

GROUND FLOOR PLAN, AREA DIAGRAM,
1ST FLOOR PLAN, (ROBOTIC PARKING LEVEL 1ST- 5TH)
BUA STATEMENTS, SCHEDULE OF DOOR & WINDOWS
WATER REQUIREMENT L & V STATEMENTS,
FLAT CARPET AREA, PARKING REQUIREMENT

APPROVAL STAMP OF N.M.M.C.

नवदि/१८
या कथमावसायधे सोडकास मतम माणामपत्र कर्मांक
१७२५५ दि. २६/०६/२०१७

मधील सर्व शासित अधून यक्षु लास रंगने
दुरुस्त केवळानुसार निवासी व याशिख्य
वापरावासी नकाशे / शुध्दित नकाशे मंजूर

ज्योतिभावे

सहाय्यक संचालक, नगररचना
नवी मुंबई महानगरपालिका

AREA STATEMENT		
AREA OF PLOT		1445.31 Sq.m.
(a) AS PER OWNERSHIP DOCUMENT		1445.31 Sq.m.
(b) AS PER MEASUREMENT SHEET		1445.31 Sq.m.
(c) AS PER SITE		1445.31 Sq.m.
DEDUCTIONS FOR		
(a) PROPOSED D.P./D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING		NIL
(b) ANY D.P. RESERVATION AREA		NIL
(c) URT RAILWAY -		NIL
TOTAL 2a-2c		1445.31 Sq.m.
BALANCE AREA OF PLOT (1-2) - AMENITY SPACE (IF APPLICABLE)		NOT APPLICABLE
(a) REQUIRED -		NOT APPLICABLE
(b) ADJUSTMENT OF 2(B), IF ANY - (2 X 2b)		NOT APPLICABLE
(c) BALANCE PROPOSED -		NOT APPLICABLE
NET PLOT AREA (1c - 2c - 5)		1445.31 Sq.m.
RECREATIONAL OPEN SPACE (IF APPLICABLE)		
(a) REQUIRED -		NIL
(b) PROPOSED -		NIL
INTERNAL ROAD AREA		NOT APPLICABLE
PLOTTABLE AREA (IF APPLICABLE)		NOT APPLICABLE
PERMISSIBLE BUILT UP AREA (1.5)		2167.965 Sq.m.
1445.31 SQ.M. X 1.5 = 2167.965 Sq.m.		
ADDITIONAL FSI ON PAYMENT OF PREMIUM		2167.965 Sq.m.

(a) MAXIMUM PERMISSIBLE PREMIUM FS (0.50)	NOT PROPOSED
(b) proposed FS on payment of premium	NOT PROPOSED
In-situ FS / TDR loading	NOT PROPOSED
(c) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)] if any	NOT PROPOSED
(d) In-situ area against Amenity Space if handled over	NIL
(e) In-situ area against Amenity Space if handled over	NOT APPLICABLE
(f) TDR Area (1.40 FS)	NOT PROPOSED
(g) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	NOT PROPOSED
ADDITIONAL FS AREA UNDER CHAPTER NO. 7	NOT PROPOSED
TOTAL FS AREA UNDER PROPOSAL	NOT APPLICABLE
(a) [9 * 10p+11(c)] or 12 whichever is applicable.	2167.965 Sq.m
(b) Ancillary Area FS (up to 60% or 80% with payment of charges.	
COMMERCIAL (80%)	
RESIDENTIAL (60%)	
(c) Total entitlement (a+b)	2167.965 Sq.m
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).	2066.338 Sq.m
TOTAL BUILT-UP AREA IN PROPOSAL, (excluding area at Sr.No.17 b)	2066.338 Sq.m
BALANCE AREA =	101.627 Sq.m
F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN Sr. No. 14 ABOVE).	1.429
AREA FOR INCLUSIVE HOUSING, IF ANY	
(a) REQUIRED (20% of Sr.No.5)	NOT APPLICABLE
(b) PROPOSED	NOT APPLICABLE
DESCRIPTION OF CC.	

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON

certified that the plot under reference was surveyed by me on and the dimensions of sides etc., of plot started 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 / Land Records Department / City Survey records.



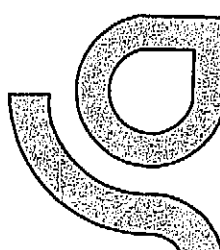
SATISH V. AHUJA (REG. NO.: CA/93/16602)

I/we undersigned hereby confirm that I/we would abide by plan approved by Authority/Collector. 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

For SATYAM INFRA

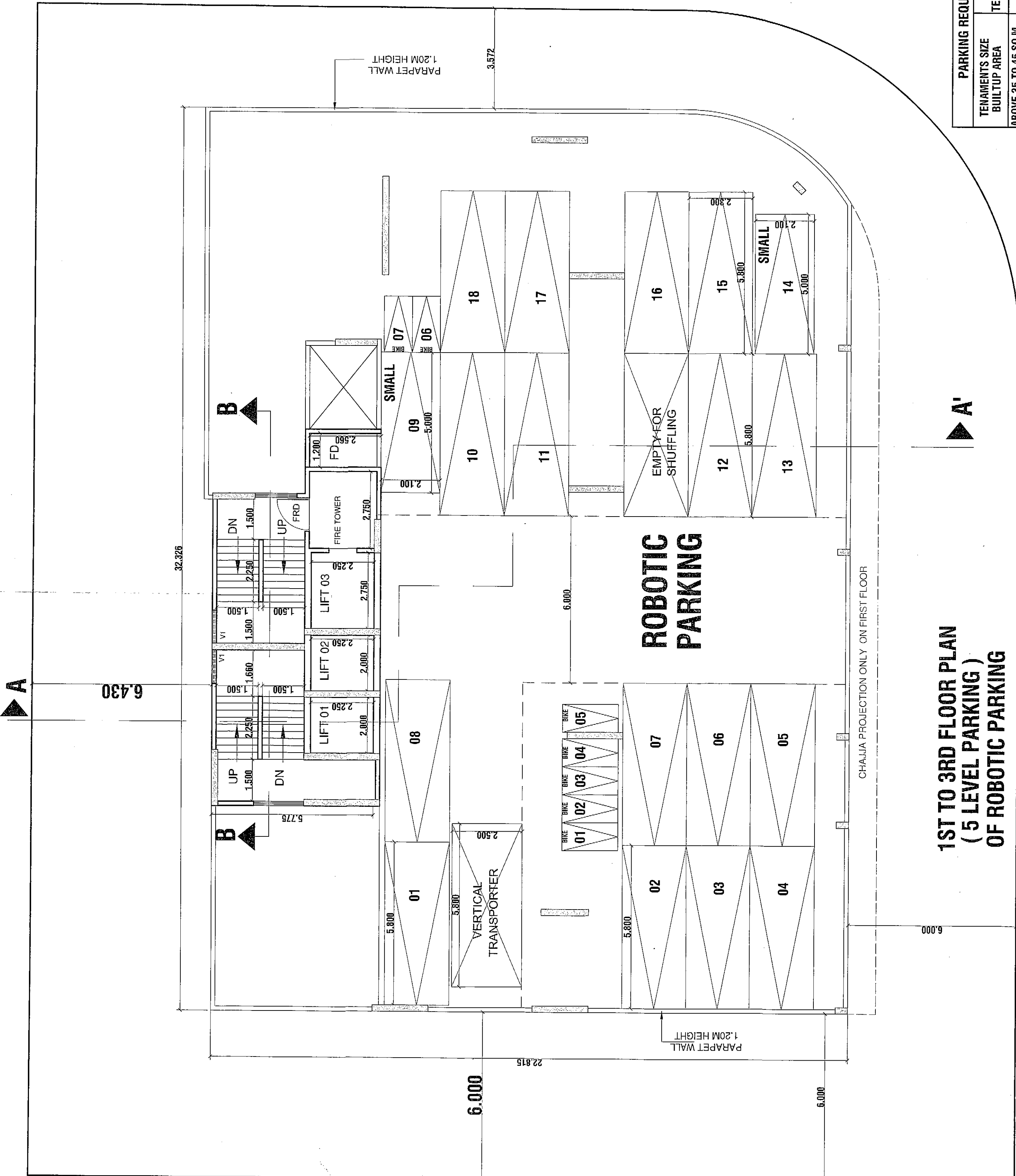
M/S. SATYAM INFRA

NAME & ADDRESS OF ARCHITECT



SATISH AHUJA ARCHITECTS
ASHIANA SOCIETY, OPP McDONALDS
C-WING, SECTOR 17, VASHI, NAVI MUMBAI
PH. NO- 2789 8644, 6791 0444.

DATE	:- 10.04.2022
DRN. BY.	:- AYAAN
CHKD. BY.	:- PRADEEP
DRG. N°	:- 04



**ST TO 3RD FLOOR PLAN
(5 LEVEL PARKING)
OF ROBOTIC PARKING**

PARKING REQUIREMENTS			No. OF TENTAMENTS	No. OF REQUIRED PARKING
TENTAMENTS SIZE BUILDING AREA	ABOVE 35 TO 45 SQ. FT. 1 (1 PLATS) CHS	13		
ABOVE 45 TO 60 SQ. FT. 1 (1 PLATS) CHS	13	13	--	--
ABOVE 60 TO 75 SQ. FT. 1 (1 PLATS) CHS	--	--	--	--
ABOVE 75 TO 90 SQ. FT. 1 (1 PLATS) CHS	--	--	--	--
COMMERCIAL 1 (1 PLATS) CHS	--	--	04	04
TOTAL PARKING	04	17	17	17
WARRANTY CAR PARKING 10 %	2	2	19	19
PROVIDED CAR PARKING	90	90	90	90
SCOOTER PARKING PROVIDED	35	35	97	97
SCOOTER PARKING PROVIDED	25	25	25	25
CAR PARKING DETAIL				
1ST TO 5TH LEVEL	90	90	90	90
TOTAL PARKING	90	90	90	90
SCOOTER PARKING DETAIL				
1ST TO 5TH LEVEL	35	35	35	35
TOTAL SCOOTER PARKING	35	35	35	35

WATER REQUIREMENT STATEMENT	
COMM- GENERAL	NO. OF SHOPS = 10 X 5 = 50 PERSONS 4000 X 1 = 4000 LTR 4000 X 1.5 = 6000 LTR OH- 10% = 6000 LTR UG- 60% = 3600 LTR
A	NO. OF FLATS = 10 X 5 = 50 PERSON 60 X 18 = 1075 LTR NO. OF OTHER UNITS = 13 NO. OF OTHER UNITS = 13 (DRIVERS ROOM AND CLUB HOUSE) TOTAL UNITS = 13 X 270 = 3510 LTR
B	
C	NO. OF TOILETS = NO. OF FLAT = 20 = 13 16 X 18 = 2880 LTR
	A + B + C = 15675 LTR
	UG (100%) = 15675 LTR OH (60%) = 9385 LTR

WATER SUPPLY PROVIDED											
	FIRE FIGHTING			COMMERCIAL			DOMESTIC			FLUSHING	
	UG	OH	UG	OH	UG	OH	UG	OH	UG	OH	
	22,50,945	28,000	12,960	5400	57,815	34485	24,416		14893		

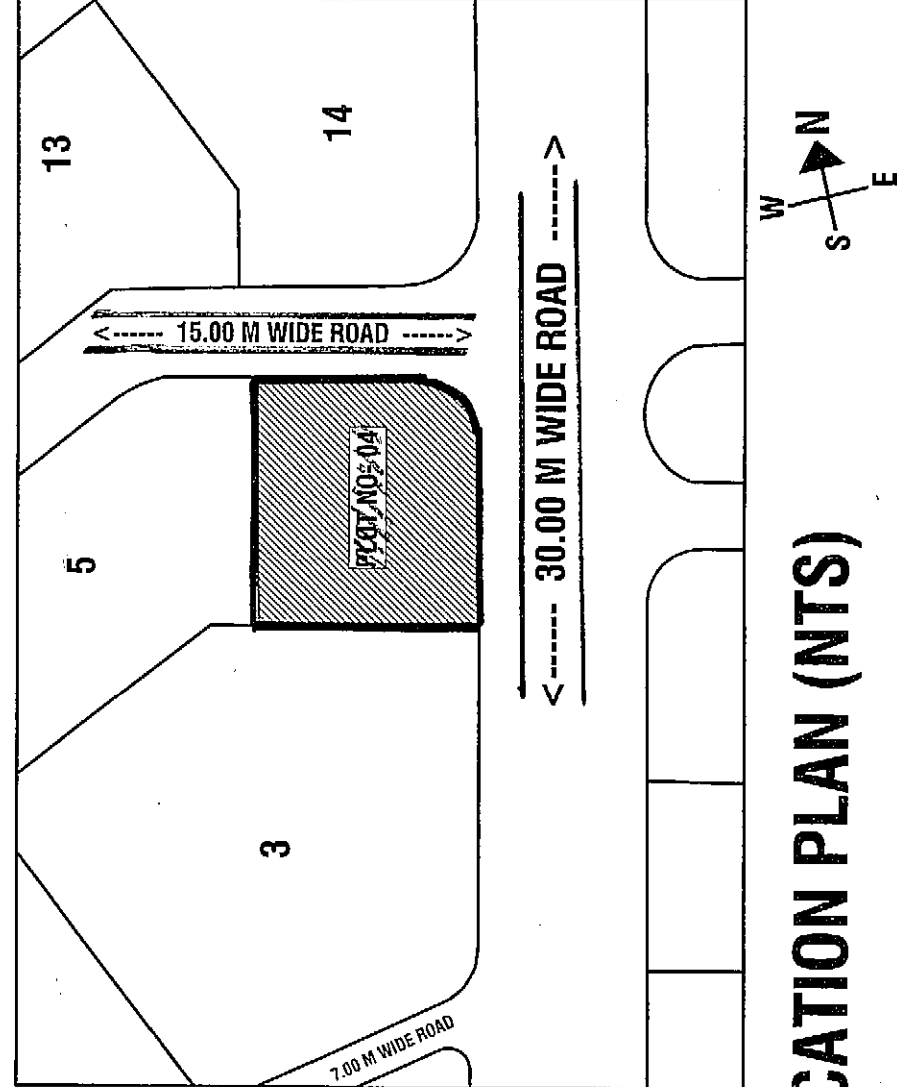
SCHEDULE OF DOORS AND WINDOWS			
DOORS	TYPE	SIZE	AREA
	FRD	1.300 X 2.300	2.760
		FIRE RESISTANT DOORS	
	D	1.000 X 2.300	2.300
		T. W. PANELLED DOORS	
	D1	0.920 X 2.300	2.116
		T. W. FLUSH DOORS	
	D2	0.750 X 2.100	1.575
		SYNTEX DOORS	
	WS	3.700 X 2.500	8.500
		ALU. SLIDING GLAZED WINDOW	
WINDOWS	WS3	3.050 X 2.500	7.625
		ALU. SLIDING GLAZED WINDOW	
	W	2.250 X 2.500	5.625
		ALU. SLIDING GLAZED WINDOW	
	V	0.600 X 0.900	0.540
		LOUVERS OPERABLE WINDOW	

LIGHT & VENTILATION STATEMENT			
ROOM	CARPET AREA	L/V PHNO.	TYPE
LIVING/ DINING	21.88/15.62/19.03	2.18	W1
M. BEDROOM	11.63/10.72/12.506	1.163	W1
BEDROOM	10.04/9.32/11.200	0.930	W3
KITCHEN	3.00/2.95/3.705	0.498	W5
ATTACHED TOILET	3.105	0.310	0.540
COMMON TOILET	2.25	0.252	V

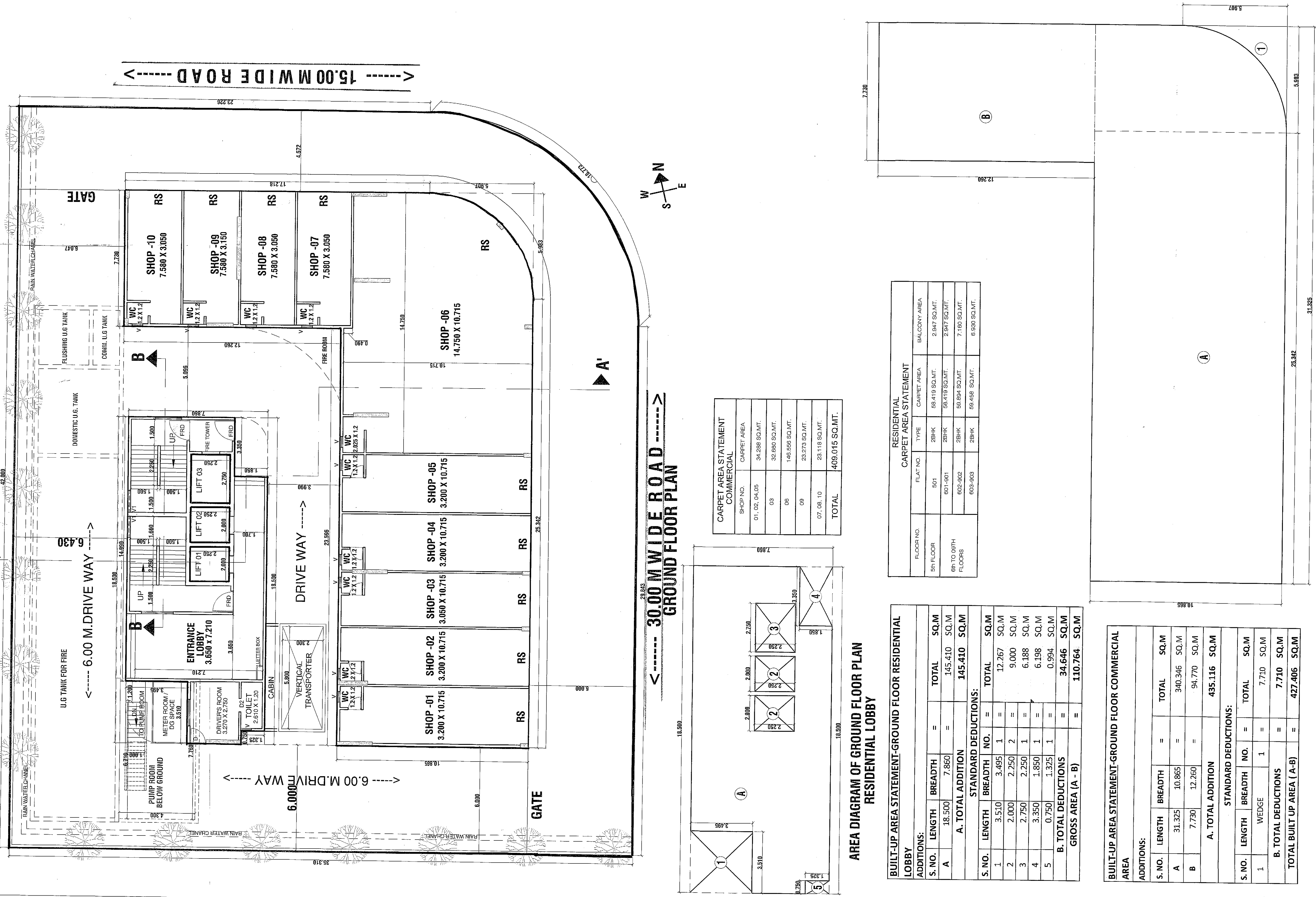
BUA STATEMENT							
FLOOR	NET B.U.A. RESIDENTIAL	NET B.U.A. COMMERCIAL	STILT AREA	STAIRCASE AREA	MUNITY AREA	REFUGE AREA	TOTAL
GROUND	110,764	427,406	155,181				693,351
1ST FLOOR			686,693	52,289			720,982
2ND FLOOR				52,289			52,289
3RD FLOOR				52,289			52,289
4TH FLOOR	160,657		155,251				315,908
5TH FLOOR	156,675						161,055
6TH, 7TH, 8TH, 9TH FLOOR (TOTAL 4 FLOOR)	302,209 X 4 1208,836					22,380	1208,836
TERRACE							67,252
TOTAL	1638,932	427,406	979,125	156,867	67,252	22,380	3291,962
		2066,338				1225,624	

NO. OF SHOPS = 10 NOS.

NO. OF SHOPS = 10 NOS.



LOCATION PLAN (NTS)

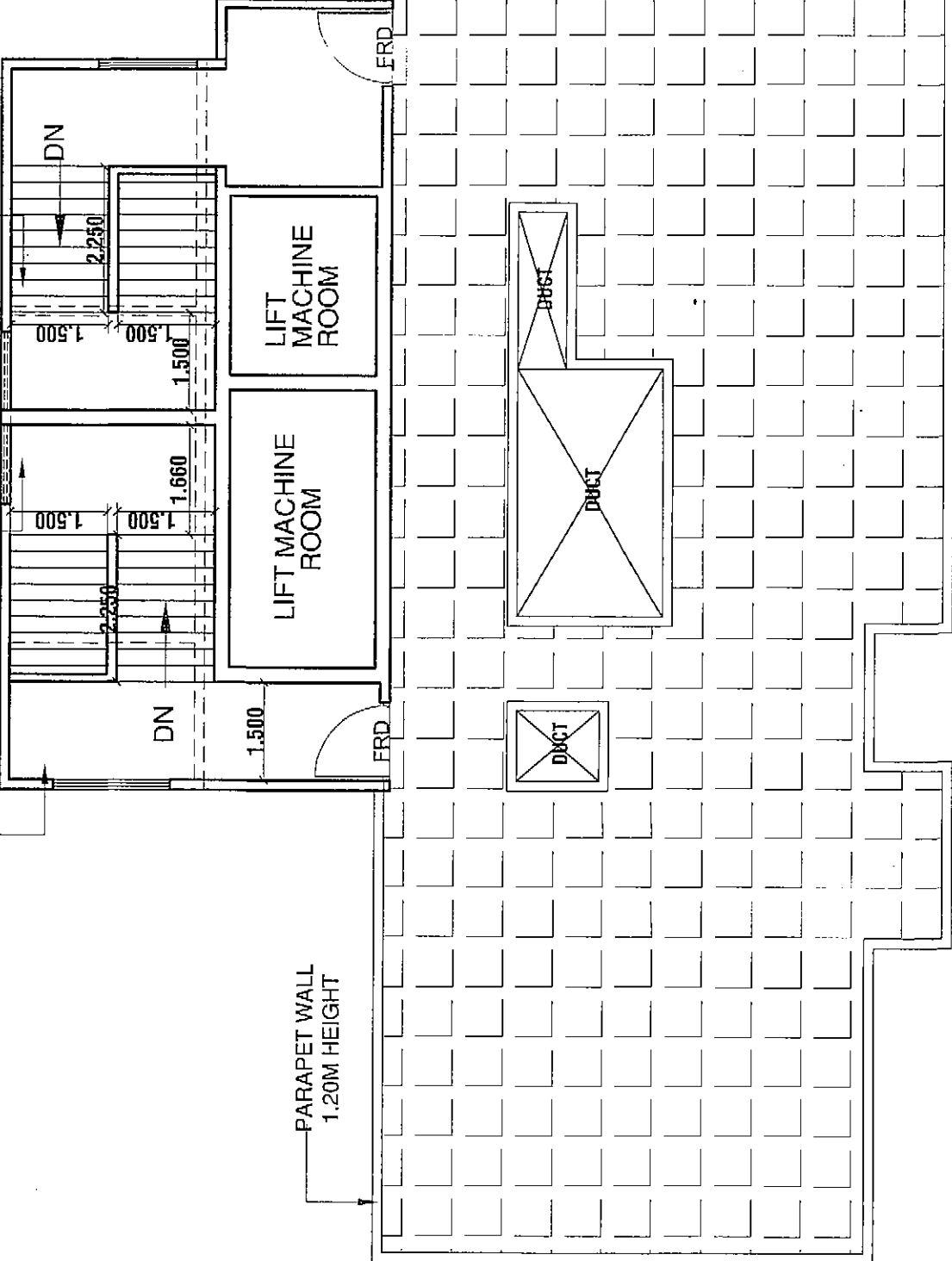


**AREA DIAGRAM OF GROUND FLOOR PLAN
COMMERCIAL**

BUILT-UP AREA STATEMENT-GROUND FLOOR RESIDENTIAL LOBBY				
ADDITIONS:				
S. NO.	LENGTH	BREADTH		
A	18.500	7.860	=	
A. TOTAL ADDITION				145.410 S.Q.M
STANDARD DEDUCTIONS:				
S. NO.	LENGTH	BREADTH	NO.	
1	3.510	3.495	1	
2	2.000	2.250	2	
3	2.750	2.250	1	
4	3.350	1.950	1	
5	0.750	3.225	1	
B. TOTAL DEDUCTIONS				34.646 S.Q.M
GROSS AREA (A - B)				110.764 S.Q.M

AREA		BUILD-UP AREA, STATEMENT-GROUND FLOOR					COMMERCIAL						
ADDITIONS:													
S. NO.	LENGTH	BREADTH	=	TOTAL	SQ.M	S. NO.	LENGTH	BREADTH	=	TOTAL	SQ.M		
A	31.325	10.855	=	340.346	SQ.M					7.770	SQ.M		
B	77.730	12.260	=	94.770	SQ.M					7.770	SQ.M		
A. TOTAL ADDITION					435.116	SQ.M							
STANDARD DEDUCTIONS:													
S. NO.	LENGTH	BREADTH	NO.	=	TOTAL	SQ.M	S. NO.	LENGTH	BREADTH	NO.	=	TOTAL	SQ.M
1.	WEDGE	1	=	7.770	SQ.M								
B. TOTAL DEDUCTIONS					7.770	SQ.M							
TOTAL BUILT UP AREA (A-B)					427.406	SQ.M							

WATER HEIGHT=2.5 M FLUSHING OHT =2.10 X 2.85 X 2.5 =14,958 LTR	WATER HEIGHT=2.5 M DOMESTIC OHT =4.840 X 2.85 X 2.5 =34,405 LTR	WATER HEIGHT=2.5 M FIRE FIGHTING OHT =3.650 X 2.85 X 2.5 =26,000 LTR
---	--	---



DESCRIPTION OF CC.

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON
PLOT NO. 04, SEC-08, GHANSOLI, NAVI MUMBAI.

Certificate of Area
certified that the plot under reference was surveyed by me on
.....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 ownership / T.P. Scheme Records / Land Records Departments
/ city survey records.

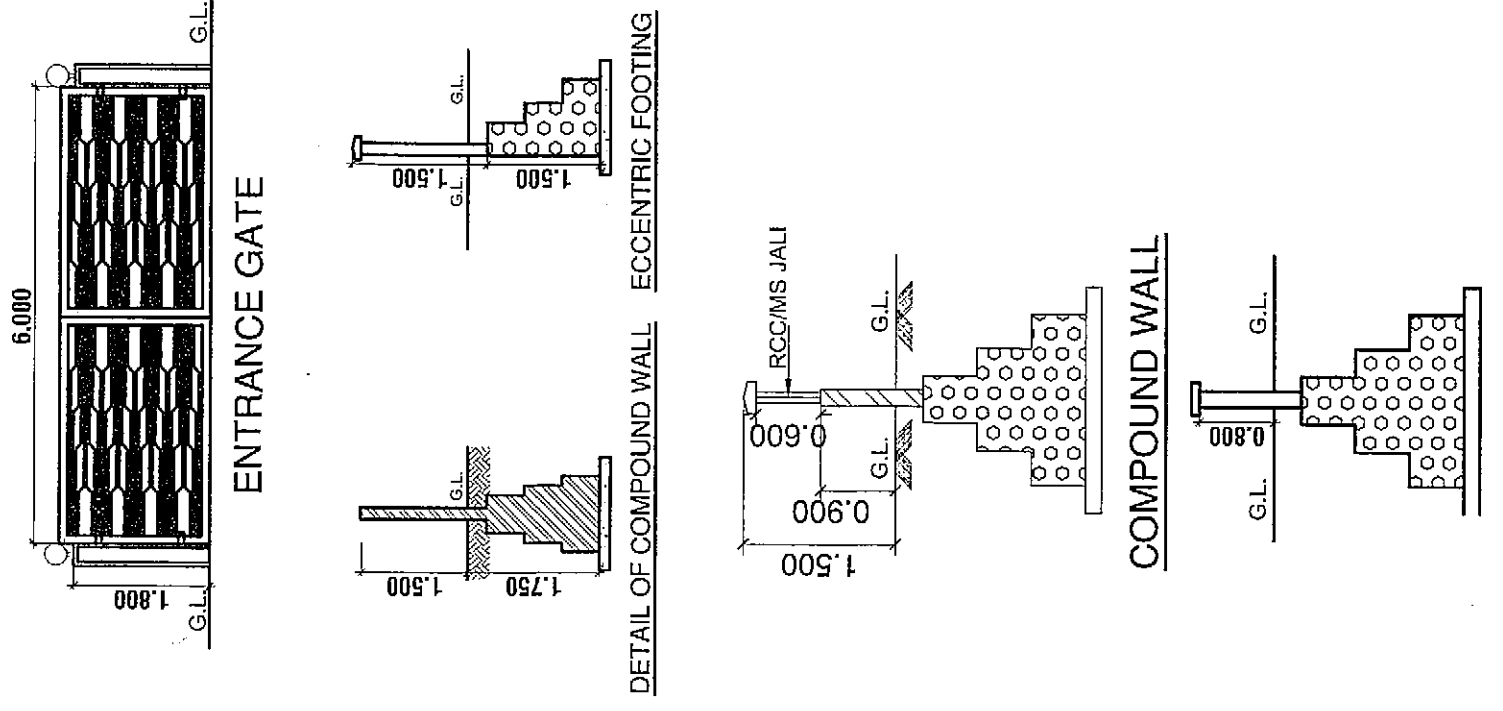
Owner's declaration

I/we undersigned hereby confirm that we would abide by plan approved by Authority/Collector. 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.

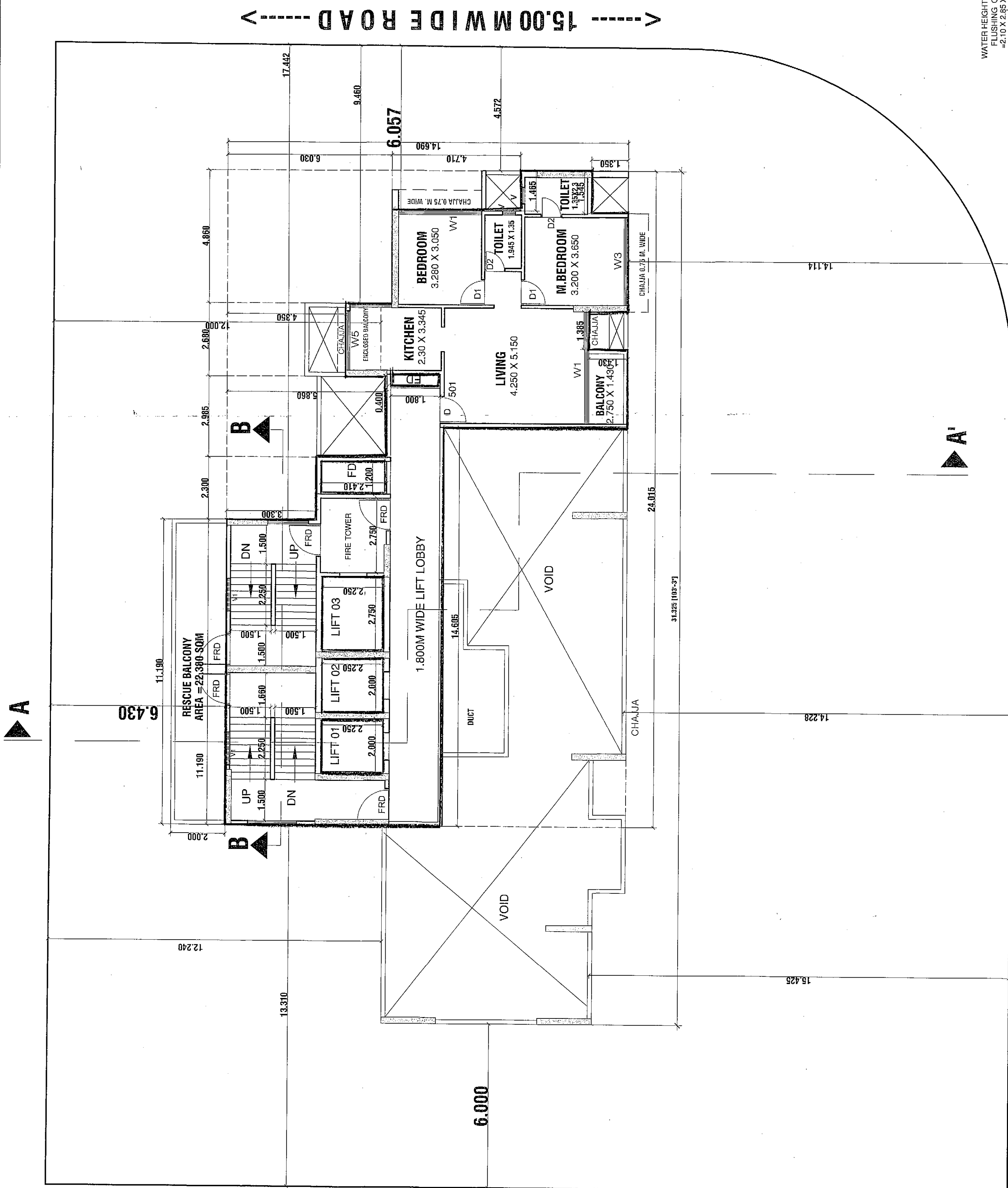
For SATYAM INFRA  Ravi Kumar
MS. SATYAM INFRA
Owner(s) name and signature  Ravi Kumar

				NAME & ADDRESS OF ARCHITECT

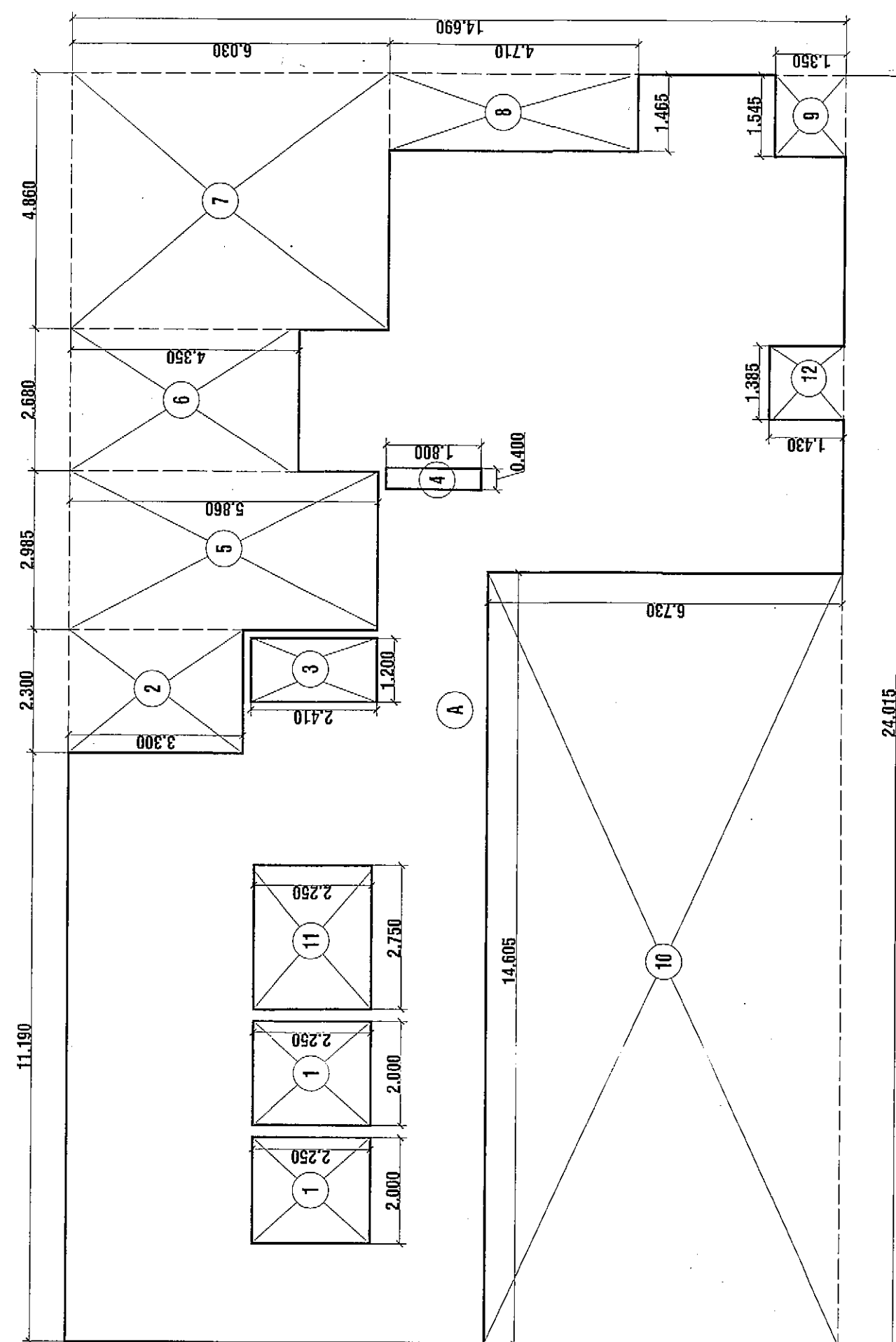
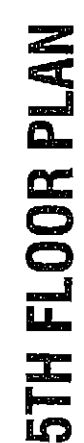
DATE :-	18.04.2022
DRN. BY. :-	AYANN
CHKD. BY :-	PRADEEP
DRG. No :-	02



CORNER COMPOUND WALL SECTION



<----- 30.00 M WIDE ROAD ----->



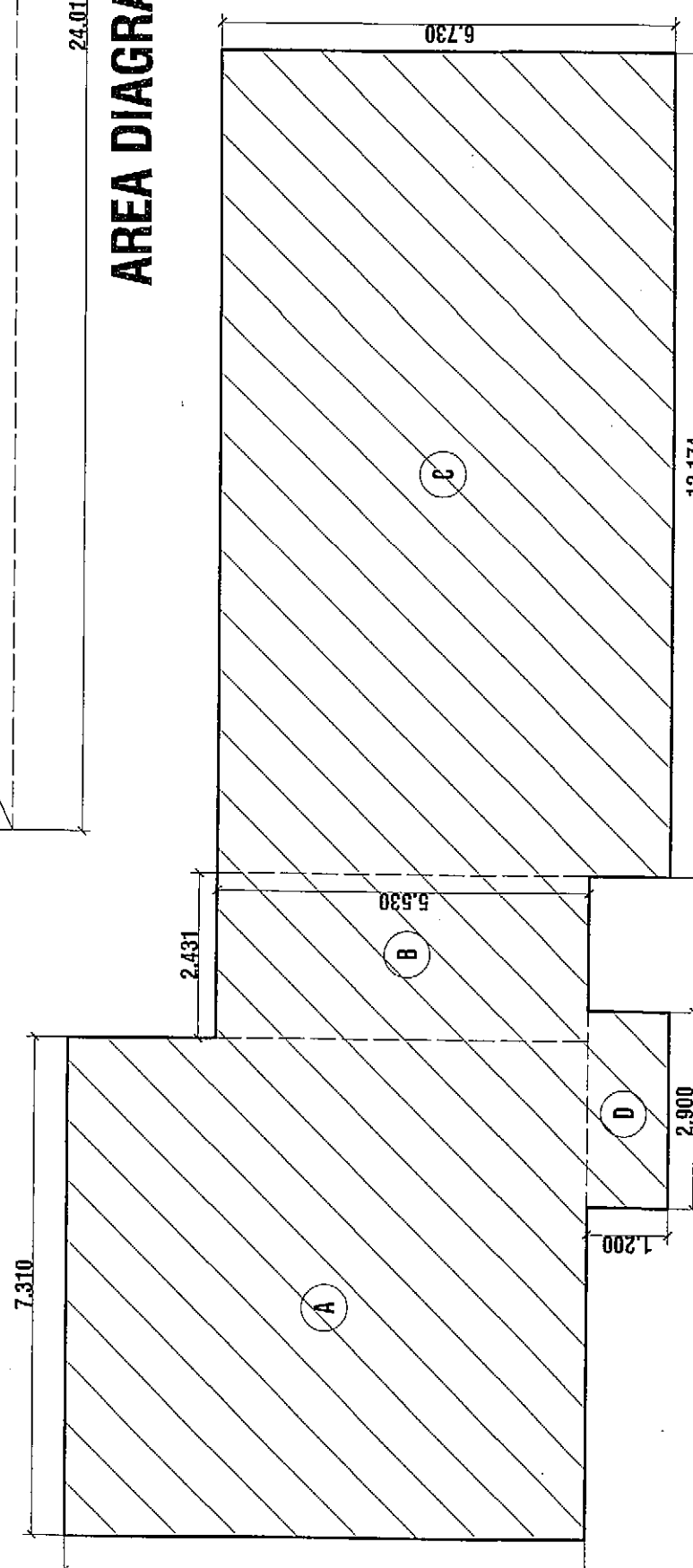
AREA DIAGRAM FOR 5TH FLOOR PLAN

BUILT-UP AREA STATEMENT 5TH FLOOR				
ADDITIONS:				
S. NO.	LENGTH	BREADTH	AREA	SQ.M
1	24.015	14.650	=	350.780
A. TOTAL ADDITION				350.780
STANDARD DEDUCTIONS:				
S. NO.	LENGTH	BREADTH	AREA	SQ.M
1	2.000	2.250	=	4.500
2	2.300	3.300	=	7.590
3	1.200	2.410	=	2.892
4	0.400	1.800	=	0.720
5	2.800	5.800	=	16.240
6	2.800	2.800	=	7.840
7	4.800	6.000	=	28.800
8	1.405	4.710	=	6.600
9	1.505	1.350	=	2.032
10	14.605	6.730	=	98.292
11	4.500	2.250	=	10.125
12	1.500	1.500	=	2.250
B. TOTAL DEDUCTIONS				191.105
GROSS AREA (A - B)				159.675

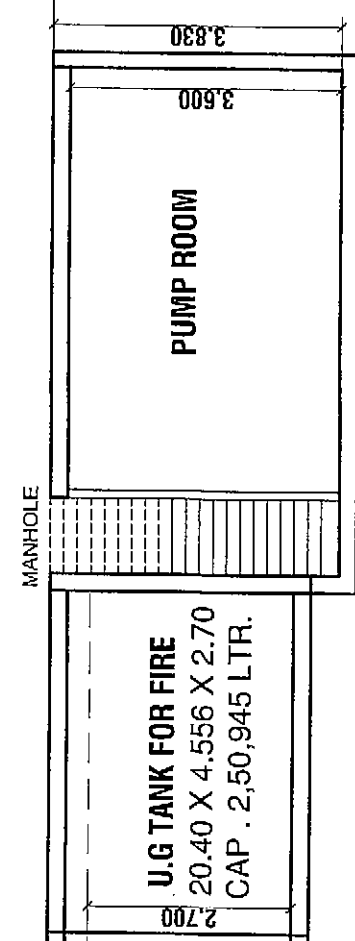
STILT AREA STATEMENT – 4TH FLOOR				
ADDITIONS:				
S. N.O.	LENGTH	BREADTH	=	TOTAL
A	7.310	7.715	=	56.3967
B	2.431	5.530	=	13.4434
C	12.174	6.730	=	81.931
D	2.900	1.200	=	3.480
A. TOTAL ADDITION				155.251
				SQ.M

AREA DIAGRAM FOR STILT PARKING 4TH FLOOR PLAN

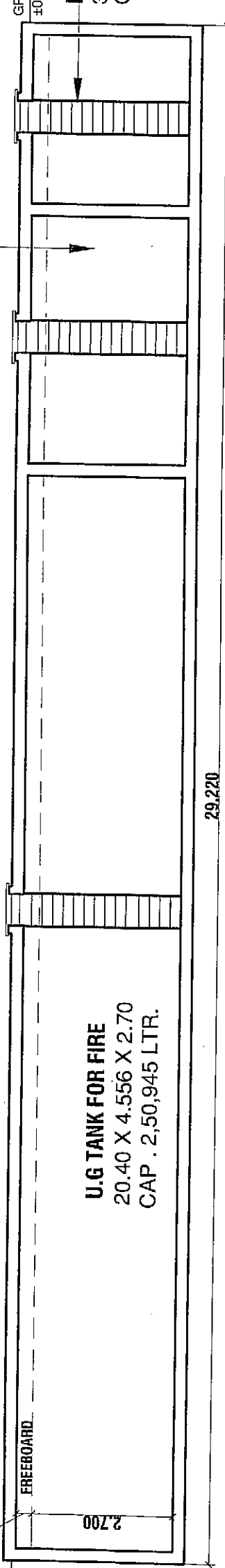
STILT AREA STATEMENT – 4TH FLOOR				
ADDITIONS:				
S. N.O.	LENGTH	BREADTH	=	TOTAL
A	7.310	7.715	=	56.3967
B	2.431	5.530	=	13.4434
C	12.174	6.730	=	81.931
D	2.900	1.200	=	3.480
A. TOTAL ADDITION				155.251
				SQ.M



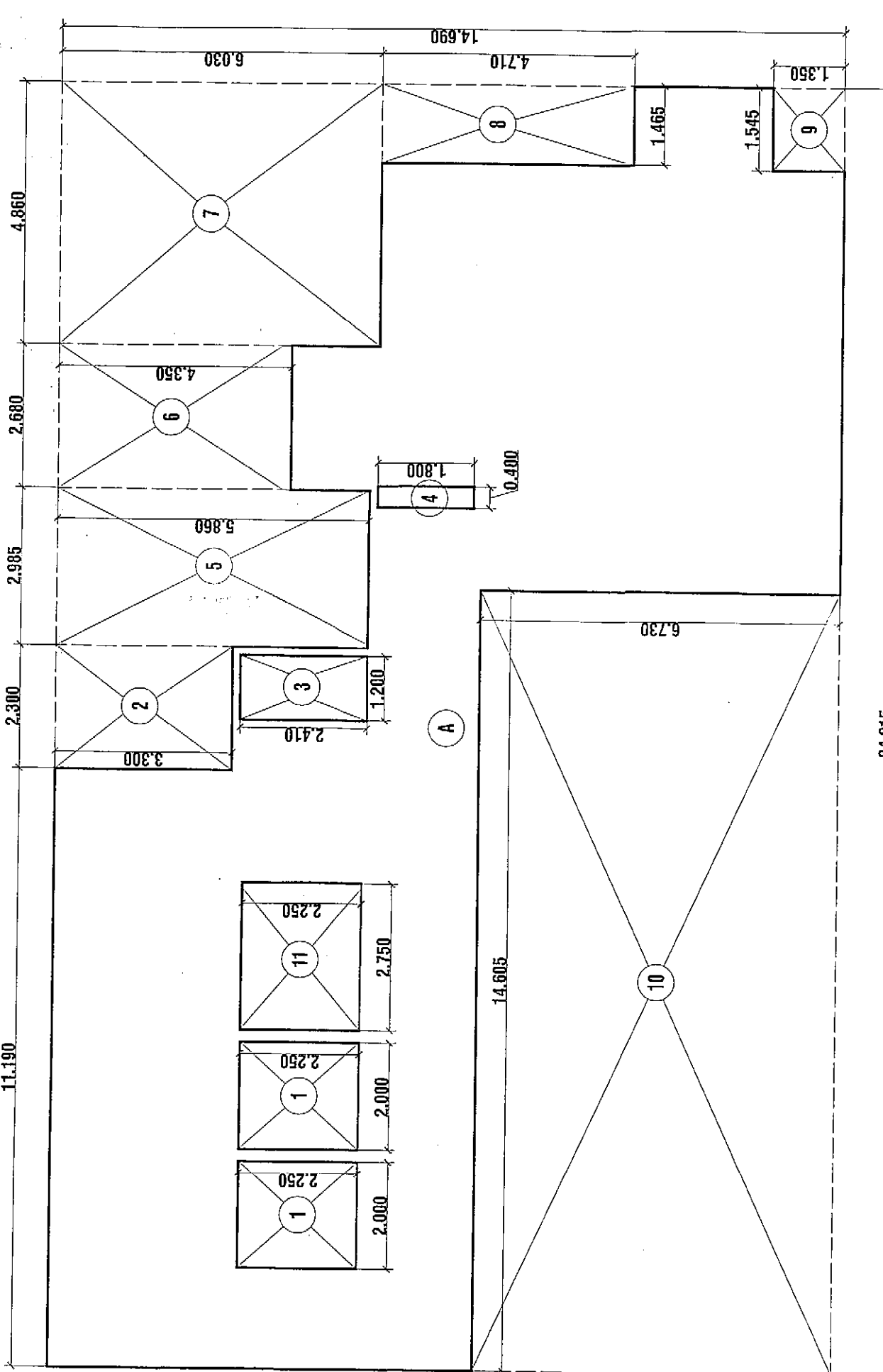
U.G. SECTION YY



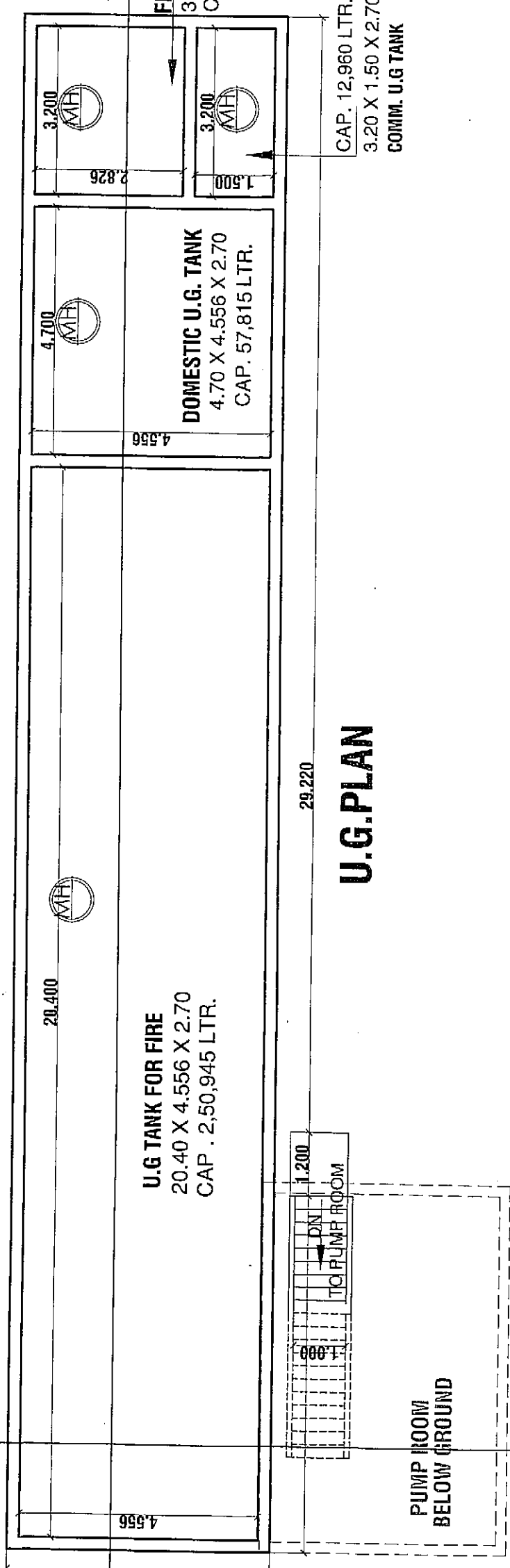
U.G. SECTION XX



AREA DIAGRAM FOR 4TH FLOOR PLAN



U.G. PLAN



BUILT-UP AREA STATEMENT-4TH FLOOR										
ADDITIONS:										
S. NO.	LENGTH	BREADTH	=	TOTAL	SQM	S. NO.	LENGTH	BREADTH	SQM	
A		24.01	14.602	=	352.780	B				
A. TOTAL ADDITION					352.780	TOTAL				
S. NO.	LENGTH	BREADTH	NO.	=	TOTAL	S. NO.	LENGTH	BREADTH	SQM	
1	2.000	2.750	22	=	9.000	1	2.000	2.750	5.500	
2	2.300	2.410	1	=	5.553	2	2.300	2.410	5.553	
3	2.010	3.100	1	=	6.231	3	2.010	3.100	6.231	
4	0.400	1.800	1	=	0.720	4	0.400	1.800	0.720	
5	2.985	5.860	1	=	17.492	5	2.985	5.860	17.492	
6	2.680	6.350	1	=	11.658	6	2.680	6.350	11.658	
7	4.860	6.030	1	=	29.306	7	4.860	6.030	29.306	
8	1.465	4.710	1	=	6.910	8	1.465	4.710	6.910	
9	1.545	1.350	1	=	2.086	9	1.545	1.350	2.086	
10	14.602	6.730	1	=	98.292	10	14.602	6.730	98.292	
11	2.750	2.260	1	=	6.188	11	2.750	2.260	6.188	
B. TOTAL DEDUCTIONS					192.123	TOTAL				
GROSS AREA (A - B)					160.657	GROSS AREA (A - B)				

BUILT-UP AREA STATEMENT-4TH FLOOR

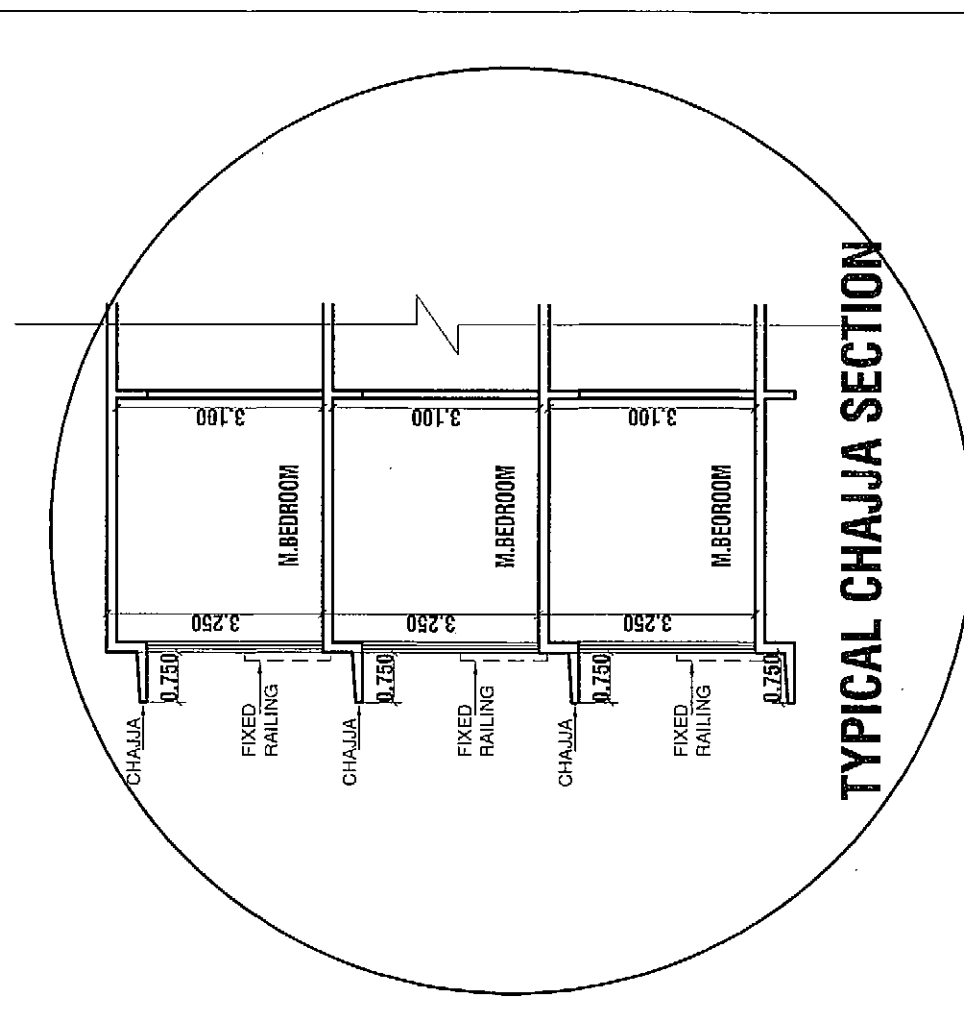
ADDITIONS:			STANDARD DEDUCTIONS:			TOTAL		
S. NO.	LENGTH	BREADTH	S. NO.	LENGTH	BREADTH	S. NO.	LENGTH	BREADTH
A	24.015	14.600	=					
A. TOTAL ADDITION			B. TOTAL DEDUCTIONS:			C. TOTAL		
1	2.000	3.250	2	2.300	3.900	1	2.000	3.250
2	2.300	3.900	1	2.300	3.900	2	2.300	3.900
3	2.700	4.400	1	3.100	4.400	1	3.100	4.400
4	0.400	1.800	1	0.400	1.800	1	0.400	1.800
5	2.965	5.600	1	2.965	5.600	1	2.965	5.600
6	2.680	4.350	1	2.680	4.350	1	2.680	4.350
7	4.880	6.000	1	4.880	6.000	1	4.880	6.000
8	1.405	4.700	1	1.405	4.700	1	1.405	4.700
9	1.545	1.350	1	1.545	1.350	1	1.545	1.350
10	14.605	6.750	1	14.605	6.750	1	14.605	6.750
11	2.750	2.250	1	2.750	2.250	1	2.750	2.250
B. TOTAL DEDUCTIONS			C. TOTAL DEDUCTIONS			D. TOTAL DEDUCTIONS		
GROSS AREA (A - B)			GROSS AREA (A - B)			GROSS AREA (A - B)		
=			=			=		
352.780 SQ.M			192.123 SQ.M			160.657 SQ.M		

STANDARD DEDUCTIONS

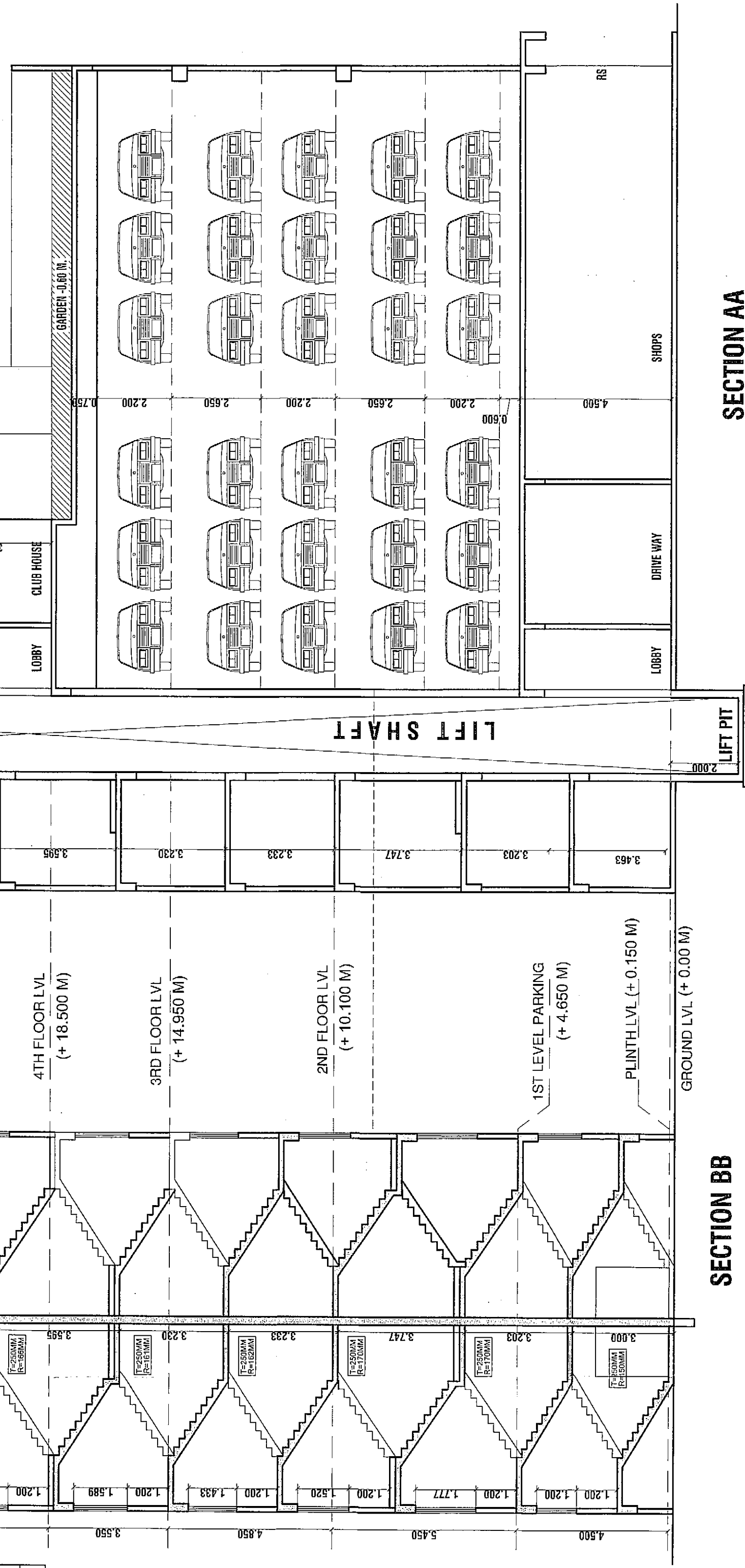
S. NO.	LENGTH	BREADTH	NO.	TOTAL	SQM
1	2,000	2,750	=	9,000	SQM
2	2,200	3,300	=	7,590	SQM
3	2,300	3,100	=	7,170	SQM
4	2,410	3,100	=	7,472	SQM
5	2,985	5,860	=	17,492	SQM
6	2,680	4,350	=	11,668	SQM
7	4,860	4,350	=	21,306	SQM
8	4,465	4,710	=	21,030	SQM
9	1,545	1,350	=	2,086	SQM
10	14,605	6,750	=	98,292	SQM
11	2,750	2,750	=	6,188	SQM
B. TOTAL DEDUCTIONS				=	192,123 SQM
GROSS AREA (A - B)				=	160,557 SQM

B. TOTAL DEDUCTIONS	=	192.123	SQ.M
GROSS AREA (A - B)	=	150.657	SQ.M

B. TOTAL DEDUCTIONS	=	
GROSS AREA (A - B)	=	

[illegible]

TYPICAL CHAJJA SECTION



SECTION AA

SILT AREA STATEMENT - GROUND FLOOR ADDITIONS:					TOTAL	SQ.M
S. NO.	LENGTH	BREADTH	=			
A		WEDGE	=		11.409	SQ.M
B	0.75	5.44	=		4.0800	SQ.M
C	14.4	4.09	=		58.895	SQ.M
D	3.35	5.94	=		19.899	SQ.M
E	5.066	11.95	=		60.897	SQ.M
A. TOTAL ADDITION					155.18	SQ.M

STILT AREA STATEMENT - GROUND FLOOR

Certificate of Area
certified that the plot under reference was surveyed by me on
.....and the dimensions of sides etc., of plot started 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 / Land Records Departments
/ city survey records.

Signature

ARCHITECT
CAREY H 6802

ADLJA & ASSOCIATES
ARCHITECT
CAREY H 6802

Owner's declaration
I/we undersigned hereby confirm that we would abide by plan approved by Authority/Collector. 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.

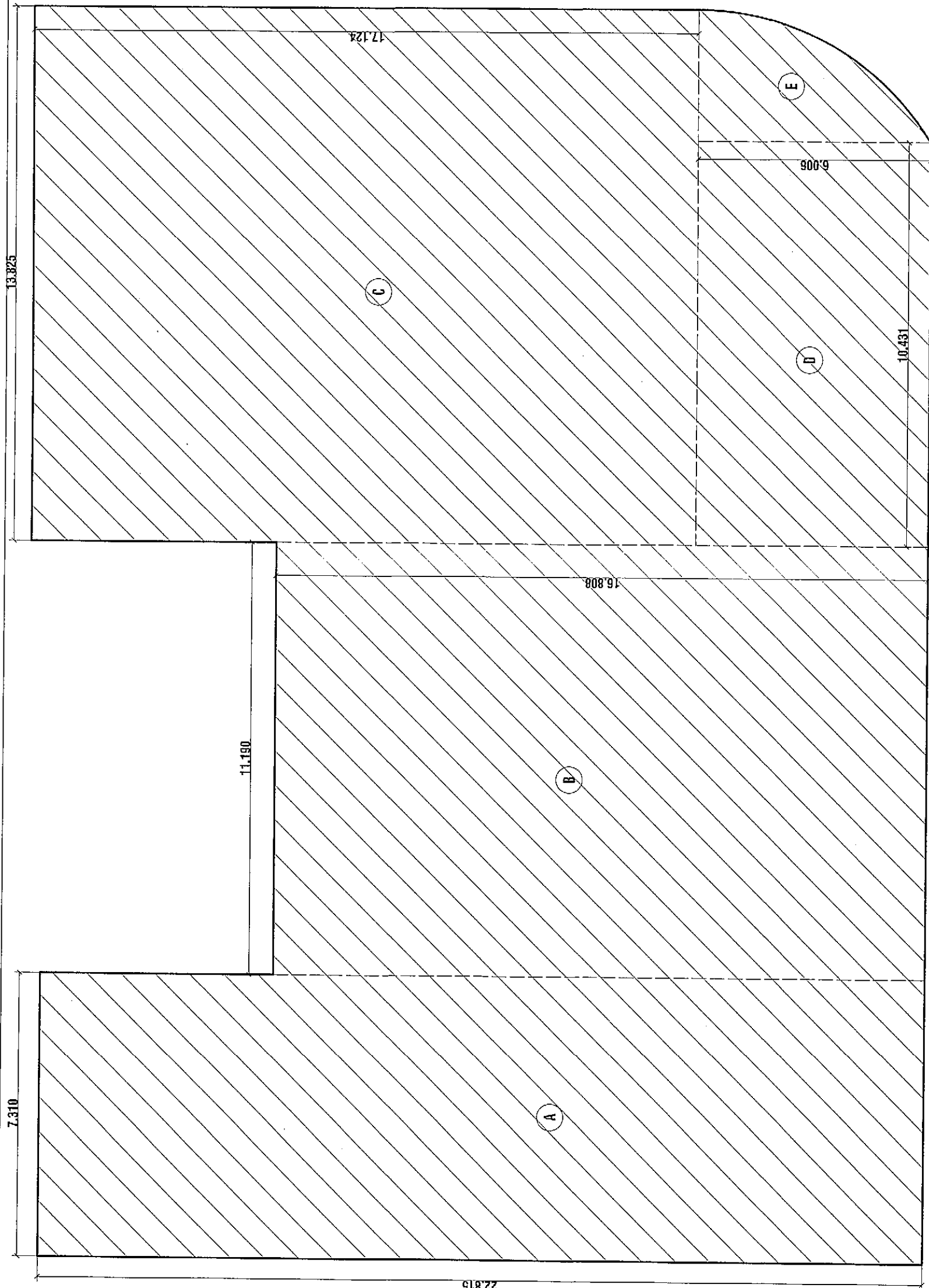
For SATYAM INFRA

(Signature)
Partners

M/S. SATYAM INFRA
Owner(s) name and signature

	NORTH	SCALE $\therefore$ 1:100		NAME & ADDRESS OF ARCHITECT

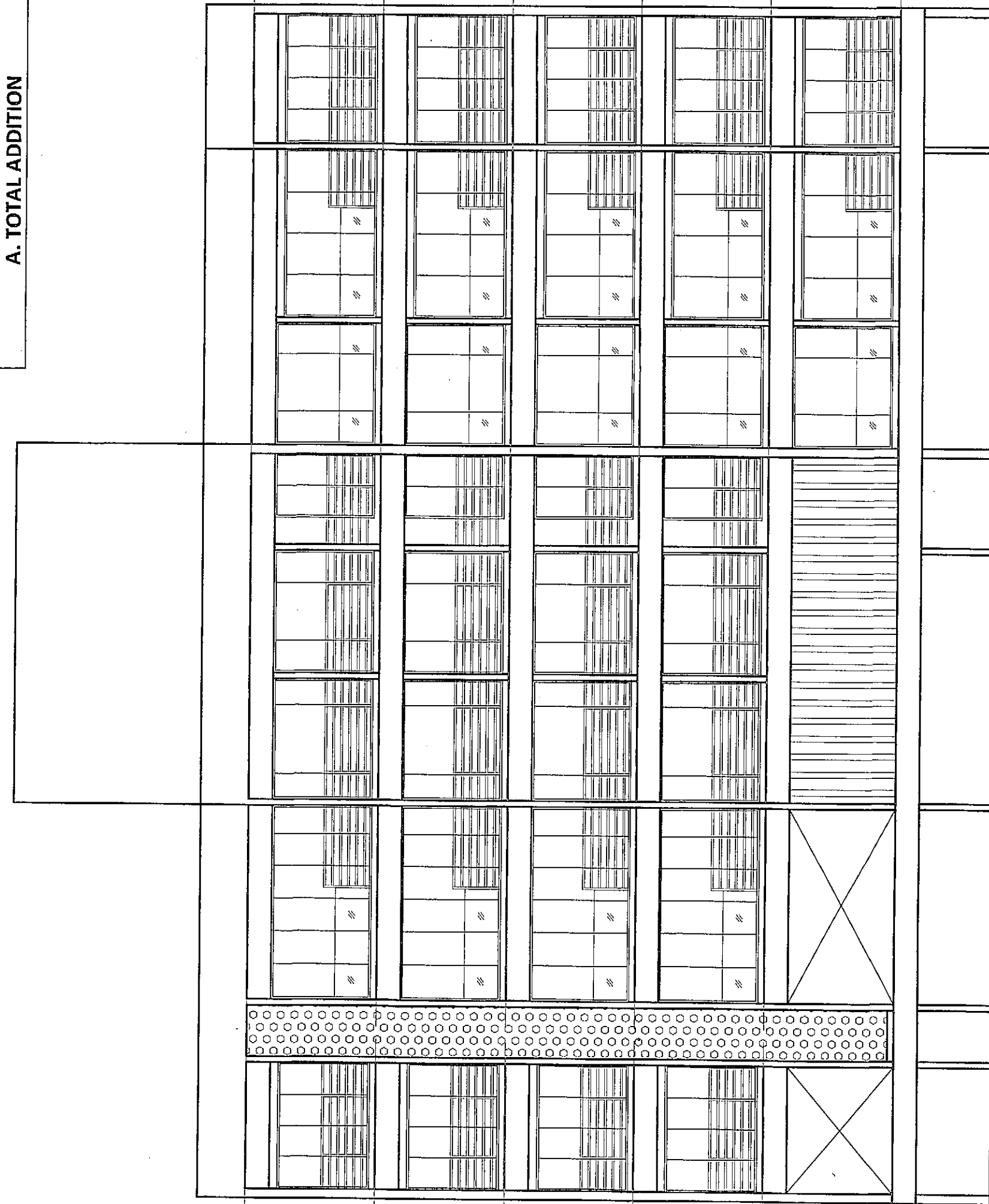
DATE	:- 18.04.2022
DRN. BY.	:- AYAN
CHKD. BY	:- PRADEEP
DRG. No.	:- 02



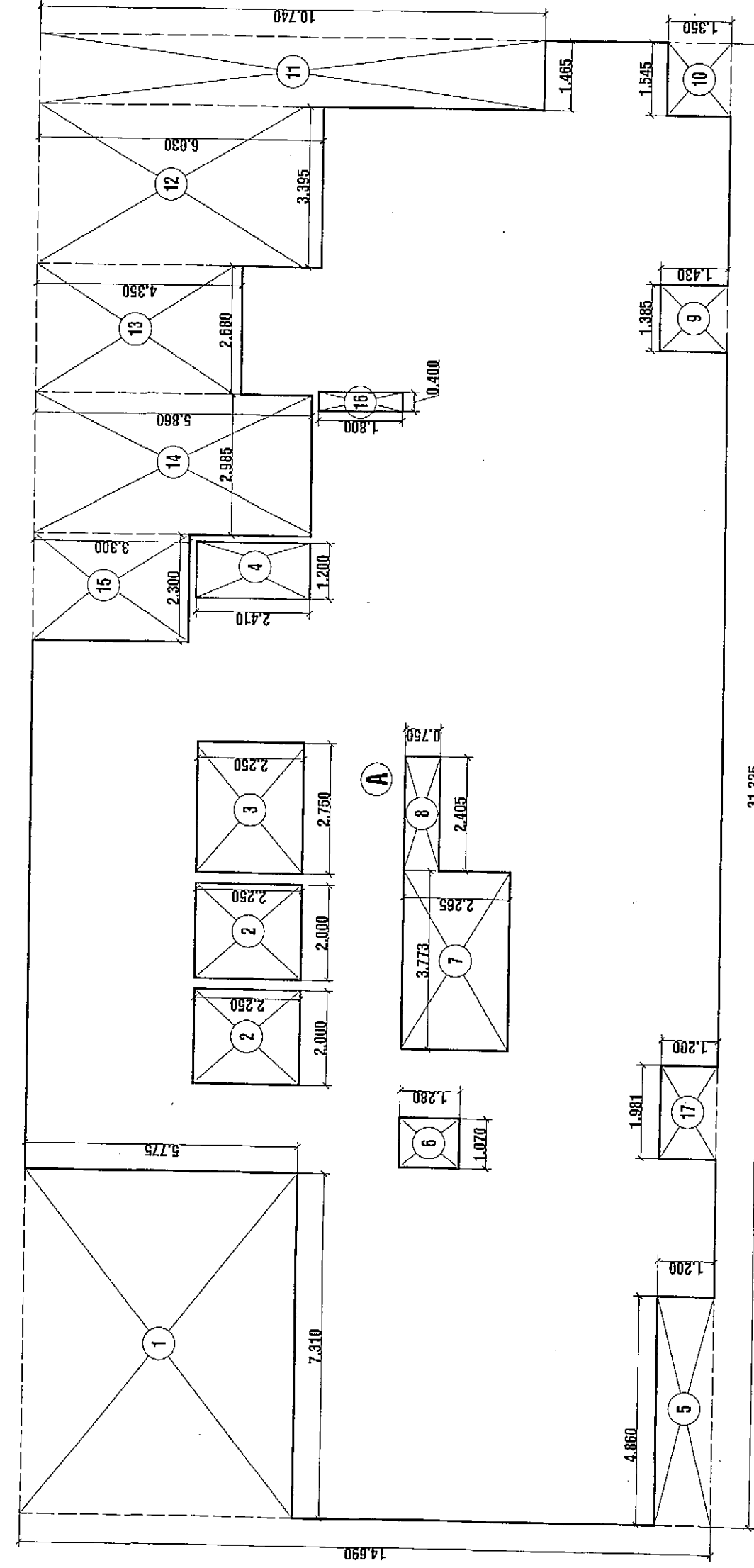
AREA DIAGRAM FOR STILT PARKING 1ST FLOOR PLAN

STILT AREA STATEMENT - 1ST FLOOR FLOOR ADDITIONS:					
S. NO.	LENGTH	BREADTH	=	TOTAL	SQ.M
A	7.31	22.815	=	166.7777	SQ.M
B	11.19	16.808	=	188.0815	SQ.M
C	13.925	17.124	=	236.789	SQ.M
D	10.431	6.006	=	62.649	SQ.M
E		WEDGE	=	14.466	SQ.M
A. TOTAL ADDITION				668.693	SQ.M

STILT AREA STATEMENT - 1ST FLOOR FLOOR



DEN



AREA DIAGRAM FOR 6TH TO 9TH TYPICAL FLOOR PLAN

ELEVATION

AREA DIAGRAM FOR STILT GROUND FLOOR PLAN