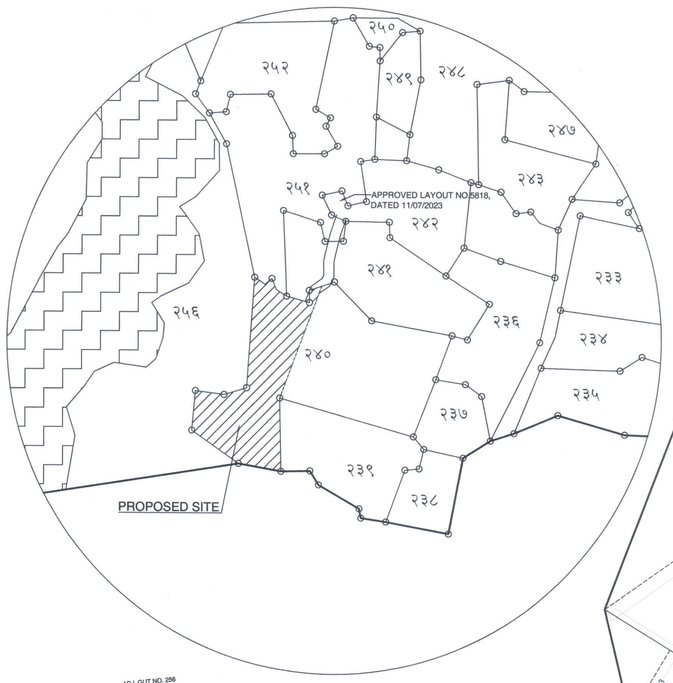
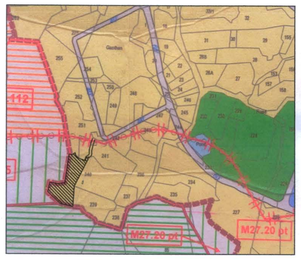
TOTAL BUILT UP AREA STATEMENT & CONSTRUCTION AREA STATEMENT IN SQ.MT.

BUILDING NO.	NO. OF FLOOR	HEIGHT OF BLDG.	GR. FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	TOTAL B/U AREA	STILT AREA	TOTAL CONSTRUCTION AREA
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12 = 4+5+6+7+8+9+10+11)	(13)	(14 = 12+13)
A	STILT/GR+7UP	23.10	118.69	415.22	415.22	415.22	415.22	415.22	415.22	415.22	3025.23	349.08	3374.31
B	STILT/GR+7UP	23.25	253.01	454.48	423.42	423.42	423.42	423.42	423.42	423.42	3248.01	152.41	3400.42
C	STILT/GR+7UP	23.10	141.72	479.37	479.37	479.37	479.37	479.37	479.37	479.37	3497.31	210.34	3707.65
D	STILT/GR+7UP	23.10	121.34	498.21	498.21	498.21	498.21	498.21	498.21	498.21	3608.81	310.75	3919.56
E	STILT/GR+7UP	23.10	89.82	389.24	389.24	389.24	389.24	389.24	389.24	389.24	2814.50	265.67	3080.17
TOTAL			724.58	2236.52	2205.46	2205.46	2205.46	2205.46	2205.46	2205.46	16193.86	1288.25	17482.11



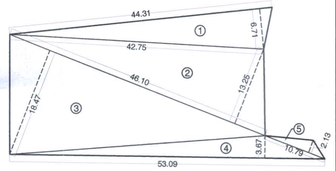
LOCATION PLAN
SCALE : 1:5000



REGIONAL PLAN
SCALE - 1:5000

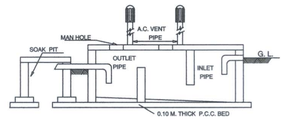


GOOGLE MAP

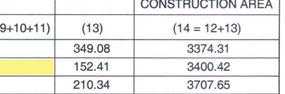


AMENITY SPACE AREA DIAGRAM
SCALE : 1:500

AMENITY SPACE AREA CALCULATION			
1)	0.50 x 44.31 x 6.71	=	148.66 SQ.MT.
2)	0.50 x 42.75 x 13.25	=	283.21 SQ.MT.
3)	0.50 x 46.10 x 18.47	=	425.73 SQ.MT.
4)	0.50 x 53.09 x 3.67	=	97.42 SQ.MT.
5)	0.50 x 10.79 x 2.13	=	11.49 SQ.MT.
TOTAL		=	966.51 SQ.MT.

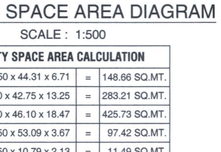


SECTION OF SEPTIC TANK
(SCALE - 1: 75)



PLAN OF SEPTIC TANK
(SCALE - 1: 75)

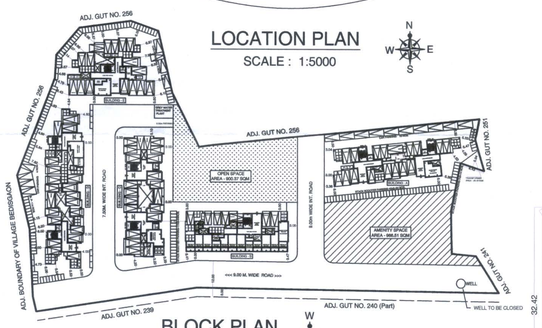
SECTION OF COMPOUND WALL
(SCALE - 1: 75)



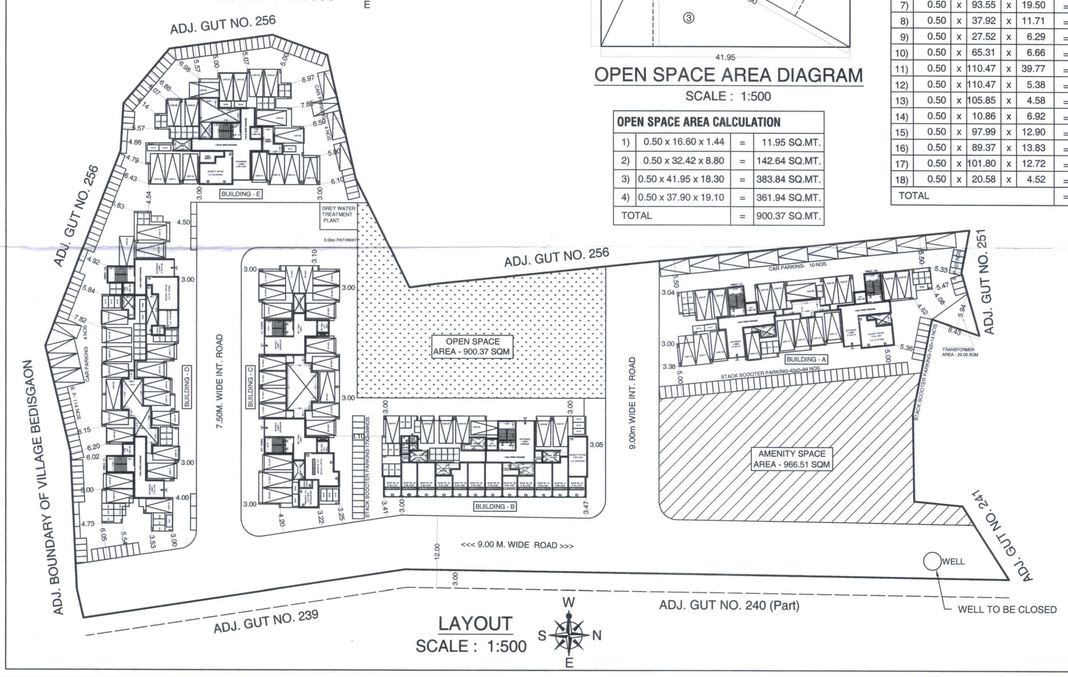
SECTION OF U/G SUCTION TANK
(SCALE - 1: 100)

PLOT AREA DIAGRAM
SCALE : 1:500

OPEN SPACE AREA CALCULATION						
1)	0.50	x	55.38	x	4.94	= 136.78 SQ.MT.
2)	0.50	x	59.54	x	20.91	= 622.49 SQ.MT.
3)	0.50	x	70.99	x	12.93	= 458.95 SQ.MT.
4)	0.50	x	84.34	x	28.88	= 1217.86 SQ.MT.
5)	0.50	x	90.57	x	4.47	= 202.42 SQ.MT.
6)	0.50	x	93.55	x	10.57	= 494.41 SQ.MT.
7)	0.50	x	93.55	x	19.50	= 912.11 SQ.MT.
8)	0.50	x	37.92	x	11.71	= 222.02 SQ.MT.
9)	0.50	x	27.52	x	6.29	= 86.55 SQ.MT.
10)	0.50	x	65.31	x	6.66	= 217.48 SQ.MT.
11)	0.50	x	110.47	x	39.77	= 2196.69 SQ.MT.
12)	0.50	x	110.47	x	5.38	= 297.16 SQ.MT.
13)	0.50	x	105.85	x	4.58	= 242.39 SQ.MT.
14)	0.50	x	10.86	x	6.92	= 37.57 SQ.MT.
15)	0.50	x	97.99	x	12.90	= 632.03 SQ.MT.
16)	0.50	x	89.37	x	13.83	= 617.99 SQ.MT.
17)	0.50	x	101.80	x	12.72	= 647.44 SQ.MT.
18)	0.50	x	20.58	x	4.52	= 46.51 SQ.MT.
TOTAL						= 9288.85 SQ.MT.



BLOCK PLAN
SCALE : 1:1000



LAYOUT
SCALE : 1:500

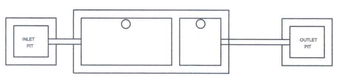
OPEN SPACE AREA CALCULATION			
1)	0.50 x 16.60 x 1.44	=	11.95 SQ.MT.
2)	0.50 x 32.42 x 8.80	=	142.64 SQ.MT.
3)	0.50 x 41.95 x 18.30	=	383.84 SQ.MT.
4)	0.50 x 37.90 x 19.10	=	361.94 SQ.MT.
TOTAL		=	900.37 SQ.MT.

OPEN SPACE AREA DIAGRAM
SCALE : 1:500

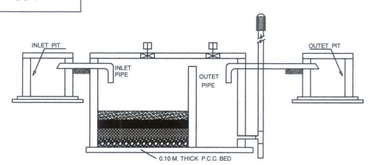
OCCUPANTS LOAD FOR FACTORIES / INDUSTRIAL BUILDING TABLE NO. 9E				
TOTAL NO. OF PERSONS	FLOOR AREA/3.00=155.00/3.00	MALE =2/3 OF TOTAL PERSONS		FEMALE=1/3 OF TPTAL PERSONS
	=52.00 PERSONS	35		27
Table No. 12-O- Sanitation Requirements – Mercantile Building / Shop				
Sr. No.	Fixtures	Shop Owners		Public Toilet for Floating Population
		Male	Female	Male	Female
1	2	4	5	6	7
i)	Water-closet	1 per 8 persons or part thereof (12 - SHOPS =- 2 WC)		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
iii)	Urinals	----	----	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	----
NO OF WATER CLOSET REQUIRED		----	----	4	2
NO OF URINAL REQUIRED		----	----	1	----
NO OF WATER CLOSET PROVIDED		----	----	4	2
NO OF URINAL PROVIDED		----	----	1	----

PARKING SUMMARY

BUILDING NO.	PARKING REQUIRED		PARKING PROVIDED	
	CAR	SCOOTER	CAR	SCOOTER
'A'	21	58	--	--
'B'	19	57	--	--
'C'	20	58	--	--
'D'	26	73	--	--
'E'	18	52	--	--
TOTAL	104	298	98	334



PLAN OF RAIN WATER HARVESTING
(SCALE - 1: 75)



SECTION OF RAIN WATER HARVESTING
(SCALE - 1: 75)

SHEET NO. : 01 | 01./.07

BUILDING NO. AMENITY BUILDING

STAMPS OF APPROVAL OF PLANS:

वा कार्यालयाचे पत्र क्र. विरे/रेखांकन/वांच./जी...नवि/१०३१... दि.२०/२०/२०२३
ता. ठाणे/नगर रचना/अंबरनाथ/.६८२२..... दि.२०/२०/२०२३
नथील अटी व शर्तीना अधीन राहून .....,मंजूर
दुरुस्ती दर्शविल्या प्रमाणे/रविवार/अनिवार्य/अपरावाही
नकाशांना मंजूरी दिली आहे. फारस करणेत येत आहे.

सहायक संचालक
नगर रचना, ठाणे

AREA STATEMENT

1.	AREA OF PLOT (MINIMUM AREA OF A,B,C TO BE CONSIDERED)	
(a)	AS PER OWNERSHIP DOCUMENT (7/12 CTS EXTRACT)	8994.00 SQ.MT
(b)	AS PER MEASUREMENT SHEET	9288.85 SQ.MT
(c)	AS PER SITE	9288.85 SQ.MT
2.	DEDUCTIONS FOR	
(a)	AREA UNDER 9.00 MTR. W. EXISTING ROAD	NIL
(b)	ANY D.P. RESERVATION AREA	NIL
	TOTAL (A+B)	NIL
3.	BALANCE AREA OF PLOT (1-2)	8994.00 SQ.MT
4.	AMENITY SPACE (IF APPLICABLE)	NIL
(a)	REQUIRED-	899.40 SQ.MT.
(b)	ADJUSTMENT OF 2(B), IF ANY-	NIL
(c)	BALANCE PROPOSED-	966.51 SQ.MT.
5.	NET PLOT AREA (3-4(C))	8027.49 SQ.MT
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	NIL
(a)	REQUIRED-	899.40 SQ.MT.
(b)	PROPOSED-	900.37 SQ.MT.
7.	INTERNAL ROAD AREA	NIL
8.	PLOTABLE AREA (IF APPLICABLE)	NIL
9.	BUILT UP AREA OF WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (SR.NO. 5 X 1.10) (8027.49 X 1.10)	8830.23 SQ.MT
10.	ADDITION OF FSI ON PAYMENT OF PREMIUM (0.30)	2698.20 SQ.MT
(a)	MAXIMUM PERMISSIBLE PREMIUM FSI- BASED ON ROAD WIDTH/ TOD ZONE	NIL
(b)	PROPOSED FSI ON PAYMENT OF PREMIUM.	1291.00 SQ.MT
11.	IN- SITU FSI / TDR LOADING	NIL
(a)	IN-SITU AREA AGAINST D.P.ROAD[2.0X SR.NO.2(A)], IF ANY	NIL
(b)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR 1.85 X SR.NO. 4(B) AND /OR (C)]	NIL
(c)	TDR AREA-	NIL
(d)	TOTAL IN-SITU/ TDR LOADING PROPOSED (11(A)+(B)+(C))	NIL
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO.7	NIL
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	--
(a)	[9+10(B)+11(D)]OR 12 WHICHEVER IS APPLICABLE	10121.23 SQ.MT
(b)	ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES	6072.73 SQ.MT.
(c)	PROPOSED ANCILLARY AREA	6072.61 SQ.MT.
(d)	TOTAL ENTITLEMENT (A+B)	16193.96 SQ.MT.
14.	MAXIMUM UTILIZATION LIMIT OF FSI (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}	16193.96 SQ.MT.
15.	TOTAL BUILTUP-AREA IN PROPOSAL. (EXCLUDING AREA AT SR.NO.17B)	
(a)	EXISTING BUILT-UP AREA.	NIL
(b)	PROPOSED BUILT-UP AREA (AS PER P-LINE)	16193.86 SQ.MT.
(c)	TOTAL (A+B)	16193.86 SQ.MT.
16.	F.S.I CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE.)	0.999
17.	AREA OF INCLUSIVE HOUSING ,IF ANY	NIL

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 02/01/2023, and the dimensions 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 Owership/T.P Scheme Record/ Land Record Department/City Survey Records.

Signature of Architect/Licensed Engineer/ structural Engineer/Supervisor.

DESCRIPTION OF PROPERTY AND PROPOSAL

PROPOSED GROUP HOUSING PROJECT ON GUT. NO. 240, AT VILLAGE - VANGANI, TAL.- AMBERNATH, DIST.- THANE.

OWNERS DECLARATION

I undersigned hereby confirm that I would abide by plans approved by Authority. I would execute the structure as per approved plans. Also I would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

OWNERS NAME AND SIGNATURE

M/S. SATYASHIV DEVELOPERS NX

For Satyashiv Builders and Developers NX
Partner

JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY	LICENSE NO. OF LICENSED ENGINEER
	R-01/M-00	AS STATED	P.G.K.	M.V.S.	STATE/R/2022/APL/01538

NAME & SIGN OF ENGINEER

MADAN V. SOKANDE
Consulting Engineer & Planner
Shree Vilas Apartment, Shop No.05,
Maulinagar, Murbad Dist-Thane-421 401
Mob.No.9049448703 / 9779512302

MADAN V. SOKANDE Engineer Lic.No. STATE/R/2022/APL/01538 MAHARASHTRA