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/ 340 /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.3 bearing survey No. 162(Pt.) at Mouje Khoni, 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 building permission submitted with referred letter dated 03/08/2026 and the plans, Sections, Description and further particulars and details of your building for proposed development of conv. Shopping bldg of B+G+2 floors on amenity plot no.3 bearing survey No. 162(Pt), at Khoni, 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 conv. Shopping bldg of B+G+2 floors proposed 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. 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 start of work.
4. That the sanitary works, drainage works, Water supply completion & Electric Work shall be carried out as per Specifications. The completion certificate shall be submitted through appointed consultant /licensed plumber 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.½âã. Ìã °ãâã.¹ã.‡ãŠàã /¹ãâè†½ã†Ìãã¾ã/522/2024 ãâª.13/08/2024. All conditions of this approved revised 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 actual start of work & 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 further C.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. 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.
17. 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
18. That the registered undertaking shall be submitted in prescribed 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.
19. **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 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 3000.88 sq. m. Therefore, it is your responsibility to obtain the revised layout and submit the copy of the same before asking for C C**
20. **This IOA is being issued subject to submission of the approved revised layout to this office before asking for C.C.**
21. 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

22. 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. (iii) Water Supply Department before issue of Plinth C C. (iv) Health Department before issue of Plinth 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 before issue of Plinth C C (vii) To concern Local Tree Authority department and obtain NOC from them before before issue of Plinth C C (viii) That the N.O.C. from Collector Dept. for excavation of land before start of work shall be taken & submit to this office.
23. 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
24. This I.O.A. is being issued subject to submission of the notarized Comprehensive undertaking on Rs. 500/- Stamp paper in prescribed Performa.
25. 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
26. 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.
27. 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.
28. That the as per UDCPR clause no 13.3 Rain water harvesting shall be provided .
29. 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.
30. That, if drainage line is not available on site, then it is mandatory to provide STP in adequate design approved by concern authority & also if the plot is more than 4000.00 sq. m. then, Sewage Water Treatment recycling plant shall be provided for subjected project. The required NOC shall be obtained before actual start.
31. 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.
32. That the Architect, Structural consultant shall verify the scheme is in progress as per sub-structure, super structure & as per plans sanctioned.
33. That the soil investigation will be done and report thereof will be submitted along with structural design and calculations before asking plinth CC
34. 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
35. That the final CFO NOC shall be submitted to this office before asking for O.C
36. All terms and conditions of RERA Act 2016, UDCPR and D.P. Remarks will be binding to this project.

37. 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.
38. 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.
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 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.
41. 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.
42. 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
43. That the proposed actual date of start of work of proposed Conv. Shopping blg should be communicated to this office. That the quality control for building work/for structural work/supervision of the work shall be done.
44. 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.
45. 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.
46. 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.
47. 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.

48. That the Provisions of the notifications 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.
49. 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.
50. 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.
51. 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 ensure that marginal distance can be measured as per drawing before issuing plinth completion certificate.
52. 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.
53. 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.
54. That the owner /developer will solely be responsible for any legal matters, actions, suits, proceeding, claims, demands & losses, damages, costs etc arising in regards the above subjected project, BP Cell/PMAY/MHADA will not be responsible for the same.
55. That the permission from Tahasildar collector department for excavation of land shall be taken before issue of Plinth C C.
56. 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.
57. 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.
58. 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
59. 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.
60. 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 further CC.

61. 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 & the Nos of trees should be provided as per the concerned Authority's norms before issue of O.C.
62. 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.
63. 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.
64. That the approach road should be provided for electric substation / transformer . Also, the adequate space should be provided for waste water treatment & recycling plant
65. 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.
66. 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.
67. **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.**
68. **The Construction work for Conv. Shopping blg proposed will be start only after the Commencement Certificate upto Plinth u/s 45 of MRTP ACT will be issued**
69. 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.
70. 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.
71. That the debris shall be disposed as per the norms of respective Local Authority.
72. 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.
73. 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.
74. 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.

75. That the Hon. Vice President/Authority, MHADA reserve the right to cancel the building permission (IOA/Plinth CC) without giving any notice.
76. All necessary precautionary measures as per guidelines for Air Pollution Mitigation during the building construction activities to be followed.

DA: - one set (09 nos of plans)

Tanuja Dhanaji Patil
Digitally signed by Tanuja Dhanaji Patil
Date: 2026.11.17 15:42:07 +05'30'

Junior Engineer
Building permission cell
PMAY/MHADA

Sachin Arun Kadam
Digitally signed by Sachin Arun Kadam
Date: 2026.11.18 11:50:20 +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. Architect:- U.B. Architects, 602-B, Sarvoday 11, Kher Nagar, Bandra (East), Mumbai-400 051.
5.Chief I.C.T. Officer, MHADA for information & to be uploaded on official MHADA website.
6. Executive Engineer-II/PMAY/MHADA/A, for information

Rupesh Muralidhar Totewar
Digitally signed by Rupesh Muralidhar Totewar
Date: 2026.11.18 17:37:18 +05'30'

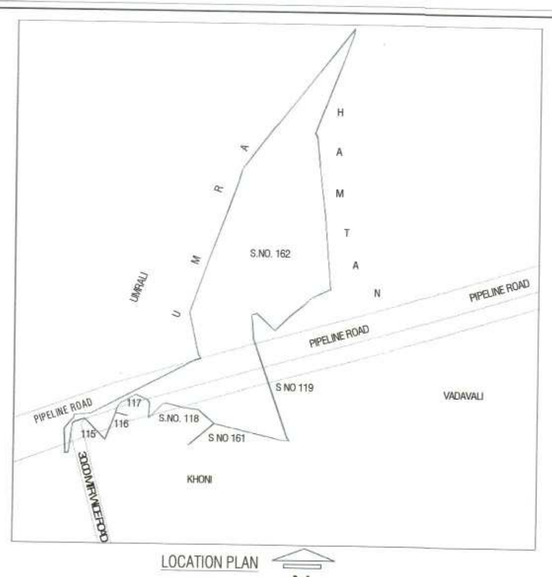
Executive Engineer/B.P.Cell
PMAY/ MHADA

AMENDED LAYOUT PLAN - I

SHEET 01 / 01

KHONI, KALYAN, S.NO.162

STAMP OF APPROVAL OF PLAN



LOCATION PLAN

N



D.P. REMARK

PROPOSED SITE U/R



GOOGLE IMAGE

SCALE- N.T.S

SR.NO		AREA STATEMENT	PLOT A (AREA IN SQM.)
1		AREA OF PLOT	
	a)	AS PER 7/12 EXTRACT BY TRINGULATION	171000.00
	b)	LESS PLOT AREA OF PLOT - B	30255.66
	c)	TOTAL PLOT AREA CONSIDERED FOR PMAY SCHEME (a - b)	140744.34
2		DEDUCTION FOR	
	a)	EXISTING DP ROAD AREA	9452.82
	b)	D P ROAD SET BACK	7624.54
	c)	TOTAL (a+b)	17077.36
	d)	PLOT AREA CONSIDERED FOR PMAY SCHEME (IN PLOT - A (1c-2c)	123666.98
3		NET AREA OF PLOT (1c-2c)	123666.98
4		DEDUCTION FOR	-
	a)	AMENITY AREA (5 % OF 3)	6183.35
	b)	AMENITY AREA PROVIDED	10235.17
5		BALANCE PLOT AREA (3-4b)	113431.81
6		DEDUCTION FOR	-
	a)	RECREATIONAL GROUND/ OPEN SPACE (10 % OF 5) NON DEDUCTABLE	11343.18
	b)	PROVIDED RECREATIONAL AREA	13306.02
7		NET AREA OF PLOT FOR FSI PURPOSE(3-4b)	113431.81
8		F.S.I. PERMISSIBLE AS PER UDCPR NORMS	3.00
9		PERMISSIBLE BUILT-UP AREA (7 X 8)	340295.43
10		LESS EXISTING BUILT UP AREA (11776.46 X 20NOS.)	235529.20
11		BALANCE PERMISSIBLE BUILT UP AREA (8 - 9) (347787.93 SQM. - 235529.20 SQM.)	104766.23
12	A	PERMISSIBLE BUILT UP FOR RESIDENTIAL (197207.03 - 4490.46)	102150.45
	B	ANCILLARY AREA FOR RES @60 %	61290.27
		TOTAL PERMISSIBLE AREA FOR RESIDENTIAL (X)	163440.72
	C)	PROPOSED BUILT UP FOR COMMERCIAL	2615.78
	D	ANCILLARY AREA FOR COMM. @80 %	2092.62
		TOTAL PERMISSIBLE AREA FOR COMMERCIAL (Y)	4708.40
13		TOTAL PERMISSIBLE BUA WITH ANCILLARY AREA (A+B+C+D)	168149.12
14		GRAND TOTAL PERMISSIBLE BUA (Existing+ now proposed BUA) (10+13)	403678.32
15		NOW PROPOSED BUILT UP AREA FOR RESIDENTIAL	155453.77
16		BALANCE BUILT UP AREA FOR RESIDENTIAL (12X -12Y)	7986.95
17		PERMISSIBLE BUILT UP AREA INCLUDING 80% ANCILLARY AREA FOR COMMERCIAL (12C+12D)	4708.40
18		PROPOSED BUILT UP AREA FOR COMMERCIAL	4708.40
19		SALANCE BUILT UP AREA FOR COMMERCIAL (16-17)	0.00
20		TOTAL BUILT UP AREA PROPOSED RESI + COMM (15+18)	160162.17
21		TOTAL BUILT UP AREA (EXISTING + RESI + COMM (10 + 15 + 18)	395691.37
22		INSITU FSI PERMISSIBLE AFTER HANDING OVER OF ROADWIDENING AREA (7624.54 X 2) AS PER CLAUSE 11.2.4	15249.08
23		ANCILLARY AREA PERMISSIBLE ON ROAD AREA @ 60%	9149.45
24		TOTAL T/S	
		EWS - POCKET - I, II, III, IV , VI (O.C OBTAINED)	5060 T/s
		LIG - POCKET V , VII & VIII	2114 T/s
		SHOP	60 SH.
25		TOTAL CONSUMED FSI (21 / 7)	3.49

FSI AREA STATEMENT (AS APPROVED)

SR. NO.	POCKET NO	TYPE OF BUILDING		STR.	H.T OF BLDG. (IN MTRS)	NO. OF TEN. / FLOOR	NO. OF TEN / BLDG.	CARPET AREA / TEN. (SQM.)	NO. OF WINGS (NOS.)	TEN / POCKET (NOS)	PROPOSED RESI. BUA / BLDG (SQM.)	PROPOSED COMM. BUA / BLDG (SQM.)	EXISTING BUA (SQM.)	PROPOSED BUA AS PER UDCPR FOR RESI (SQM.)	TOTAL PROPOSED BUA FOR THE SCHEME (SQM.)	TOTAL T/S PROPOSED FOR PMAY (EWS) (NOS.)	TOTAL T/S PROPOSED FOR SALE (LIG+SHOP) (NOS)	REMARKS
1	2	3		4	5	6	7	8	9	10	11	12	13	14	15 (12 + 13 - 14)	16	17	18
1	I	EWS - 16	RESI.	G+15	44.92	16	253	29.9	4	1012	11776.46	-	47105.84	-	47105.84	5060.00		D.C. ISSUED
2	II	EWS - 16	RESI.	G+15	44.92	16	253	29.9	4	1012	11776.46	-	47105.84	-	47105.84			
3	III	EWS - 16	RESI.	G+15	44.92	16	253	29.9	4	1012	11776.46	-	47105.84	-	47105.84			
4	IV	EWS - 16	RESI.	G+15	44.92	16	253	29.9	4	1012	11776.46	-	47105.84	-	47105.84			
5	VI	EWS - 16	RESI.	G+15	44.92	16	253	29.9	4	1012	11776.46	-	47105.84	-	47105.84			
6	1	8-SHOP	COMM.	GR	3.9	-	8(SH)	-	-	-	-	110.40	-	-	724.36			D.C PROPOSED
7	2	26-SHOP	COMM.	GR+1	7.2	-	26(SH)	-	-	-	-	613.96	-	-				
8	V	LIG (WING ABD)	RESI.	S+22	67.54	7	151	47.77	3	453	11077.69	-	-	33233.07	33233.07	2114.00		UNDER CONSTRUCTION
9		LIG (WING C)	RESI.	S+22	67.54	7	151	47.77	1	151	11129.70	-	-	11129.70	11129.70			
10	VII	LIG (WING ABD)	RESI.	S+22	67.54	7	151	47.77	3	453	11077.69	-	-	33233.07	33233.07			
11		LIG (WING C)	RESI.	S+22	67.54	7	151	47.77	1	151	11129.70	-	-	11129.70	11129.70			
12	VIII	LIG (WING ABDEF)	RESI.	S+22	67.54	7	151	47.77	5	755	11077.69	-	-	55388.45	55388.45			
13		LIG (WING C)	RESI.	S+22	67.54	7	151	47.77	1	151	11129.70	-	-	11129.70	11129.70			
15	4	SHOP & HEALTH CARE CENTRE	COMM.	GR+3	15	-	26(SH)	-	-	-	-	2093.44	-	-	2093.44			
17	6	MULTIPURPOSE HALL	RESI (DRIVER ROOM) COMM. (GYMNASIUM FOR LADIES, GYMNASIUM FOR GENTS , MULTIPURPOSE HALL)	Gr. /S +4	22.65		4	-	-	-	210.08	1890.60	-	210.08	210.08 1890.60			
GRAND TOTAL									34	7,174		4,708.40	2,35,529.20	1,55,453.77	3,95,691.37	5,060.00	2114 T/S + 152 SH. + MIX AMENITY	

O.S./ PAVED R.G.1



O.S./ PAVED R.G.1

*O.S./ PAVED R.G.1 AREA CALCULATIONS (BY TRIANGULATION METHOD)
* O.S./ PAVED R.G.1
1) 0.5 X (67.68+67.68) X 27.68 = 212.88 SQM.
TOTAL = 212.00 SQM.

O.S./ R.G.- 03



O.S./R.G.- 03

*O.S./R.G.- 02 AREA CALCULATIONS (BY TRIANGULATION METHOD)
O.S./R.G.- 03
1) 0.5 X (25.73+9.14) X 52.97 = 907.84 SQM
TOTAL 907.84 SQM.

O.S./ PAVED R.G.- 04



O.S./ PAVED R.G.-04

*O.S./ PAVED R.G.-04 AREA CALCULATIONS (BY TRIANGULATION METHOD)
* O.S./ R.G. - 04
1) 0.5 X (18.60+18.60) X 37.20 = 691.92 SQM.
TOTAL = 691.92 SQM.

O.S./ PAVED R.G.5



O.S./ PAVED R.G.5

*O.S./PAVED R.G.1 AREA CALCULATIONS (BY TRIANGULATION METHOD)
* O.S./ R.G.5
1) 0.5 X (67.68+9.59) X 27.68 = 212 SQM.
TOTAL 212.00 SQM.

O.S./ PAVED R.G.- 06



O.S./ PAVED R.G.- 06

*O.S./ PAVED R.G.- 06 AREA CALCULATIONS (BY TRIANGULATION METHOD)
* O.S./ PAVED R.G.- 06
1) 0.5 X (18.60+18.60) X 37.20 = 691.92 SQM.
TOTAL = 691.92 SQM.

O.S./ PAVED R.G.- 07



O.S./ PAVED R.G.- 07

*O.S./ PAVED R.G.- 07 AREA CALCULATIONS (BY TRIANGULATION METHOD)
* O.S./PAVED R.G.- 07
1) 0.5 X 47.50 X 9.17 = 218.75 SQM.
TOTAL = 218.25 SQM.

O.S./ PAVED R.G.- 08



O.S./ PAVED R.G.- 08

*O.S./PAVED R.G.- 09 AREA CALCULATIONS (BY TRIANGULATION METHOD)
* O.S./PAVED R.G.- 08
1) 0.5 X (18.47+10.46) X 28.85 = 302.20 SQM.
TOTAL = 302.20 SQM.

O.S./ PAVED R.G.- 09



O.S./ PAVED R.G.- 09

*O.S./ PAVED R.G.- 09 AREA CALCULATIONS (BY TRIANGULATION METHOD)
* O.S./ PAVED R.G.- 09
1) 0.5 X (12.38+12.38) X 29.97 = 371.03 SQM.
TOTAL = 371.03 SQM.

O.S./R.G.- 13



O.S./R.G.- 13

*O.S./R.G.- 13 AREA CALCULATIONS (BY TRIANGULATION METHOD)
* O.S./R.G.- 13
01) 0.5 X (5.03+5.29) X 11.60 = 64.55 SQM.
02) 0.5 X (8.46+2.21) X 12.99 = 74.63 SQM.
03) 0.5 X (8.73+8.17) X 52.21 = 76.53 SQM.
04) 0.5 X (9.81+11.34) X 21.90 = 231.39 SQM.
05) 0.5 X 5.34 X 15.98 = 34.92 SQM.
482.27 SQM.

O.S./R.G.- 15



O.S./R.G.-15

*O.S./R.G.- 15 AREA CALCULATIONS (BY TRIANGULATION METHOD)
* O.S./R.G.- 15
01) 0.5 X (86.54+83.60) X 77.51 = 392.97 SQM.
02) 0.5 X 9.60 X 71.69 = 345.07 SQM.
TOTAL = 738.04 SQM.

O.S./R.G.- 16



O.S./R.G.-16

*R.G. AREA CALCULATIONS (BY TRIANGULATION METHOD)
* O.S./R.G.- 16
01) 0.5 X (69.60+85.59) X 66.84 = 629.47 SQM.
02) 0.5 X (82.66+82.61) X 85.38 = 24.20 SQM.
TOTAL = 653.62 SQM.

O.S./R.G.- 10



O.S./R.G.- 10

*O.S./R.G.- 10 AREA CALCULATIONS (BY TRIANGULATION METHOD)
* O.S./R.G.- 10
01) 0.5 X 71.06 X 5.60 = 99.9/ SQM
02) 0.5 X 10.31 X 3.88 = 20.00 SQM.
03) 0.5 X 59.16 X 9.53 = 752.32 SQM.
04) 0.5 X 127.80 X 24.95 = 1594.36 SQM.
05) 0.5 X 79.32 X 33.84 = 1342.99 SQM.
06) 0.5 X (29.84+60.81) X 90.33 = 4056.07 SQM.
TOTAL = 7325.81 SQM.

R.G. AREA CALCULATIONS		
SR. NO	PARTICULAR	AREA (IN SQM.)
1	O.S./ PAVED R.G.- 01	212.00
2	O.S./ R.G.- 03	907.84
3	O.S./ PAVED R.G.- 04	691.92
4	O.S./ PAVED R.G.- 05	212.00
5	O.S./ PAVED R.G.- 06	691.92
6	O.S./ PAVED R.G.- 07	218.25
7	O.S./PAVED R.G.- 08	302.20
8	O.S./PAVED R.G.- 09	371.03
9	O.S./ R.G.- 10	7325.81
10	O.S./ R.G.- 13	482.27
11	O.S./ R.G.- 15	738.04
12	O.S./ R.G.- 16	653.62
13	O.S./ R.G.- 19	284.73
14	O.S./ R.G.- 22	214.39
	TOTAL AREA	13306.02

O.S./ R.G.- 19



O.S./ R.G.- 19

*O.S./R.G.- 19 AREA CALCULATIONS (BY TRIANGULATION METHOD)
* O.S./R.G.- 19
01) 0.5 X 8.58 X 29.50 = 126.26 SQM.
02) 0.5 X (4.73+4.68) X 33.85 = 158.47 SQM.
TOTAL = 284.73 SQM.

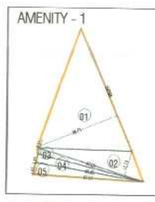
O.S./ R.G.- 22



O.S./ R.G.- 22

*O.S./R.G.- 22 AREA CALCULATIONS (BY TRIANGULATION METHOD)
* O.S./R.G.- 22
01) 0.5 X (5.68 X 5.73) X 37.58 = 214.39 SQM.
TOTAL = 214.39 SQM.

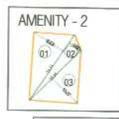
AMENITY - 1



AMENITY PLOT AREA

* AMENITY PLOT AREA CALCULATIONS (BY TRIANGULATION METHOD)
01) 0.5 X 57.33 X 39.71 = 1055.99 SQM.
02) 0.5 X 10.79 X 47.21 = 254.70 SQM.
03) 0.5 X 2.31 X 47.21 = 255.63 SQM.
04) 0.5 X 3.80 X 46.45 = 88.26 SQM.
05) 0.5 X 4.85 X 47.17 = 114.39 SQM.
TOTAL = 1572.94 SQM.

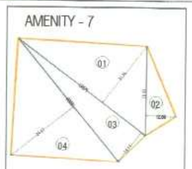
AMENITY - 2



AMENITY -2 / SWITCHING STATION

* SWITCHING STATION AREA CALCULATIONS
01) 0.5 X 15.02 X 34.45 = 258.71 SQM.
02) 0.5 X 9.98 X 34.45 = 103.00 SQM.
03) 0.5 X 15.38 X 30.98 = 238.29 SQM.
TOTAL = 600.00 SQM.

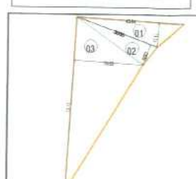
AMENITY - 7



AMENITY - 7
SUPERMARKET & OTHER

* SUPERMARKET AREA CALCULATIONS (BY TRIANGULATION METHOD)
1) 0.5 X 21.00 X 68.71 = 1066.79
2) 0.5 X 12.885 X 58.85 = 758.50
3) 0.5 X 16.14 X 68.71 = 554.48
4) 0.5 X 34.07 X 68.55 = 1167.75
TOTAL = 3039.25 SQM.

AMENITY - 4

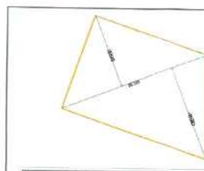


AMENITY - 4
AREA CALCULATIONS (BY TRIANGULATION METHOD)
01) 0.5 X 10.61 X 49.84 = 243.17 SQM.
02) 0.5 X 9.30 X 36.56 = 170.49 SQM.
03) 0.5 X 29.53 X 75.70 = 1108.84 SQM.
TOTAL = 1522.50 SQM.

AMENITY - 5

AMENITY - 5 / O.W.C AREA

* O.W.C AREA CALCULATIONS (BY TRIANGULATION METHOD)
1) 0.67 X 1.08 X 4.68 = 3.31
2) 0.5 X 7.52 X 11.19 = 42.63
3) 0.5 X 8.90 X 3.18 = 14.15
4) 0.5 X 7.60 X 19.95 = 189.58
5) 0.5 X 17.17 X 73.20 = 628.47
6) 0.5 X 7.34 X 65.66 = 240.87
TOTAL = 1035.88 SQM.



AREA CALCULATIONS
AMENITY - 6
SCHOOL BLDG. & PLAY GROUND
(BY TRIANGULATION METHOD)
01) 0.5 X (41.92+22.55) X 64.18 = 2464.60 SQM.
TOTAL = 2464.60 SQM.

AMENITY AREA CALCULATIONS		
SR. NO	AMENITY STATEMENT	AREA (IN SQM.)
1	AMENITY-1 (STP-3)	1572.94
2	AMENITY-2 (SWITCHING STATION)	600.00
3	AMENITY-7 (SUPERMARKET & OTHER)	3039.25
4	AMENITY-4 (STP-1 & STP-2)	1522.50
5	AMENITY-5 (OWC)	1035.88
6	AMENITY-6 (SCHOOL BLDG. + PLAY GROUND)	2464.60
	TOTAL AREA	10235.17

*LEGEND

PLOT BOUNDARY	BLACK	
PROPOSED WORK	RED	
R.G. AREA	GREEN	
PROP. ROADS	BURNT SIENNA	
STR. TO BE DEMOLISHED	YELLOW	

N

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

*PROJECT

PROPOSED AFFORDABLE HOUSING PROJECT FOR EWS 5060 T/S , LIG 2114 T/S , 152 CONV. SHOPS & MIX AMENITY UNDER PMAY AT S.NO. 162, KHONI , TALUKA - KALYAN, DISTRICT- THANE

SIGNATURE OF LIC.ARCHITECT	SIGNATURE OF OWNER
ANILKUMAR R. SHARMA ARCHITECT LNO.-CA/96/20511	EXECUTIVE ENGINEER- III / THANE KONKAN HOUSING & AREA DEVELOPMENT BOARD, MUMBAI

KHONI, KALYAN, S.NO.162

OWNER: म्हाडा MHADA — GRIHA NIRMAN BHAVAN, KALANAGAR, BANDRA (EAST), MUMBAI- 400051 PHONE: 26400000, 26592877, 26592822

DRAWN SHITAL	SIGN	DATE 09.06.26	
CHKD.			PROJECT: EWS, LIG , CONV. SHOPPING & MIX AMENITY FOR MASS HOUSING SCHEME UNDER P.M.A.Y.
RECHKD. Ar. AKS.			LOCATION: KHONI, KALYAN, S.NO.162
APPD.			SHEET TITLE: AMENDED LAYOUT PLAN - I
SCALE - 1 : 1000			JOB NO. / DRG. NO.: BGS / KHADB / KALYAN / KHONI /AMENDED LAYOUT PLAN / SD / ARCH - 1 / REV. NO.: R2

FILE NO.	SH: 02/09
STAMP OF DATE OF APPROVAL OF PLANS	
APPROVED SUBJECT TO CONDITION MENTION IN THIS OFFICE I.O.A LETTER NO. E:- ET-340 DATED:- 18 NOV 2026	
Tanuja Dhanaji Patil — Digitally signed by Tanuja Dhanaji Patil Date: 2026.11.17 13:28:19 +05'30' JE. ENGINEER BP/PMAY/ A/MHADA	Sachin Arun Kadam — Digitally signed by Sachin Arun Kadam Date: 2026.11.18 11:53:18 +05'30' DY. ENGINEER BP/PMAY/ A/MHADA
Rupesh Muralidhar Totewar — Digitally signed by Rupesh Muralidhar Totewar Date: 2026.11.18 15:05:28 +05'30' EX. ENGINEER BP/PMAY/ A/MHADA	

GRD + 2ND FLOOR

NET BUILTUP AREA & CONSTRUCTION AREA STATEMENT IN SQ.MT

FSI AREA

SN.	BLDG.NO.	TOTAL NO OF BLDG.	NO OF SHOPS	NO OF FLOORS	BUILDING HEIGHT(mt)	TOTAL BUILT UP AREA (sq.mt)
	1	2	3	4	5	6
1	PROP. BLDG.	1	00	BASEMENT	13.30 MT.	
			01	GROUND		1563.78
			01	FIRST		1670.41
			01	SECOND		1715.46
				TERRACE		---
TOTAL						4949.65

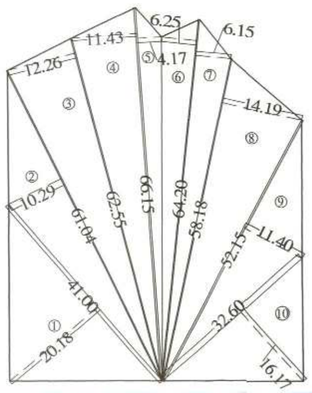
TOTAL NET BUILT UP AREA = 4949.65 .....(A)

NON FSI AREA

BASEMENT AREA (sq.mt)	UGT. TANK AREA (sq.mt)	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 AREA (sq.mt)	SUBSTATION (sq.mt)	DG. AREA (sq.mt)
1	2	3	4	5	6	7	8	9	10	11
1664.97	71.27	40.53	41.48	---	16.50	---	---	41.76	---	---
---	---	---	---	---	40.67	---	---	---	---	---
---	---	---	---	---	40.67	---	---	---	34.19	---
---	---	---	---	---	40.67	---	---	---	---	---
---	---	---	---	52.14	---	29.66	62.94			15.25
1664.97	71.27	40.53	41.48	52.14	138.51	29.66	62.94	41.76	34.19	15.25

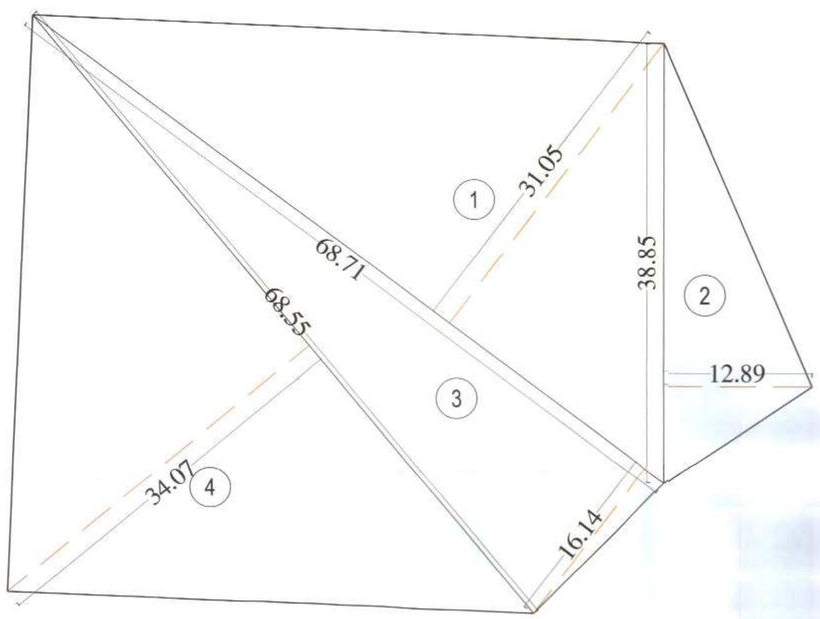
NON FSI AREA (FREE OF FSI) = 2192.70 SQ.MT .....(B)

TOTAL GROSS CONSTRUCTION AREA (A+B) = 7142.35 SQ.MT



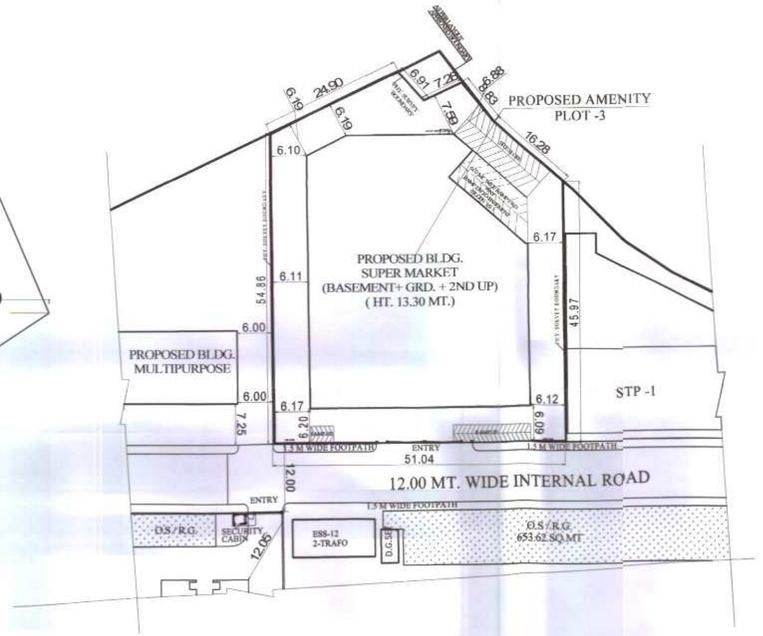
LINE DIAGRAM FOR PLOT AREA CALCULATION
(AMENITY PLOT-3 AS PER PHY. SURVEY BOUNDARY)
SCALE = 1:500

PLOT AREA CALCULATION AMENITY PLOT-3 AS PER PHY. SURVEY BOUNDARY					
1	1/2 X 41.00 X 20.18 X 1 NO	=	413.69	SQ.MT.	
2	1/2 X 61.04 X 10.29 X 1 NO	=	314.06	SQ.MT.	
3	1/2 X 62.55 X 12.26 X 1 NO	=	383.43	SQ.MT.	
4	1/2 X 66.15 X 11.43 X 1 NO	=	378.05	SQ.MT.	
5	1/2 X 66.15 X 4.17 X 1 NO	=	137.92	SQ.MT.	
6	1/2 X 64.20 X 6.25 X 1 NO	=	200.63	SQ.MT.	
7	1/2 X 64.20 X 6.15 X 1 NO	=	197.42	SQ.MT.	
8	1/2 X 58.18 X 14.19 X 1 NO	=	412.79	SQ.MT.	
9	1/2 X 52.15 X 11.40 X 1 NO	=	297.26	SQ.MT.	
10	1/2 X 32.60 X 16.17 X 1 NO	=	263.57	SQ.MT.	
TOTAL PLOT AREA AS PER PHY. SURVEY BOUNDARY		=	2998.82	SQ.MT.	X



LINE DIAGRAM FOR PLOT AREA CALCULATION
(AMENITY PLOT-3 AS PER LAYOUT APPROVED)
SCALE = 1:500

PLOT AREA CALCULATION AMENITY PLOT-3 AS PER LAYOUT APPROVED					
1	1/2 X 68.71 X 31.05 X 1 NO	=	1066.72	SQ.MT.	
2	1/2 X 38.85 X 12.885 X 1 NO	=	250.29	SQ.MT.	
3	1/2 X 68.71 X 16.14 X 1 NO	=	554.49	SQ.MT.	
4	1/2 X 68.55 X 34.07 X 1 NO	=	1167.75	SQ.MT.	
AMENITY PLOT-3 AREA AS PER LAYOUT APPROVED		=	3039.25	SQ.MT.	X



BLOCK PLAN

SCALE-1:500

AREA STATEMENT

	DISCRIPTION	AREA IN SQ.MTR. / AMENITY PLOT AREA
1	Area of Plot (Minimum area of a, b, c to be considered)	
	(a) As per agreement	3000.88
	(b) As per site	2998.82
	(c) Plot area considered as per agreement for proposal	3000.88
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)	3000.88
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))	3000.88
6	Recreational Open Space (If applicable)	
	(a) Required -	N. A.
	(b) Proposed -	N. A.
7	Internal Raod area	-
8	Plotable area (If applicable)	-
9	Built up area with reference to Basic F.S.I. as per front road width (Sr.No. 5xbasic FSI) (3000.88 X 1.10)	3300.97
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	
	(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	0.00
13	Total entitlement of FSI in the proposal	
	(a) (9 + 10(b)+11(d)) or 12 whichever is applicable.	3300.97
	(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%)	2640.77
	(c) Total entitlement (a+b)	5941.74
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)	
15	Total Built-up Area in proposal. (excluding area at Sr.No. 17 b)	
	(a) Existing Built-up Area As per approved plans	0.00
	(b) Proposed Built-up Area (as per 'P-line')	4949.65
	(c) Total (a+b)	4949.65
16	Ancillary FSI by charging premium (15 (b) - 13 (a)	1648.68
17	F.S.I.Consumed (15(c / 9)	1.50
	(b) Proposed	N. A.

CERTIFICATE OF AREA:

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON --------- 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

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

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED D MART IN AMENITY PLOT - 3 ON PROPOSED AFFORDABLE HOUSING PROJECT LAYOUT OF EWS, LIG CONV. SHOP & MIX AMENITY UNDER PAMY AT S.N. NO . 162 OF VILLAGE KHONI, 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	DEEPAK A.

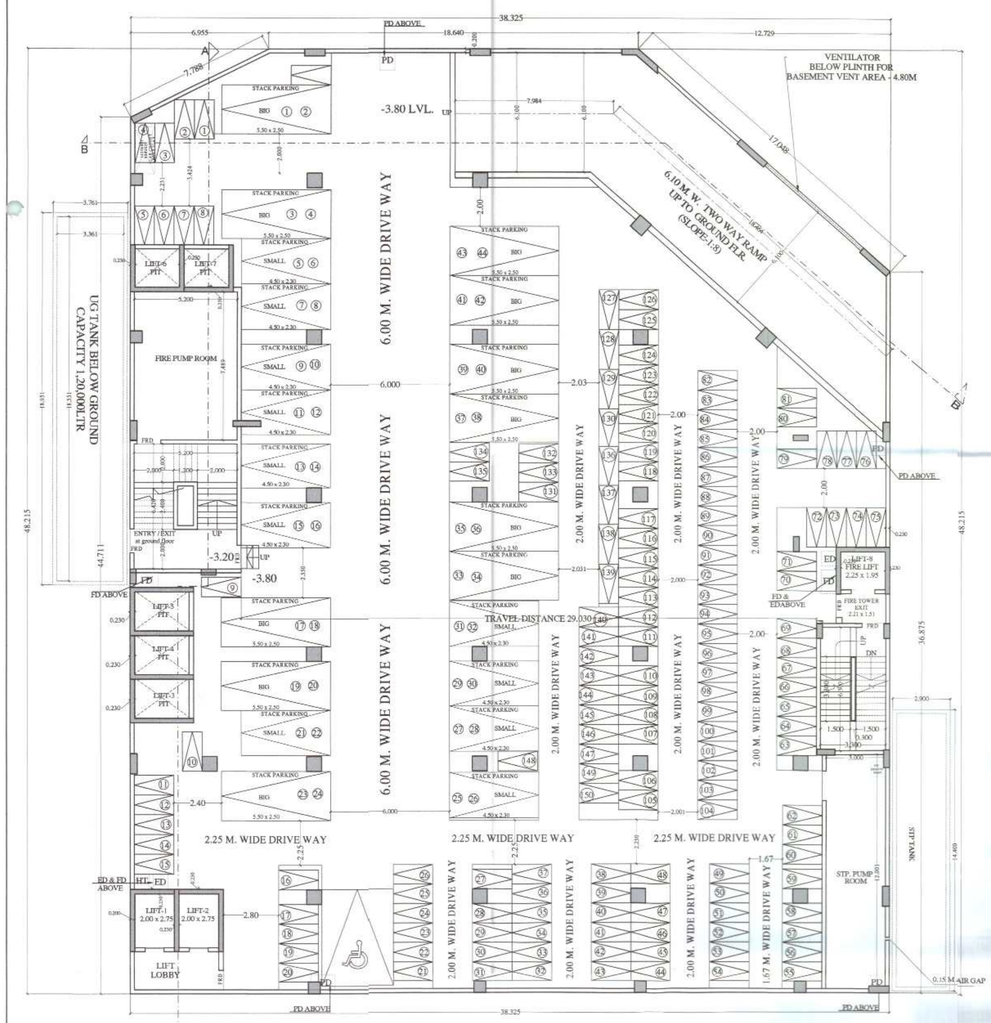
NORTH

NAME & ADDRESS OF ARCHITECT

AR. UJWAL SATISH BHOLE
CA / 2010 / 47919

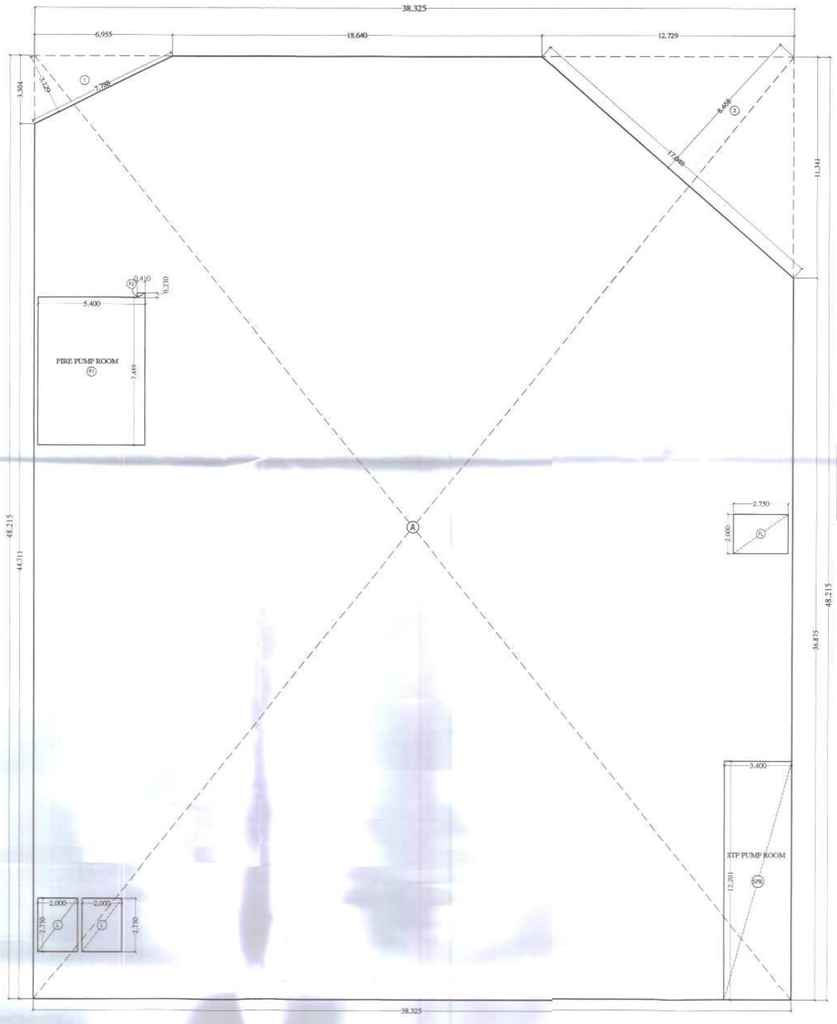
UJWAL SATISH BHOLE — Digitally signed by UJWAL SATISH BHOLE
SIGNATURE OF ARCHITECT

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



A BASEMENT FLOOR PLAN

SCALE-1:100



LINE DIAGRAM AREA FOR CONSTRUCTION AREA CALC. OF BASEMENT FLOOR PLAN

SCALE = 1:100

FILE NO.	SH: 03/09
STAMP OF DATE OF APPROVAL OF PLANS	
APPROVED SUBJECT TO CONDITION MENTION IN THIS OFFICE I.O.A LETTER NO. E:-ET-340 DATED:- 18 NOV 2026	

Tanuja Dhanaji Patil	Sachin Arun Kadam	Rupesh Muralidhar Totewar
Digitally signed by Tanuja Dhanaji Patil Date: 2026.11.17 13:29:50 +05'30'	Digitally signed by Sachin Arun Kadam Date: 2026.11.18 11:53:35 +05'30'	Digitally signed by Rupesh Muralidhar Totewar Date: 2026.11.18 13:07:54 +05'30'
JE. ENGINEER BP/PMAY/ A/MHADA	DY. ENGINEER BP/PMAY/ A/MHADA	EX. ENGINEER BP/PMAY/ A/MHADA

GRD + 2ND FLOOR

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

SIZE OF TENEMENTS AS PER UDCPR	NO. OF FLAT CARPET AREA (OFFICE)	AS PER TABLE NO. 8B		PERMISSIBLE PARKING (A)		5% VISITORS PARKING (B)		TOTAL PARKING PERMI. (A)+(B)		AS PER TABLE 8C MULTIPLYING FACTOR = 0.50		PROPOSED	
		CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
FOR EVERY TENEMENT HAVING CARPET AREA OF 1550 SQ.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 250 SQ.M. CARPET AREA FOR FRACTION THEREOF (SHOP AREA)	4397.36 SQ.MT.	2 NOS	6 NOS	87.95 NOS	263.84 NOS	--	--	87.95 NOS	263.84 NOS	43.98 NOS	131.92 NOS		
TOTAL	4397.36 SQ.MT.			87.95 NOS	263.84 NOS	--	--	87.95 NOS	263.84 NOS	43.98 NOS	131.92 NOS	44.00 NOS	150.00 NOS
										SAY	44.00 NOS	132.00 NOS	

PROPOSED PARKING ARRANGEMENT STATEMENT

PARKING FLOORS / SPACE	STACK PARKING SMALL CAR	STACK PARKING BIG CAR	SCOOTER PARKING
BASEMENT FLOOR -4.20 MT. LVL.	22 NOS	22 NOS	150 NOS
TOTAL PARKING PROVIDED	44.00 NOS		150 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.
PROPOSED VENTILATION AREA	36.36 mt.length

PROPOSED VENTILATOR AREA CALCULATION FOR BASEMENT
RAMP WIDTH (ENTRY) = 6.30 MT.
ENTRY HEIGHT = 5.15
i.e. 6.30 MT X 5.15 = 32.45 MT.
VENTILATOR BELOW PLINTH AS SHOWN IN GROUND FLOOR FOR REF.
i.e. 6.51 X 0.60 = 4.80 MT.
TOTAL VENTILATOR AREA = 36.36 MT.

BUILT UP AREA CALCULATION OF BASEMENT FLOOR

A	38.325 X 48.215 X 1 NO	=	1847.84 SQ.MT.	
	TOTAL ADDITION	=	1847.84 SQ.MT.	X

DEDUCTIONS

1	1/2 X 7.788 X 3.129 X 1 NO	=	12.18 SQ.MT.	
2	1/2 X 17.048 X 8.468 X 1 NO	=	72.18 SQ.MT.	
	TOTAL DEDUCTION	=	84.36 SQ.MT.	Y1
	TOTAL BUILT UP AREA [X - Y1]	=	1763.48 SQ.MT.	X1

LESS - FIRE PUMP ROOM AREA CALCULATION

F1	5.400 X 7.489 X 1 NO	=	40.44 SQ.MT.	
F2	0.410 X 0.230 X 1 NO	=	0.09 SQ.MT.	
	TOTAL FIRE PUMP ROOM AREA CALCULATION	=	40.53 SQ.MT.	Y3

LESS- STP PUMP ROOM AREA CALCULATION

SPR	3.400 X 12.201 X 1 NO	=	41.48 SQ.MT.	
	TOTAL LIFT AREA CALCULATION	=	41.48 SQ.MT.	Y2

LIFT AREA CALCULATION

L1	2.750 X 2.000 X 2 NOS	=	11.00 SQ.MT.	
FL	2.750 X 2.000 X 1 NOS	=	5.50 SQ.MT.	
	TOTAL LIFT AREA CALCULATION	=	16.50 SQ.MT.	Y2

NET BUILT UP AREA OF BASEMENT FLOOR [X1 - Y2]	=	1664.97 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.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED D MART IN AMENITY PLOT - 3 ON PROPOSED AFFORDABLE HOUSING PROJECT LAYOUT OF EWS, LIG CONV. SHOP & MIX AMENITY UNDER PAMY AT S.N. NO . 162 OF VILLAGE KHONI, 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 13:04:41 +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	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.
www.ubarchitects.in

FILE NO.	SH: 04/09
STAMP OF DATE OF APPROVAL OF PLANS	
APPROVED SUBJECT TO CONDITION MENTION IN THIS OFFICE I.O.A LETTER NO. E:-ET-340 DATED:- 18 NOV 2026	

Tanuja Dhanaji Patil	Sachin Arun Kadam	Rupesh Muralidhar Totewar
Digitally signed by Tanuja Dhanaji Patil Date: 2026.11.17 13:30:36 +05'30'	Digitally signed by Sachin Arun Kadam Date: 2026.11.18 11:53:52 +05'30'	Digitally signed by Rupesh Muralidhar Totewar Date: 2026.11.18 15:08:11 +05'30'
JE. ENGINEER BP/PMAY/ A/MHADA	DY. ENGINEER BP/PMAY/ A/MHADA	EX. ENGINEER BP/PMAY/ A/MHADA

GRD + 2ND FLOOR

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*	1350.00	0.04	1.00	54.00	55	1.07
	Total Harvested Rain water Tank Capacity					55	

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

FLOORS	GROSS AREA	LESS LIFT	LESS SUBSTATION	LESS ELECT. METER	NET BUILT UP AREA
BASEMENT FLOOR	----	----		----	----
GROUND FLOOR	1656.86	40.67		52.41	1563.78
1ST FLOOR	1745.29	40.67	34.21		1670.41
2ND FLOOR	1756.13	40.67			1715.46
TOTAL	5158.28	122.01	34.21	52.41	4949.65

NET BUILTUP AREA & CONSTRUCTION AREA STATEMENT IN SQ.MT

FSI AREA							NON FSI AREA								
SR.	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)	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 AREA (SQ.mt)	SUBSTATION (SQ.mt)	DG. 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	13.30 MT.		1664.97	71.27	40.53	41.48	---	16.50	---	---	41.76	---	---
			01	GROUND		1563.78	---	---	---	---	---	40.67	---	---	---	---	---
			01	FIRST		1670.41	---	---	---	---	---	40.67	---	---	---	34.19	---
			01	SECOND		1715.46	---	---	---	---	---	40.67	---	---	---	---	---
	TOTAL					4949.65	---	---	---	---	52.14	---	---	---	---	---	15.26
							1664.97	71.27	40.53	41.48	52.14	138.51	29.66	62.94	41.76	34.19	15.26
						TOTAL NET BUILT UP AREA = 4949.65 ....(A)					NON FSI AREA (FREE OF FSI) = 2192.70 SQ.MT. ....(B)						
											TOTAL GROSS CONSTRUCTION AREA (A+B) = 7142.35 SQ.MT.						

RERA CARPET AREA STATEMENT IN SQ. MT.

SR.NO	FLR	DESCRIPTION	RERA AREA	TOTAL
1	GROUND	COMMERCIAL SHOP	1399.57	1399.57
2	FIRST	COMMERCIAL SHOP	1506.65	1506.65
3	SECOND	COMMERCIAL SHOP	1491.14	1491.14
TOTAL				4397.36

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	7.00	----	----
SECOND	WATER CLOSETS	4.00	7.00	6.00	9.00
	URINALS	4.00	7.00	----	----
TOTAL	WATER CLOSETS	16.00	16.00	20.00	20.00
	URINALS	16.00	16.00	----	----

SANITARY STATEMENT

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

FIRST FLOOR

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

FLOOR AREA OF FIRST FLOOR = 1399.57 SQ.MTS.

TOTAL OCCUPANTS (1399.57/3) = 466.52 PERSONS

SAY = 467 PERSONS

MALE 60% = 280.02 PERSONS

FD/ MALE 40% = 186.80 PERSONS

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

SR.NO.	FIXTURES	SHOP OWNERS		COMMON TOILETS IN MALL/RETAIL BUILDING		PUBLIC TOILETS FOR PLOT/PROPULSION	
		Male	Female	Male	Female	Male	Female
1	2	3	4	5	6	7	8
		REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
1)	WATER CLOSETS	1 fixture for every 300 sq.mt. OR THREE OF	1 FIXTURE FOR EVERY 150 SQ.MT. OR THREE OF	1 for every 15 for the first 100 and 1 for every 30 for the next 500 and 1 for every 50 for the next 1000		1 per 50 (Minimum 2)	1 per 50 (Minimum 2)
		8.00	2.00	8.00	2.00	--	--
2)	URINALS	--	--	--	--	1 per 50	--
		8.00	0.00	--	--	--	--

DOOR SCHEDULE GROUND FLOOR

SL.NO	SIZE	NOS. BY	FINISH
FRD	1.500 X 2.100	1 NOS	STAIRCASE DOOR
FRD1	1.050 X 2.100	1 NOS	FRT EXIT DOOR
FRD2	1.500 X 2.100	1 NOS	RETAIL AREA DOOR
D1	1.050 X 2.100	1 NOS	KITCHEN ROOM
D2	1.00 X 2.100	1 NOS	RESTAURANT
D3	1.000 X 2.100	1 NOS	KITCHEN ROOM
D4	1.200 X 2.100	1 NOS	LADIES TOILET
D5	0.75 X 2.100	1 NOS	W.C.
D6	0.75 X 2.100	1 NOS	W.C.
D7	0.75 X 2.100	1 NOS	W.C.
D8	0.75 X 2.100	1 NOS	W.C.
D9	1.500 X 2.100	1 NOS	RETAIL AREA DOOR
D10	1.500 X 2.100	1 NOS	RETAIL AREA DOOR

BUILT UP AREA CALCULATION OF GROUND FLOOR

A	38.325	X 48.215 X 1 NO	=	1847.84 SQ.MT.
	TOTAL ADDITION		=	1847.84 SQ.MT. X

DEDUCTIONS

1	1/2 X 7.788	X 3.129 X 1 NO	=	12.18 SQ.MT.
2	(12.729 + 9.445) / 2	X 2.926 X 1 NO	=	32.44 SQ.MT.
3	(9.445 + 13.635) / 2	X 4.704 X 1 NO	=	54.28 SQ.MT.
4	1/2 X 17.793	X 6.838 X 1 NO	=	78.63 SQ.MT.
5	0.350	X 11.836 X 1 NO	=	4.14 SQ.MT.
6	1.000	X 2.400 X 1 NO	=	2.40 SQ.MT.
P.D.	1.225	X 0.754 X 1 NO	=	0.92 SQ.MT.
H.T.	0.750	X 0.750 X 1 NOS	=	0.56 SQ.MT.
E.D.	0.750	X 0.750 X 1 NOS	=	0.56 SQ.MT.
P.D.	1.200	X 0.750 X 1 NO	=	0.90 SQ.MT.
P.D.	0.749	X 0.750 X 1 NO	=	0.56 SQ.MT.
P.D.	0.750	X 0.900 X 1 NO	=	0.68 SQ.MT.
E.D.	0.749	X 0.750 X 1 NO	=	0.56 SQ.MT.
P.D.	0.750	X 1.200 X 1 NO	=	0.90 SQ.MT.
P.D.	0.750	X 0.750 X 1 NO	=	0.56 SQ.MT.
S.T.	0.950	X 0.750 X 1 NO	=	0.71 SQ.MT.
	TOTAL DEDUCTION AREA		=	190.98 SQ.MT. Y1
	GROSS AREA [X - Y1]		=	1656.86 SQ.MT. X1

LIFT AREA CALCULATION

L	2.750	X 2.000 X 5 NOS	=	27.50 SQ.MT.
L1	2.250	X 1.950 X 2 NOS	=	8.78 SQ.MT.
L2	2.252	X 1.950 X 1 NO	=	4.39 SQ.MT.
TOTAL LIFT AREA PER FL. (TYPICAL FLOOR)			=	40.67 SQ.MT. Y2

LESS - ELECTRIC METER ROOM AREA CALCULATION

M	2.753	X 4.721 X 1 NOS	=	13.00 SQ.MT.
M1	0.950	X 0.571 X 1 NOS	=	0.54 SQ.MT.
M2	0.950	X 3.400 X 1 NOS	=	3.23 SQ.MT.
M3	2.100	X 7.687 X 1 NOS	=	16.14 SQ.MT.
M4	2.284	X 8.437 X 1 NOS	=	19.27 SQ.MT.
M5	1.174	X 0.200 X 1 NOS	=	0.23 SQ.MT.
TOTAL METER ROOM AREA			=	52.41 SQ.MT. Y2
NET BUILT UP AREA OF GROUND FLOOR [X1 - Y2]			=	1563.78 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

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

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED D MART IN AMENITY PLOT - 3 ON PROPOSED AFFORDABLE HOUSING PROJECT LAYOUT OF EWS, LIG CONV. SHOP & MIX AMENITY UNDER PAMY AT S.N. NO . 162 OF VILLAGE KHONI, TALUKA - KALYAN , DIST- THANE

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

LEASE OWNER : -
AVENUE SUPER MARTS LTD.

Jude Fernandes — Digitally signed by Jude Fernandes 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 33420500

AUTHORIZED SIGNATURE

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

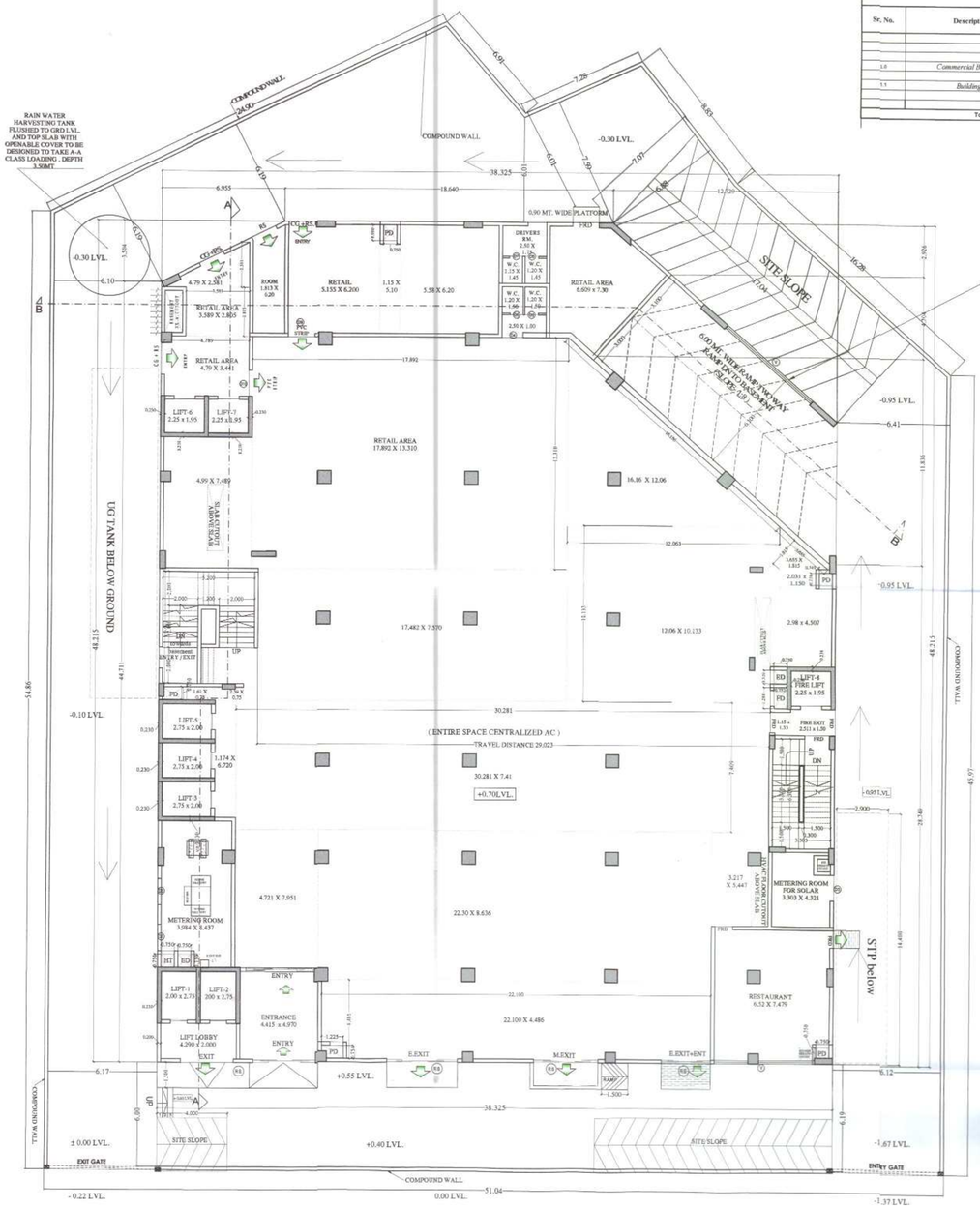
NORTH

NAME & ADDRESS OF ARCHITECT

AR. UJWAL SATISH BHOLE
CA / 2010 / 47919

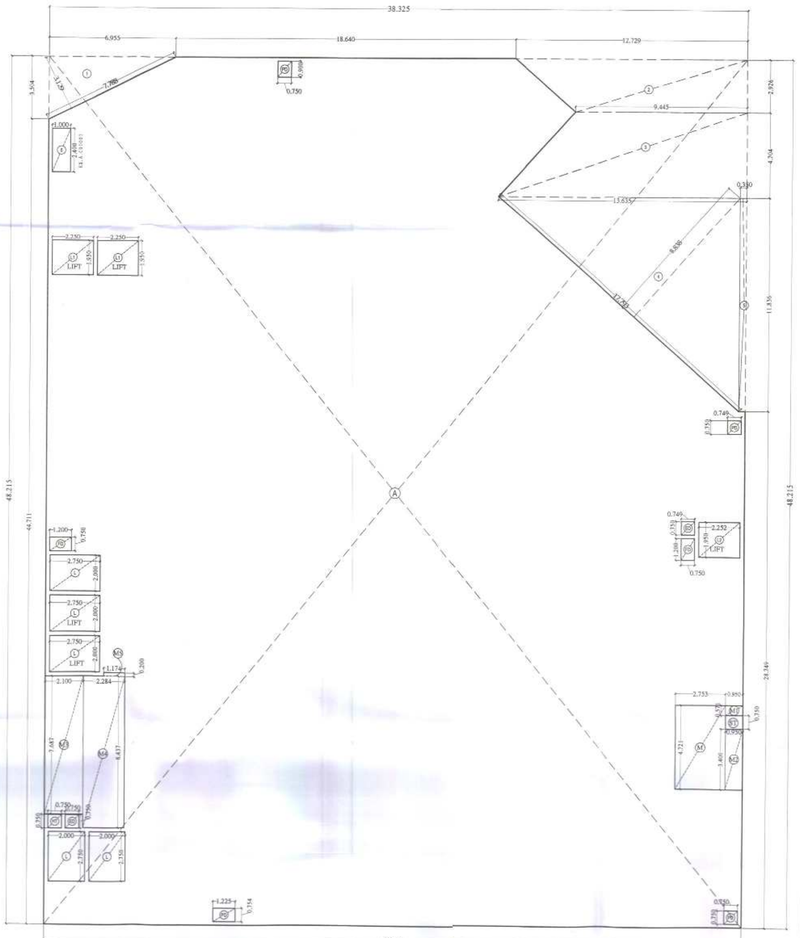
UJWAL SATISH BHOLE — SIGNATURE OF ARCHITECT

u b architects
402 - B, Sonvedna 11, Khar Hagap, Bandra (East), Mumbai - 400051. www.ubarchitects.in

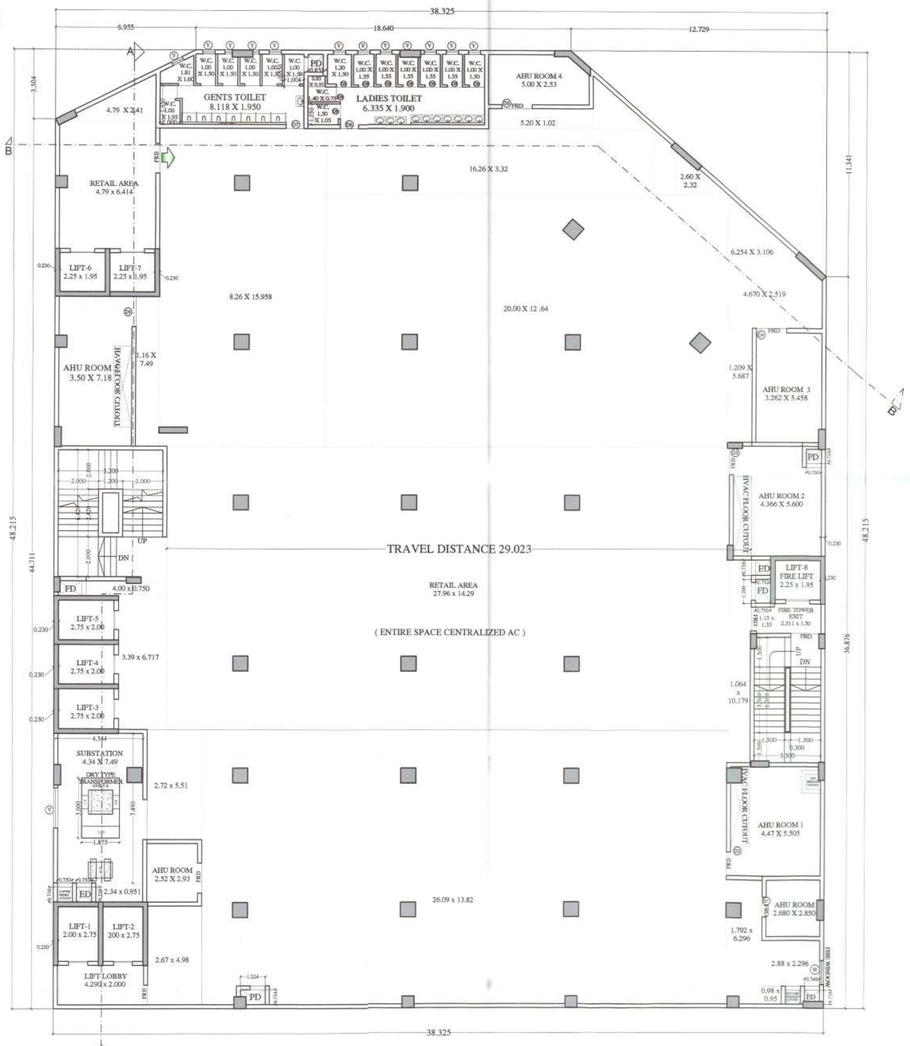


12.00 MT. WIDE INTERNAL ROAD

GROUND FLOOR PLAN
SCALE-1:100

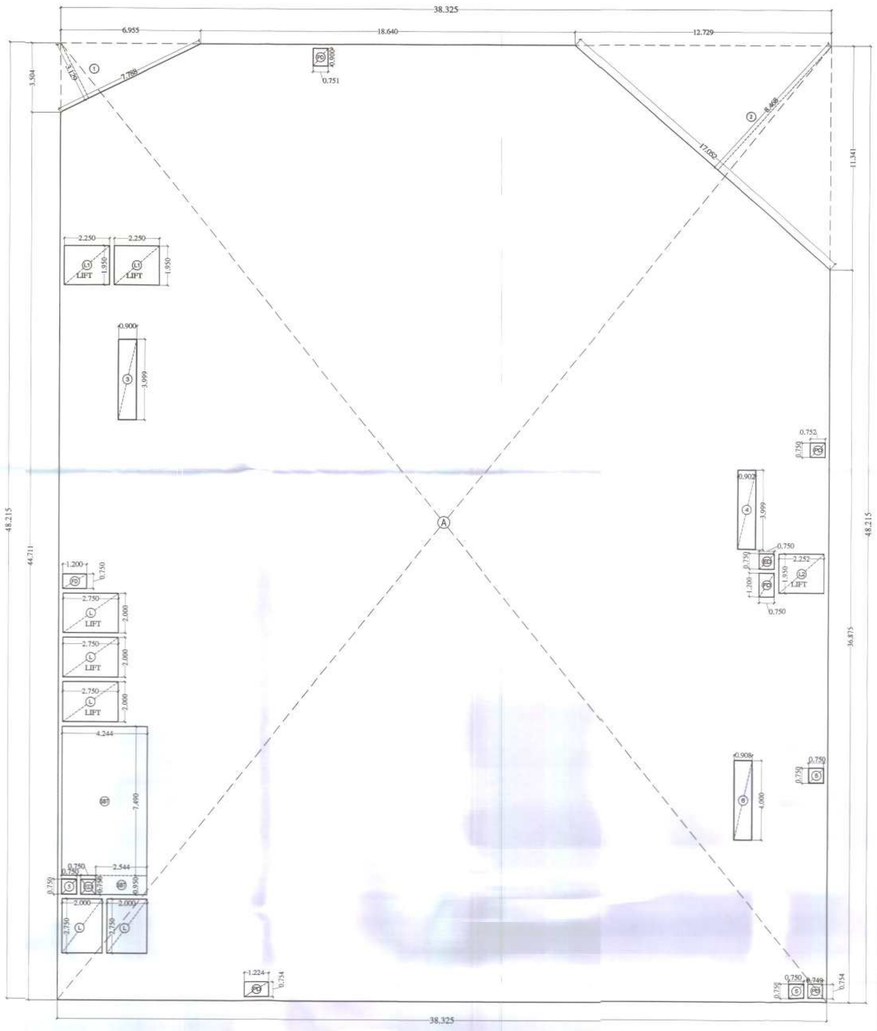


LINE DIAGRAM FOR BUILT UP AREA CALC. OF GROUND FLOOR
SCALE-1:100



1ST FLOOR PLAN

SCALE-1:100



LINE DIAGRAM FOR BUILT UP AREA CALC. OF 1ST FLOOR

SCALE-1:100

DOOR SCHEDULE OF 1ST FLOOR			
SL.NO	SIZE	SILL HT	FINISH
FRD	1.200 X 2.200	0 MM	STAIRCASE DOOR
FRD1	1.200 X 2.200	0 MM	FIRE EXIT DOOR
D1	1.000 X 2.200	0 MM	AHU ROOM
D2	1.20 X 2.200	0 MM	AHU ROOM 1
D3	1.300 X 2.200	0 MM	AHU ROOM 2
D4	1.350 X 2.200	0 MM	AHU ROOM 3
D5	1.300 X 2.200	0 MM	AHU ROOM 4
D6	0.900 X 2.200	0 MM	LADIES TOILET
D7	0.900 X 2.200	0 MM	GENTS TOILET
D7	1.500 X 2.200	0 MM	RETAIL AREA DOOR
D8	0.75 X 2.200	0 MM	W.C.
D9	1.500 X 2.200	0 MM	AHU ROOM 1
D10	1.300 X 2.200	0 MM	RETAIL AREA DOOR

FILE NO.	SH: 05/09

STAMP OF DATE OF APPROVAL OF PLANS

APPROVED SUBJECT TO CONDITION MENTION IN THIS OFFICE I.O.A LETTER NO. E:-ET-340
DATED:- 18 NOV 2026

Tanuja Dhanaji Patil	Sachin Arun Kadam	Rupesh Muralidhar Totewar
Digitally signed by Tanuja Dhanaji Patil Date: 2026.11.17 13:31:11 +05'30'	Digitally signed by Sachin Arun Kadam Date: 2026.11.18 11:54:12 +05'30'	Digitally signed by Rupesh Muralidhar Totewar Date: 2026.11.18 15:08:26 +05'30'
JE. ENGINEER BP/PMAY/ A/MHADA	DY. ENGINEER BP/PMAY/ A/MHADA	EX. ENGINEER BP/PMAY/ A/MHADA

GRD + 2ND FLOOR

SCHEDULE OF WINDOWS OF 1ST FLOOR

SR.NO.	LOCATION ROOM	SIZE OF SHOP	PERMISSIBLE WINDOW AREA (10.0/0 X FLOOR AREA)	TYPE	PROPOSED WINDOW AREA
1	RETAIL AREA	2.88 x 2.296 = 6.61 SQ.MT	10.61 x 10% = 1.06 SQ.MT	W	5.85 x 3.15 x 1.00 = 23.85 SQ.MT
2	W.C.	1.81 x 1.05 = 2.00 SQ.MT	2.00 x 10% = 0.20 SQ.MT	V	0.600 x 0.75 x 1.00 = 0.45 SQ.MT
		1.00 x 1.50 = 1.50 SQ.MT	1.20 x 10% = 0.15 SQ.MT	V	0.600 x 0.75 x10.00 = 4.50 SQ.MT
		1.13 x 1.50 = 1.75 SQ.MT	1.75 x 10% = 0.17 SQ.MT	V	0.600 x 0.75 x 1.00 = 0.45 SQ.MT

SANITARY STATEMENT

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

FIRST FLOOR,

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

FLOOR AREA OF FIRST FLOOR	=	1306.65 SQ. MTS.	
TOTAL OCCUPANTS (1306.65/ 6)	=	201.11 PERSONS	
	SAY =	251 PERSONS	
	MALE 60% =	150.60 PERSONS	
	FE- MALE 40% =	100.40 PERSONS	

TABLE NO. 12-O-SANITATION REQUIREMENTS – MERCANTILE BUILDINGS, COMMERCIAL COMPLEXES, SHOPPING MALLS, FRUITS, 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
10	WATER CLOSETS	1 PER 8 PERSONS OR FRACTION THEREOF	1 PER 8 PERSONS OR FRACTION THEREOF			1 for up to 15 2 for 16-35 3 for 36-60 4 for 61-85 5 for 86-100				1 per 30 (Reference 2)		1 per 30 (Reference 2)	
		4.00	7.00			6.00	9.00	---	---	---	---	---	---
10	URINALS	---	---	---	---	1 for up to 9 10-75 for 76-200 2 for 201-400 3 for 401-600 4 for 601-750		---	---	1 per 50		---	---
		4.00	7.00			---	---	---	---	---	---	---	---

BUILT UP AREA CALCULATION OF 1ST FLOOR

A	38.325 X 48.215 X 1 NO	=	1847.84 SQ.MT.	
	TOTAL ADDITION	=	1847.84 SQ.MT.	X

DEDUCTIONS

1	1/2 X 7.788 X 3.129 X 1 NO	=	12.18 SQ.MT.	
2	1/2 X 17.052 X 8.468 X 1 NO	=	72.20 SQ.MT.	
3	0.900 X 3.999 X 1 NO	=	3.60 SQ.MT.	
4	0.902 X 3.999 X 1 NO	=	3.61 SQ.MT.	
5	0.750 X 0.750 X 3 NO	=	1.68 SQ.MT.	
6	0.908 X 4.000 X 1 NO	=	3.63 SQ.MT.	
F.D.	1.200 X 0.750 X 1 NO	=	0.90 SQ.MT.	
E.D.	0.750 X 0.750 X 2 NOS	=	1.13 SQ.MT.	
P.D.	1.224 X 0.754 X 1 NO	=	0.92 SQ.MT.	
P.D.	0.749 X 0.750 X 1 NO	=	0.56 SQ.MT.	
F.D.	0.750 X 1.200 X 1 NO	=	0.90 SQ.MT.	
P.D.	0.752 X 0.750 X 1 NO	=	0.56 SQ.MT.	
P.D.	0.751 X 0.900 X 1 NO	=	0.68 SQ.MT.	
	TOTAL DEDUCTION AREA	=	102.55 SQ.MT.	Y1
	GROSS AREA [X - Y1]	=	1745.29 SQ.MT.	X1

LESS SUBSTATION AREA CALCULATION

L	2.750 X 2.000 X 5 NOS	=	27.50 SQ.MT.	
L1	2.250 X 1.950 X 2 NOS	=	8.78 SQ.MT.	
L2	2.252 X 1.950 X 1 NO	=	4.39 SQ.MT.	
TOTAL LIFT AREA CALCULATION		=	40.67 SQ.MT.	Y2

LIFT AREA CALCULATION

L	4.244 X 7.490 X 1 NOS	=	31.79 SQ.MT.	
L1	2.544 X 0.950 X 1 NOS	=	2.42 SQ.MT.	
TOTAL LIFT AREA CALCULATION		=	34.21 SQ.MT.	Y2

NET BUILT UP AREA OF 1ST FLOOR [X1 - Y2]	=	1670.41 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

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

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED D MART IN AMENITY PLOT - 3 ON PROPOSED AFFORDABLE HOUSING PROJECT LAYOUT OF EWS, LIG CONV. SHOP & MIX AMENITY UNDER PAMY AT S.N. NO . 162 OF VILLAGE KHONI, 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	04.04.2026	1 : 100	RAJNIKANT	DEEPAK A.

NORTH

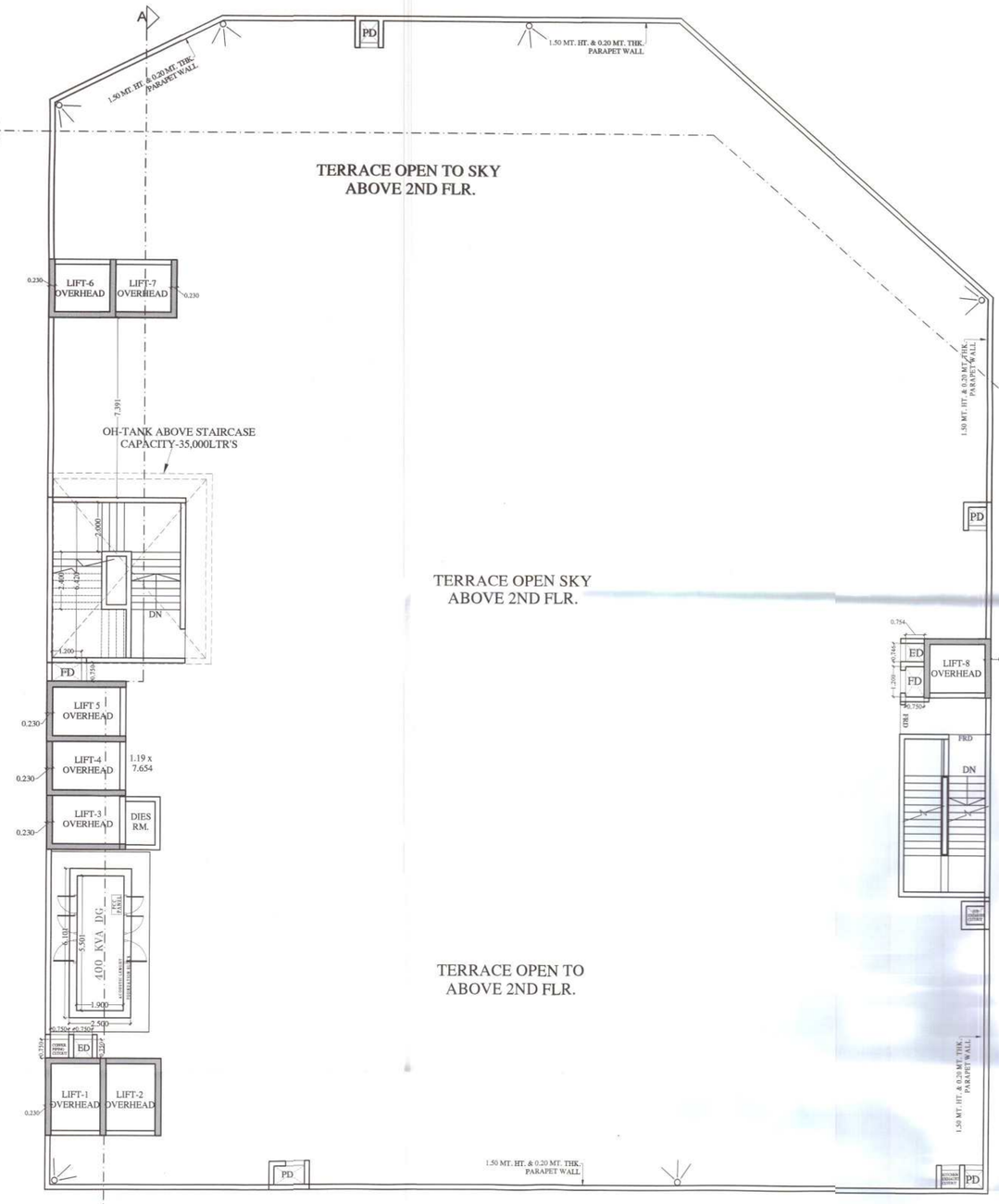
NAME & ADDRESS OF ARCHITECT

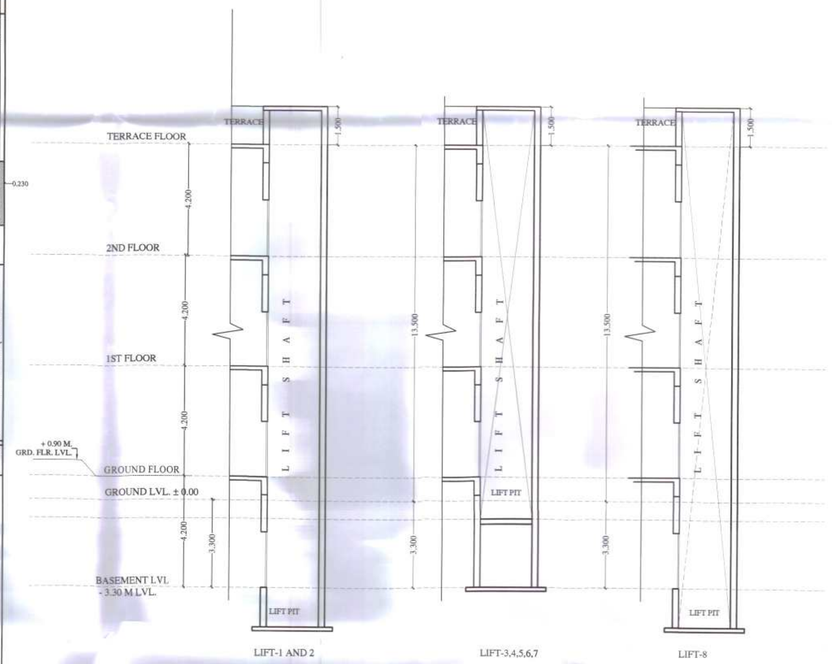
AR. UJWAL SATISH BHOLE
CA / 2010 / 47919

UJWAL SATISH BHOLE — Digitally signed by UJWAL SATISH BHOLE

SIGNATURE OF ARCHITECT

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





TERRACE FLOOR PLAN

SCALE-1:100

FILE NO.	SH: 08/09

STAMP OF DATE OF APPROVAL OF PLANS

APPROVED SUBJECT TO CONDITION MENTION IN THIS OFFICE I.O.A LETTER NO. E:- ET-340
DATED:- 18 NOV 2026

Tanuja Dhanaji Patil — Digitally signed by Tanuja Dhanaji Patil Date: 2026.11.17 13:32:46 +05'30'	Sachin Arun Kadam — Digitally signed by Sachin Arun Kadam Date: 2026.11.18 11:55:12 +05'30'	Rupesh Muralidhar Totewar — Digitally signed by Rupesh Muralidhar Totewar Date: 2026.11.18 15:09:13 +05'30'
JE. ENGINEER BP/PMAY/ A/MHADA	DY. ENGINEER BP/PMAY/ A/MHADA	EX. ENGINEER BP/PMAY/ A/MHADA

GRD + 2ND FLOOR

NOTE:-
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THE PROFORMA MAY BE MODIFIED TO SUIT THE PROVISIONS OF DCR UNDER WHICH THE DEVELOPMENT IS PROPOSED.

P R O F O R M A - B

CONSENTS OF SHEET

TERRACE FLOOR PLAN & SECTION LIFT 1 TO 8

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED D MART IN AMENITY PLOT - 3 ON PROPOSED AFFORDABLE HOUSING PROJECT LAYOUT OF EWS, LIG CONV. SHOP & MIX AMENITY UNDER PAMY AT S.N. NO . 162 OF VILLAGE KHONI, 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	DEEPAK A.

NORTH

NAME & ADDRESS OF ARCHITECT

AR. UJWAL SATISH BHOLE
CA / 2010 / 47919

UJWAL SATISH BHOLE — Digitally signed by UJWAL SATISH BHOLE

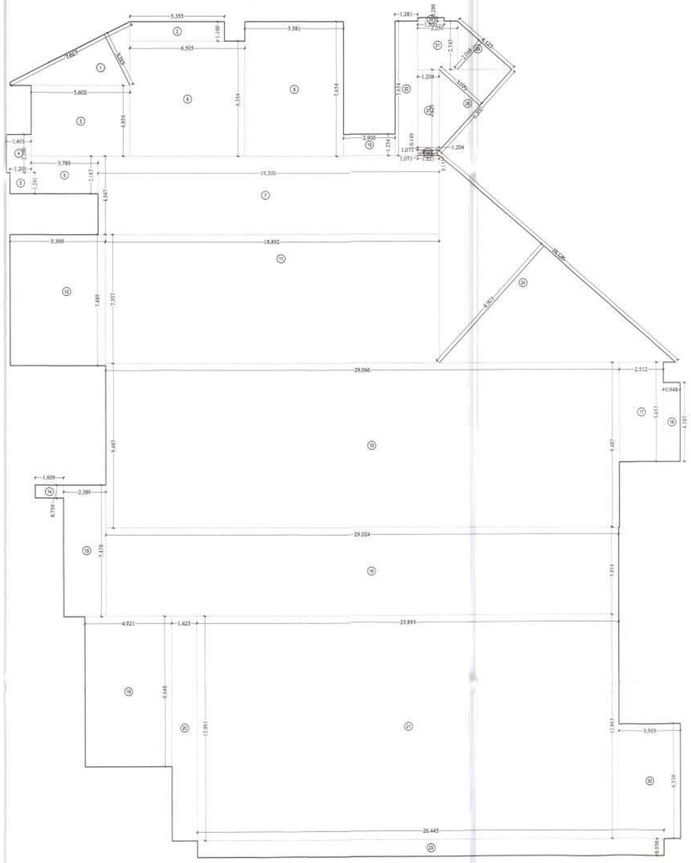
SIGNATURE OF ARCHITECT

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

RERA CARPET AREA CALCULATION OF COM. SHOP

GROUND FLOOR

1	1/2 X 7.617 X 3.215 X 1 NO	=	12.24	SQ.MT.
2	5.355 X 1.100 X 1 NO	=	5.89	SQ.MT.
3	5.602 X 4.054 X 1 NO	=	22.71	SQ.MT.
4	1.401 X 2.200 X 1 NO	=	3.08	SQ.MT.
5	1.201 X 1.241 X 1 NO	=	1.49	SQ.MT.
6	3.789 X 2.187 X 1 NO	=	8.29	SQ.MT.
7	19.300 X 4.567 X 1 NO	=	88.14	SQ.MT.
8	6.505 X 6.554 X 1 NO	=	42.63	SQ.MT.
9	5.581 X 7.654 X 1 NO	=	42.72	SQ.MT.
10	2.900 X 1.254 X 1 NO	=	3.64	SQ.MT.
11	18.892 X 7.357 X 1 NO	=	138.99	SQ.MT.
12	5.399 X 7.489 X 1 NO	=	40.43	SQ.MT.
13	29.066 X 9.407 X 1 NO	=	273.42	SQ.MT.
14	1.609 X 0.750 X 1 NO	=	1.21	SQ.MT.
15	2.389 X 7.470 X 1 NO	=	17.85	SQ.MT.
16	29.024 X 5.014 X 1 NO	=	145.53	SQ.MT.
17	2.512 X 5.658 X 1 NO	=	14.21	SQ.MT.
18	0.948 X 4.507 X 1 NO	=	4.27	SQ.MT.
19	4.921 X 8.640 X 1 NO	=	42.52	SQ.MT.
20	1.423 X 12.861 X 1 NO	=	18.30	SQ.MT.
21	23.893 X 12.865 X 1 NO	=	307.38	SQ.MT.
22	3.503 X 6.530 X 1 NO	=	22.87	SQ.MT.
23	26.445 X 0.950 X 1 NO	=	25.12	SQ.MT.
24	1/2 X 18.126 X 8.903 X 1 NO	=	80.69	SQ.MT.
25	(1.204 + 1.071) / 2 X 0.149 X 1 NO	=	0.17	SQ.MT.
26	(1.071 + 1.221) / 2 X 0.133 X 1 NO	=	0.15	SQ.MT.
27	1.204 X 4.629 X 1 NO	=	5.57	SQ.MT.
28	1/2 X 6.200 X 3.079 X 1 NO	=	9.54	SQ.MT.
29	1/2 X 4.123 X 2.048 X 1 NO	=	4.22	SQ.MT.
30	1.500 X 0.200 X 1 NO	=	0.30	SQ.MT.
31	2.250 X 2.743 X 1 NO	=	6.17	SQ.MT.
32	1.281 X 7.654 X 1 NO	=	9.80	SQ.MT.
	TOTAL ADDITION	=	1399.57	SQ.MT. X
TOTAL RERA CARPET AREA OF COM. SHOP			1399.57	SQ.MT.



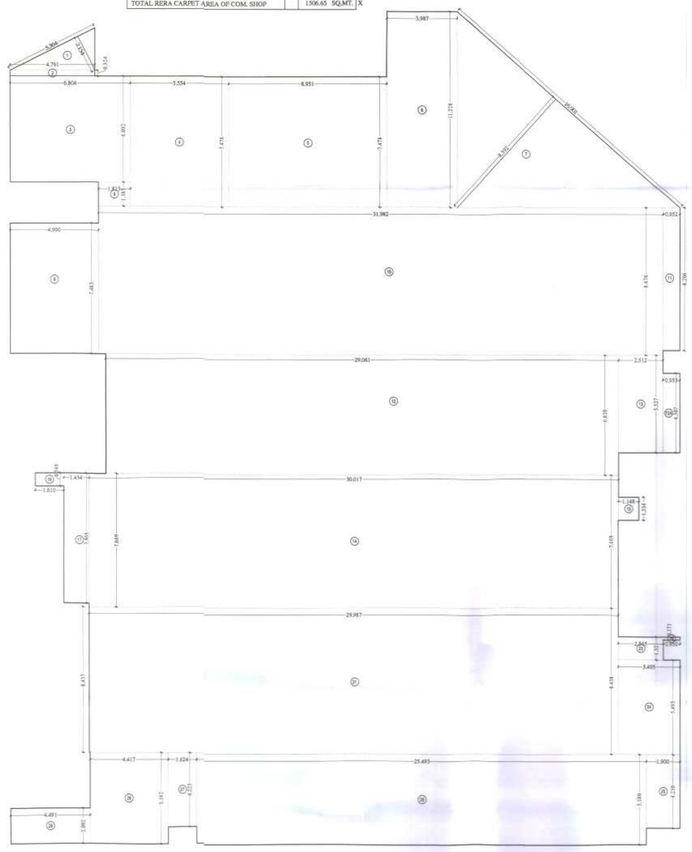
LINE DIAGRAM FOR RERA CARPET AREA CALC. OF COMMERCIAL SHOP GROUND FLOOR

SCALE-1:100

RERA CARPET AREA CALCULATION OF COM. SHOP

1ST FLOOR

1	1/2 X 5.364 X 2.154 X 1 NO	=	5.78	SQ.MT.
2	4.791 X 0.324 X 1 NO	=	1.55	SQ.MT.
3	6.804 X 6.092 X 1 NO	=	41.45	SQ.MT.
4	5.554 X 7.478 X 1 NO	=	41.53	SQ.MT.
5	8.951 X 7.478 X 1 NO	=	66.94	SQ.MT.
6	3.987 X 11.228 X 1 NO	=	44.77	SQ.MT.
7	1/2 X 16.901 X 8.392 X 1 NO	=	70.92	SQ.MT.
8	1.813 X 1.385 X 1 NO	=	2.51	SQ.MT.
9	4.990 X 7.483 X 1 NO	=	37.34	SQ.MT.
10	31.982 X 8.478 X 1 NO	=	271.14	SQ.MT.
11	0.952 X 8.206 X 1 NO	=	7.81	SQ.MT.
12	29.061 X 6.820 X 1 NO	=	198.20	SQ.MT.
13	2.512 X 5.527 X 1 NO	=	13.88	SQ.MT.
13A	0.953 X 4.507 X 1 NO	=	4.30	SQ.MT.
14	30.017 X 7.669 X 1 NO	=	230.20	SQ.MT.
15	1.148 X 1.334 X 1 NO	=	1.53	SQ.MT.
16	1.610 X 0.749 X 1 NO	=	1.21	SQ.MT.
17	1.434 X 7.669 X 1 NO	=	10.99	SQ.MT.
21	29.987 X 8.438 X 1 NO	=	253.03	SQ.MT.
22	0.950 X 0.171 X 1 NO	=	0.16	SQ.MT.
23	2.545 X 1.321 X 1 NO	=	3.36	SQ.MT.
24	3.495 X 5.495 X 1 NO	=	19.21	SQ.MT.
25	1.900 X 4.230 X 1 NO	=	8.04	SQ.MT.
26	25.494 X 5.180 X 1 NO	=	132.06	SQ.MT.
27	1.624 X 4.223 X 1 NO	=	6.86	SQ.MT.
28	4.417 X 5.182 X 1 NO	=	22.89	SQ.MT.
29	4.491 X 2.002 X 1 NO	=	8.99	SQ.MT.
	TOTAL ADDITION	=	1506.65	SQ.MT. X
TOTAL RERA CARPET AREA OF COM. SHOP			1506.65	SQ.MT. X



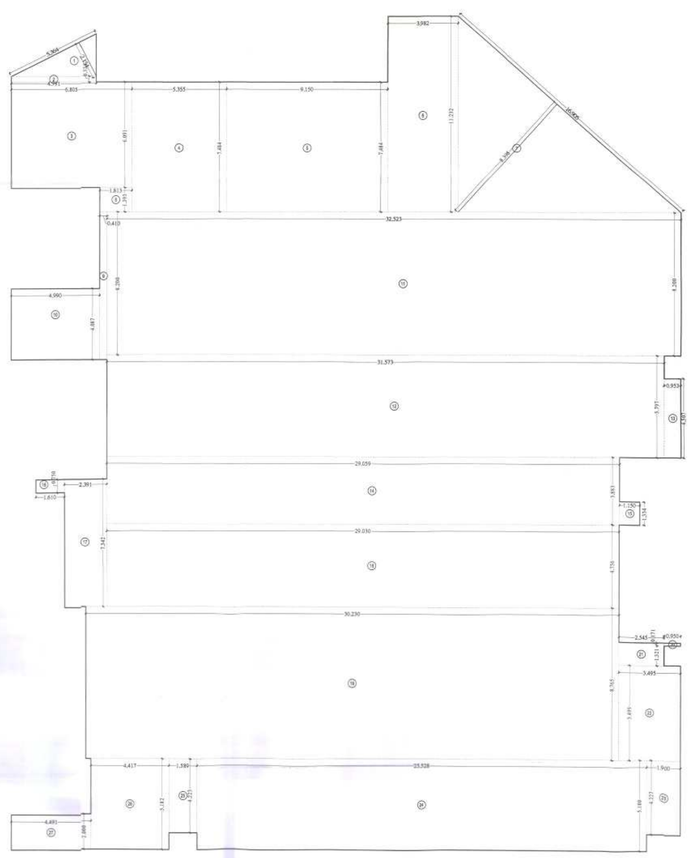
LINE DIAGRAM FOR RERA CARPET AREA CALC. OF COMMERCIAL SHOP 1ST LOOR

SCALE-1:100

RERA CARPET AREA CALCULATION OF COM. SHOP

2ND FLOOR

1	1/2 X 5.364 X 2.154 X 1 NO	=	5.78	SQ.MT.
2	4.791 X 0.324 X 1 NO	=	1.55	SQ.MT.
3	6.805 X 6.095 X 1 NO	=	41.48	SQ.MT.
4	5.355 X 7.484 X 1 NO	=	40.08	SQ.MT.
5	9.150 X 7.484 X 1 NO	=	68.48	SQ.MT.
6	3.982 X 11.232 X 1 NO	=	44.73	SQ.MT.
7	1/2 X 16.905 X 8.398 X 1 NO	=	70.98	SQ.MT.
8	1.813 X 1.393 X 1 NO	=	2.53	SQ.MT.
9	0.410 X 8.200 X 1 NO	=	3.36	SQ.MT.
10	4.990 X 4.087 X 1 NO	=	20.39	SQ.MT.
11	32.523 X 8.200 X 1 NO	=	266.69	SQ.MT.
12	31.573 X 5.797 X 1 NO	=	183.03	SQ.MT.
13	0.953 X 4.507 X 1 NO	=	4.30	SQ.MT.
14	29.059 X 3.883 X 1 NO	=	112.84	SQ.MT.
15	1.150 X 1.334 X 1 NO	=	1.53	SQ.MT.
16	1.610 X 0.750 X 1 NO	=	1.21	SQ.MT.
17	2.391 X 7.342 X 1 NO	=	17.55	SQ.MT.
18	29.030 X 4.756 X 1 NO	=	138.07	SQ.MT.
19	30.230 X 8.765 X 1 NO	=	264.97	SQ.MT.
20	0.950 X 0.171 X 1 NO	=	0.16	SQ.MT.
21	2.545 X 1.321 X 1 NO	=	3.36	SQ.MT.
22	3.495 X 5.499 X 1 NO	=	19.22	SQ.MT.
23	1.900 X 4.227 X 1 NO	=	8.03	SQ.MT.
24	25.528 X 5.180 X 1 NO	=	132.24	SQ.MT.
25	1.589 X 4.224 X 1 NO	=	6.71	SQ.MT.
26	4.417 X 5.182 X 1 NO	=	22.89	SQ.MT.
27	4.491 X 2.000 X 1 NO	=	8.98	SQ.MT.
	TOTAL ADDITION	=	1491.14	SQ.MT. X
TOTAL RERA CARPET AREA OF COM. SHOP		=	1491.14	SQ.MT. X



LINE DIAGRAM FOR RERA CARPET AREA CALC. OF COMMERCIAL SHOP 2NDFLOOR

SCALE-1:100

FILE NO.	SH: 07/09

STAMP OF DATE OF APPROVAL OF PLANS

APPROVED SUBJECT TO CONDITION MENTION IN THIS OFFICE I.O.A LETTER NO. E:-ET-340
DATED:- 18 NOV 2026

Tanuja Dhanaji Patil — Digitally signed by Tanuja Dhanaji Patil Date: 2026.11.17 13:32:18 +05'30'	Sachin Arun Kadam — Digitally signed by Sachin Arun Kadam Date: 2026.11.18 11:54:56 +05'30'	Rupesh Muralidhar Totewar — Digitally signed by Rupesh Muralidhar Totewar Date: 2026.11.18 15:08:58 +05'30'
JE. ENGINEER BP/PMAY/ A/MHADA	DY. ENGINEER BP/PMAY/ A/MHADA	EX. ENGINEER BP/PMAY/ A/MHADA

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

GRD + 2ND FLOOR

NOTE:-
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PROFORMA - B

CONSENTS OF SHEET

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

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED D MART IN AMENITY PLOT - 3 ON PROPOSED AFFORDABLE HOUSING PROJECT LAYOUT OF EWS, LIG CONV. SHOP & MIX AMENITY UNDER PAMY AT S.N. NO. 162 OF VILLAGE KHONI, 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	DEEPAK A.

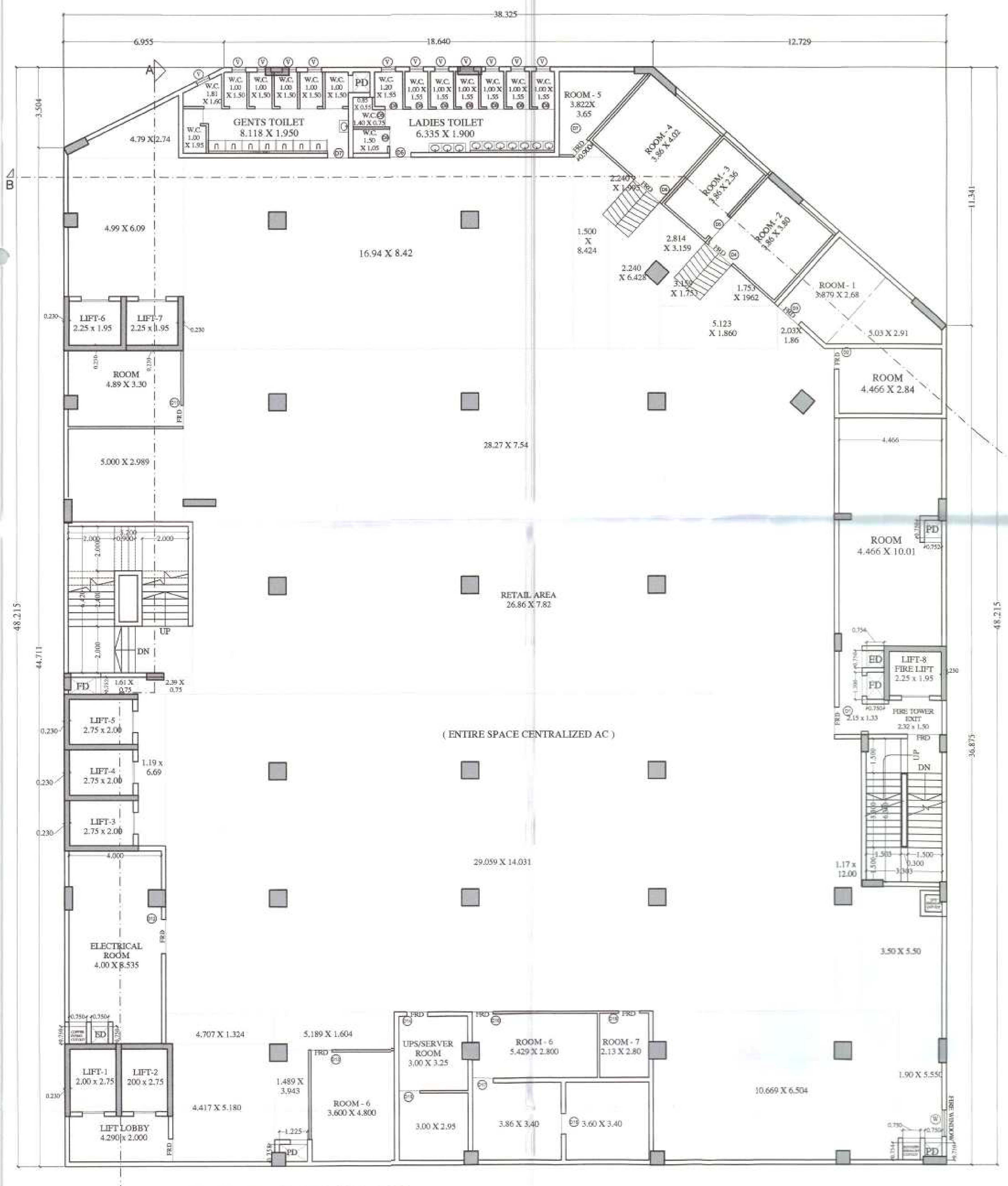
NORTH

NAME & ADDRESS OF ARCHITECT

AR. UJWAL SATISH BHOLE
CA / 2010 / 47919

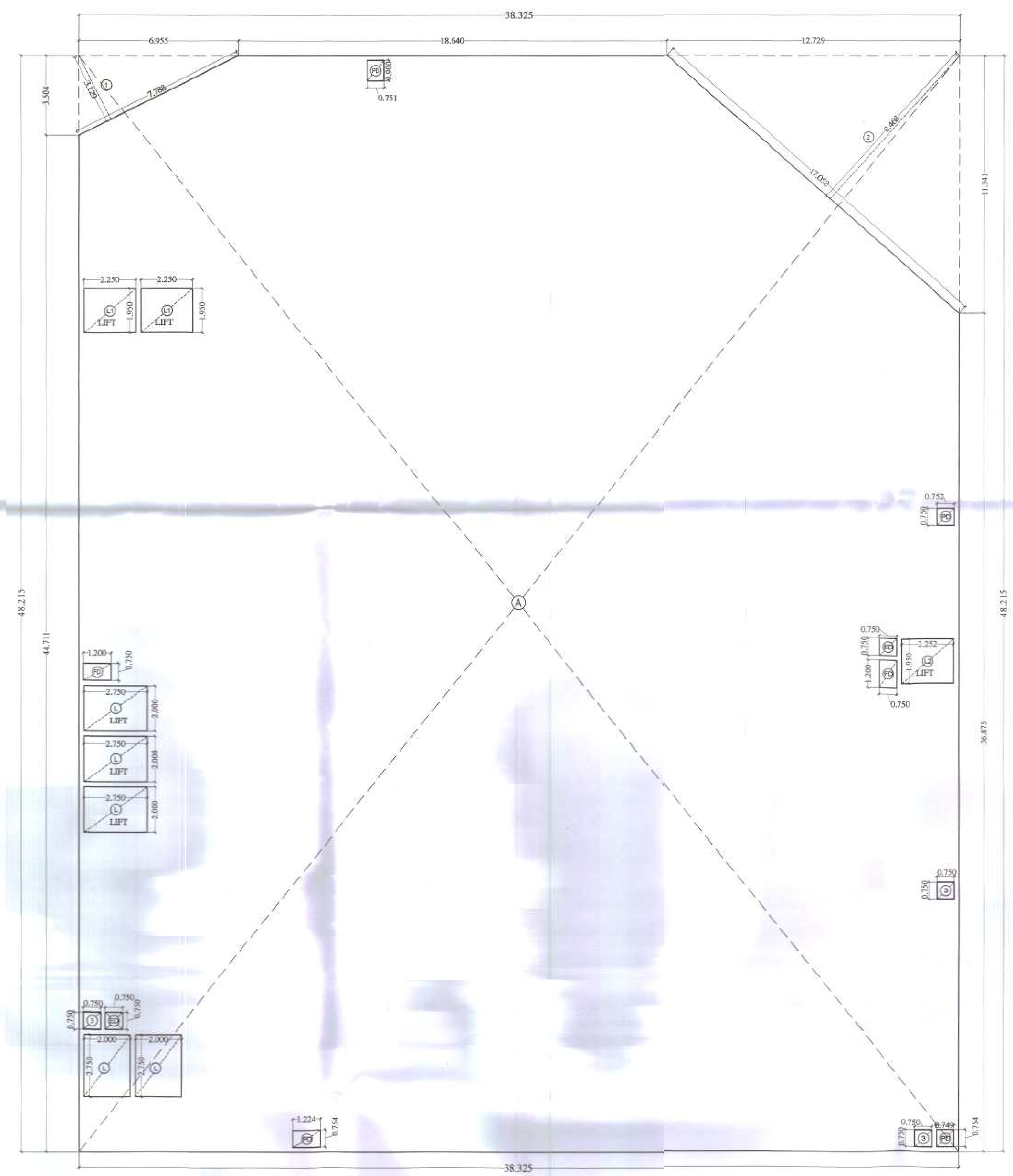
UJWAL SATISH BHOLE — SIGNATURE OF ARCHITECT

ubarchitects
402 - B, Sarvoday 11, Kher Nagar, Bandra (East), Mumbai- 400051.
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2ND FLOOR PLAN

SCALE-1:100



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

SCALE-1:100

DOOR SCHEDULE OF 2ND FLOOR			
SL.NO	SIZE	SILL HT	FINISH
FRD	1.500 X 2.200	0 MM	STAIRCASE DOOR
FRD1	1.200 X 2.200	0 MM	FIRE EXIT DOOR
D1	1.200 X 2.200	0 MM	ROOM
D2	0.90X 2.200	0 MM	ROOM
D3	1.200 X 2.200	0 MM	ROOM 1
D4	1.340 X 2.200	0 MM	ROOM 2
D5	1.200 X 2.200	0 MM	ROOM 3
D6	1.500 X 2.200	0 MM	ROOM 4
D7	0.900 X 2.200	0 MM	ROOM 5
D8	0.900 X 2.200	0 MM	LADIES TOILET
D9	0.750 X 2.200	0 MM	W.C.
D10	0.900 X 2.200	0 MM	GENTS TOILET
D11	0.900 X 2.200	0 MM	LADIES TOILET
D12	1.500 X 2.200	0 MM	ELECTRICAL ROOM
D13	0.900 X 2.200	0 MM	ROOM 4
D14	0.900 X 2.200	0 MM	UPS/SERVER ROOM
D15	0.900 X 2.200	0 MM	
D16	0.900 X 2.200	0 MM	ROOM 6
D17	0.900 X 2.200	0 MM	
D18	0.900 X 2.200	0 MM	
D19	0.900 X 2.200	0 MM	ROOM 7

FILE NO.	SH: 06/09

STAMP OF DATE OF APPROVAL OF PLANS

APPROVED SUBJECT TO CONDITION MENTION IN THIS OFFICE I.O.A LETTER NO. E:-ET-340

DATED:- 18 NOV 2026

Tanuja Dhanaji Patil — Digitally signed by Tanuja Dhanaji Patil Date: 2026.11.17 13:31:50 +05'30'	Sachin Arun Kadam — Digitally signed by Sachin Arun Kadam Date: 2026.11.18 11:54:39 +05'30'	Rupesh Muralidhar Totewar — Digitally signed by Rupesh Muralidhar Totewar Date: 2026.11.18 15:08:41 +05'30'
JE. ENGINEER BP/PMAY/ A/MHADA	DY. ENGINEER BP/PMAY/ A/MHADA	EX. ENGINEER BP/PMAY/ A/MHADA

GRD + 2ND FLOOR

SANITARY STATEMENT

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

SECOND FLOOR

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

FLOOR AREA OF SECOND FLOOR = 1491.14 SQ. MTS.

TOTAL OCCUPANTS (1491.14/ 6) = 248.52 PERSONS

SAY = 249.00 PERSONS

MALE 60% = 149.40 PERSONS

FE- MALE 40% = 99.60 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		[illegible]		[illegible]		1 per 50 (Minimum 2)		1 per 50 (Minimum 2)	
						4.00	7.00	6.00	9.00	–	–	–	–
ii)	URINALS	–		–		[illegible]		–	–	1 per 50			
						4.00	7.00	–	–	–	–	–	–

SCHEDULE OF WINDOWS OF 2ND FLOOR

SR.NO.	LOCATION ROOM	SIZE OF SHOP	PERMISSIBLE WINDOW AREA (1/10 X FLOOR AREA)	TYPE	PROPOSED WINDOW AREA
1	RETAIL AREA	2.88 x 2.296 = 6.61 SQ.MT	16.61 x 10% = 1.66 SQ.MT	W	7.571 x 3.15 x 1.00 = 23.85 SQ.MT
2	W.C.	1.81 x 1.60 = 2.90 SQ.MT	2.90 x 10% = 0.29 SQ.MT	V	0.600 x 0.75 x 1.00 = 0.45 SQ.MT
		1.00 x 1.50 = 1.50 SQ.MT	1.50 x 10% = 0.15 SQ.MT	V	0.600 x 0.75 x10.00 = 4.50 SQ.MT
		1.15 x 1.50 = 1.73 SQ.MT	1.73 x 10% = 0.17 SQ.MT	V	0.600 x 0.75 x 1.00 = 0.45 SQ.MT

BUILT UP AREA CALCULATION OF 2ND FLOOR				
A	38.325 X 48.215 X 1 NO	=	1847.84 SQ.MT.	
	TOTAL ADDITION	=	1847.84 SQ.MT.	X

DEDUCTIONS

1	1/2 X 7.788 X 3.129 X 1 NO	=	12.18 SQ.MT.	
2	1/2 X 17.052 X 8.468 X 1 NO	=	72.20 SQ.MT.	
3	0.750 X 0.750 X 3 NO	=	1.68 SQ.MT.	
F.D.	1.200 X 0.750 X 1 NO	=	0.90 SQ.MT.	
E.D.	0.750 X 0.750 X 2 NOS	=	1.13 SQ.MT.	
P.D.	1.224 X 0.754 X 1 NO	=	0.92 SQ.MT.	
P.D.	0.749 X 0.750 X 1 NO	=	0.56 SQ.MT.	
F.D.	0.750 X 1.200 X 1 NO	=	0.90 SQ.MT.	
P.D.	0.752 X 0.750 X 1 NO	=	0.56 SQ.MT.	
P.D.	0.751 X 0.900 X 1 NO	=	0.68 SQ.MT.	
	TOTAL DEDUCTION AREA	=	91.71 SQ.MT.	Y1
GROSS AREA [X - Y1]		=	1756.13 SQ.MT.	X1

LIFT AREA CALCULATION				
L	2.750 X 2.000 X 5 NOS	=	27.50 SQ.MT.	
L1	2.250 X 1.950 X 2 NOS	=	8.78 SQ.MT.	
L2	2.252 X 1.950 X 1 NO	=	4.39 SQ.MT.	
TOTAL LIFT AREA CALCULATION		=	40.67 SQ.MT.	Y2

NET BUILT UP AREA OF 2ND FLOOR [X1 - Y2]	=	1715.46 SQ.MT.

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PROFORMA - B

CONSENTS OF SHEET

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

DESCRIPTION OF PROPOSAL AND PROPERTY

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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	DEEPAK A.

NORTH

NAME & ADDRESS OF ARCHITECT

AR. UJWAL SATISH BHOLE

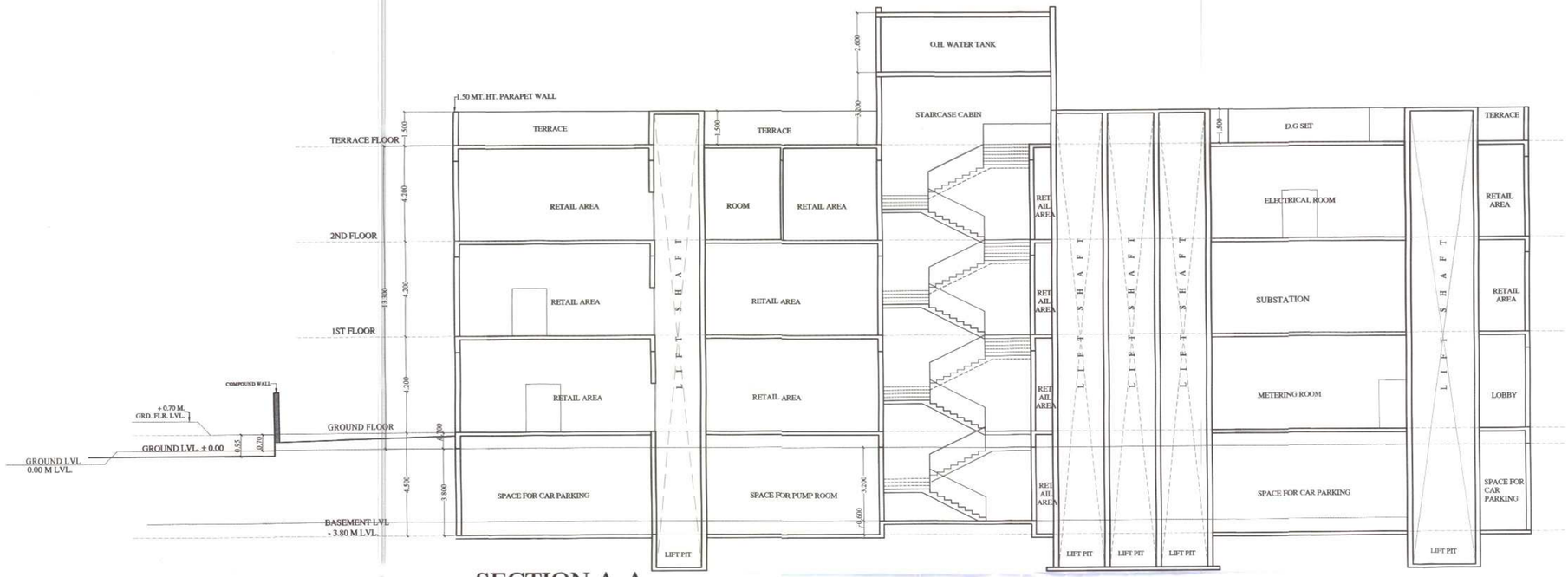
CA / 2010 / 47919

UJWAL SATISH BHOLE

SIGNATURE OF ARCHITECT

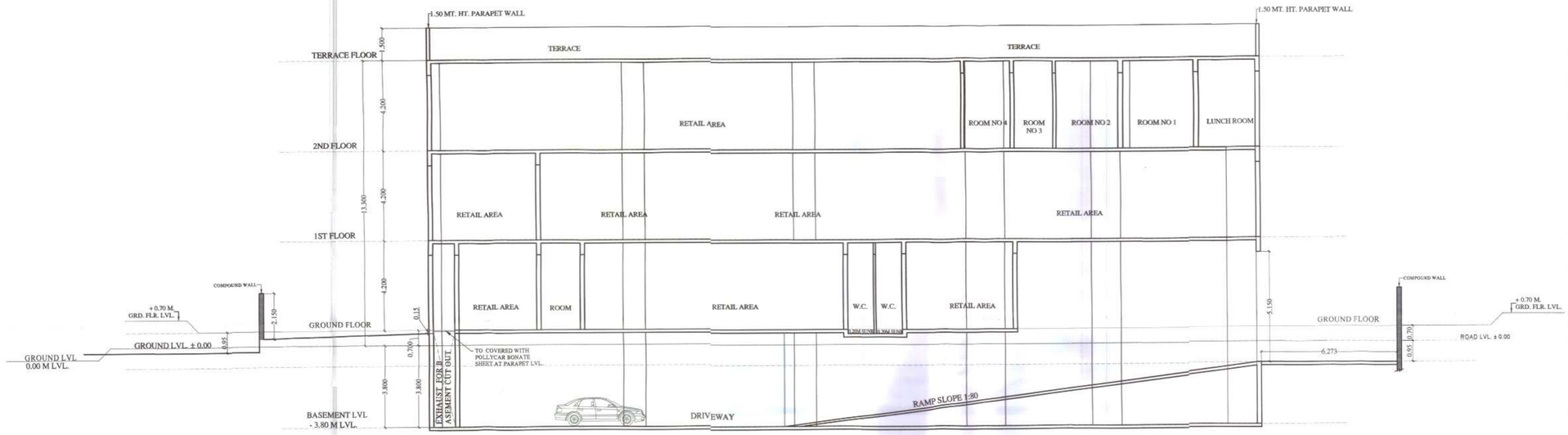
u b a r c h i t e c t s

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



SECTION A-A

SCALE-1:100



SECTION B-B

SCALE-1:100

FILE NO.	SH: 09/09

STAMP OF DATE OF APPROVAL OF PLANS

APPROVED SUBJECT TO CONDITION MENTION IN THIS OFFICE
I.O.A LETTER NO. E:-ET-340
DATED:- 18 NOV 2026

Tanuja Dhanaji Patil — Digitally signed by Tanuja Dhanaji Patil Date: 2026.11.17 13:33:14 +05'30'	Sachin Arun Kadam — Digitally signed by Sachin Arun Kadam Date: 2026.11.18 11:55:29 +05'30'	Rupesh Muralidhar Totewar — Digitally signed by Rupesh Muralidhar Totewar Date: 2026.11.18 15:09:26 +05'30'
JE. ENGINEER BP/PMAY/ A/MHADA	DY. ENGINEER BP/PMAY/ A/MHADA	EX. ENGINEER BP/PMAY/ A/MHADA

GRD + 2ND FLOOR

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

SECTION A-A & SECTION B-B

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED D MART IN AMENITY PLOT - 3 ON PROPOSED AFFORDABLE HOUSING PROJECT LAYOUT OF EWS, LIG CONV. SHOP & MIX AMENITY UNDER PAMY AT S.N. NO . 162 OF VILLAGE KHONI, 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
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	AS ABOVE	04.09.2026	1 : 100	RAJNIKANT	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
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