



To,
MahaRERA Authority
6th Floor, Housefin Bhavan,
Plot No – C-21, E Block, BKC,
Bandra East, Mumbai-400051

Date: - 06/03/2024

Subject:- Plot Area Confirmation for Project “MIRAYA DIVINE” bearing “Survey No- 146/1, 149/3, 154/3, 412/1, 414/1/C/1 & 414/1/C/2, Sector No- 4, situated at Village- Majiwade, Tal- Thane, Dist- Thane- 400601”.

Dear Sir/ Madam,

We wish to inform you that the total plot area of the land comprising Survey No- 146/1, 149/3, 154/3, 412/1, 414/1/C/1 & 414/1/C/2 is 28340.00 Sq. mtrs., as indicated by the 7/12 in the area statement of the approved plan.

According to the terms outlined in the Development Agreement, a portion of the total area, measuring 27100.00 Sq. mtrs., has been allocated for development. Additionally, it is crucial to note that the area admeasuring 2836.26 square meters is handed over to Thane Municipal Corporation.

Furthermore, we would like to draw your attention to the fact that an area spanning **713.54 Sq. mtrs.** has been earmarked for the development of Building No- 3 is calculated on the plinth area of the building. This allocation has been clearly outlined in the Plinth area certificate from our Architect and has been duly highlighted in the sanctioned layout for your reference.

So, we kindly request you to consider the same so that we can submit all details in order to avail the MahaRERA certificate.

For “**M/s. Mextech Property Developers LLP**”


(Signature)

Place: Mumbai
Date: 06/03/2024

MEXTECH PROPERTY DEVELOPERS LLP

2403 – A Wing, Marathon Futurex, Mafatlal Mills Compound, N.M. Joshi Marg, Lower Parel, Mumbai – 400013
Tel: +91 22 69038383 Email- info@mextechgroup.com
LLPIN No. AAZ-3602

Date: 04.03.2024

To,

Whomsoever it may Concern

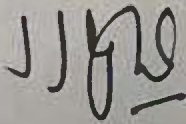
Sub: Plinth area certificate for Residential building No.3 Known as 'Miraya Divine' at Plot bearing S. No. 146/1, 149/3, 154/3, 412/1, 414/1C/1, 414/1C/2 of village Majiwada, Thane, Maharashtra by **Mextech Property Developers LLP.**

Ref: V.P. No. S04/0192/23 (2007/87)

Dear Sir,

We hereby certify that, The Plinth area for Residential building No. 3 known as 'Miraya Divine' is 713.54 SQ.M. (Seven hundred thirteen point fifty four Sq.M.)

Thanking You,
Yours Faithfully,



Ar. Suvarna Ghosh
CA 91/14324





EXISTING BUILT UP AREA STATEMENT (AS PER SANCTION)		EXISTING STAIRCASE AREA STATEMENT (AS PER SANCTION)	
FLOOR	BLDG. - 1	FLOOR	BLDG. - 1
	B/U AREA		AREA
ST/GR. FLR.	726.45 SQ.M.	ST/GR. FLR.	342.86 SQ.M.
1ST. FLR.	442.48 SQ.M.	1ST. FLR.	194.75 SQ.M.
2ND FLR.	893.88 SQ.M.	2ND FLR.	192.99 SQ.M.
3RD FLR.	898.53 SQ.M.	3RD FLR.	192.99 SQ.M.
4TH FLR.	893.88 SQ.M.	4TH FLR.	192.99 SQ.M.
5TH FLR.	893.88 SQ.M.	5TH FLR.	192.99 SQ.M.
6TH FLR.	731.63 SQ.M.	6TH FLR.	193.39 SQ.M.
7TH FLR.	898.53 SQ.M.	7TH FLR.	192.99 SQ.M.
8TH FLR.	893.88 SQ.M.	8TH FLR.	192.99 SQ.M.
9TH FLR.	736.28 SQ.M.	9TH FLR.	193.39 SQ.M.
10TH FLR.	893.88 SQ.M.	10TH FLR.	192.99 SQ.M.
11TH FLR.	747.92 SQ.M.	11TH FLR.	193.39 SQ.M.
12TH FLR.	591.66 SQ.M.	12TH FLR.	193.39 SQ.M.
13TH FLR.	591.66 SQ.M.	13TH FLR.	193.39 SQ.M.
14TH FLR.	638.31 SQ.M.	14TH FLR.	192.46 SQ.M.
15TH FLR.	671.52 SQ.M.	15TH FLR.	192.06 SQ.M.
16TH FLR.	535.44 SQ.M.	16TH FLR.	192.06 SQ.M.
TOTAL BUILT UP AREA	12679.81 SQ.M.	TOTAL STAIRCASE AREA	3332.07 SQ.M.



Total Plot Area for Building No-3= 713.54 Sq. mtrs.

TREES TO BE TRANSPLANTED
TREES TO BE CUT

BUILT UP AREA CALCULATIONS FOR EXIST. STRUCTURES TO BE DEMOLISHED			
BUILDING NO.	NAME OF BUILDING	GR. FL. / STLY.	EXISTING
3	CANTEN	150.00	350.00
16	POWER HOUSE	82.14	82.14
18	SECURITY CABIN	8.54	8.54
TOTAL			440.68

SCHEDULE OF DOORS & WINDOWS		
NO.	SIZE	REMARK
D1	1.05 X 2.15	T.W. FRAMED MAIN DOOR
D1	0.90 X 2.15	T.W. FRAMED PANELED DOOR
D2	0.75 X 2.15	T.W. FRAMED PANELED DOOR
D3	1.20 X 2.15	T.W. FRAMED PANELED DOOR
SD	1.50 X 2.15	GLASS PANELED DOOR
W	2.45 X 2.00	ALUM. FRAMED SLIDING WINDOW
W1	2.00 X 2.00	ALUM. FRAMED SLIDING WINDOW
W2	1.50 X 2.00	ALUM. FRAMED SLIDING WINDOW
W3	1.70 X 1.20	ALUM. FRAMED SLIDING WINDOW
W4	1.20 X 1.20	ALUM. FRAMED SLIDING WINDOW
W5	2.45 X 2.00	ALUM. FRAMED SLIDING WINDOW
W6	0.75 X 1.45	ALUM. FRAMED SLIDING WINDOW
W7	1.50 X 1.20	ALUM. FRAMED SLIDING WINDOW
W8	0.95 X 2.00	ALUM. FRAMED SLIDING WINDOW
V	0.60 X 0.75	LOUVERED WINDOW
V1	0.90 X 0.75	LOUVERED WINDOW
FRD	1.20 X 2.15	FIRE RESISTANT DOOR
FRD-1	1.05 X 2.15	FIRE RESISTANT DOOR
FRD-2	0.90 X 1.80	FIRE RESISTANT DOOR
FRD-3	0.75 X 1.80	FIRE RESISTANT DOOR
FRD-4	1.50 X 2.15	FIRE RESISTANT DOOR

AREA STATEMENT		Sq. Mt.
1. AREA OF PLOT (MINIMUM AREA OF 8.5% TO BE CONSIDERED)		26771.75
a AS PER OWNERSHIP (AS PER 7/12 EXTRACT)		28340.00
b AS PER MEASUREMENT SHEET		28377.11
c AS PER SANCTIONED		28334.00
d NOT IN POSSESSION		1562.25
e AREA CONSIDERED FOR PROPOSAL (1c-d)		26771.75
2. DEDUCTIONS FOR		---
a ROAD SET BACK AREA AS PER 7/12 EXTRACT		1240.00
3. BALANCE AREA OF PLOT (1-2a)		25531.75
4. AMENITY SPACE (IF APPLICABLE)		---
a REQUIRED		2829.76
b ADJUSTMENT OF 2(B), IF ANY		---
c BALANCE PROPOSED		2836.26
5. NET PLOT AREA (3-4c)		22695.49
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)		---
a REQUIRED (10%)		2269.55
b PROPOSED		5551.78
7. INTERNAL ROAD AREA		---
8. PLOTTABLE AREA (IF APPLICABLE)		---
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. A PER FRONT ROAD WIDTH (SR. NO. 5 X BASIC F.S.I.) = 22695.49 X 1.1		24965.04
10. ADDITION OF F.S.I. ON PAYMENT OF PREMIUM		---
a MAXIMUM PERMISSIBLE PREMIUM F.S.I. - BASED ON ROAD WIDTH/ TOD ZONE (26771.75 X 0.5) = 13385.87 SQ.MT.		---
b PROPOSED F.S.I. ON PAYMENT OF PREMIUM		2414.00
11. IN-SITU F.S.I. TDR LOADING		---
TDR AREA (0.90 X 26771.75) = 24094.57 SQ.MT.		---
SLUM TDR 30% = 24094.57 X 0.3 = 7228.37 SQ.MT.		---
24094.57 - 7228.37 = 16866.20 SQ.MT.		---
a IN-SITU AREA AGAINST D.P. ROAD (1.0 X 1240)		1240.00
b IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 X SR. NO. 4) AND / OR (c), 2.00 X 2836.26 = 5672.52		5672.52
c TDR AREA TO BE PURCHASED FROM OUTSIDE		---
d TOTAL IN-SITU / TDR LOADING PROPOSED [11(a)+(b)+(c)]		6912.52
12. ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7		---
13. TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL		---
a [9 + 10(b) + 11(d)] OR 12 WHICHEVER IS APPLICABLE		34291.56
b EXISTING BUILT UP AREA		12679.81
c EXISTING BLDG. NO.1 = 12679.81 SQ.M.		21611.75
d ANCILLARY AREA F.S.I. UPTO 60% OR 80% WHICHEVER IS APPLICABLE		14279.96
e TOTAL ENTITLEMENT (a+b)		48571.52
14. Maximum utilization limit of F.S.I. (building potential) permissible 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		---
a EXISTING BUILT UP AREA		12679.81
b PROPOSED BUILT UP AREA		---
COMMERCIAL = 12087.96 SQ.MT		35590.48
RESIDENTIAL = 23502.52 SQ.MT		---
c TOTAL BUILT UP AREA (a+b)		48279.29
d BALANCE F.S.I. (15c - 15e)		301.23
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		---

BLDG. NO. - 2 (COMM). 3.			
BASIC F.S.I. (SQ.MT)	PREMIUM F.S.I. (SQ.MT)	TDR/DR (SQ.MT)	ANCILLARY AREA (SQ.MT)
24965.04	2414.00	6912.52	COMM. RESL.
34291.56			
EXISTING BUILT UP AREA		12679.81	6715.53 14896.22
BALANCE ENTITLEMENT (34291.56 - 12679.81)		21611.75	
COMM.	RESL.		80% 60%
6715.53	14896.22	PERMISSIBLE	5372.42 8937.73
		PROPOSED	5372.42 8907.54
TOTAL			14279.96

AMENITY SPACE REQUIREMENT AS PER REG.NO. 4.8.1 b (v)
BALANCE PLOT AREA = 25531.75 SQ.M.
10% UPTO 20000 SQ.M. = 2000 SQ.M.
15% FOR THE AREA ABOVE 20000 (i.e. 5531.75 X 0.15) = 829.76 SQ.M.
TOTAL AMENITY SPACE REQUIRED = 2000 + 829.76 SQ.M.
= 2829.76 SQ.M.

FORM OF STATEMENT 2 [SR. NO. 9 (a)] PROPOSED BUILDING		
BLDG.NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
BLDG. NO. 2 (COMM.)	GR. FLOOR	1088.00 SQ.MT.
	1ST FLOOR	888.85 SQ.MT.
	TYPICAL FLOOR (4TH, 5TH, 7TH TO 9TH, 11TH TO 13TH, 15TH FLR.)	866.73 X 9 FLOORS = 7800.57 SQ.MT.
	REFUGE FLOOR (6TH, 10TH & 14TH FLR.)	770.18 X 3 FLOORS = 2310.54 SQ.MT.
TOTAL		12087.96 SQ.MT.

BLDG.NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
BLDG. NO. - 3	AMENITY/ST. FLR.	305.01 SQ.MT.
	TYPICAL FLOOR (1ST, 3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH, 28TH TO 29TH FLR.)	566.23 X 23 FLOORS = 13023.29 SQ.MT.
	REFUGE FLOOR (2ND, 7TH, 12TH, 17TH, 22ND & 27TH FLR.)	525.64 X 6 FLOORS = 3153.84 SQ.MT.
	TYPICAL FLOOR (30TH TO 36TH FLR.)	586.35 X 7 FLOORS = 4104.45 SQ.MT.
TOTAL		18915.52 SQ.MT.

BLDG.NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
BLDG. NO. - 4	PODIUM LVL. (P1)	380.46 SQ.MT.
	TOTAL	380.46 SQ.MT.
DRIVER'S ROOM 64.10 + 51.80 = 115.90 SQ.MT.		
MULTILEVEL CAR PARKING-GR. FLOOR = 54.89 SQ.MT.		
SECURITY CABIN = 100.46 SQ.MT.		
TOTAL AREA (BLDG. NO. 2 (COMM.) + BLDG. NO. 3 + 4 + DRIVER'S RM. + MULTILEVEL CAR + SECURITY CABIN) = 35590.48 SQ.M. (12087.96 + 22850.81 + 380.46 + 115.90 + 54.89 + 100.46 SQ.M.)		

AREA STATEMENT							
S. NO.	H. NO.	AREA AS PER 7/12 EXTRACT	AREA AS PER A	AS PER SANCTIONED (a)	AREA NOT IN POSSESSION (b)	AREA UNDER 20 M. WD. D. P. ROAD (c)	AMENITY AREA (d)
146	1	180.00 SQ.M.	180.50 SQ.M.	180.00 SQ.M.	166.35 SQ.M.		13.65 SQ.M.
149	3	2400.00 SQ.M.	2400.42 SQ.M.	2400.00 SQ.M.			2400.00 SQ.M.
154	3	600.00 SQ.M.	600.15 SQ.M.	600.00 SQ.M.			600.00 SQ.M.
412	1	3600.00 SQ.M.	3600.36 SQ.M.	3600.00 SQ.M.	475.19 SQ.M.		3124.81 SQ.M.
414	1A/C1	1248.00 SQ.M.	1248.00 SQ.M.	1248.00 SQ.M.	920.71 SQ.M.	1248.00 SQ.M. (HANDED OVER)	2836.26 SQ.M.
414	1A/C2	20320.00 SQ.M.	20355.68 SQ.M.	21554.00 SQ.M.			16357.03 SQ.M.
TOTAL		28340.00 SQ.M.	28377.11 SQ.M.	28334.00 SQ.M.	1562.25 SQ.M.	1240.00 SQ.M.	2836.26 SQ.M.

PROPOSED BLDG. NO. 2 (COMM.) BLDG. NO. - 3, 4 & 5
PROFORMA - I. AREA STATEMENT

CONTENTS OF SHEET:
LAYOUT PLAN, AREA STATEMENT, ANCILLARY AREA, FORM OF STATEMENT 2 (SR. NO. 9a), PROPOSED BUILDING, AMENITY SPACE REQUIREMENT, BUILT UP AREA CALCULATION FOR EXIST. STRUCTURES TO BE DEMOLISHED, LOCATION PLAN, EXISTING & PROPOSED BUILT UP AREA STATEMENT, SCHEDULE OF DOORS & WINDOWS, ETC.

STAMP OF APPROVAL OF PLANS:

Plans are approved Subject to conditions Prescribed in Permit No. V.P. 504/0122/25 (2007) 89D TMC/TD-DF/11/16.150/03, Dated 16/02/2022.

Deputy Engineer (TOD) Thane Municipal Corporation The City of Thane

SAVADHAN
"मंजूर नकाशांनुसार घोषितकाम न करणे नसेल
विकास विभाग नियमावलीनुसार आवश्यक त्या परवानकांना व सेवा बांधकाम वापर दरोणे, महापौराद्वारे किंवा या सेवा संचालन अधिकार्याने कलाम 42 अन्वये उपलब्ध असलेल्या सर्व शिष्टाचारानुसार यासाठी जास्तीत जास्त 3 वर्षे किंवा 30,000/- रुंद शक्यतो"

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 Department/City Survey records.

Signature _____

(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration:
I/We undersigned hereby confirm that I/We would abide by plans 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 Fermenta Biotech Limited.
P.O.A. Holder thru,
Mestech Property Developers LLP thru,
Rajesh Patel.
2803 "A" Wing, Marathi Towers,
Midland Mill Compound,
NM Ashi Along, Lower Panel,
Mumbai - 400013

Owner (s) Name and signature _____

Architect/ Licensed Engineer/ Supervisor name and signature _____

SUVARNA GHOSH
ARCHITECT & INT. DESIGNERS
301, ARJUN, AGYARI LANE,
JAMLI NAKA, THANE (W)
TEL - 2540 6310

Job No. Dwg No. Scale Drawn by Checked by Date Registration No. Of Architect/License no. (CA/911433)