LAYOUT

BUILTUP AREA STATEMENT -PLOT -A

BLDG. NAME	BASEMENT FLR.	GRD. FL.	1ST. FL.	2ND. FL.	3RD. FL.	4TH, 5TH, 7TH TO 10TH, 12TH TO 15TH FLR.	5TH & 11TH FLR.	16TH 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	948.21 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								PROPOSED 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	Lower Grd.FL	Upper Grd.FL	21ST FLR.	22ND FLR	23RD.Flr.	24TH TO 27TH 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	1357.35	521.37	451.90	431.10	395.57	445.83 X 4 = 1783.32	4940.61
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	-	645.84	451.90	431.10	395.57	445.83 X 4 = 1783.32	3707.73
				TOTAL				10212.92							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

PREVIOUS APPROVED PLOT - A PARKING STATEMENT

BUILDING	NAME OF THE BLDG.	REQUIRED PARKING	PROVIDED PARKING
3 (GR. +)	SPARES - WING C	42	194 NOS. (INCLUDE 3NOS. FOR HDMA)
4 (GR. +)	SPARES - WING A	72	
7 (PR. +)	SPARES - WING A	31	
TOTAL		96	

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

BLDG	AREA BLDG 25.15M	AREA 25.15 TO 45.70M	AREA 45.70 TO 70M	AREA 70M	TOTAL TENEMENTS	PARKING REQUIRED	PARKING PROVIDED
3	18	RE		24,905	1,00 NOS	81 NOS	
		COMMERCIAL AREA=4914 / 300=16,80			0,80 NOS		
4	73	RE	33	111,825	1,11 NOS	85 NOS	
		COMMERCIAL AREA=1853,50 /300=7			0,61 NOS		
7	73	RE	33	111,825	1,11 NOS	85 NOS	
		COMMERCIAL AREA=1853,50 /300=7			0,61 NOS		
TOTAL	164 NOS	RE	62 nos	246,905	48,00 NOS		
		VISITORS PARKING (10% OF REQUIRED PARKING)			4,80	267 NOS	
				GRTOTAL	61,00 NOS.		

DRC STATEMENT

DCR.NO	S.NO H.NO	VILLAGE	PURCHASED DRC	LOADING AREA	REMARK	
47&10	11 (76) 1 2	MANJARWADI	19226.81 SQ.MT.	1756.66 SQ.MT.	CC NO. - MB/MNP/BP - 7006/19-20 DT. - 15-11-2019	(PLOT - A)
	11 (100) 1 2 3A	MIRA		2947.83 SQ.MT.	CC NO. - MB/MNP/BP - 3946/19-20 DT. - 15-11-2019	(PLOT - B)
	69 (58) 1 13	MIRA		5132.68 SQ.MT.	CC NO. - MB/MNP/BP - 7344/13-14 DT. - 19-12-2013	(PLOT - A)
	SELF GENERATED (DP ROAD)			5132.68 SQ.MT.	CC NO. - MB/MNP/BP - 813/12-13 DT. - 17-05-2012	(PLOT - A)
618	1(4/5 (OLD)	MIRA	2578.48 SQ.MT.	3060.00 SQ.MT.	CC NO. - MB/MNP/BP - 1581/2021-22 DT. - 21-07-2021	3060.00 SQ.MT. (PLOT - C) + 60.00 SQ.MT. (PLOT - B)
622	13/ 1, 2 (NEW)	MANJARWADI	8068.00 SQ.MT.	8021.82 SQ.MT.	PROPOSED	(PLOT - A)
622	13/ 1, 2 (NEW)	MANJARWADI	1857.85 SQ.MT.	1539.47 SQ.MT.	PROPOSED	(PLOT - C)
640	13/ 1, 2 (NEW)	MANJARWADI	2704.14 SQ.MT.	2217.09 SQ.MT.	PROPOSED	(PLOT - C)

Total R.G. Area Calculation (PLOT-A)

R.G. -1 AREA	3053.38 SQ.mt.
PROPOSED R.G. AREA	3053.38 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

TOTAL GROSS AREA STATEMENT (PLOT - A)

	BLDG.NO.	F.S.I. AREA (SQ.MT.)				FREE OF F.S.I. AREA (SQ.MT.)		TOTAL (SQ.MT.)
		EXISTING	NO. OF FLRS	PROPOSED	NO. OF FLRS	EXISTING	PROPOSED	
PLOT-A	2	--	--	18503.89	B+G+P+P-3RD (PART) + 4TH TO 39TH	--	8546.55	47050.74
	3	5106.46	FIE TO 39TH	4940.61	LG,UG,21ST TO 27TH	4343.40	1213.00	15807.47
	4	5106.46	1ST TO 20TH	3707.73	GR,21ST TO 27TH	4303.96	729.29	13849.44
	CLUB HOUSE	509.90						509.90
	5	5196.51	G+1P	--		3664.52	--	8861.03
	6	2611.99	G+1P	--		2142.31	--	4754.30
	7	3322.77	G+1P	--		3092.53	--	6415.30
	TOTAL	21834.09		47152.03		22391.94	10489.84	102188.18 SQ.MT.

TOTAL GROSS AREA STATEMENT (PLOT - C)

	BLDG.NO.	F.S.I. AREA (SQ.MT.)				FREE OF F.S.I. AREA (SQ.MT.)		TOTAL (SQ.MT.)
		EXISTING	NO. OF FLRS	PROPOSED	NO. OF FLRS	EXISTING	PROPOSED	
PLOT-C	1	--	--	18161.87	B+L,GR,UG,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.)			FREE OF F.S.I. AREA (SQ.MT.)		TOTAL (SQ.MT.)
		NO. OF FLRS	EXISTING	PROPOSED	EXISTING	PROPOSED	
PLOT-B	1	PART GROUND + 2ND	3526.68	1905.96	--	9428.64	
	2	PART GROUND + 2ND	8249.90	2407.10	--	10657.00	
	TOTAL		11776.58	4309.06	--	20085.64	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.	4309.02
PLOT -C	F.S.I.	18161.87
	NON F.S.I.	5544.90
TOTAL F.S.I.		102477.71
TOTAL NON F.S.I.		43243.60
TOTAL BUILT UP AREA		145683.31

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	61/2B (OLD)	MIRA	8400
2	69/13 (OLD)	MIRA	16720
3	78/1 (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
ENCROACHMENT AREA	6196.81	Sq.mt
Road Area	8890.50	Sq.mt
Garden Area	9981.93	Sq.mt
TOTAL	51375.43	Sq.mt

APPROVED BUILT-UP AREA STATEMENT OF CLUB HOUSE(PLOT-A)

FLOOR	MET 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
RECEIVED R.G OF PLOT A	=	3207.93	SQ.MT	
PERMISSIBLE CLUB HOUSE AREA (15%OF REQUIRED RG AREA)	=	481.19	SQ.MT	
PROPOSED CLUB HOUSE AREA	=	440.25	SQ.MT	

AREA STATEMENT

1.	Area of plot (minimum area of a/s.a not to be considered)	
	a) As per measurement sheet	51775.03
	b) As per ownership document (7/12 EXTS (issued)	51490.00
	c) As per site	
2.	Deduction for	
	(a) Proposed D.P./ D.P. Road widening area/Service Road/Regular widening	3090.50
	(b) Any D. P. Reservation Area	23628.22
	(Total a + b)	3251.8.72
3.	Balance Area of Plot (1-2)	18836.73
	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 20% if any -	
	c) Balance Proposed -	
5.	Net Plot Area = (3-4(a))	12831.71 / 4010.00 / 2015.00
6.	Recreational Open space (if applicable)	
	a) Required -	1283.17 / 601.00 /
	b) Proposed	3207.93 / 814.08 /
7.	Internal Road area	
8.	Paraplis area(if applicable)	1580.47
9.	Built up area with reference to Basic F.S.I. as per front road width (SR., NO. 3 x basic FSI)	34414.88 / 4411.00 / 2210.50 / 509.90
10.	Addition of F.S.I. on payment of premium	
	a) Maximum permissible premium FSI - based on road width / TOD Zone	15372.92 / 4804.74 / 2412.54
	b) Proposed FSI on payment of premium	15372.92 / 4804.74 / 2412.54
	c) Total FSI / TDR loading	
	d) In - situ area against Amenity Space if handed over (3.0/6 or 1.85 x Sr. No. 4 (b) and/or (c))	3132.68 / 3132.68 /
	e) TDR area	1378.51 / 6755.59
	f) Total (i + ii/iii / TDR loading proposed (11)(a)+(10)(c))	23643.87 / 9207.83 / 6755.59
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	51130.72 / 12223.57 / 11302.68
	b) Ancillary Area FSI upto 60% or 80% with payment of charges	15280.41 / 1557.37 / 6781.20
	c) Total entitlement (a + b)	13780.94 / 13143.80
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) 6.1.8 or 1.8)	18521.18
15.	Total built-up Area in proposed (excluding area at Sr.No. 17b)	
	a) Existing Built-up Area	21344.19 / 6294.62
	b) Proposed Built-up Area (as per 'P - Form')	47152.03 / 9483.00 / 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 Archt. / Lic. Engg. / Supervisor

TOTAL NO 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

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 DIMENSION 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) /2B - 2B / 69 / 13 , MAHAJAN WADI S.NO. 11 (76) / 1,2 / PLOT - A AT VILLAGE MIRA , TALUKA & DIST. THANE.

For M/s. SANGITA PROPERTIES PVT. LTD.

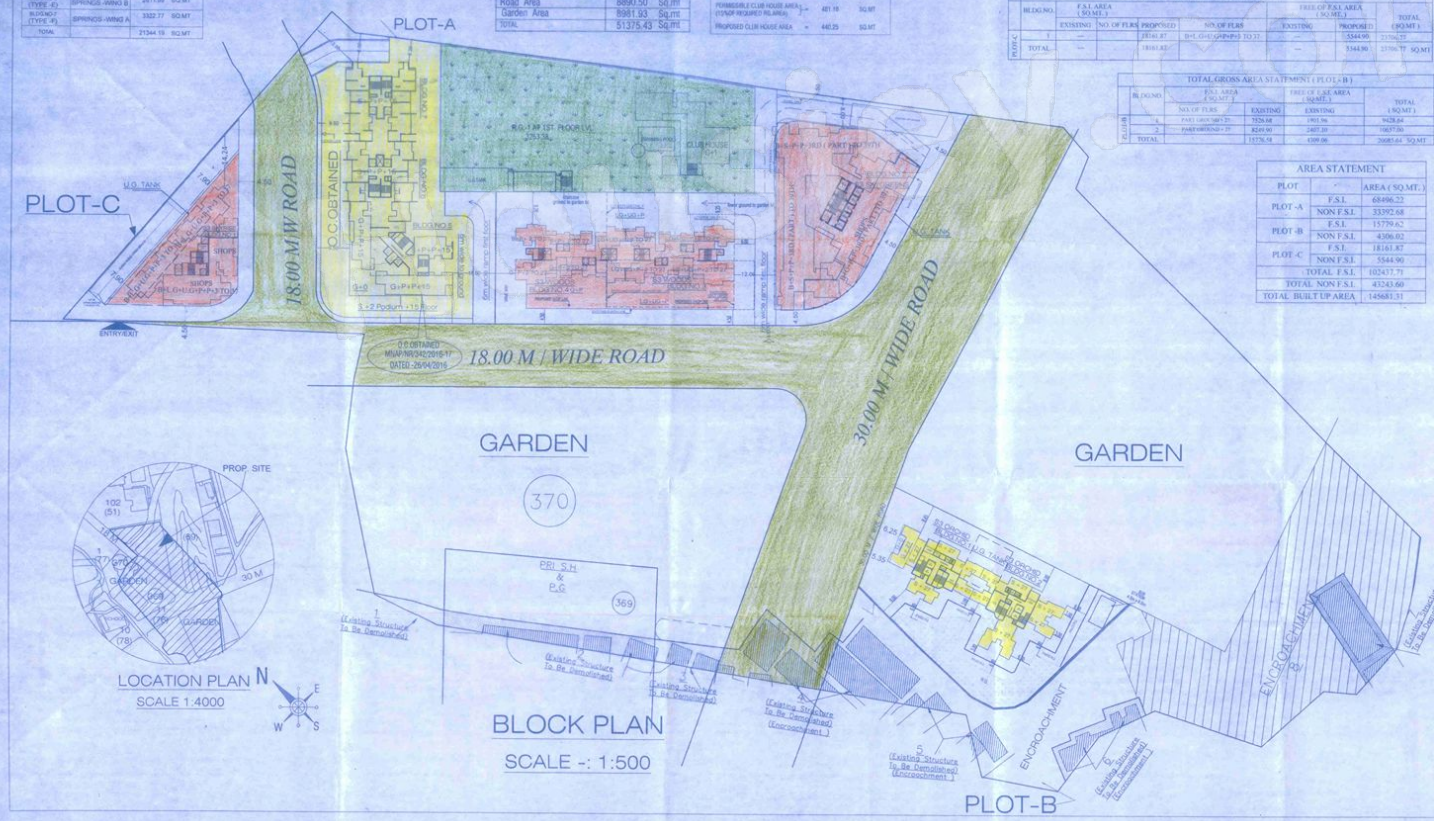
M3 SMART SPACES PVT. LTD.

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

DIRECTOR / MANAGER / PARTNER / PROPRIETARY — DIRECTOR / MANAGER

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

NORTH

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

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