S3 Skygreens RISI

BUILTUP AREA STATEMENT -PLOT -A

BLDG. NAME	BASEM. FLR.	GRD. FL.	1ST. FL.	2ND. FL.	3RD. FL.	4TH ,5TH , 7TH TO 10TH, 12TH TO 15TH FLR	6TH & 11TH FLR	17TH TO 20TH, 22ND TO 25TH FLR.	16TH , 21ST , 26TH , 31ST & 36TH FLR.	27TH TO 30TH, 32ND TO 35TH , 37TH & 38TH FLR.	39TH FLR	TOTAL
BLDG. NO. 2 (S3 SKYGREENS)	-	571.00	PODIUM	40.36	515.39	1053.56 x 10 =10535.60	988.21 X 2 = 1976.42	1095.94X 8 = 8767.52	1027.60 X 5 = 5138.00	1095.94X 10 = 10959.40	RECREATIONAL FLR.	38503.69

BUILTUP AREA STATEMENT -PLOT -A

PREVIOUS APPROVED BUILTUP AREA

BLDG.NO	NAME OF THE BUILDING	1ST Flr.	2nd. TO 7th Flr.	8th. & 13th Flr.	9th. to 12th & 14th to 17th Flr.	18th. Flr	19th. & 20th Flr.	TOTAL
3	WOODS	PODIUM	274.36 x 6 = 1646.16	238.90 x 2 = 477.80	274.36 x 8 = 2194.88	238.90	274.36 x 2 = 548.72	5106.46
4	WOODS	PODIUM	274.36 x 6 = 1646.16	238.90 x 2 = 477.80	274.36 x 8 = 2194.88	238.90	274.36 x 2 = 548.72	5106.46
					TOTAL			10212.92

PROPOSED BUILTUP AREA

BLDG.NO	Lower Grd FL.	Upper Grd FL.	21ST FLR.	22ND FLR	23RD.Flr.	24TH TO 27TH FLR	TOTAL
3	1357.35	521.37	451.90	431.10	395.57	445.83 X 4 = 1783.32	4940.61
4	-	645.84	451.90	431.10	395.57	445.83 X 4 = 1783.32	3707.73
TOTAL							8648.34

BUILTUP AREA STATEMENT -PLOT -C

BLDG. NO. 1 (S3 SKY RISE)

BASEMENT FLR.	LOWER GRD FLR.	UPPER GRD FLR.	1ST. FLR. (PODIUM)	2ND. FLR. (PODIUM)	3RD TO 13TH FLR.	14TH FLR.	15TH TO 36TH FLR	37TH FLR	TOTAL
-	310.81	-	52.51	PODIUM	518.11 X 11 = 5699.21	526.02	526.06 X 22 = 11573.32	RECREATIONAL	18161.87

TOTAL AREA OF EXISTING STRUCTURES TO BE DEMOLISHED (F.S.I. WILL BE CONSUMED AFTER DEMOLISHING IT)	
Encroachment -1 Area Under Garden	54.71 Sq.mt
Encroachment -2 Area Under P.S & P.G	324.83 Sq.mt
Encroachment -3 Area Under Garden	123.98 Sq.mt
Encroachment -4 Area Under Road	441.94 Sq.mt
Encroachment -5 Area	636.05 Sq.mt
Encroachment -6 Area	171.80 Sq.mt
Encroachment -7 Area	332.40 Sq.mt
TOTAL EXISTING STRUCTURES AREA	2085.71 Sq.mt

–सावधान–
"मंजुर बांधकाम नकाशे व प्रारंभ पत्रात नमूद अटी व शर्तीचे पालन न करता बांधकाम केल्यास व नियमावलीनुसार आवश्यक असलेल्या परवानग्या न घेता बांधकाम वापर करणे बेकायदेशीर असून सदरहू बांधकाम अनधिकृत ठरते व अनधिकृत बांधकामाबाबत महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार दखलपात्र गुन्हा ठरून संबंधीत व्यक्ती शिक्षेस पात्र ठरतात."

सोबतचे पत्र क्र. मिभाममपा/नर/.2212023-24
दि. 03/8/2023 ...मधील अटी शर्तीस
बांधकामाचे सुधारित मुळ/सुधारीत बांधकाम
नकाशे (प्रारंभ पत्रासह) मंजूर.

मा. आयुक्त तथा. यांच्या मंजुरीने

स. सहाय्यक संचालक नगररचना
मिरा – भाईंदर महानगरपालिका

मिरा भाईंदर महानगरपालिका मुख्य कार्यालय भाईंदर

DRC STATEMENT

DCR.NO	S.NO H.NO	VILLAGE	PURCHASED DRC	LOADING AREA	REMARK	
429/13	11 (76) 1,2	MAHAJANWADI	16226.81 SQ.MT.	1756.69 SQ.MT.	CC NO. - MB/MNP/NR - 2966/19-20 DT. - 15-11-2019	(PLOT - A)
	51 (102) / 26	MIRA		2947.83 SQ.MT.	CC NO. - MB/MNP/NR - 2966/19-20 DT. - 15-11-2019	(PLOT - B)
	69 (86) / 13	MIRA		5132.68 SQ.MT.	CC NO. - MB/MNP/NR - 2544/13-14 DT. - 13-12-2013	(PLOT - A)
	SELF GENERATED (D.P. ROAD)			5132.68 SQ.MT.	CC NO. - MB/MNP/NR - 813/12-13 DT. - 17-05-2012	(PLOT - A)
618	174/5 (OLD)	MIRA	2970.45 SQ.MT.	3060.00 SQ.MT.	CC NO. - MB/MNP/NR - 1551/2022-23 DT. - 21-07-2022	3000.00 SQ.MT. (PLOT - C) + 60.00 SQ.MT. (PLOT - B)
662	13/ 1,2 (NEW)	MAHAJANWADI	8500.00 SQ.MT.	9621.82 SQ.MT.	PROPOSED	(PLOT - A)
662	13/ 1,2 (NEW)	MAHAJANWADI	1887.86 SQ.MT.	1536.47 SQ.MT.	PROPOSED	(PLOT - C)
640	13/ 1,2 (NEW)	MAHAJANWADI	2724.14 SQ.MT.	2217.09 SQ.MT.	PROPOSED	(PLOT - C)

Total R.G. Area Calculation (PLOT-A)	
R.G. -1 AREA	3253.38 sq.mt.
PROPOSED R.G. AREA	3253.38 sq.mt.
R.G. REQ. AS PER OLD APPR.	3207.93 sq.mt.

BUILT UP AREA STATEMENT

	BLDG.NO.	EXISTING	PROPOSED
PLOT-A	2	--	38503.69
	3	5106.46	4940.61
	4	5106.46	3707.73
	5	5196.51	--
	6	2611.99	--
	7	3322.77	--
	TOTAL	21344.19	47152.03

PREVIOUS APPROVED PLOT - A PARKING STATEMENT

BLDG.NO.	NAME OF THE BUILDING	REQUIRED PARKING	PROVIDED PARKING
5 (TYPE D)	SPRINGS - WING C	43	194 NOS. (BASEMENT ,GRD. 1ST. PODIUM)
6 (TYPE E)	SPRINGS - WING B	12	
7 (TYPE F)	SPRINGS - WING A	31	
TOTAL		86	

PREVIOUS APPROVED PARKING AREA & TENEMENT STATEMENT(PLOT -A)

BLDG	AREA BELOW 35 SQMT	AREA 35 TO 45 SQMT	AREA 45 TO 75 SQMT	TOTAL TENEMENTS	PARKING REQUIRED	PARKING PROVIDED
2	18	NIL	06	24.NOS	3.00 NOS	91.NOS
		COMMERCIAL AREA=240.14 /300=0.80			0.80 NOS	
3	73	NIL	38	111.NOS	19 NOS	85.NOS
		COMMERCIAL AREA=183.50 /300=0.61			0.61 NOS	
4	73	NIL	38	111.NOS	19 NOS	81.NOS
		COMMERCIAL AREA=183.50 /300=.61			0.61 NOS	
TOTAL	164.NOS	NIL	82 nos	246.NOS	46.00 NOS	257.NOS
VISITORS PARKING (10% OF REQUIRED PARKING)					4.60	
-				GR.TOTAL	51.00 NOS	

TOTAL GROSS AREA STATEMENT (PLOT - A)

	BLDG.NO.	F.S.I. AREA (SQ.MT.) EXISTING	NO. OF FLRS	PROPOSED	NO. OF FLRS	FREE OF F.S.I. AREA (SQ.MT.) EXISTING		PROPOSED	TOTAL (SQ.MT)	
PLOT-A	2	--		38503.69	B+G+P+P+3RD (PART) + 4TH TO 39TH	--		8546.55	47050.24	
	3	5106.46	1ST TO 20TH	4940.61	LG,UG,21ST TO 27TH	4545.40		1215.00	15807.47	
	4	5106.46	1ST TO 20TH	3707.73	GR,21ST TO 27TH	4305.96		729.29	13849.44	
	CLUB HOUSE	509.90							509.90	
	5	5196.51	G+17	--		3664.52	1st & 2nd podium 2320.60 X 2 = 4641.20	--	8861.03	1st & 2nd podium 2320.60 X 2 = 4641.20
	6	2611.99	G+17	--		2142.33		--	4754.32	
	7	3322.77	G+17	--		3092.53		--	6415.30	
	TOTAL	21854.09		47152.03		22391.94		10490.84	101888.90 SQ.MT	

TOTAL GROSS AREA STATEMENT (PLOT - C)

	BLDG.NO.	F.S.I. AREA (SQ.MT.) EXISTING	NO. OF FLRS	PROPOSED	NO. OF FLRS	FREE OF F.S.I. AREA (SQ.MT.) EXISTING	PROPOSED	TOTAL (SQ.MT)
PLOT-C	1	---		18161.87	B+L.G+U.G+P+P+3 TO 37	---	5544.90	23706.77
	TOTAL	---		18161.87		---	5544.90	23706.77 SQ.MT

TOTAL GROSS AREA STATEMENT (PLOT - B)

	BLDG.NO.	F.S.I. AREA (SQ.MT.) NO. OF FLRS	EXISTING	FREE OF F.S.I. AREA (SQ.MT.) EXISTING	TOTAL (SQ.MT)
PLOT-B	1	PART GROUND + 27	7526.68	1901.96	9428.64
	2	PART GROUND + 27	8249.90	2407.10	10657.00
	TOTAL		15776.58	4309.06	20085.64 SQ.MT

PREVIOUS APPROVED BUILT UP AREA STATEMENT (PLOT-A)		
BLDG NO	NAME OF BLDG.	B.U.AREA
BLDG.NO-3 (TYPE C)	WOODS -WING B	5106.46 SQ.MT
BLDG.NO-4 (TYPE C)	WOODS -WING A	5106.46 SQ.MT
BLDG.NO-5 (TYPE -D)	SPRINGS -WING C	5196.51 SQ.MT
BLDG.NO-6 (TYPE -E)	SPRINGS -WING B	2611.99 SQ.MT
BLDG.NO-7 (TYPE -F)	SPRINGS -WING A	3322.77 SQ.MT
TOTAL		21344.19 SQ.MT

NO.	S.NO.	VILLAGE	TOTAL
1	51/26 (OLD)	MIRA	8400
2	69/13 (OLD)	MIRA	10720
3	76/1 (OLD)	MAHAJAN WADI	31640
4	76/2 (OLD)	MAHAJAN WADI	730
TOTAL			51490

TOTAL PLOT AREA	
Plot -A Area	12831.71 Sq.mt
Plot -B Area	4010.00 Sq.mt
Plot -C Area	2015.00 Sq.mt
P. S & P.G (RESV. 369)	1204.60 Sq.mt
Garden (RESV. 370)	7244.88 Sq.mt
ENCOACHMENT AREA	6196.81 Sq.mt
Road Area	8890.50 Sq.mt
Garden Area	8981.93 Sq.mt
TOTAL	51375.43 Sq.mt

APPROVED BUILT UP AREA STATEMENT OF CLUB HOUSE(PLOT-A)				
FLOOR	NET B.U.AREA	EX. BAL.	EX. STAIR	TOTAL B.U.A.
GROUND	293.49	NIL	NIL	293.49
FIRST FLOOR	110.15	NIL	36.61	146.76
TOTAL	403.64	NIL	36.61	440.25
REQUIRED R.G.OF PLOT A	=	3207.93	SQ.MT	
PERMISSIBLE CLUB HOUSE AREA (15% OF REQUIRED RG AREA)	=	481.18	SQ.MT	
PROPOSED CLUB HOUSE AREA	=	440.25	SQ.MT	

AREA STATEMENT

PLOT		AREA (SQ.MT.)
PLOT -A	F.S.I.	68496.22
	NON F.S.I.	33392.68
PLOT -B	F.S.I.	15779.62
	NON F.S.I.	4306.02
PLOT -C	F.S.I.	18161.87
	NON F.S.I.	5544.90
	TOTAL F.S.I.	102437.71
	TOTAL NON F.S.I.	43243.60
	TOTAL BUILT UP AREA	1456?1.31

AREA STATEMENT

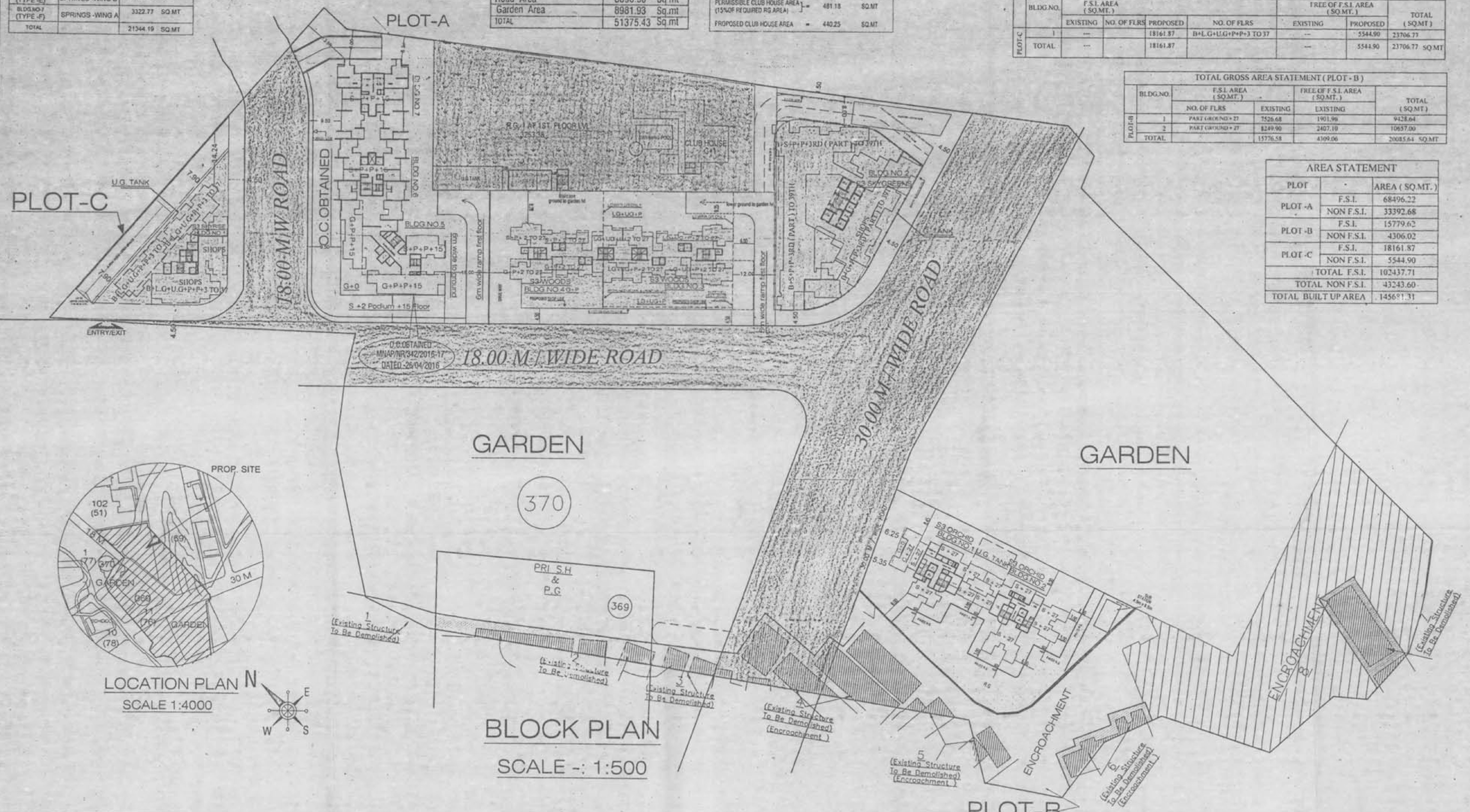
No.	Item	PLOT A	PLOT B	PLOT C
1.	Area of plot (minimum area of a,b,c to be considered)			
	a) As per measurement sheet	51375.43		
	b) As per ownership document (7/12,CTS extract)	51490.00		
	c) As per site			
2.	Deduction for			
	(a) Proposed D.P / D.P. Road widening area/Service Road/Highway widening	8890.50		
	(b) Any D. P. Reservation Area	23628.22		
	(Total a + b)	32518.72		
3.	Balance Area of Plot (1-2)	18856.71		
	Plot	PLOT A	PLOT B	PLOT C
	Area Of Plot	12831.71	4010.00	2015.00
4.	Amenity Space (if applicable)			
	a) Required -			
	b) Adjustment of 2(b), if any -			
	c) Balance Proposed -			
5.	Net Plot Area = (3-4(c))	12831.71	4010.00	2015.00
6.	Recreational Open space (if applicable)			
	a) Required -	1283.17	401.00	
	b) Proposed -	3207.93	814.08	
7.	Internal Road area			
8.	Plotable area (if applicable)			
9.	Built up area with reference to Basic F.S.I. as per front road width (SR. NO. 5 x basic FSI)	14114.88	4411.00	2216.50
10.	Addition of F.S.I. on payment of premium			
	a) Maximum permissible premium FSI - based on road width / TOD Zone.	15372.02	4801.74	2412.54
	b) Proposed FSI on payment of permium	15372.02	4801.74	2412.54
11.	In - situ FSI / TDR loading			
	a) In - situ area against D. P. road [2.0 x Sr. No.2 (a)], if any GARDEN AREA	5132.68+ 5132.68		
	b) In - situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)].			
	c) TDR area	11378.51		6753.56
	d) Total in - situ / TDR loading proposed (11(a)+(b)+(c)	21643.87	3007.83	6753.56
12.	Additional FSI area under Chapter No. 7			
13.	Total entitlement of FSI in the proposal			
	a) [9 + 10(b) + 11(d)] or 12 whichever is applicable	51130.77	12223.57	11382.60
	b) Ancillary Area FSI upto 60% or 80% with payment of charges	17390.41	3557.37	6781.20
	b) Total entitlement (a + b)		15780.94	18163.80
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 5.4 as applicable) x 1.6 or 1.8]	68521.18		
15.	Total Built-up Area in proposal.(excluding area at Sr.No. 17b)			
	a) Existing Built-up Area.	21344.19	6294.62	
	b) Proposed Built-up Area (as per 'P - line') 8648.34(3&4) + 38503.69 (B-2)	47152.03	9485.00	18161.87
	c) (Total of a + b)	68496.22	15779.62	18161.87
16.	F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)			
17.	Area for Inclusive Housing, if any			
	a) Required (20% of sr.no. 5)			
	b) Proposed -			

Drawing No.	Scale	Drawn by	Checked by	Registration / License no. of Area. / Lic. Eng. / Supervisor

TOTAL ON OF TRANSPORT VEHICLES PARKING SPACES PROVIDED

COLOURING OF PLANS

1. PLOT LINE THICK BLACK.
2. D.P ROAD / EXISTING ROAD
3. R.G AREA
4. PROPOSED WORK / BUILDING
5. EXISTING WORK / BUILDING
6. DRAINAGE & SEWARAGE LINE
7. RESERVATION AREA



LOCATION PLAN
SCALE 1:4000

BLOCK PLAN
SCALE -: 1:500

FORM II

CONTENTS OF SHEET

BLOCK PLAN, TOTAL BUILT-UP AREA CALCULATION, LOCATION PLAN,GROSS BUILT-UP STATEMENT

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF APPROVAL OF PLANS

REVISION	DISCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS

SIGNATURE OF LISENCED SURVEYOR ENGINEER/ STRUCTURAL ENGINEER / SUPERVISOR OF ARCHITECT.

DECRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL/COMMERCIAL LAYOUT ON PLOT BEARING S.NO. 102 (51) /26 , 68 (69) / 13 , MAHAJAN WADI S.NO. 11 (76) / 1,2 (PLOT - A) AT VILLAGE: MIRE & MAHAJAN WADI ... THANE

NAME OF OWNER: S3 SMART SPACES PVT. LTD. — For M/s. SANGHVI PREMISES PVT. LTD.

THIS DRAWING IS PREPARED AS PER MY REQUIREMENTS AND DOCUMENTS GIVEN BY ME

DIRECTOR / MANAGER — DIRECTOR / MANAGER

DATE	JOB.NO	DRG.NO	SCALE	DRAWN BY	CHECKED BY
28/03/23	471		AS SHOWN	JAYESH	

NORTH

SIGNATURE NAME IN BLOCK LETTER AND ADDRESS OF LICENSED SURVEYOR/ ENGINEER/ STRUCTURAL ENGINEER / SUPERVISOR OF ARCHITECT

ANISH & ASSOCIATES
1st & 2nd Floor, Ramdev Esquire, Deepak Hospital Road,
Next to S. K. English High School, Bhayander (East),
TAL. & DIST.:-THANE, 401105.