHADA will not be responsible in any matter whatsoever.
12. All the terms and conditions mentioned in this IOA & Plinth C.C. to be issued will be applicable and binding to the applicant and the Indemnity bond in prescribed Performa agreeing the terms and conditions in IOA & Plinth C.C. to be issued shall be submitted by the applicant at the time of issue of I.O.A.
13. If any dues are pending with Local Authority, N.A. Charges, Agriculture Tax or any other charges to be pending with concerned Authorities then the same should be cleared by Applicant and NO- Due Certificate with effect that should be submitted to this office before asking for O.C.
14. That the concerned Architect/Licensed Surveyor & Applicant/ Developer/Owner should give certificate that, the newly constructed building is in accordance with the plans approved by Planning Authority/PMAY/MHADA.
15. That the approach road should be constructed at your own cost before asking further C.C & undertaking with this effect should be given before asking plinth C.C
16. **In accordance with the letter No. 204 dated 05/10/2026 from the Executive Engineer, Konkan Division, the aforementioned amenity plot is to be proposed for a super market and the area of the aforementioned amenity plot is proposed to be revised from the originally sanctioned 2,349.61 sq. m. to 2,322.20 sq. m. Therefore, it is your responsibility to obtain the revised layout and submit the copy of the same before asking for C.C**
17. **This IOA is being issued subject to submission of the approved revised layout to this office before asking for Commencement Certificate (C.C.).**
18. **That the NOC from the concerned department shall be obtained for realigning the 12.00 mtr wide road with MMC's service road and the construction shall be completed in accordance with the NOC's terms and conditions as well as applicable MMC standard for design services, material quality etc.**
19. That the qualified / Licensed registered site supervisor should be appointed & the form of supervision as per UDCPR shall be submitted to this office before asking for Plinth C.C for proposed building.
20. That the registered undertaking shall be submitted in presacribed performa for
    a) To demolish the excess area if constructed beyond permissible FSI shall be submitted.
    b) For payment or difference if any for scrutiny fees, security deposit, development charges, Ancillary area premium etc.

21. Requisitions of clause as per the Prevailing Development control Regulations of unified DCPR shall be complied with & Records of good quality of work, verification report, material test reports etc. shall be maintained on site till completion of the entire work.
22. As per the UDCPR ,development / construction of building requiring clearance from the authorities like Railway, Directorate of Industries, District Magistrate, Inspectorate of Boilers and Smoke Nuisance, Defense Department, Maharashtra Coastal Zone Management Authority, Archaeological Department etc, the relevant no objection certificates from these authorities, if applicable shall be submitted before issue of Plinth C.C./ Further C C
23. That the requirements of final N.O.C. from (i) M.S.E.B. before completion of work. (ii) PWD road Department before issue of Plinth C C., if necessary (iii) Water Supply Department before before issue of plinth C.C. (iv) Health Department before issue of plith C.C if necessary. (v) NOC from concern Authority for parking etc's shall be obtained before before issue of plinth C.C. (vi)Drainage NOC from concern Authority before issue of plinth C.C. (vii) To concern Local Tree Authority department and obtain NOC from them before start of work (viii) That the N.O.C. from Collector Dept. for excavation of land before start of work shall be taken & submit to this office.
24. If the land of the subjected project is affecting High Tide Line under red zone then plinth level of building should not be less than height mentioned in UDCPR above the Red Flood Line level as per clause of Prevailing Development control Regulations of UDCPR. Normally the plinth height should not be less than 0.30 meter above ground level or road level whichever is maximum as per UDCPR
25. This I.O.A. is being issued subject to submission of the notarized Comprehensive undertaking on Rs. 500/- Stamp paper in prescribed Performa.
26. That the owner should provide Water supply, Electric Supply & Drainage arrangement & also other basic facilities as their own cost.The NOC of the same from concern department shall be submitted before issue of plinth CC
27. That all the buildings are required to be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design (as per Earthquake Zone), the stability certificate from Structural Engineer to that effect shall be submitted before issue of Plinth C.C./Further C C/ O.C.
28. That the owner / developer shall display a board at site before starting the work giving the details such as name and address of the owner / developer, Architect and structural engineer. A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work
29. That the as per UDCPR clause no 13.3 Rain water harvesting shall be provided .
30. That the UD's circular vide no. TPB,43200/2133/CR-230/01/UD-11, Date 10/03/2005 for Rain Water Harvesting should be provided.
31. That, if drainage line is not available on site, then it is mandatory to provide STP in adequate design approved by concern authority. Also as per clause No.13.5 of UDCPR if the BUA is more than 4000.00sq.mtr the solid waste management shall be provided for the subjected project.
32. That the as per clause No.13.4 of UDCPR's Norm the Grey Water Recycling plant shall be provided for subjected project if applicable.
33. That the MAHA RERA registration is mandatory for above project and registered copy for the same should be submitted before asking for further C.C.

34. That the Architect, Structural consultant shall verify the scheme is in progress as per sub-structure, super structure & as per plans sanctioned.
35. That the soil investigation will be done and report thereof will be submitted along with structural design and calculations before asking plinth CC
36. That the consent to operate certificate for sewage treatment plant from Maharashtra Pollution Control Board shall be obtained & submit to this office before asking for O.C
37. That the final CFO NOC shall be submitted to this office before asking for O.C
38. All terms and conditions of RERA Act 2016, UDCPR and D.P. Remarks will be binding to this project.
39. That the MOA/Agreement must be executed with concerned nodal agency department and copy of the same should be submitted before asking further CC. All the terms and conditions of MOA are binding on this project.
40. That the notice in the form of UDCPR shall be submitted on completion of plinth & after that, the plinth shall be got checked by this office staff before commencement of work above plinth/further super structural work. Further work of above plinth should not be started before verification of this office staff and before issue of Further C C.
41. That the debris shall be disposed as per the norms of respective Local Authority.
42. That the payments intimated by Executive Engineer, BP/ PMAY/ A /MHADA shall be paid before issue of IOA / Plinth C.C. & if any other outstanding that may be asked by any other Govt. Dept./ planning authority, MHADA or Local Authority, the same shall be borne by the Owner/Developer/Applicant.
43. That the amended remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks, shall be submitted from respective Authorities.
44. That the work should be carried out and the Material testing should be done of all required material as per IS code, Red Book & N.B.C's Specifications & the report for construction materials used at site shall be obtained from Govt. Approved Laboratory as per required frequency.
45. That every person who shall erect as new building shall cause the same to be built so that every part of the plinth shall be so located with respect to surrounding ground level that adequate drainage of the site is assured but height shall not be less than 0.3 m. above the surrounding ground level as per clause of UDCPR
46. That the proposed actual date of start of work of proposed Conv. Shopping bldg should be communicated to this office. That the quality control for building work/for structural work/supervision of the work shall be done.
47. That all the terms and condition of Central and State govt. G.R.'s/ notification issued time to time which are related to AHP under PMAY are binding to this scheme.

48. That the Water connection for constructional purpose from concern authority shall be taken with prior approval from concern authority and if bore water shall be used for construction purpose then the same water shall be tested from reputed laboratories.
49. That to safeguard the plot is owner's/applicant's responsibility. The plot should be encroachment free. If any type of encroachment/unauthorized construction to be done on the plot area of layout after IOA issued then the same shall be removed by the applicant/owner at his own risk and cost, Planning Authority/PMAY/MHADA is not responsible for the same.
50. That the required drainage connection charges, water supply connection charges, road cutting charges or any other charges regarding development of project asked by Local Authority shall be borne to Local Authority by developer.
51. That the Provisions of the notifications of of dated 14/09/2006, 9/12/2016 & circular of dtd 27/12/2018 of Ministry of Environment, Forest & Climate change should be adhered to the applicant & action to be taken accordingly by applicant.
52. If, any amendment is required in sanctioned plan then the approval for revised amendment plan is required to be taken by Planning Authority / PMAY/MHADA.
53. That the marginal distances shall be provided as per sanctioned plans & compound wall shall be erected on site before asking of further C.C. To insure that marginal distance can be measured as per drawing before issuing plinth completion certificate.
54. The compound wall shall be constructed as per design given by RCC Consultant. Strengthening of compound wall is whole responsibility of applicant. Also it is the responsibility of the applicant to construct R.C.C.
55. The NOC from Airport Authority is mandatory if falled in funnel zone & shall be submitted before Plinth C C. All the terms & conditions of Airport Authority's NOC for subjected project shall be adhered to & complied with.
56. That the owner /developer will solely be responsible for any legal matters, actions, suits, proceeding, claims, demands & losses, damages, costs etc arising in regards with the above subjected project, BP Cell/PMAY/MHADA will not be responsible for the same.
57. It is the responsibility of the developer that the permission from Tahasildar collector department for excavation of land shall be taken before issue of Plinth C C.
58. That the applicant shall provide Over-Head water tank and Under Ground water tank to the bldg as per standard design and satisfaction of concern authority.
59. That this IOA is being issued subject to submission of undertaking for noc of civil aviation if necessary, NOC of environmental clearance if necessary,NOC for water supply, electrical and drainage before issue of plinth C.C
60. That the applicant shall strictly follow the prevailing Rules /Orders / Notification issued by the Labor Department, GoM from time to time, for labours working on site.
61. That the applicant shall provide at his own cost, the infrastructural facilities (such as internal Access, approach road, channelization of water, arrangements of drinking

water, arrangements for commutation, disposal of sludge and sewage, arrangements of collection of solid waste etc) within the plot, of such standards (i.e. standards relating to design, material or specification) as stipulated by the corporation, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made to satisfaction of the Planning Authority as well as Local Authority.

62. That this I.O.A. is being issued subject to submission of NOC's mentioned in this I.O.A. The receipts of No Due Certificate from Local Authority for N.A. Charges or any other charges related to land paid before asking O.C.
63. If Trees are affected to the project then the NOC from concerned Authority is mandatory. The NOC should be taken from concern authority before actual start of work of Conv. Shopping bldg. Also the final NOC of tree Authority shall be taken & submitted to this office & the Nos of trees should be provided as per the concerned Authority's norms before issue of O.C.
64. That the final NOC for lift for fit for working from Lift inspector & Fire NOC for all lifts shall be taken before asking O.C.
65. if any other departments NOC is required other than mentioned in this I.O.A., the same shall required to be obtained and copy to be submitted to this office.
66. That the approach road should be provided for electric substation / transformer. Also, the adequate space should be provided for waste water treatment & recycling plant
67. The plot boundary should be confirmed from TILR before actual start of work and fencing / barricade should be provided to whole plot as a boundary before actual start of work.
68. The conditions of I.O.A. shall be binding not only on the applicant but also on his successors and every person deriving title through or under them.
69. **That the Intimation of Approval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Competent Authorities wherever required not for start of work.**
70. **The Construction work for proposed Conv. Shopping bldg of B+Gr.+2 floor will be start only after the Commencement Certificate upto Plinth u/s 45 of MRTP ACT will be issued.**
71. That if the building of the project are affecting by HTL then the Horizontal and Vertical distance should be maintained from building line as well as structure to be constructed as per regulation of 3.1.2 of UDCPR.
72. That the debris shall be disposed as per the norms of respective Local Authority.
73. The EE/BP Cell/PMAY/A/MHADA will not be responsible in regards of the fund release from Central & State Government as per guidelines issued from time to time.

74. That, if you failed to fulfill the IOA conditions then the commencement certificate will be granted under Section 45 (ii) of the Maharashtra Regional and Town Planning Act 1966, to be withdrawn.
75. That the Planning Authority / PMAY / MHADA reserve its right to withdraw, change, alter amend their IOA/Plinth C.C. letter and conditions mentioned herein in future at any point of time without giving any reason to do so.
76. That this IOA is issued based on available/submitted document. If it is subsequently found that the document/information submitted with your application for building permission are incorrect or forged, misleading then this IOA/Plinth C.C. will be cancelled and applicant will be held responsible for the consequences/losses, if any thereof arises in future.
77. That the Hon. Vice President/Authority, MHADA reserve the right to cancel the building permission (IOA/Plinth CC) without giving any notice.
78. All necessary precautionary measures as per guidelines for Air Pollution Mitigation during the building construction activities to be followed.

DA: - one set (08 nos of plans)

Tanuja Dhanaji Patil — Digitally signed by Tanuja Dhanaji Patil Date: 2026.11.17 15:44:48 +05'30'

Junior Engineer
Building permission cell
PMAY/MHADA

Sachin Arun Kadam — Digitally signed by Sachin Arun Kadam Date: 2026.11.18 11:43:41 +05'30'

Deputy Engineer
Building permission cell
PMAY/MHADA

Rupesh Muralidhar Totewar

Executive Engineer
Building permission cell
PMAY/MHADA

Copy forwarded for favour of information :

1. Commissioner , Ambernath, Kulgaon- Badlapur & Surrounding Notified Area.
2. Chief Officer, Konkan Board, MHADA.
3. Asst. Director of Town Planning, Thane
4. Asst. Director of Town Planning, KDMC
5. Architect:- U.B. Architects, 602-B, Sarvoday 11, Kher Nagar, Bandra (East), Mumbai-400 051.
6. Chief I.C.T. Officer, MHADA for information & to be uploaded on official MHADA website.
7. Executive Engineer-II/PMAY/MHADA/A, for information

Rupesh Muralidhar Totewar

Executive Engineer/B.P.Cell
PMAY/ MHADA

LAYOUT PLAN

S.NO.86 & 95 SHIRDHON, TAL.-KALYAN | SHEET 01 of 02

STAMP OF APPROVAL OF PLAN

FSI AREA STATEMENT

POCKET NO	TYPE OF BUILDING	STR.	NO. OF BLDG (MTBS)	NO. OF STRL / FLOOR (MBS)	NO. OF RM / BLDG (MBS)	NO. OF SHOPS / BLDG (NOS)	GARPET AREA / STR. (SQM.)	NO. OF WING (PODELS)	ITEM / POCKET (NOS)	SHOPS / POCKET (NOS)	PROPOSED RESI. BUA / BLDG. (SQM.)	TOTAL PROPOSED RESIDENTIAL BUA (SQM.)	PROPOSED COMMERCIAL BUA /BLDG. (SQM.)	TOTAL PROPOSED COMMERCIAL BUA (SQM.)	TOTAL PROPOSED BUA RESI + COMM. (SQM.)	EWS TEN. 1:06 / MHAT (NOS)	LIG TEN.	I.C PROPOSED TEN.	EXISTING BUA	NEW PROPOSED BUA AS PER REVISED PROPOSAL AS PER UDCPR	REMARKS
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
1	EWS - 1A (G+6Fl. NOS.)	RESI.	G+7	20.70	70	137		20.3	2	280		5564.00	22656.33			22656.33	308			22656.33		
2	EWS - 1B (G+6Fl. NOS.)	RESI.	G+7	20.70	70	137		20.3	4	560		5564.00	22656.33			22656.33	308			22656.33		
3	LIG - 1A (G+6Fl. NOS.)	RESI.	G+7	20.70	70	137		20.3	4	560		5564.00	22656.33			22656.33	308			22656.33		
4	LIG - 1B (G+6Fl. ABS.)	RESI.	G+7	23.79	70	137		23.0	3	384		5564.00	16992.24			16992.24	231			16992.24		
5	EWS - 1A (G+6Fl. NOS.)	RESI.	G+15	40.50	70	208		29.0	3	420		10665.00	31611.00			31611.00	429			31611.00		
6	EWS - 1B (G+6Fl. NOS.)	RESI.	G+15	41.32	70	208		29.5	4	560		10665.00	40225.44			40225.44	562			40225.44		
7	EWS - 1B (G+6Fl.)	RESI.	G+15	41.32	70	208	10 SHOPS	29.5	3	420	30	10665.00	31611.00	1001.77	651.14	31611.00	429			31611.00		S.D.CHGS
8	LIG - 1B (G+6Fl.)	RESI.	G+15	41.32	70	208		29.5	4	560		10665.00	40225.44			40225.44	562			40225.44		
9	LIG - 1A (G+6Fl. NOS.)	RESI.	G+15	40.82	70	204		29.0	4	560		10665.00	40225.44			40225.44	562			40225.44		
10	EWS - 1A (G+6Fl. NOS.)	RESI.	G+15	41.32	70	208		29.5	4	560		10665.00	40225.44			40225.44	562			40225.44		
11	EWS - 1B (G+6Fl. NOS.)	RESI.	G+15	41.32	70	208		29.5	4	560		10665.00	40225.44			40225.44	562			40225.44		
12	EWS - 1B (G+6Fl.)	RESI.	G+15	41.32	70	208	10 SHOPS	29.5	4	560	32	10665.00	40225.44	651.12	642.80	40868.24	562			40868.24		
13	LIG - 1A (G+6Fl. NOS.)	RESI.	G+15	40.82	70	204	8 SHOPS	29.0	4	560	32	10665.00	40225.44	560.72	642.80	40868.24	562			40868.24		
14	LIG (G+6Fl. NOS.)	RESI.	G+7	68.54	7	479	6 SHOPS	42.77	3	420	30	11078.18	33157.54	183.80	551.40	33708.93			483		33708.93	PROPOSED
15	LIG (G+6Fl. NOS.)	RESI.	G+7	67.54	7	158		42.77	3	420		11084.67	33254.01			33254.01			483		33254.01	PROPOSED
16	LIG (G+6Fl. NOS.)	RESI.	G+22	68.51	7	164	6 SHOPS	42.77	3	702	15	11078.18	33708.18	183.80	367.60	34075.78			302		34075.78	PROPOSED
17	LIG (G+6Fl. CS)	RESI.	G+22	67.54	7	158		42.77	3	702		11084.67	33999.14			33999.14			302		33999.14	PROPOSED
18	LIG (G+6Fl. NOS.)	RESI.	G+22	67.54	7	158		42.77	3	702		11084.67	33254.01			33254.01			483		33254.01	PROPOSED
19	LIG (G+6Fl. NOS.)	RESI.	G+22	68.51	7	164	5 SHOPS	42.77	4	936	20	11078.18	44210.72	183.80	735.20	44945.92			604		44945.92	PROPOSED
20	LIG (G+6Fl. NOS.)	RESI.	G+22	67.54	7	158		42.77	3	702		11084.67	33999.14			33999.14			302		33999.14	PROPOSED
21	LIG (G+6Fl. NOS.)	RESI.	G+22	67.54	7	158		42.77	4	936	54	11078.18	59401.68	183.80	1103.20	60504.88			806		60504.88	PROPOSED
22	LIG (G+6Fl. NOS.)	RESI.	G+22	68.51	7	164	5 SHOPS	42.77	4	936	54	11078.18	59401.68	183.80	735.20	60136.88			804		60136.88	PROPOSED
23	LIG (G+6Fl. NOS.)	RESI.	G+22	68.51	7	164	5 SHOPS	42.77	4	936	20	11078.18	44210.72	183.80	735.20	44945.92			604		44945.92	PROPOSED
24	LIG (G+6Fl. CS)	RESI.	G+22	67.54	7	158		42.77	3	702		11084.67	33999.14			33999.14			302		33999.14	PROPOSED
25	LIG (G+6Fl. NOS.)	RESI.	G+22	67.54	7	158		42.77	3	702		11084.67	33999.14			33999.14			302		33999.14	PROPOSED
26	LIG (G+6Fl. NOS.)	RESI.	G+22	68.51	7	164	5 SHOPS	42.77	3	702	15	11078.18	33708.18	183.80	367.60	34075.78			302		34075.78	PROPOSED
27	LIG (G+6Fl. CS)	RESI.	G+22	67.54	7	158		42.77	3	702		11084.67	33999.14			33999.14			302		33999.14	PROPOSED
28	LIG (G+6Fl. NOS.)	RESI.	G+22	68.51	7	164	5 SHOPS	42.77	3	702	31	11078.18	33708.18	183.80	367.60	34075.78			302		34075.78	PROPOSED
29	LIG (G+6Fl. NOS.)	RESI.	G+22	67.54	7	158		42.77	3	702		11084.67	33999.14			33999.14			302		33999.14	PROPOSED
30	LIG (G+6Fl. NOS.)	RESI.	G+22	67.54	7	158		42.77	3	702		11084.67	33999.14			33999.14			302		33999.14	PROPOSED
31	LIG (G+6Fl. NOS.)	RESI.	G+22	67.54	7	158		42.77	3	702		11084.67	33999.14			33999.14			302		33999.14	PROPOSED
32	NEW AMENITY (STAFF ROOM , OFF / CF, TYPE 1 , GYM-1 , MULTIPURPOSE HALL)	RESI. + COMM.	G/S +4	22.50			4				4	209.50	230.50	1660.00	1660.00	1890.50					1890.50	
GRAND TOTAL									118	19,687	340	4 SHOPS		11,145,734.80		8,697.18		11,77,386.14	2,141	126	11,873	3,60,946.58	8,19,639.58	

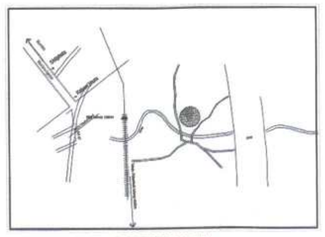
SANCTIONED DEVELOPMENT PLAN

SCALE :- N.T.S.



LOCATION PLAN

SCALE :- N.T.S.



SHIRDHON , TAL.KALYAN, S. NO 86 & 95.

SR.NO	AREA STATEMENT	Total (SQM)
1	TOTAL AREA OF PLOT (AS PER SANCTIONED LAYOUT)	360900.30
	a) AREA OF PLOT AS PER 7/12 EXTRACT	360900.30
	b) AREA OF PLOT AS PER SURVEY	360900.30
	c) AREA AS PER SURVEY BY ARCH. WITH TRANSLLATION METHOD	360900.30
	d) MINIMUM AREA CONSIDERED AS PER SANCTIONED LAYOUT	360900.30
2	DEDUCTION FOR	
	a) PROPOSED 100 M. WIDE MULTI MODAL CORRIDOR	60042.84
	b) ANY RESERVATION (LAND ALLOTTED FOR REHABILITATION PROJECT)	6280.00
3	BALANCE PLOT AREA	327277.16
4	AMENITY	
	a) REQUIRED AMENITY AS PER UDCPR (5% OF 3)	16363.86
	b) AMENITY PROVIDED AS PER EARLIER APPROVED PLAN	32230.05
	c) PROPOSED AMENITY (BUILDABLE + NON BUILDABLE)	37346.77
5	NET PLOT AREA	289930.39
6	RECREATIONAL AREA (OPEN SPACES)	
	a) PERMISSIBLE RECREATIONAL AREA (10% OF 5)	28993.04
	b) PROPOSED OPEN SPACE AREA	29411.20
7	PERMISSIBLE PLOT AREA FOR FSI AS PER (6)	289930.39
8	PERMISSIBLE FSI (AS PER UDCPR)	3.00
9	PERMISSIBLE BUA (7 X 8)	869791.17
10	TOTAL PERMISSIBLE BUILT UP AREA	869791.17
11	LESS EXISTING BUILT UP AREA (OC GRANTED FOR BLDG AREA)	360946.58
12	BALANCE PERMISSIBLE BUILT UP AREA (10-11) (729808.00 - 360946.58)	508844.59
13	TOTAL PERMISSIBLE BUILT UP AREA	508844.59
14	a) PERMISSIBLE BUA FOR RESIDENTIAL (13 -15a)	508927.26
	b) ANCILLARY AREA FOR RESIDENTIAL @ 60%	302356.37
	c) TOTAL PERMISSIBLE BUA FOR RESIDENTIAL(14a+14b)	806283.65
15	a) PROPOSED BUILT UP AREA FOR COMMERCIAL	4917.33
	b) ANCILLARY AREA FOR COMMERCIAL @ 80%	3933.85
	c) TOTAL PERMISSIBLE BUA FOR COMMERCIAL (15a+15b)	8851.18
16	a) ADD ITS OF 100 M. WIDE MULTIMODAL CORRIDOR (SUBJECT TO HANDING OVER TO CONCERN AUTHORITY)	60042.84
	b) ANCILLARY AREA FOR MULTIMODAL CORRIDOR@ 60% (SUBJECT TO HANDING OVER TO CONCERN AUTHORITY)	36025.70
	c) TOTAL PERMISSIBLE BUA FOR MULTIMODAL CORRIDOR (16a+16b) (SUBJECT TO HANDING OVER TO CONCERN AUTHORITY)	96068.54
17	a) PROPOSED RESIDENTIAL BUA FOR MIX AMENITY (DRIVER ROOM)	209.50
	b) PROPOSED COMMERCIAL BUA FOR MIX AMENITY- (MULTIPURPOSE HALL , GYM)	1890.50
	c) TOTAL PROPOSED BUA FOR MIX AMENITY- (DRIVER ROOM , MULTIPURPOSE HALL , GYM) (17a + 17b)	2100.15
18	GRAND TOTAL PERMISSIBLE BUA WITH ANCILLARY (14c+15c+16c)	1272140.93
19	NOW PERMISSIBLE BUILT UP AREA FOR RESIDENTIAL (18-(5a)	767732.62
20	BALANCE BUILT UP AREA FOR RESIDENTIAL (19-**)	306286.34
21	PROPOSED BUILT UP AREA FOR COMMERCIAL	8851.18
22	TOTAL BUILT UP AREA NOW PROPOSED FOR RESI. (EXCLUDING EXISTING)	867788.40
23	TOTAL PROPOSED BUILT UP AREA RESI.+COMM. (21+22)	816639.58
24	GRAND TOTAL PROPOSED BUA EXISTING +RESI. +COMM. + MIX AMENITY (11 + 2* + 23)	1177586.14
25	BALANCE BUA (18-24)	94553.79
26	TOTAL CONSUMED FSI (24/7)	4.062
27	TOTAL O.C OBTAINED T/S AND NOW PROPOSED T/S)	18692
	EWS T/S (O.C OBTAINED)	7*41
	I.C T/S (O. C OBTAINED)	509
	L/G T/S (PROPOSED)	11322
	SHOPS	274

SR. NO	OPEN SPACE / R.G AREA STATEMENT	S.NO. 86 & 95	
1	NET PLOT AREA	289547.56	SQM.
2	10.00 % OPEN SPACE / R.G AREA REQ.	29054.76	SQM.
3	OPEN SPACE / R.G AREA PROVIDED	29411.20	SQM.

R.G./ O.S. AREA			
1	R.G. / O.S. -01	=	930.53 SQM.
2	R.G. / O.S. -02	=	1104.95 SQM.
3	R.G. / O.S. -03	=	826.11 SQM.
4	R.G. / O.S. -04	=	1104.95 SQM.
5	R.G. / O.S. -05	=	1104.95 SQM.
6	R.G. / O.S. -06	=	336.47 SQM.
7	R.G. / O.S. -07	=	1290.30 SQM.
8	R.G. / O.S. -08	=	711.56 SQM.
9	R.G. / O.S. -09	=	873.11 SQM.
10	R.G. / O.S. -10	=	1139.80 SQM.
11	R.G. / O.S. -11	=	438.62 SQM.
12	R.G. / O.S. -13	=	303.31 SQM.
13	R.G. / O.S. -14	=	1139.80 SQM.
14	R.G. / O.S. -15	=	1139.80 SQM.
15	R.G. / O.S. -16	=	889.45 SQM.
16	R.G. / O.S. -17	=	1139.80 SQM.
17	R.G. / O.S. -18	=	862.63 SQM.
18	R.G. / O.S. -19	=	774.07 SQM.
19	R.G. / O.S. -20	=	1575.09 SQM.
20	R.G. / O.S. -21	=	575.96 SQM.
21	R.G. / O.S. -22	=	539.21 SQM.
22	R.G. / O.S. -23	=	582.65 SQM.
23	R.G. / O.S. -24	=	363.35 SQM.
24	R.G. / O.S. -25	=	730.79 SQM.
25	R.G. / O.S. -26	=	669.20 SQM.
26	R.G. / O.S. -27	=	238.22 SQM.
27	R.G. / O.S. -28	=	1455.66 SQM.
28	R.G. / O.S. -29	=	228.58 SQM.
29	R.G. / O.S. -30	=	365.35 SQM.
30	R.G. / O.S. -31	=	1162.35 SQM.
31	R.G. / O.S. -32	=	256.74 SQM.
32	R.G. / O.S. -33	=	893.80 SQM.
33	R.G. / O.S. -34	=	755.26 SQM.
34	R.G. / O.S. -35	=	399.58 SQM.
34	R.G. / O.S. -36	=	1178.26 SQM.
35	R.G. / O.S. -37	=	1040.74 SQM.
36	R.G. / O.S. -39	=	884.20 SQM.
		=	29411.20 SQM.
GRAND TOTAL			
TOTAL R. G		=	29411.20 SQM.

AMENITY AREA STATEMENT					
AMENITY NO	AMENITY PLOT DESCRIPTION	AMENITY PLOT AREA (SQMT)	PERML FSI	TOTAL BUA BUILDABLE AMENITY	NON BUILDABLE AMENITY (SQMT)
1	STP no. 3 + OWC no. -3	3683.03	-	-	3683.03
2	MULTIPURPOSE HALL-1	1439.79	3.00	4319.37	-
2A	SUPERMARKET & OTHER	2322.20	3.00	6966.60	-
3	SCHOOL AND PLAYGROUND	3033.25	3.00	9099.75	-
4	STP-1 & OWC -1	6275.90	-	-	6275.90
5	EHV STATION	8011.81	-	-	8011.81
6	SCHOOL	1730.80	3.00	5192.40	-
6A	PLAY GROUND FOR SCHOOL	1038.48	-	-	1038.48
7	SUPERMARKET & OTHER	2522.23	3.00	7566.69	-
7A	MULTISPECIALITY HOPITAL	596.87	3.00	1790.61	-
8	MULTIPURPOSE HALL-2	1438.34	3.00	4315.02	-
9	STP no.2 & OWC no. 2	2757.95	-	-	2757.95
11	MULTISPECIALITY HOPITAL	765.64	3.00	2296.92	-
12	FIRE STATION	1130.48	-	-	1130.48
13	SWITCHING STATION	600.00	-	-	600.00
TOTAL		37346.77		41547.36	23497.65

AMENITY AREA STATEMENT			
SR.NO	AMENITY AREA STATEMENT	AREA AS PER EARLIER APPROVAL	AREA AS PER UDCPR
1	PLOT AREA	3,27,277.16 Sqm	3,27,277.16 Sqm
2	REQUIRED AMENITY SPACE	32,227.72 Sqm	16,363.86 Sqm
3	PROVIDED AMENITY SPACE (Amenity Area+Fire Station+ STP area)	38,729.60 Sqm	37,346.77 Sqm

REMARKS
(5 % OF PLOT AREA AS PER UDCPR)



LAYOUT PLAN

Jude Fernandez — Digitally signed by Jude Fernandez, Date: 2026.11.04 15:04:41 +05'30'

*PROJECT

PROPOSED AFFORDABLE HSG. PROJECT UNDER PMAY AT S.NO.86 & 95 SHIRDHON, TAL.- KALYAN FOR KONKAN HOUSING & AREA DEVELOPMENT BOARD, MUMBAI.

SIGNATURE OF LIC.ARCHITECT	SIGNATURE OF OWNER
ANILKUMAR R. SHARMA ARCHITECT L.NO. CA/96/09511	EXECUTIVE ENGINEER- II / THANE KONKAN HOUSING & AREA DEVELOPMENT BOARD, MUMBAI

S.NO.86 & 95 SHIRDHON, TAL.KALYAN

OWNER: म्हाडा MHADA — GRIHA NIRMAN BHAVAN, KALANAGAR, BANDRA (EAST), MUMBAI- 400051 PHONE: 26592000, 26592877, 26592822.

PROJECT	EWS, LIG & CONV. SHOPPING FOR MARS HOUSING SCHEME UNDER P.M.A.Y.
TITLE LOCATION	S.NO.86 & 95 SHIRDHON, TAL.KALYAN
SHEET TITLE	LAYOUT PLAN
JOB NO.	
DRG. NO.	000 / KHADI / THANE / SHIRDHON / LAYOUT PLAN
REV. NO.	00

DRAWN: SHTAL — DSGN: — DATE: 24.07.25

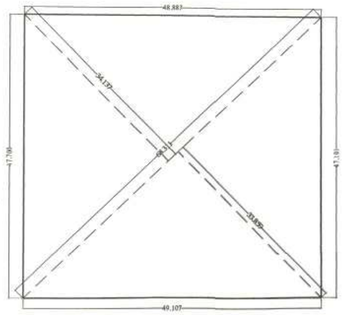
DESD. & CHKD: AKS — RECHKD: AKS — APPD: —

SCALE :- 1: 1000

SR.NO.	DATE	REVISION	PROP.	DEALT	CHKD	APPD
		2 ONLY FIGURED DIMENSIONS SHALL BE FOLLOWED				
		1 ALL DIMENSIONS ARE IN M UNLESS NOTED OTHERWISE				
		NOTES				

*LEGEND

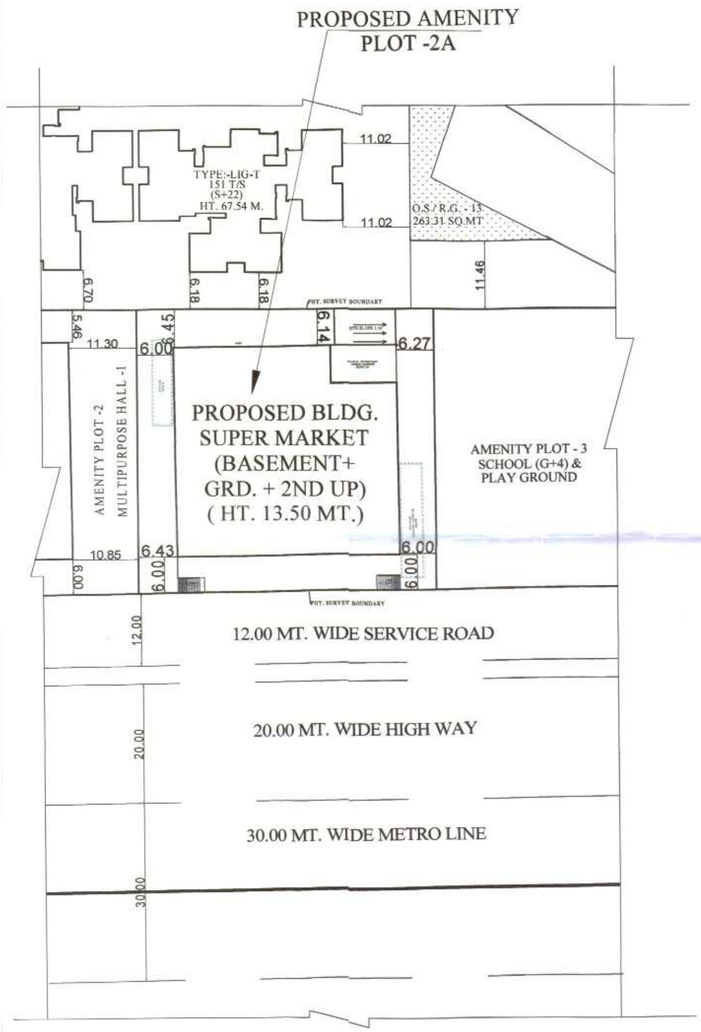
PLOT BOUNDARY	BLACK
PROPOSED WORK	RED
R.G. AREA	GREEN
PROP. ROADS	BURNT SIENNA
STR. TO BE DEMOLISHED	YELLOW
NOT IN MHADA HOLDING	



PLOT AREA CALCULATION AMENITY PLOT - 3 AS PER PHY. SURVEY BOUNDARY										
1	0.5	X	68.311	X	34.137	X	1	NO	=	1165.97 SQ.MT
2	0.5	X	68.311	X	33.860	X	1	NO	=	1156.51 SQ.MT
TOTAL PLOT AREA AS PER PHY. SURVEY BOUNDARY									=	2322.47 SQ.MT.

LINE DIAGRAM FOR PLOT AREA CALCULATION (AMENITY PLOT-3 AS PER PHY. SURVEY BOUNDARY)

SCALE = 1:500



BLOCK PLAN

SCALE-1:500

NET BUILTUP AREA & CONSTRUCTION AREA STATEMENT IN SQ.MT																
FSI AREA							NON FSI AREA									
SN.	BLDG.NO.	TOTAL NO OF BLDG.	NO OF SHOPS	NO OF FLOORS	BUILDING HEIGHT(mt)	TOTAL BUILT UP AREA (sq.mt)	BASEMENT AREA (sq.mt)	UGT. TANK AREA (sq.mt)	FIRE PUMP ROOM AREA (sq.mt)	STP PUMP ROOM AREA (sq.mt)	O.H.T AREA (sq.mt)	LIFT WELL & CAR LIFT (sq.mt)	LMR AREA (sq.mt)	STAIRCASE HEAD ROOM (sq.mt)	STP TANK AREA (sq.mt)	DG. AREA (sq.mt)	SUBSTATION AREA (sq.mt)
	1	2	3	4	5	6	1	2	3	4	5	6	7	8	9	10	11
1	PROP. BLDG.	1	00	BASEMENT	13.50 MT.		1179.59	74.60	50.88	45.52	---	13.17	---	---	48.94	---	---
			01	GROUND		1145.44	---	---	---	---	---	38.44	---	---	---	---	---
			01	FIRST		1212.29	---	---	---	---	---	38.44	---	---	---	---	29.85
			01	SECOND		1242.14	---	---	---	---	---	38.44	---	---	---	---	---
				TERRACE		---	---	---	---	---	39.81	---	73.97	73.52		15.23	---
TOTAL						3599.87	1179.59	74.60	50.88	45.52	39.81	128.49	73.97	73.52	48.94	15.23	29.85

TOTAL NET BUILT UP AREA = 3599.87 .....(A)

NON FSI AREA (FREE OF FSI) = 1760.40 SQ.MT .....(B)

TOTAL GROSS CONSTRUCTION AREA (A+B) = 5360.27 SQ.MT

FILE NO.	SH: 02/08
STAMP OF DATE OF APPROVAL OF PLANS	
GROUND FLOOR PLAN, B. U. DIAG. & CALC., RERA CARPET AREA STATEMENT, BUILT AREA STATEMENT SANITARY STATEMENT & PLOT AREA CALCULATION	
APPROVED SUBJECT TO CONDITION MENTION IN THIS OFFICE I.O.A LETTER NO. E:- ET-341 DATED:- 18 NOV 2026	

Tanuja Dhanaji Patil	Sachin Arun Kadam	Rupesh Muralidhar Totewar
Digitally signed by Tanuja Dhanaji Patil Date: 2026.11.17 13:34:31 +05'30'	Digitally signed by Sachin Arun Kadam Date: 2026.11.18 11:39:58 +05'30'	Digitally signed by Rupesh Muralidhar Totewar Date: 2026.11.18 15:15:03 +05'30'
JE. ENGINEER BP/PMAY/ A/MHADA	DY. ENGINEER BP/PMAY/ A/MHADA	EX. ENGINEER BP/PMAY/ A/MHADA

AREA STATEMENT

	DISCRIPTION	AREA IN SQ.MTR. AMENITY PLOT AREA
1	Area of Plot (Minimum area of a, b, c to be considered)	
	(a) Approved layout Dtd.	2322.20
	(b) As per site	2322.47
	(c) Lowest area considered for prposal	2322.20
2	Deductions for	
	(a) Proposed D.P. Road & D.P. Road Widening	0.00
	(b) Any D.P. Reservation area (National Highway Widening)	0.00
	(Total a+b)	0.00
3	Balance area of plot (1-2)	2322.20
4	Amenity Space (if applicable)	
	(a) Required	**N. A.**
	(b) Adjustment of 2(b), if any -	N. A.
	(c) Balance Proposed -	**N. A.**
5	Net Plot Area (3-4 (c))	2322.20
6	Recreational Open Space (if applicable)	
	(a) Required -	N. A.
	(b) Proposed -	**N. A.**
7	Internal Raod area	0.00
8	Plotable area (if applicable)	0.00
9	Built up area with reference to Basic F.S.I. as per front road width *(Sr.No. 5xbasic* FSI) (2322.20 X 1.10)	**2554.42**
10	Addition of FSI on payment of premium (on base FSI)	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone.	0.00
	(b) Proposed FSI on payment of premium. (0.3 on base FSI)	0.00
11	In-situ FSI / TDR loading	0.00
	(a)In-situ area against D.P. road *[2.0 x Sr. No. 2(a)], if any*	0.00
	(b)Insitu area against Amenity Space if handed over [2.0 or1.85 x Sr. No. 4 (b)and / or(c).	0.00
	(c) TDR area	0.00
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12	Additional FSI area under Chapter No.7	
13	Total entitlement of FSI in the proposal	0.00
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	2554.42
	(a1) earstwhile approved proposed built up area to be retained	0.00
	(a2) balance potential built up area for further vertical development (a - a1)	0.00
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges. (80%)	2043.54
	(c) Total entitlement (a+b)	4597.96
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width *((as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)*	0.00
15	Total Built-up Area in proposal. *(excluding area at Sr.No. 17 b)*	0.00
	(a) Existing Built-up Area As per approved plans	0.00
	(b) Proposed Built-up Area (as per 'P-line')	**3599.87**
	(c) Total (a+b)	3599.87
16	Ancillary FSI by charging premium [15(b) - 13(a)]	1045.45
17	F.S.I.Consumed (15(c / 9)	**1.41**
	(b) Proposed	N. A.

CERTIFICATE OF AREA:

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 11/09/2024 AND THE DIMENSION OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P SCHEME RECORDS /LANDS RECORDS DEPARTMENTS/CITY SURVEY RECORDS

UJWAL SATISH BHOLE
SIGNATURE OF ARCHITECT

OWNER's DECLARATION:

I / WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY MMRDA. I /WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

NOTE:-
THE PROFORMA IS FOR AN ILLUSTRATIVE GUIDELINE ONLY.
THE PROFORMA MAY BE MODIFIED TO SUIT THE PROVISIONS OF DCR UNDER WHICH THE DEVELOPMENT IS PROPOSED.

PROFORMA - B

CONSENTS OF SHEET

GROUND FLOOR PLAN, B. U. DIAG. & CALC., RERA CARPET AREA STATEMENT, BUILT AREA STATEMENT SANITARY STATEMENT & PLOT AREA CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED D MART IN AMENITY PLOT - 2A ON PROPOSED AFFORDABLE HOUSING PROJECT LAYOUT OF EWS, LIG CONV. SHOP & MIX AMENITY UNDER PAMY AT S.N. NO . 86 & 95 OF VILLAGE SHIRDON , TALUKA - KALYAN , DIST- THANE

NAME, SIGNATURE OF DEVELOPER/ OWNER / LEASE OWNER/ POWER OF ATTORNEY HOLDER

LEASE OWNER : -
AVENUE SUPER MARTS LTD.

Jude Fernandez — Digitally signed by Jude Fernandez Date: 2026.11.04 15:04:41 +05'30'

PLOT NO. B-72 & B-72A,
WAGLE INDUSTRIAL ESTATE,
THANE (WEST), MAHARASHTRA, INDIA - 400 604
TEL.: 91 22 33400500

AUTHORIZED SIGNATURE

JOB NO.	DWG. NO.	MODIFIED DATE	SCALE	DRAWN BY	CHECKED BY
	AS ABOVE	04.09.2026	1 : 100	RAJNIKANT G.	DEEPAK A.

NORTH

NAME & ADDRESS OF ARCHITECT

AR. UJWAL SATISH BHOLE
CA / 2010 / 47919

UJWAL SATISH BHOLE
SIGNATURE OF ARCHITECT

ub architects
602 - B, Sarvoday 11, Kher Nagar, Bandra (East), Mumbai- 400051.
www.ubarchitects.in

PARKING STATEMENT AS PER TABLE NO. 8B & 8C. UDCPR

SIZE OF TENEMENTS AS PER UDCPR	NO. OF FLAT (1)	AS PER TABLE NO. 8B (2)		PERMISSIBLE PARKING (3)		5% VISITORS PARKING (4)		TOTAL PARKING PERML 5 (3 + 4)		AS PER TABLE 8C MULTIPLYING FACTOR = 0.50		PROPOSED	
	CARPET AREA OFFICE	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
FOR EVERY TENEMENT HAVING CARPET AREA OF 150SQ.M. AND ABOVE.	--	2 NOS	1 NOS	--	--	--	--	--	--	--	--	--	--
FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	--	1 NO	1 NOS	--	--	--	--	--	--	--	--	--	--
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	--	1 NO	2 NOS	--	--	--	--	--	--	--	--		
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	--	1 NO	2 NOS	--	--	--	--	--	--	--	--	--	--
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M.	--	0 NO	2 NOS	--	--	--	--	--	--	--	--	--	--
FOR EVERY 200 SQ.M. CARPET AREA FOR FRACTION THEREOF (OFFICE AREA)	--	0 NOS	0 NOS	--	--	--	--	--	--	--	--	--	--
FOR EVERY 100 SQ.M. CARPET AREA FOR FRACTION THEREOF (SHOP AREA)	3074.23 SQ.MT.	2 NOS	6 NOS	61.48 NOS	184.45 NOS	--	--	61.48 NOS	184.45 NOS	30.74 NOS	92.23 NOS	32.00 NOS	92.00 NOS
TOTAL				61.48 NOS	184.45 NOS	--	--	61.48 NOS	184.45 NOS	30.74 NOS	92.00 NOS	32.00 NOS	92.00 NOS
									SAY	31.00 NOS	92.00 NOS		

PROPOSED PARKING ARRANGEMENT STATEMENT

PARKING FLOORS / SPACE	STACK PARKING SMALL CAR	STACK PARKING BIG CAR	SCOOTER PARKING
BASEMENT FLOOR -4.20 MT. LVL.	16 NOS	16 NOS	92 NOS
TOTAL PARKING PROVIDED	32.00 NOS		92 NOS

2.5% VENTILATOR AREA STATEMENT FOR BASEMENT

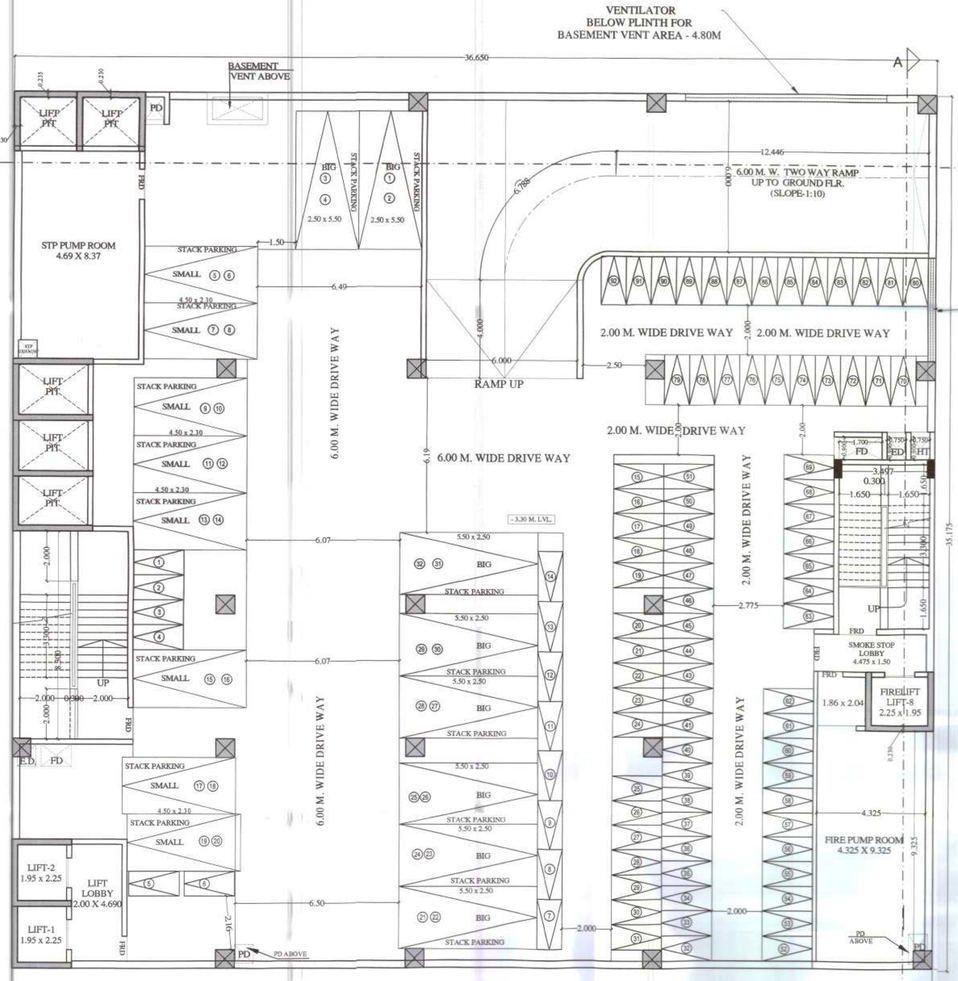
BASEMENT BUILT-UP AREA.	1289.16 sq.mt
PERMISSIBLE 2.50% VENTILATION AREA.	32.23 sq.mt.
VENTILATION AREA	34.94 mt.length

PROPOSED VENTILATOR AREA CALCULATION FOR BASEMENT
RAMP WIDTH (ENTRY) = 6.00 MT.
ENTRY HEIGHT = 5.40
i.e. 6.00MT X 5.40 = 32.40MT.
VENTILATOR BELOW PLINTH AS SHOWN IN GROUND FLOOR FOR REF.
i.e. 4.23 X 0.60 = 2.54 MT.
TOTAL VENTILATOR AREA = 34.94 MT.

2.5% VENTILATOR AREA STATEMENT FOR BASEMENT

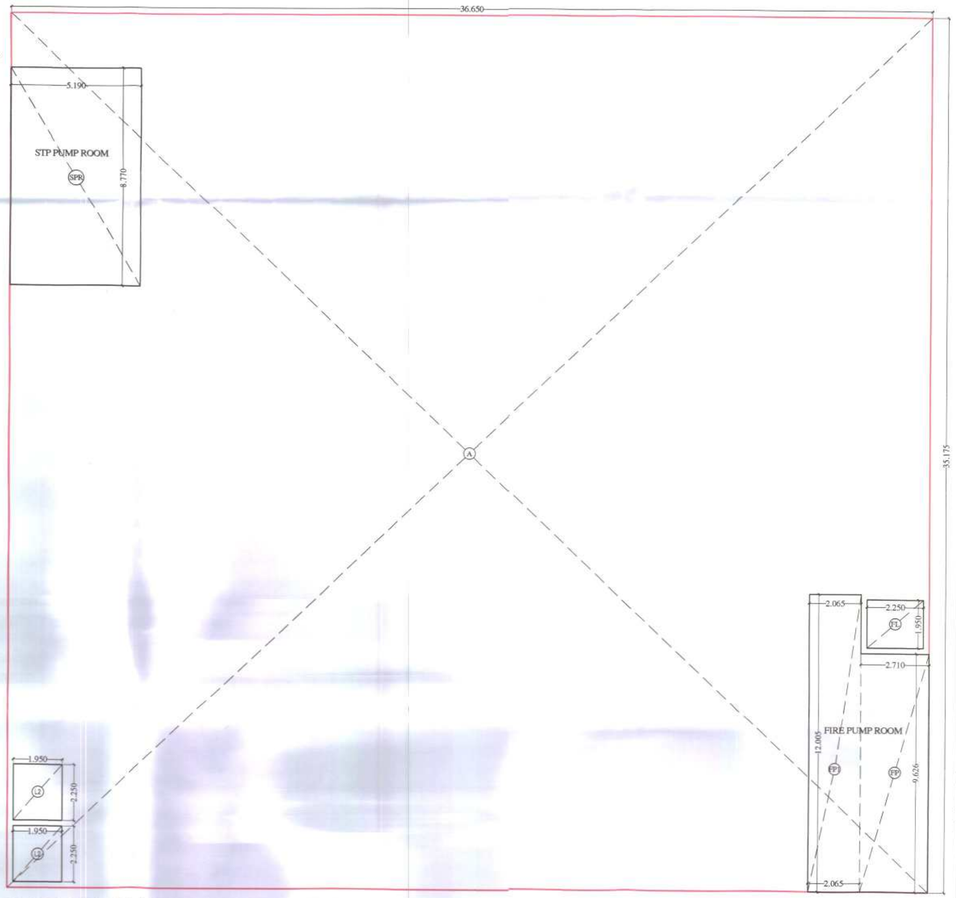
BASEMENT BUILT-UP AREA.	1289.16 sq.mt
PERMISSIBLE 2.50% VENTILATION AREA.	32.23 sq.mt.
PROPOSED VENTILATION AREA	37.20 mt.length

PROPOSED VENTILATOR AREA CALCULATION FOR BASEMENT
RAMP WIDTH (ENTRY) = 6.00 MT.
ENTRY HEIGHT = 5.40
i.e. 6.00MT X 5.40 = 32.40MT.
VENTILATOR BELOW PLINTH AS SHOWN IN GROUND FLOOR FOR REF.
i.e. 8.00 X 0.60 = 4.80 MT.
TOTAL VENTILATOR AREA = 37.20 MT.



BASEMENT FLOOR PLAN

SCALE-1:100



LINE DIAGRAM FOR BUILT UP AREA CALC. OF BASEMENT FLOOR

SCALE-1:100

BUILT UP NON FSI AREA (FREE OF FSI) CALCUL. OF BASEMENT FLOOR					
A	36.650	X 35.175 X 1 NO	=	1289.16 SQ.MT.	
		TOTAL ADDITION	=	1289.16 SQ.MT.	X

LESS - FIRE PUMP ROOM AREA CALCULATION					
FP	2.710	X 9.626 X 1 NO	=	26.09 SQ.MT.	
FP1	2.065	X 12.005 X 1 NO	=	24.79 SQ.MT.	
TOTAL FIRE PUMP ROOM AREA CALCULATION			=	50.88 SQ.MT.	Y3

LESS - STP PUMP ROOM AREA CALCULATION					
SPR	5.190	X 8.770 X 1 NO	=	45.52 SQ.MT.	
TOTAL FIRE PUMP ROOM AREA CALCULATION			=	45.52 SQ.MT.	Y3

LESS- LIFT AREA CALCULATION					
FL	2.250	X 1.950 X 1 NO	=	4.39 SQ.MT.	
L2	1.950	X 2.250 X 2 NOS	=	8.78 SQ.MT.	
TOTAL LIFT AREA CALCULATION			=	13.17 SQ.MT.	Y2

NET BUILT UP AREA NON FSI OF BASEMENT FL. [X1 - (Y2+Y3)]	=	1179.59 SQ.MT.

NOTE:-
THE PROFORMA IS FOR AN ILLUSTRATIVE GUIDELINE ONLY.
THE PROFORMA MAY BE MODIFIED TO SUIT THE PROVISIONS OF DCR UNDER WHICH THE DEVELOPMENT IS PROPOSED.

PROFORMA - B

CONSENTS OF SHEET

BASEMENT FLOOR PLAN B. U. DIAG. & CALC. & PARKING STATEMENT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED D MART IN AMENITY PLOT - 2A ON PROPOSED AFFORDABLE HOUSING PROJECT LAYOUT OF EWS, LIG CONV. SHOP & MIX AMENITY UNDER PAMY AT S.N. NO . 86 & 95 OF VILLAGE SHIRDON , TALUKA - KALYAN , DIST- THANE

NAME, SIGNATURE OF DEVELOPER/ OWNER / LEASE OWNER/ POWER OF ATTORNEY HOLDER

LEASE OWNER : -
AVENUE SUPER MARTS LTD.

Jude Fernandez — Digitally signed by Jude Fernandez Date: 2026.11.18 15:04:41 +05'30'

PLOT NO. B-72 & B-72A,
WAGLE INDUSTRIAL ESTATE,
THANE (WEST), MAHARASHTRA, INDIA - 400 604
TEL. : 91 22 33400500

AUTHORIZED SIGNATURE

JOB NO.	DWG. NO.	MODIFIED DATE	SCALE	DRAWN BY	CHECKED BY
	AS ABOVE	04.09.2026	1 : 100	RAJNIKANT G.	DEEPAK A.

NORTH

NAME & ADDRESS OF ARCHITECT

AR. UJWAL SATISH BHOLE
CA / 2010 / 47919

UJWAL SATISH BHOLE — Digitally signed by UJWAL SATISH BHOLE
SIGNATURE OF ARCHITECT

ubarchitects
602 - B, Sarvoday 11, Kher Nagar, Bandra (East), Mumbai- 400051.
www.ubarchitects.in

FILE NO.	SH: 03/08

STAMP OF DATE OF APPROVAL OF PLANS

BASEMENT FLOOR PLAN B. U. DIAG. & CALCULATION
PARKING REQUIRED & PROPOSED STATEMENT,

APPROVED SUBJECT TO CONDITION MENTION IN THIS OFFICE I.O.A LETTER NO. E:- ET-341
DATED:- 18 NOV 2026

JE. ENGINEER	DY. ENGINEER	EX. ENGINEER
Tanuja Dhanaji Patil — Digitally signed by Tanuja Dhanaji Patil Date: 2026.11.17 13:35:12 +05'30'	Sachin Arun Kadam — Digitally signed by Sachin Arun Kadam Date: 2026.11.18 11:40:25 +05'30'	Rupesh Muralidhar Totewar — Digitally signed by Rupesh Muralidhar Totewar Date: 2026.11.18 15:16:27 +05'30'
BP/PMAY/ A/MHADA	BP/PMAY/ A/MHADA	BP/PMAY/ A/MHADA

GRD + 2ND FLOOR

BUILT UP AREA (F.S.I.) STATEMENT IN SQ. MT.

FLOORS	GROSS AREA	LESS SUBSTATION	LESS LIFT	LESS ELECT. METER	NET BUILT UP AREA
BASEMENT FLOOR	---		---	---	---
GROUND FLOOR	1212.13		38.44	28.25	1145.44
1ST FLOOR	1280.58	29.85	38.44	---	1212.29
2ND FLOOR	1280.58		38.44	---	1242.14
TERRACE FLOOR	---		---	---	---
TOTAL	3773.29	29.85	115.32	28.25	3599.87

SANITARY STATEMENT

OCCUPANCY LOAD REQ. FOR EDUCATIONAL BUILDING AS PER DC REG.9.28.5 TABLE 9 E

GROUND FLOOR

OCCUPANCY LOAD FOR Commercial building(lower floor) = OCCUPANT LOAD FLOOR AREA IN SQ.MT. PER 3 PERSON

FLOOR AREA OF GROUND FLOOR = 969.30 SQ. MTS.
TOTAL OCCUPANTS (969.30 / 3) = 323.10 PERSONS
SAY = 323.00 PERSONS
MALE 60% = 193.80 PERSONS
FE- MALE 40% = 129.20 PERSONS

TABLE NO. 12-G-SANITATION REQUIREMENTS – MERCANTILE BUILDINGS, COMMERCIAL COMPLEXES, SHOPPING MALLS, FRUIT& VEGETABLE MARKETS

SR.No.	FIXTURES	SHOP OWNERS				COMMON TOILETS IN MARKET/ MALL BUILDING				PUBLIC TOILET FOR FLOATING POPULATION			
		Male		Female		Male		Female		Male		Female	
1	2	3		4		5				6			
		REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
i)	WATER CLOSETS	1 PER 8 PERSONS OR PART THERE OF		1 PER 8 PERSONS OR PART THERE OF		1 for up to 15 2 for 15-35 3 for 36-65 4 for 66-100		1 for up to 12 2 for 13-35 3 for 36-66 4 for 61-85 5 for 86-95 6 for 96-100		1 per 50 (Minimum 2)		1 per 30 (Minimum 2)	
						8.00	2.00	8.00	2.00	--	--	--	--
ii)	URINALS	--		--		NIL up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100		--	--	1 per 50			
						8.00	2.00	--	--	--	--	--	--

RERA CARPET AREA STATEMENT IN SQ. MT.

SR.NO	FLR	DESCRIPTION	RERA AREA	TOTAL
1	GROUND FLOOR	COMMERCIAL SHOP	969.30	969.30
2	FIRST FLOOR	COMMERCIAL SHOP	1036.33	1036.33
3	SECOND FLOOR	COMMERCIAL SHOP	1068.60	1068.60
TOTAL				3074.23

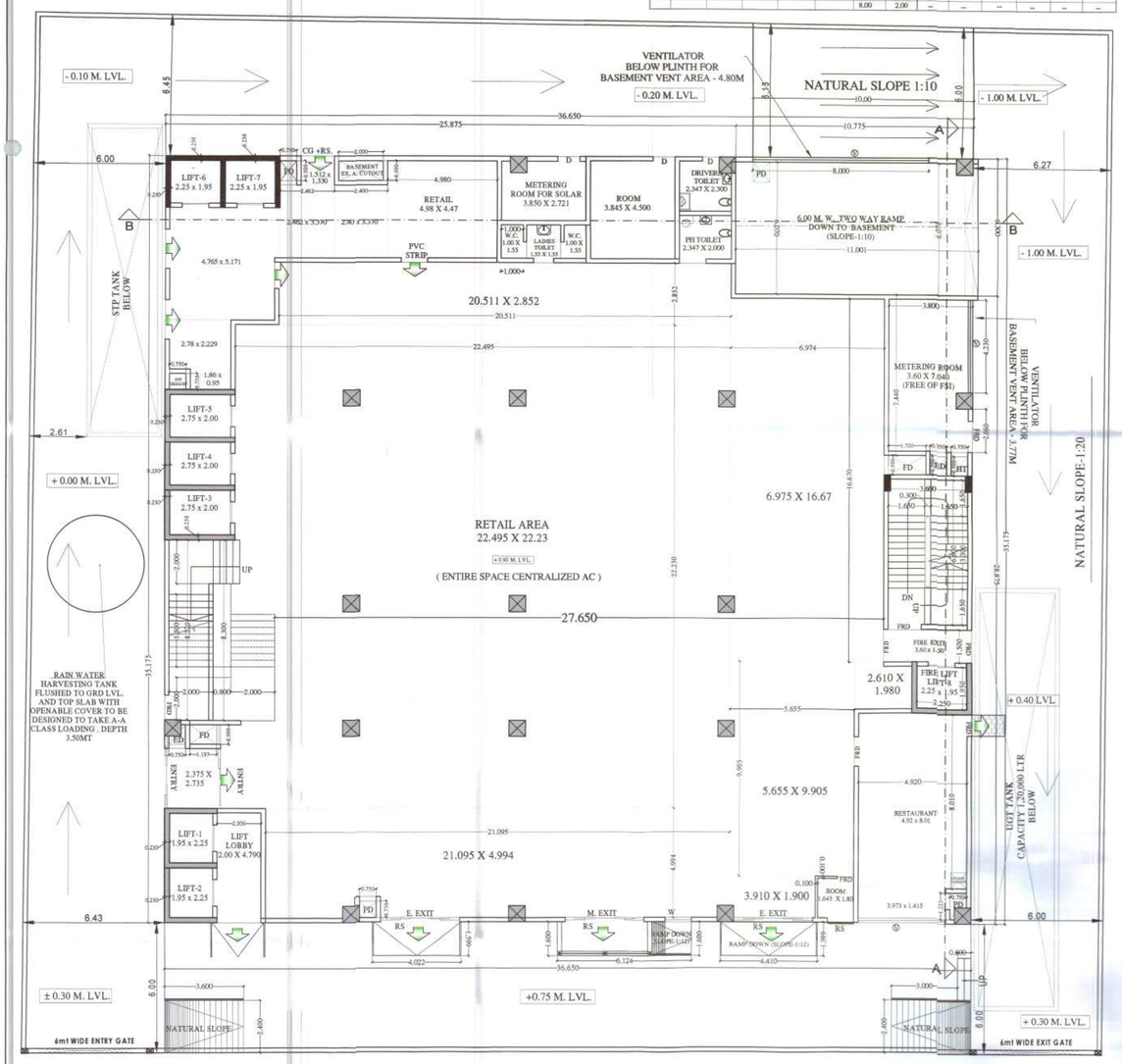
FILE NO.	SH: 04/08

STAMP OF DATE OF APPROVAL OF PLANS

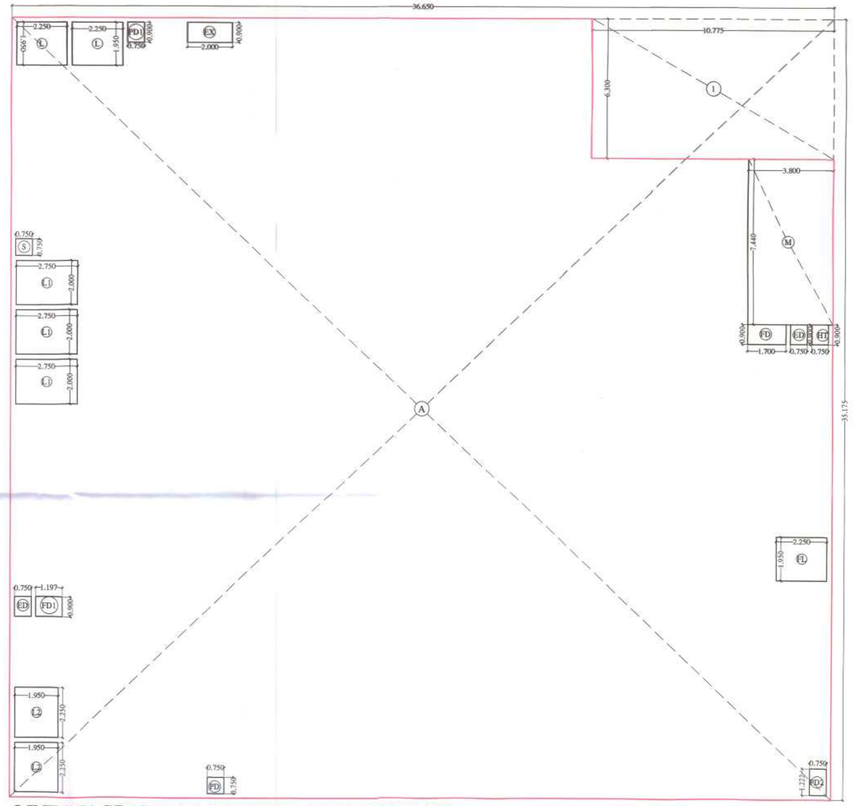
GROUND FLOOR PLAN, B. U. DIAG. & CALC., RERA CARPET AREA STATEMENT, BUILT AREA STATEMENT SANITARY STATEMENT & PLOT AREA CALCULATION

APPROVED SUBJECT TO CONDITION MENTION IN THIS OFFICE I.O.A LETTER NO.E:- ET-341
DATED:- 18 NOV 2026

Tanuja Dhanaji Patil	Sachin Arun Kadam	Rupesh Muralidhar Totewar
Digitally signed by Tanuja Dhanaji Patil Date: 2026.11.17 13:35:51 +05'30'	Digitally signed by Sachin Arun Kadam Date: 2026.11.18 11:40:49 +05'30'	Digitally signed by Rupesh Muralidhar Totewar Date: 2026.11.18 15:19:34 +05'30'
JE. ENGINEER BP/PMAY/ A/MHADA	DY. ENGINEER BP/PMAY/ A/MHADA	EX. ENGINEER BP/PMAY/ A/MHADA



GROUND FLOOR PLAN
SCALE-1:100



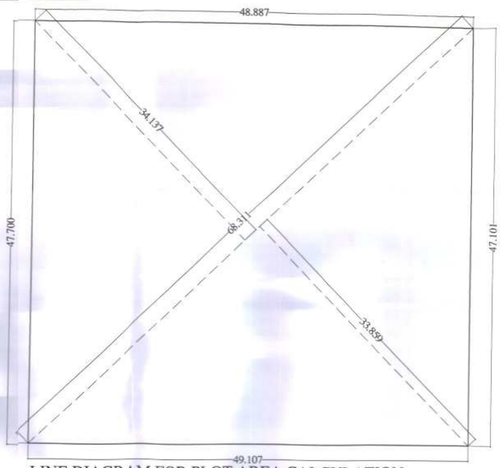
LINE DIAGRAM FOR BUILT UP AREA CALC. OF GROUND FLOOR
SCALE-1:100

BUILT UP AREA CALCULATION OF GROUND FLOOR

A	36.650	x	35.175	x	1.00	=	1289.16	Sq.mts
TOTAL						=	1289.16	Sq.mts A
DEDUCTIONS								
LD	10.775	x	6.300	x	1.00	=	67.88	Sq.mts
FD	1.700	x	0.900	x	1.00	=	1.53	Sq.mts
ED	0.750	x	0.900	x	2.00	=	1.35	Sq.mts
FD1	1.197	x	0.900	x	1.00	=	1.08	Sq.mts
HT	0.750	x	0.900	x	1.00	=	0.68	Sq.mts
PD	0.750	x	0.750	x	1.00	=	0.56	Sq.mts
PD1	0.750	x	0.900	x	1.00	=	0.68	Sq.mts
PD2	0.750	x	1.222	x	1.00	=	0.92	Sq.mts
EX	2.000	x	0.900	x	1.00	=	1.80	Sq.mts
STP	0.350	x	0.750	x	1.00	=	0.26	Sq.mts
TOTAL DEDUCTIONS						=	77.83	Sq.mts B
GROSS AREA (A-B)						=	1212.13	Sq.mts
LESS - LIFT AREA CALCULATION								
L	2.250	x	1.950	x	2.00	=	8.78	Sq.mts
L1	2.750	x	2.000	x	3.00	=	16.50	Sq.mts
L2	1.950	x	2.250	x	2.00	=	8.78	Sq.mts
TL	2.250	x	1.950	x	1.00	=	4.39	Sq.mts
TOTAL LIFT AREA CALCULATION							38.44	Sq.mts
LESS -ELECTRIC METER ROOM AREA CALCULATION								
M	3.800	x	7.440	x	1.00	=	28.27	Sq.mts
TOTAL AREA						=	28.27	Sq.mts
NET B.U. AREA OF GROUND FLOOR						=	1145.44	Sq.mts

PLOT AREA CALCULATION AMENITY PLOT - 3 AS PER PHY. SURVEY BOUNDARY

1	0.5	X	68.311	X	34.137	X	1	NO	= 1165.97 SQ.MT
2	0.5	X	68.311	X	33.860	X	1	NO	= 1156.51 SQ.MT
TOTAL PLOT AREA AS PER PHY. SURVEY BOUNDARY									= 2322.47 SQ.MT.



LINE DIAGRAM FOR PLOT AREA CALCULATION (AMENITY PLOT-3 AS PER PHY. SURVEY BOUNDARY)
SCALE = 1:200

RAIN WATER HARVESTING TANKS

Sr. No.	Description	Terrace Area in Sq.m.	Rainfall mm/day	Runoff 100%	Volume in Cu.m.	Proposed Tank Capacity	Days Storage
1.0	Commercial Buildings						
1.1	Buildings	1100.00	0.04	1.00	44.00	48	1.09
Total Harvesting Rain water Tank Capacity						48	

CERTIFICATE OF AREA:
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 11/09/2024 AND THE DIMENSION OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P SCHEME/ RECORDS /LANDS RECORDS DEPARTMENTS/CITY SURVEY RECORDS UJWAL SATISH BHOLE SIGNATURE OF ARCHITECT
OWNER's DECLARATION:
I / WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY MMRDA. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.
NOTE:- THE PROFORMA IS FOR AN ILLUSTRATIVE GUIDELINE ONLY. THE PROFORMA MAY BE MODIFIED TO SUIT THE PROVISIONS OF DCR UNDER WHICH THE DEVELOPMENT IS PROPOSED.
PROFORMA - B
CONSENTS OF SHEET
GROUND FLOOR PLAN, B. U. DIAG. & CALC., RERA CARPET AREA STATEMENT, BUILT AREA STATEMENT SANITARY STATEMENT & PLOT AREA CALCULATION
DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED D MART IN AMENITY PLOT - 2A ON PROPOSED AFFORDABLE HOUSING PROJECT LAYOUT OF EWS, LIG CONV. SHOP & MIX AMENITY UNDER PAMY AT S.N. NO . 86 & 95 OF VILLAGE SHIRDON , TALUKA - KALYAN , DIST- THANE
NAME, SIGNATURE OF DEVELOPER/ OWNER / LEASE OWNER/POWER OF ATTORNEY HOLDER
LEASE OWNER : - AVENUE SUPER MARTS LTD. Jude Fernandez Digitally signed by Jude Fernandez Date: 2026.11.04 15:04:41 +05'30' PLOT NO. B-72 & B-72A, WAGLE INDUSTRIAL ESTATE, THANE (WEST), MAHARASHTRA, INDIA - 400 604 TEL : 91 22 33400500 AUTHORIZED SIGNATURE

JOB NO.	DWG. NO.	MODIFIED DATE	SCALE	DRAWN BY	CHECKED BY
	AS ABOVE	04.09.2026	1 : 100	RAINIKANT G.	DEEPAK A.

NORTH

NAME & ADDRESS OF ARCHITECT

AR. UJWAL SATISH BHOLE
CA / 2010 / 47919

UJWAL SATISH BHOLE
SIGNATURE OF ARCHITECT

ubarchitects
602 - B, Sarvoday 11, Kher Nagar, Bandra (East), Mumbai- 400051.
www.ubarchitects.in

SANITARY STATEMENT

OCCUPANCY LOAD REQ. FOR EDUCATIONAL BUILDING AS PER DC REG.9.28.5 TABLE 9 E

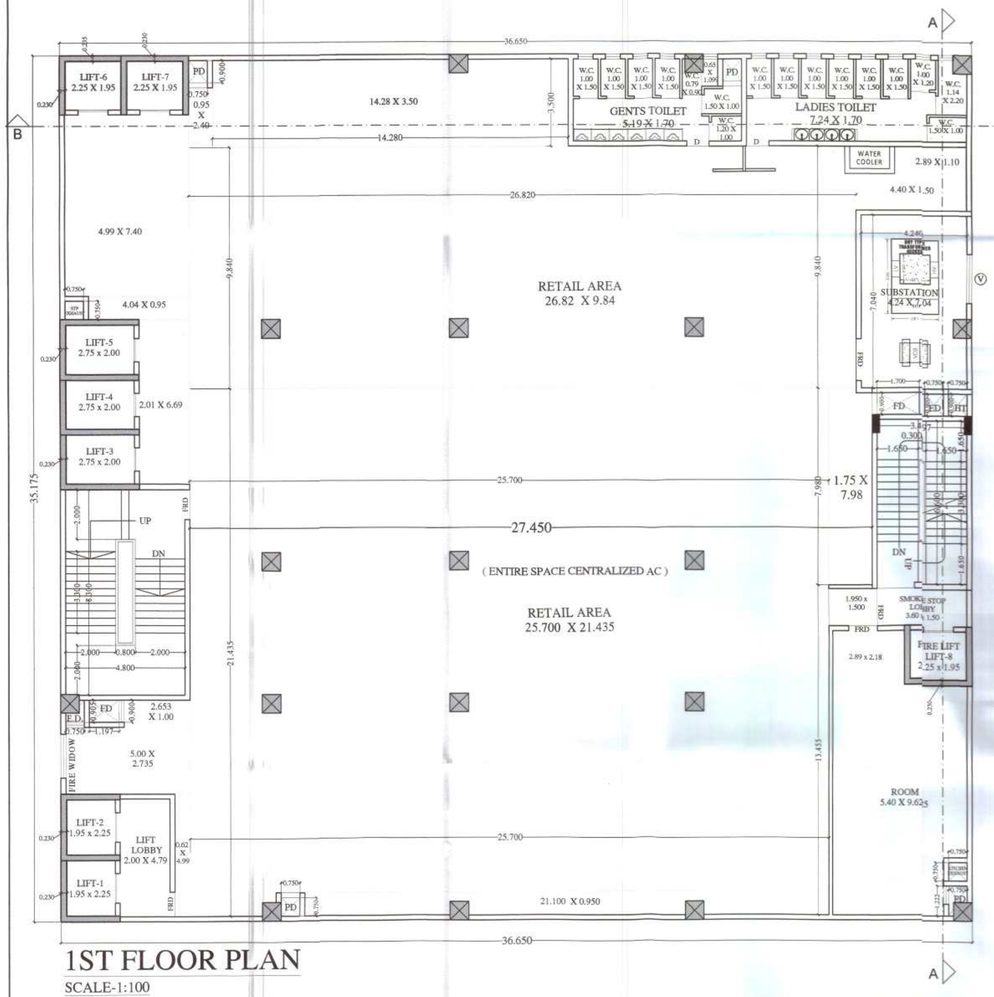
FIRST FLOOR

OCCUPANCY LOAD FOR Commercial buliding(Street floor) = OCCUPANT LOAD FLOOR AREA IN SQ.MT. PER 6 PERSON

FLOOR AREA OF FIRST FLOOR	=	1036.33	SQ. MTS.
TOTAL OCCUPANTS (1036.33 / 6)	=	172.72	PERSONS
	SAY =	173.00	PERSONS
MALE 60%	=	103.80	PERSONS
FE- MALE 40%	=	69.20	PERSONS

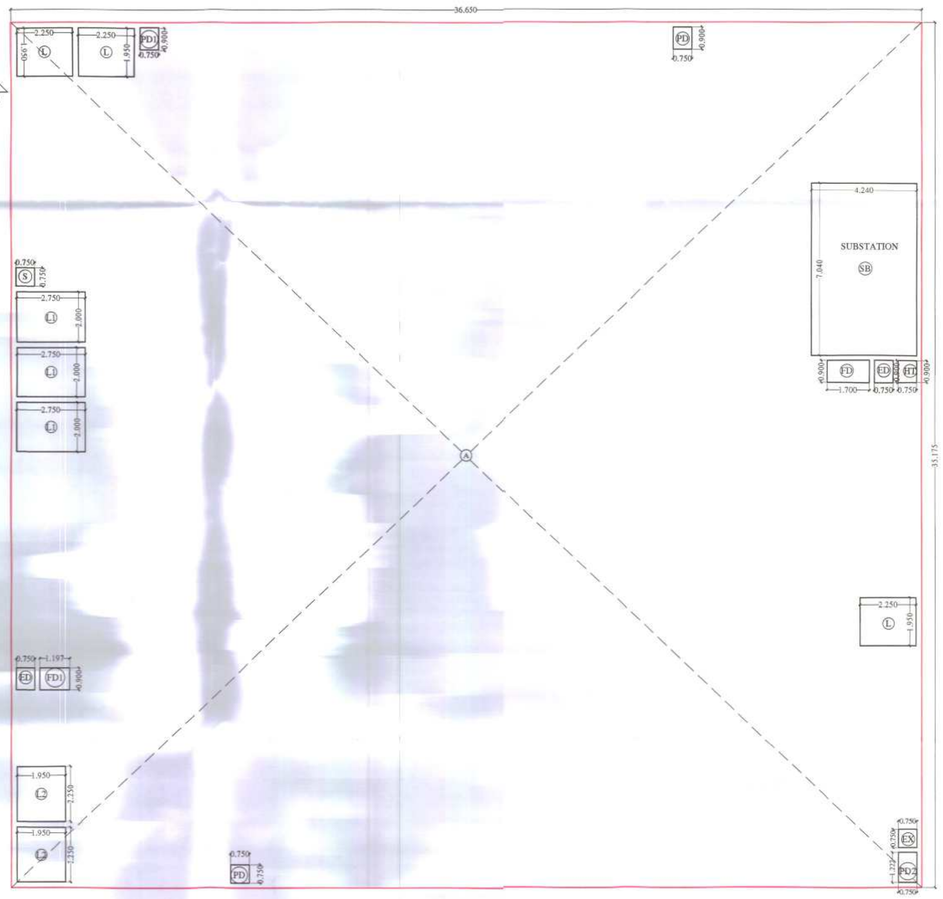
TABLE NO. 12-O-SANITATION REQUIREMENTS – MERCANTILE BUILDINGS, COMMERCIAL COMPLEXES, SHOPPING MALLS, FRUIT& VEGETABLE MARKETS

SR.No.	FIXTURES	SHOP OWNERS				COMMON TOILETS IN MARKET/ MALL BUILDING				PUBLIC TOILET FOR FLOATING POPULATION			
		Male		Female		Male		Female		Male		Female	
1	2	3		4		5				6			
		REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
i)	WATER CLOSETS	1 PER 8 PERSONS OR PART THEREOF		1 PER 8 PERSONS OR PART THEREOF		1 for up to 13 2 for 16-35 3 for 36-65 4 for 66-100		1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100		1 per 50 (Minimum 2)		1 per 50 (Minimum 2)	
						4.00	6.00	6.00	7.00	--	--	--	--
ii)	URINALS	--		--		Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100		--	--	1 per 50			
						4.00	5.00	--	--	--	--	--	--



1ST FLOOR PLAN

SCALE-1:100



LINE DIAGRAM FOR BUILT UP AREA CALC. OF 1STFLOOR

SCALE-1:100

FILE NO.	SH: 05/08

STAMP OF DATE OF APPROVAL OF PLANS

1ST FLOOR PLAN, B. U. DIAG. & CALC. & SANITARY STATEMENT

APPROVED SUBJECT TO CONDITION MENTION IN THIS OFFICE I.O.A LETTER NO. E:- ET-341

DATED:- 18 NOV 2026

JE. ENGINEER	DY. ENGINEER	EX. ENGINEER
Tanuja Dhanaji Patil — Digitally signed by Tanuja Dhanaji Patil Date: 2026.11.17 13:36:18 +05'30'	Sachin Arun Kadam — Digitally signed by Sachin Arun Kadam Date: 2026.11.18 11:41:13 +05'30'	Rupesh Muralidhar Totewar — Digitally signed by Rupesh Muralidhar Totewar Date: 2026.11.18 15:20:50 +05'30'
BP/PMAY/ A/MHADA	BP/PMAY/ A/MHADA	BP/PMAY/ A/MHADA

GRD + 2ND FLOOR

BUILT UP AREA CALCULATION OF 1ST FLOOR

A	36.650	x	35.175	x	1.00	=	1289.16	Sq.mts
	TOTAL					=	**1289.16**	Sq.mts A
	DEDUCTIONS							
PD1	0.750	x	0.900	x	1.00	=	0.68	Sq.mts
PD	0.750	x	0.900	x	1.00	=	0.68	Sq.mts
FD	1.700	x	0.900	x	1.00	=	1.53	Sq.mts
ED	0.750	x	0.900	x	2.00	=	1.35	Sq.mts
HT	0.750	x	0.900	x	1.00	=	0.68	Sq.mts
EX	0.750	x	0.750	x	1.00	=	0.56	Sq.mts
PD2	0.750	x	1.222	x	1.00	=	0.92	Sq.mts
PD	0.750	x	0.750	x	1.00	=	0.56	Sq.mts
FD1	1.197	x	0.900	x	1.00	=	1.08	Sq.mts
S	0.750	x	0.750	x	1.00	=	0.56	Sq.mts
	TOTAL DEDUCTIONS					=	**8.59**	Sq.mts B
	GROSS AREA (A-B)					=	**1280.58**	Sq.mts
	LESS - SUBSTATION AREA CALCULATION							
SB	4.240	x	7.040	x	1.00	=	29.85	Sq.mts
	TOTAL SUBSTATION AREA CALCULATION					=	**29.85**	Sq.mts
	LESS - LIFT AREA CALCULATION							
L	2.250	x	1.950	x	2.00	=	8.78	Sq.mts
L1	2.750	x	2.000	x	3.00	=	16.50	Sq.mts
L2	1.950	x	2.250	x	2.00	=	8.78	Sq.mts
FL	2.250	x	1.950	x	1.00	=	4.39	Sq.mts
	TOTAL LIFT AREA CALCULATION					=	**38.44**	Sq.mts
	NET B.U. AREA OF 1ST FLOOR					=	**1212.29**	Sq.mts

NOTE:-
THE PROFORMA IS FOR AN ILLUSTRATIVE GUIDELINE ONLY.
THE PROFORMA MAY BE MODIFIED TO SUIT THE PROVISIONS OF DCR UNDER WHICH THE DEVELOPMENT IS PROPOSED.

PROFORMA - B

CONSENTS OF SHEET

1ST FLOOR PLAN, B. U. DIAG. & CALC. & SANITARY STATEMENT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED D MART IN AMENITY PLOT - 2A ON PROPOSED AFFORDABLE HOUSING PROJECT LAYOUT OF EWS, LIG CONV. SHOP & MIX AMENITY UNDER PAMY AT S.N. NO . 86 & 95 OF VILLAGE SHIRDON , TALUKA - KALYAN , DIST- THANE

NAME, SIGNATURE OF DEVELOPER/ OWNER / LEASE OWNER/ POWER OF ATTORNEY HOLDER

LEASE OWNER : -
AVENUE SUPER MARTS LTD.

Jude Fernandez — Digitally signed by Jude Fernandez Date: 2026.11.04 15:04:41 +05'30'

PLOT NO. B-72 & B-72A,
WAGLE INDUSTRIAL ESTATE,
THANE (WEST), MAHARASHTRA, INDIA - 400 604
TEL.: 91 22 33400500

AUTHORIZED SIGNATURE

JOB NO.	DWG. NO.	MODIFIED DATE	SCALE	DRAWN BY	CHECKED BY
	AS ABOVE	04.09.2026	1 : 100	RAJNIKANT G.	DEEPAK A.

NORTH

NAME & ADDRESS OF ARCHITECT

AR. UJWAL SATISH BHOLE

CA / 2010 / 47919

UJWAL SATISH BHOLE — SIGNATURE OF ARCHITECT

ubarchitects
602 - B, Sarvoday 11, Kher Nagar, Bandra (East), Mumbai-400051.
www.ubarchitects.in

SANITARY STATEMENT

OCCUPANCY LOAD REQ. FOR EDUCATIONAL BUILDING AS PER DC REG.9.28.5 TABLE 9 E

FIRST FLOOR

OCCUPANCY LOAD FOR Commercial buliding(Street floor) = OCCUPANT LOAD FLOOR AREA IN SQ.MT. PER 6 PERSON

FLOOR AREA OF SECOND FLOOR = 1068.60 SQ. MTS.

TOTAL OCCUPANTS (1068.60 / 6) = 178.10 PERSONS

SAY = 178.00 PERSONS

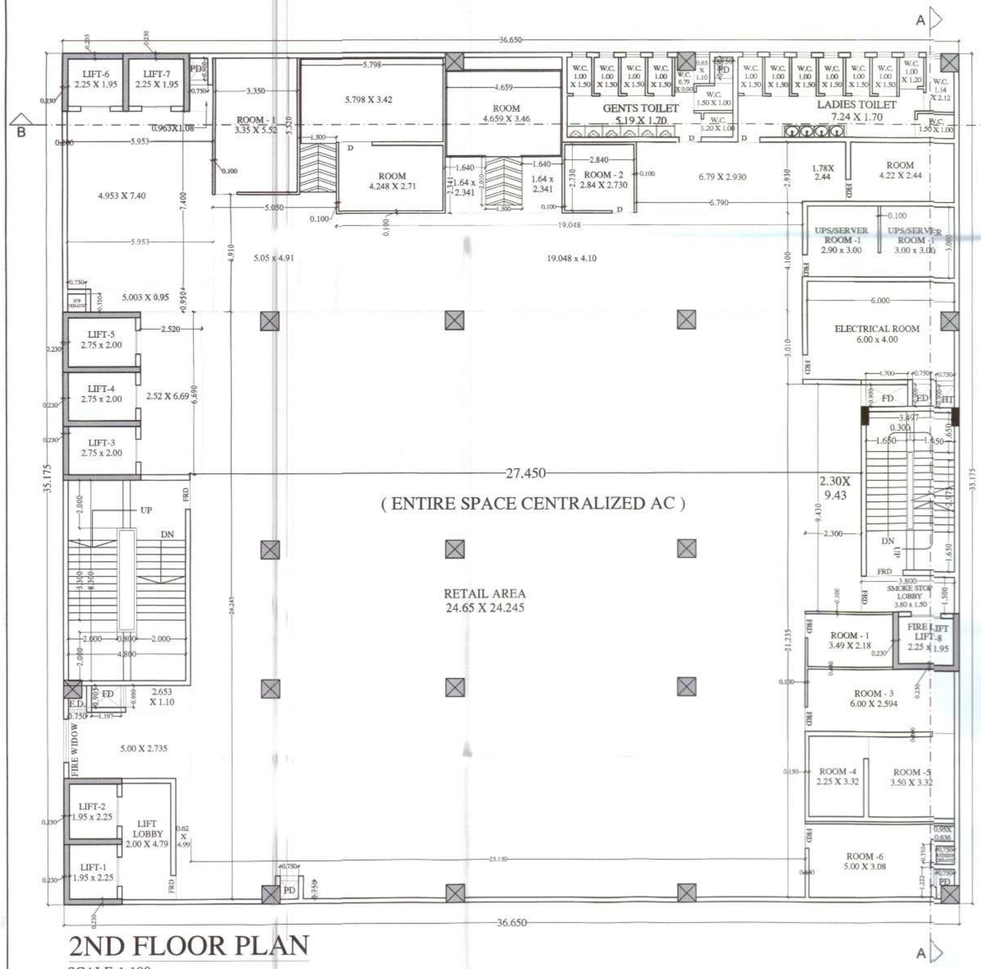
MALE 60% = 106.80 PERSONS

FE- MALE 40% = 71.20 PERSONS

TABLE NO. 12-O-SANITATION REQUIREMENTS – MERCANTILE BUILDINGS, COMMERCIAL COMPLEXES, SHOPPING MALLS, FRUIT& VEGETABLE MARKETS

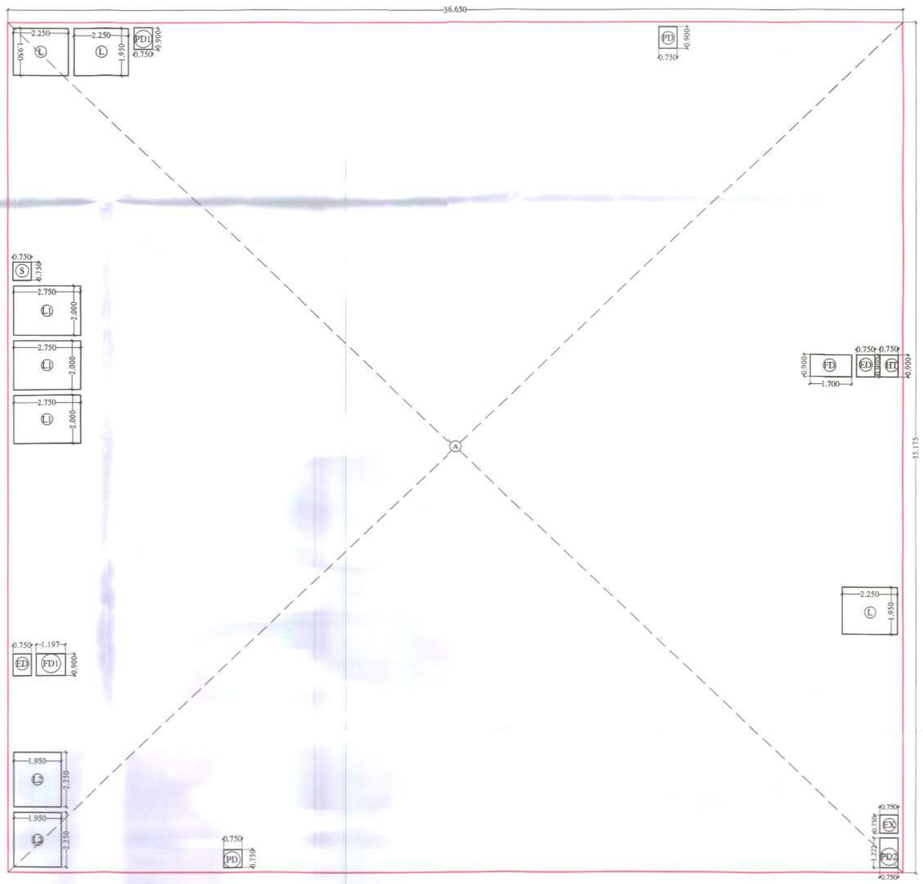
SR.No.	FIXTURES	SHOP-OWNERS				COMMON TOILETS IN MARKET/ MALL BUILDING				PUBLIC TOILET FOR FLOATING POPULATION			
		Male		Female		Male		Female		Male		Female	
1	2	3		4		5				6			
		REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
i)	WATER CLOSETS	1 PER 8 PERSONS OR PART THERE OF		1 PER 8 PERSONS OR PART THERE OF		1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100		1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100		1 per 50 (Minimum 2)		1 per 50 (Minimum 2)	
						4.00	6.00	6.00	7.00	--	--	--	--
ii)	URINALS	--		--		Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100		--	--	1 per 50			
						4.00	5.00	--	--	--	--	--	--

SR.No.	FIXTURES	COMMON TOILETS IN MARKET/ MALL BUILDING			
		Male		Female	
1	2			3	
		REQUIRED	PROPOSED	REQUIRED	PROPOSED
GROUND	WATER CLOSETS	8.00	2.00	8.00	2.00
	URINALS	8.00	2.00	----	----
FIRST	WATER CLOSETS	4.00	7.00	6.00	9.00
	URINALS	4.00	6.00	----	----
SECOND	WATER CLOSETS	4.00	7.00	6.00	9.00
	URINALS	4.00	6.00	----	----
TOTAL	WATER CLOSETS	16.00	16.00	20.00	20.00
	URINALS	16.00	14.00	----	----



2ND FLOOR PLAN

SCALE-1:100



LINE DIAGRAM FOR BUILT UP AREA CALC. OF 2ND FLOOR

SCALE-1:100

FILE NO. | SH: 06/08

STAMP OF DATE OF APPROVAL OF PLANS

2ND FLOOR PLAN, B. U. DIAG. & CALC. & SANITARY STATEMENT

APPROVED SUBJECT TO CONDITION MENTION IN THIS OFFICE I.O.A LETTER NO. E:- ET-341

DATED:- 18 NOV 2026

Tanuja Dhanaji Patil — Digitally signed by Tanuja Dhanaji Patil Date: 2026.11.17 13:30:49 +05'30'	Sachin Arun Kadam — Digitally signed by Sachin Arun Kadam Date: 2026.11.18 11:41:32 +05'30'	Rupesh Muralidhar Totewar — Digitally signed by Rupesh Muralidhar Totewar Date: 2026.11.18 15:21:08 +05'30'
JE. ENGINEER BP/PMAY/ A/MHADA	DY. ENGINEER BP/PMAY/ A/MHADA	EX. ENGINEER BP/PMAY/ A/MHADA

GRD + 2ND FLOOR

BUILT UP AREA CALCULATION OF 2ND FLOOR

A	36.650	x	35.175	x	1.00	=	1289.16 Sq.mts
TOTAL						=	**1289.16** Sq.mts
DEDUCTIONS							
PD1	0.750	x	0.900	x	1.00	=	0.68 Sq.mts
PD	0.750	x	0.900	x	1.00	=	0.68 Sq.mts
FD	1.700	x	0.900	x	1.00	=	1.53 Sq.mts
ED	0.750	x	0.900	x	2.00	=	1.35 Sq.mts
HT	0.750	x	0.900	x	1.00	=	0.68 Sq.mts
EX	0.750	x	0.750	x	1.00	=	0.56 Sq.mts
PD2	0.750	x	1.222	x	1.00	=	0.92 Sq.mts
PD	0.750	x	0.750	x	1.00	=	0.56 Sq.mts
FD1	1.197	x	0.900	x	1.00	=	1.08 Sq.mts
S	0.750	x	0.750	x	1.00	=	0.56 Sq.mts
TOTAL DEDUCTIONS						=	**8.59** Sq.mts
GROSS AREA (A-B)						=	**1280.58** Sq.mts
LESS - LIFT AREA CALCULATION							
L	2.250	x	1.950	x	2.00	=	8.78 Sq.mts
L1	2.750	x	2.000	x	3.00	=	16.50 Sq.mts
L2	1.950	x	2.250	x	2.00	=	8.78 Sq.mts
FL	2.250	x	1.950	x	1.00	=	4.39 Sq.mts
TOTAL LIFT AREA CALCUALTION						=	**38.44** Sq.mts
NET B.U. AREA OF 2ND FLOOR						=	**1242.14** Sq.mts

NOTE:-
THE PROFORMA IS FOR AN ILLUSTRATIVE GUIDELINE ONLY.
THE PROFORMA MAY BE MODIFIED TO SUIT THE PROVISIONS OF DCR UNDER WHICH THE DEVELOPMENT IS PROPOSED.

PROFORMA - B

CONSENTS OF SHEET

2ND FLOOR PLAN, B. U. DIAG. & CALC. & SANITARY STATEMENT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED D MART IN AMENITY PLOT - 2A ON PROPOSED AFFORDABLE HOUSING PROJECT LAYOUT OF EWS, LIG CONV. SHOP & MIX AMENITY UNDER PAMY AT S.N. NO . 86 & 95 OF VILLAGE SHIRDON , TALUKA - KALYAN , DIST- THANE

NAME, SIGNATURE OF DEVELOPER/ OWNER / LEASE OWNER/ POWER OF ATTORNEY HOLDER

LEASE OWNER : -
AVENUE SUPER MARTS LTD.

Jude Fernandez — Digitally signed by Jude Fernandez Date: 2026.11.04 15:04:41 +05'30'

PLOT NO. B-72 & B-72A,
WAGLE INDUSTRIAL ESTATE,
THANE (WEST), MAHARASHTRA, INDIA - 400 604
TEL : 91 22 33400500

AUTHORIZED SIGNATURE

JOB NO.	DWG. NO.	MODIFIED DATE	SCALE	DRAWN BY	CHECKED BY
	AS ABOVE	04.09.2026	1 : 100	RAINIKANT G.	DEEPAK A.

NORTH

NAME & ADDRESS OF ARCHITECT

AR. UJWAL SATISH BHOLE

CA / 2010 / 47919

UJWAL SATISH BHOLE — Digitally signed by UJWAL SATISH BHOLE

SIGNATURE OF ARCHITECT

ubarchitects
602 - B, Sarvoday 11, Kher Nagar, Bandra (East), Mumbai- 400051.
www.ubarchitects.in

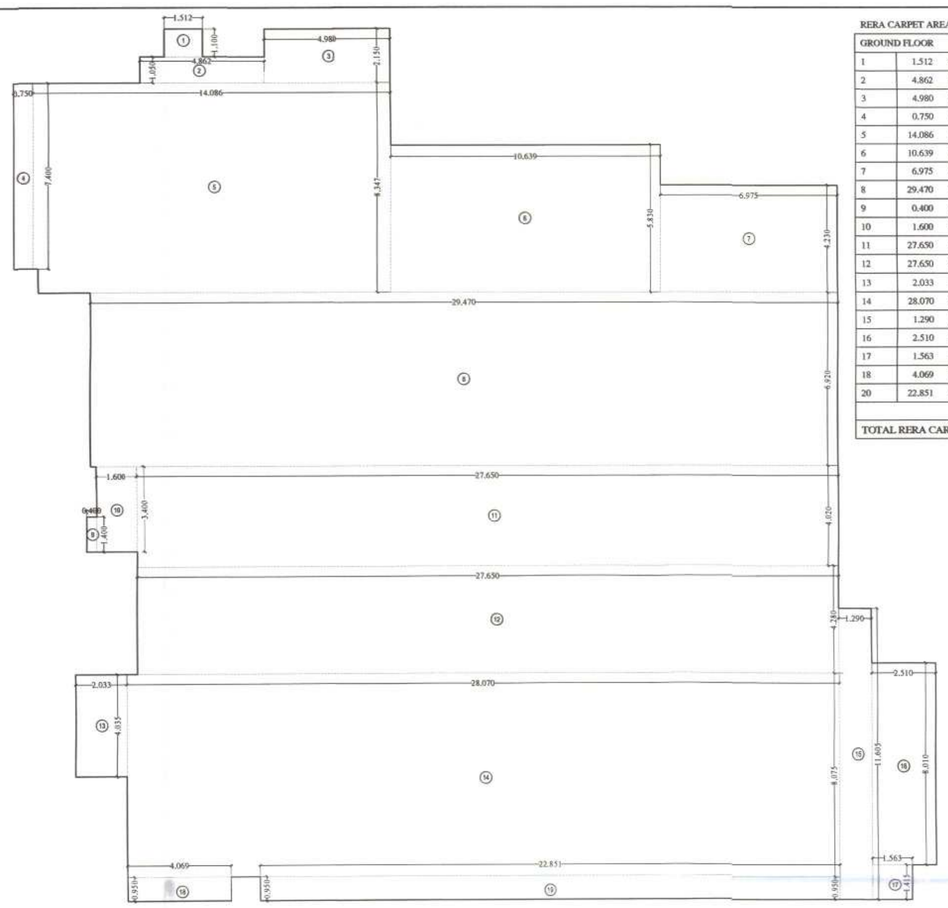
FILE NO.	SH: 07/08
STAMP OF DATE OF APPROVAL OF PLANS	
CARPET AREA DIAG. & CALC OF GROUND, 1ST & 2ND FLOOR	
APPROVED SUBJECT TO CONDITION MENTION IN THIS OFFICE I.O.A LETTER NO. E:- ET-341 DATED:- 18 NOV 2026	

Tanuja Dhanaji Patil — Digitally signed by Tanuja Dhanaji Patil Date: 2026.11.17 13:37:18 +05'30'	Sachin Arun Kadam — Digitally signed by Sachin Arun Kadam Date: 2026.11.18 11:41:51 +05'30'	Rupesh Muralidhar Totewar — Digitally signed by Rupesh Muralidhar Totewar Date: 2026.11.18 15:21:23 +05'30'
JE. ENGINEER BP/PMAY/ A/MHADA	DY. ENGINEER BP/PMAY/ A/MHADA	EX. ENGINEER BP/PMAY/ A/MHADA

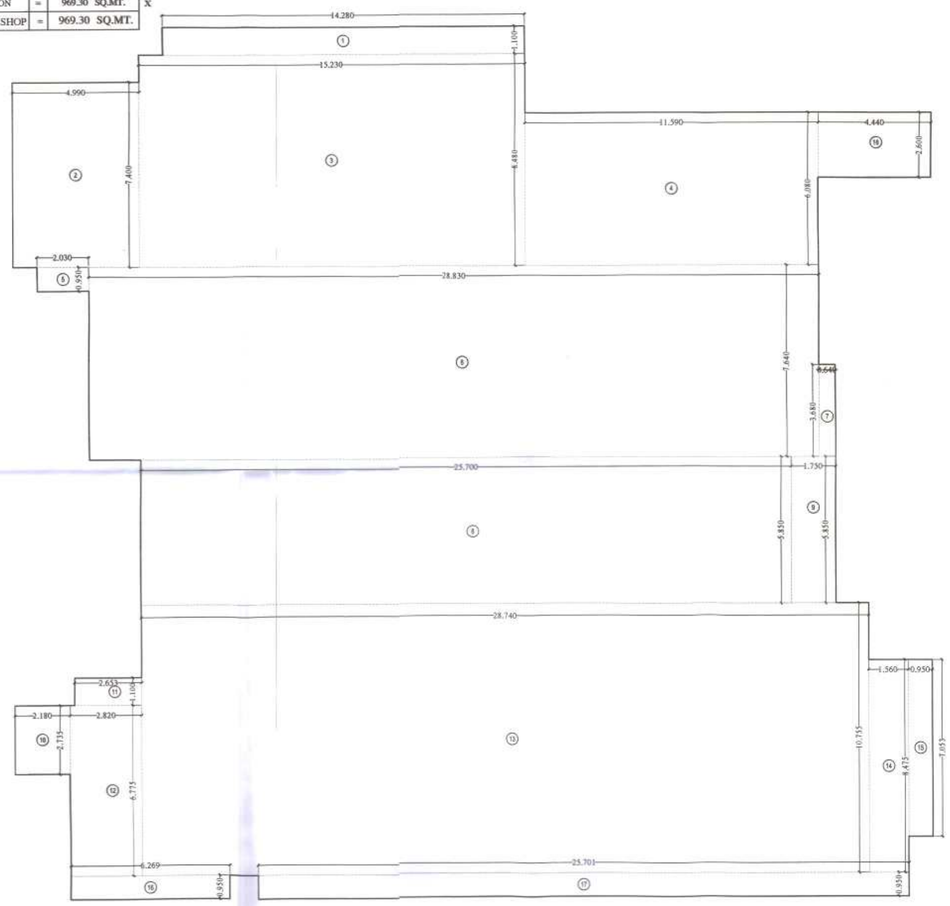
GRD + 2ND FLOOR

RERA CARPET AREA CALCULATION OF COM. SHOP

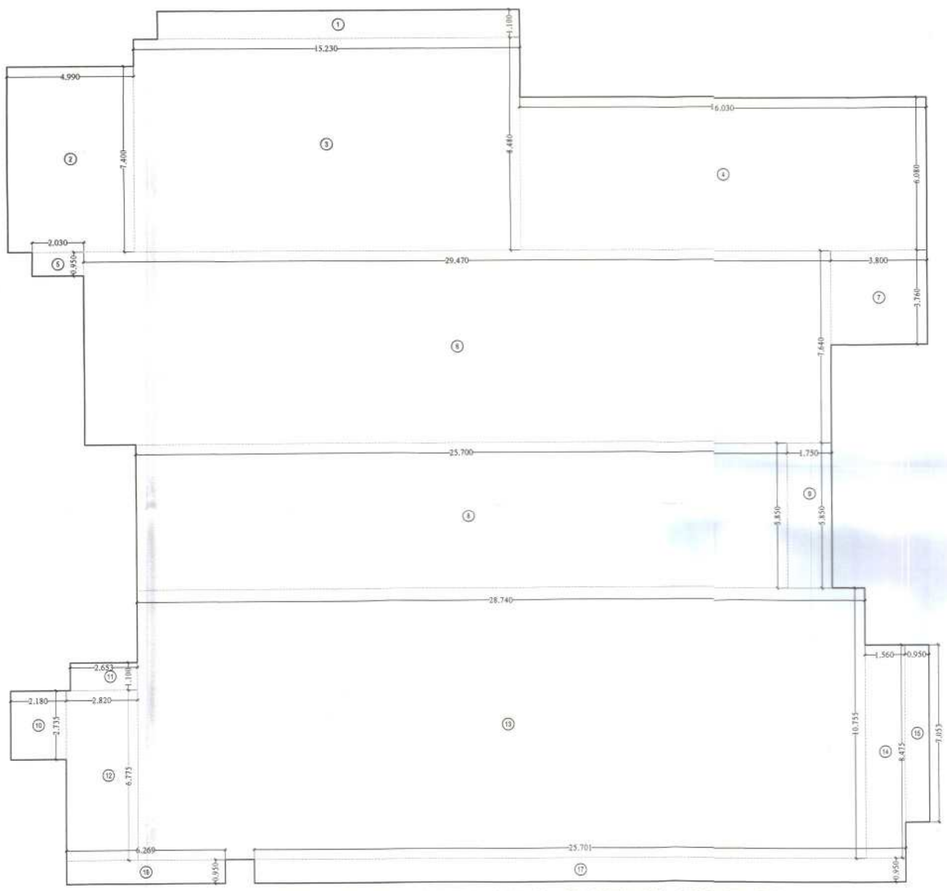
GROUND FLOOR						
1	1.512	X 1.100	X 1 NO	=	1.66	SQ.MT.
2	4.862	X 1.050	X 1 NO	=	5.11	SQ.MT.
3	4.980	X 2.150	X 1 NO	=	10.71	SQ.MT.
4	0.750	X 7.400	X 1 NO	=	5.55	SQ.MT.
5	14.086	X 8.347	X 1 NO	=	117.58	SQ.MT.
6	10.639	X 5.830	X 1 NO	=	62.03	SQ.MT.
7	6.975	X 4.230	X 1 NO	=	29.50	SQ.MT.
8	29.470	X 6.920	X 1 NO	=	203.93	SQ.MT.
9	0.400	X 1.400	X 1 NO	=	0.56	SQ.MT.
10	1.600	X 3.400	X 1 NO	=	5.44	SQ.MT.
11	27.650	X 4.020	X 1 NO	=	111.15	SQ.MT.
12	27.650	X 4.280	X 1 NO	=	118.34	SQ.MT.
13	2.033	X 4.035	X 1 NO	=	8.20	SQ.MT.
14	28.070	X 8.075	X 1 NO	=	226.67	SQ.MT.
15	1.290	X 11.605	X 1 NO	=	14.97	SQ.MT.
16	2.510	X 8.010	X 1 NO	=	20.11	SQ.MT.
17	1.563	X 1.415	X 1 NO	=	2.21	SQ.MT.
18	4.069	X 0.950	X 1 NO	=	3.87	SQ.MT.
20	22.851	X 0.950	X 1 NO	=	21.71	SQ.MT.
			TOTAL ADDITION	=	969.30	SQ.MT.
TOTAL RERA CARPET AREA OF COM. SHOP				=	969.30	SQ.MT.



LINE DIAGRAM FOR RERA CARPET AREA CALC. OF RETAIL GROUND FLOOR FOR PARKING & SANITARY
SCALE-1:100



LINE DIAGRAM FOR RERA CARPET AREA CALC. OF RETAIL 1ST FLOOR FOR PARKING & SANITARY
SCALE-1:100



LINE DIAGRAM FOR RERA CARPET AREA CALC. OF RETAIL 2ND FLOOR FOR PARKING & SANITARY
SCALE-1:100

RERA CARPET AREA CALCULATION OF COM. SHOP

2ND FLOOR						
1	14.280	X 1.100	X 1 NO	=	15.71	SQ.MT.
2	4.990	X 7.400	X 1 NO	=	36.93	SQ.MT.
3	15.230	X 8.480	X 1 NO	=	129.15	SQ.MT.
4	16.030	X 6.080	X 1 NO	=	97.46	SQ.MT.
5	2.030	X 0.950	X 1 NO	=	1.93	SQ.MT.
6	29.470	X 7.640	X 1 NO	=	225.15	SQ.MT.
7	3.800	X 3.760	X 1 NO	=	14.29	SQ.MT.
8	25.700	X 5.850	X 1 NO	=	150.35	SQ.MT.
9	1.750	X 5.850	X 1 NO	=	10.24	SQ.MT.
10	2.180	X 2.735	X 1 NO	=	5.96	SQ.MT.
11	2.653	X 1.100	X 1 NO	=	2.92	SQ.MT.
12	2.820	X 6.775	X 1 NO	=	19.11	SQ.MT.
13	28.740	X 10.755	X 1 NO	=	309.10	SQ.MT.
14	1.560	X 8.475	X 1 NO	=	13.22	SQ.MT.
15	0.950	X 7.053	X 1 NO	=	6.70	SQ.MT.
16	6.269	X 0.950	X 1 NO	=	5.96	SQ.MT.
17	25.701	X 0.950	X 1 NO	=	24.42	SQ.MT.
			TOTAL ADDITION	=	1068.60	SQ.MT.
TOTAL RERA CARPET AREA OF COM. SHOP				=	1068.60	SQ.MT.

RERA CARPET AREA CALCULATION OF COM. SHOP

1ST FLOOR						
1	14.280	X 1.100	X 1 NO	=	15.71	SQ.MT.
2	4.990	X 7.400	X 1 NO	=	36.93	SQ.MT.
3	15.230	X 8.480	X 1 NO	=	129.15	SQ.MT.
4	11.590	X 6.080	X 1 NO	=	70.47	SQ.MT.
5	2.030	X 0.950	X 1 NO	=	1.93	SQ.MT.
6	28.830	X 7.640	X 1 NO	=	220.26	SQ.MT.
7	0.640	X 3.680	X 1 NO	=	2.36	SQ.MT.
8	25.700	X 5.850	X 1 NO	=	150.35	SQ.MT.
9	1.750	X 5.850	X 1 NO	=	10.24	SQ.MT.
10	2.180	X 2.735	X 1 NO	=	5.96	SQ.MT.
11	2.653	X 1.100	X 1 NO	=	2.92	SQ.MT.
12	2.820	X 6.775	X 1 NO	=	19.11	SQ.MT.
13	28.740	X 10.755	X 1 NO	=	309.10	SQ.MT.
14	1.560	X 8.475	X 1 NO	=	13.22	SQ.MT.
15	0.950	X 7.053	X 1 NO	=	6.70	SQ.MT.
16	6.269	X 0.950	X 1 NO	=	5.96	SQ.MT.
17	25.701	X 0.950	X 1 NO	=	24.42	SQ.MT.
18	4.440	X 2.600	X 1 NO	=	11.54	SQ.MT.
			TOTAL ADDITION	=	1036.33	SQ.MT.
TOTAL RERA CARPET AREA OF COM. SHOP				=	1036.33	SQ.MT.

NOTE:-
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PROFORMA - B

CONSENTS OF SHEET

CARPET AREA DIAG. & CALC OF GROUND, 1ST & 2ND FLOOR

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED D MART IN AMENITY PLOT - 2A ON PROPOSED AFFORDABLE HOUSING PROJECT LAYOUT OF EWS, LIG CONV. SHOP & MIX AMENITY UNDER PAMY AT S.N. NO . 86 & 95 OF VILLAGE SHIRDON , TALUKA - KALYAN , DIST- THANE

NAME, SIGNATURE OF DEVELOPER/ OWNER / LEASE OWNER/ POWER OF ATTORNEY HOLDER

LEASE OWNER : -
AVENUE SUPER MARTS LTD.

Jude Fernandez — Digitally signed by Jude Fernandez Date: 2026.11.04 15:04:41 +05'30'

PLOT NO. B-72 & B-72A,
WAGLE INDUSTRIAL ESTATE,
THANE (WEST), MAHARASHTRA, INDIA - 400 604
TEL.: 91 22 33400500

AUTHORIZED SIGNATURE

JOB NO.	DWG. NO.	MODIFIED DATE	SCALE	DRAWN BY	CHECKED BY
	AS ABOVE	04.09.2026	1 : 100	RAJNIKANT G.	DEEPAK A.

NORTH

NAME & ADDRESS OF ARCHITECT

AR. UJWAL SATISH BHOLE
CA / 2010 / 47919

UJWAL SATISH BHOLE — Digitally signed by UJWAL SATISH BHOLE

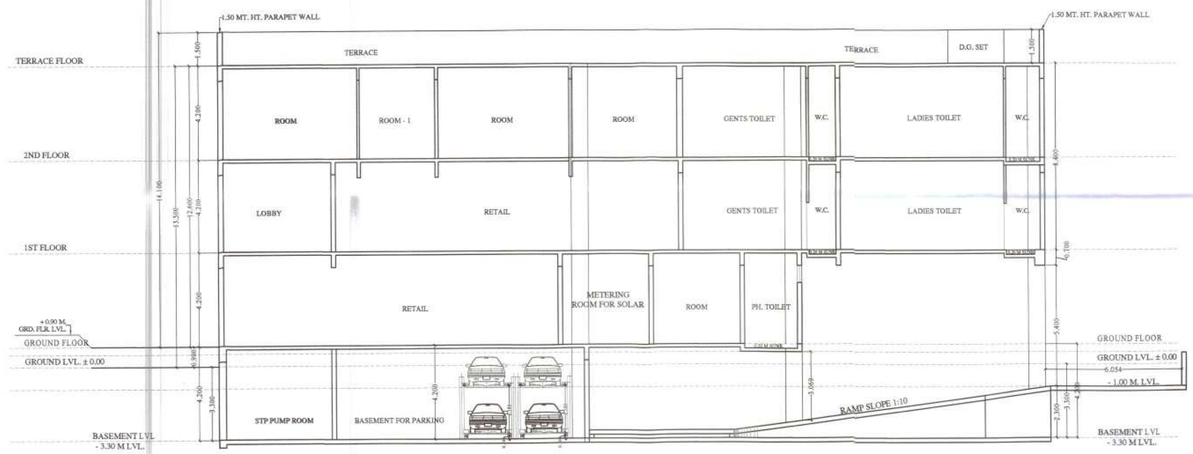
SIGNATURE OF ARCHITECT

ub architects
602 - B, Sarvoday 11, Kher Nagar, Bandra (East), Mumbai- 400051.
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FILE NO.	SH: 08/08
STAMP OF DATE OF APPROVAL OF PLANS	
CARPET AREA DIAG. & CALC OF GROUND, 1ST & 2ND FLOOR	
APPROVED SUBJECT TO CONDITION MENTION IN THIS OFFICE I.O.A LETTER NO. E:- ET-341 DATED:- 18 NOV 2026	

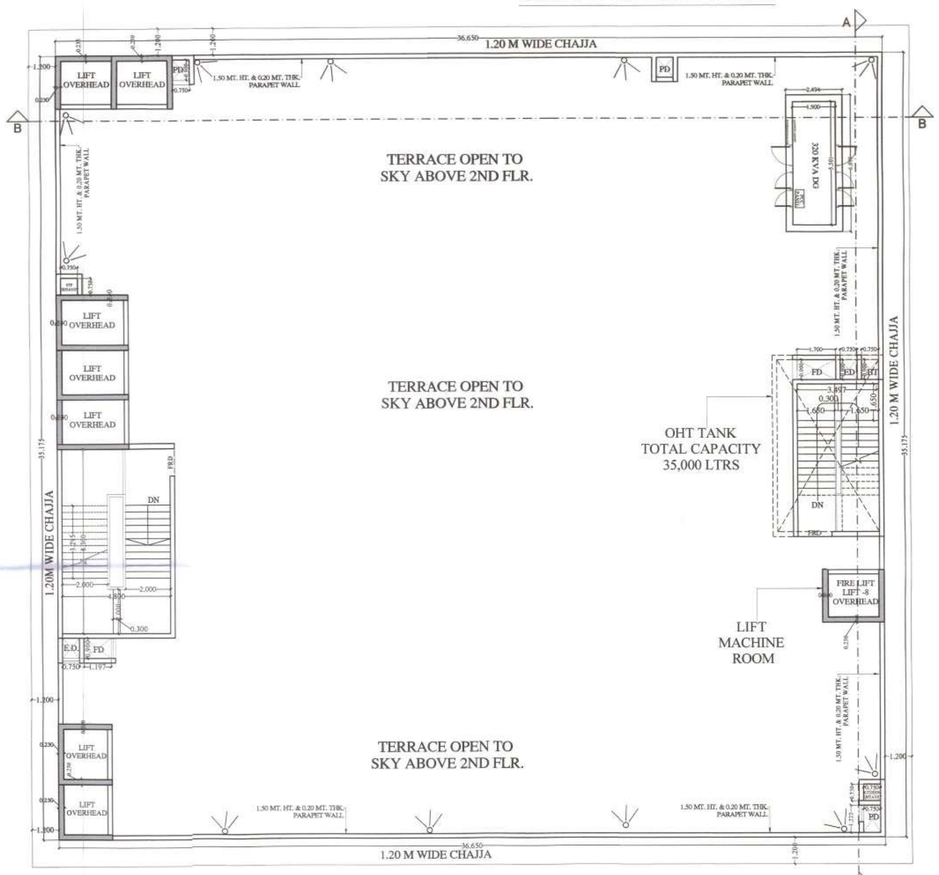
Tanuja Dhanaji Patil Digitally signed by Tanuja Dhanaji Patil Date: 2026.11.17 13:37:48 +05'30'	Sachin Arun Kadam Digitally signed by Sachin Arun Kadam Date: 2026.11.18 11:42:11 +05'30'	Rupesh Muralidhar Totewar Digitally signed by Rupesh Muralidhar Totewar Date: 2026.11.18 15:21:40 +05'30'
JE. ENGINEER BP/PMAY/ A/MHADA	DY. ENGINEER BP/PMAY/ A/MHADA	EX. ENGINEER BP/PMAY/ A/MHADA

GRD + 2ND FLOOR



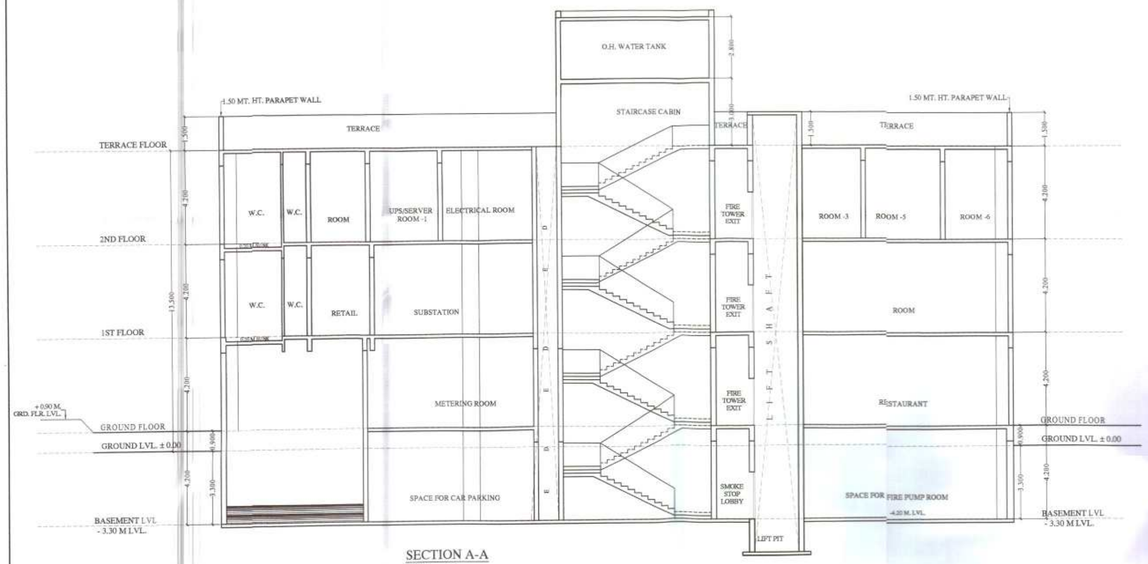
SECTION B-B

SCALE-1:100



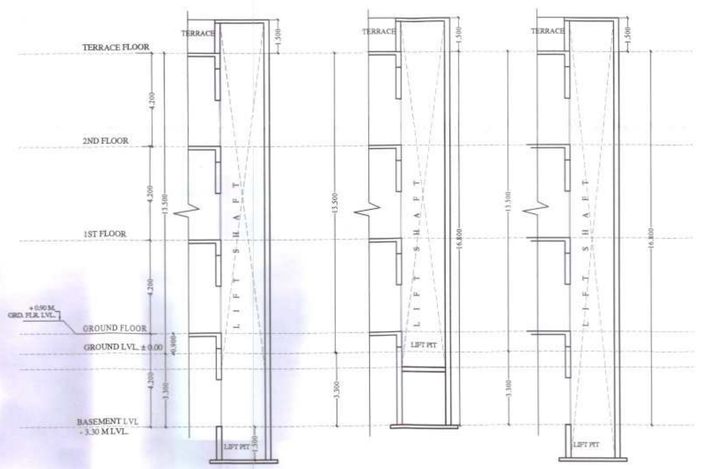
TERRACE FLOOR PLAN

SCALE-1:100



SECTION A-A

SCALE-1:100



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PROFORMA - B

CONSENTS OF SHEET

SECTION A-A & B-B

DESCRIPTION OF PROPOSAL AND PROPERTY

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NAME, SIGNATURE OF DEVELOPER/ OWNER / LEASE OWNER/ POWER OF ATTORNEY HOLDER

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Jude Fernandes
Digitally signed by Jude Fernandes
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