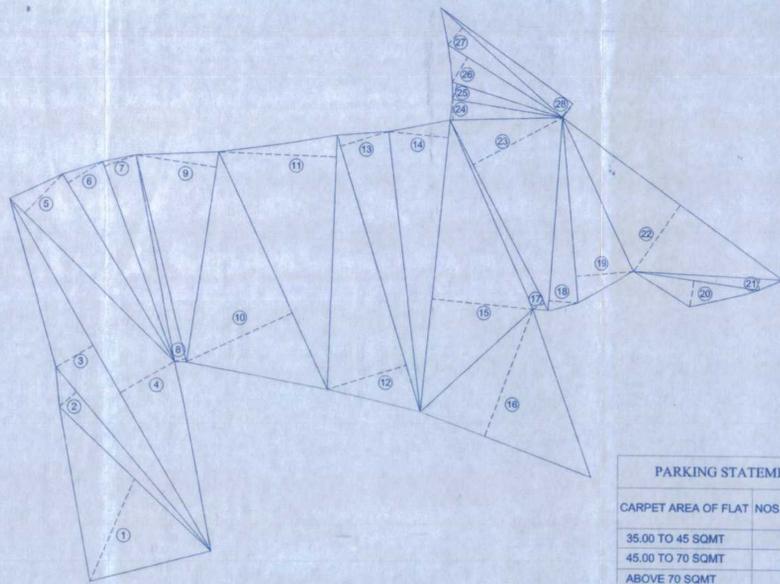


**PLOT AREA CALCULATION**

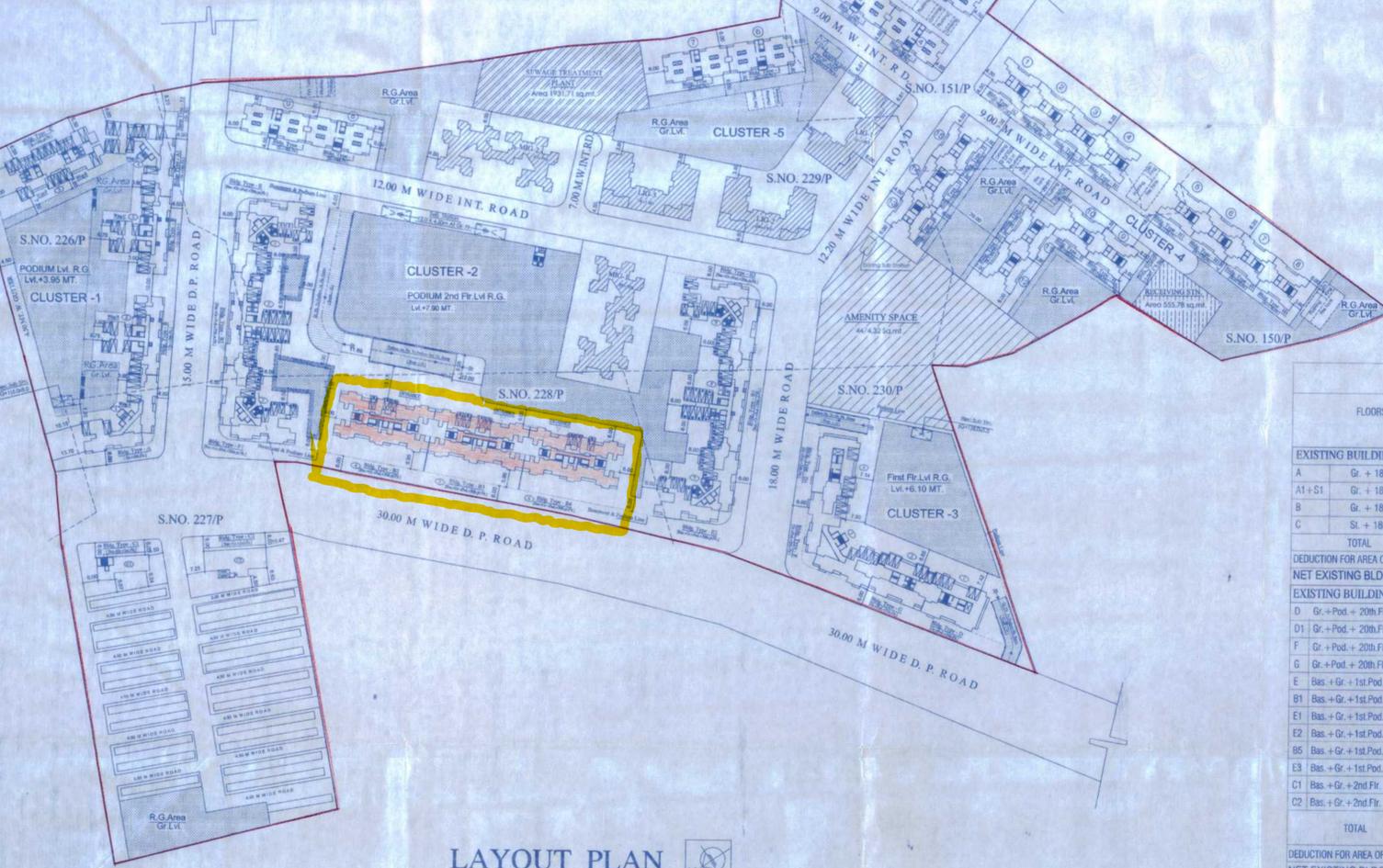
1	153.61 X	81.82 X 0.50 X	1No. = 6284.19 sq.mt.
2	176.35 X	16.81 X 0.50 X	1No. = 1482.22 sq.mt.
3	295.40 X	32.00 X 0.50 X	1No. = 4726.40 sq.mt.
4	295.40 X	45.27 X 0.50 X	1No. = 6686.36 sq.mt.
5	170.28 X	40.05 X 0.50 X	1No. = 3409.86 sq.mt.
6	160.26 X	30.25 X 0.50 X	1No. = 2423.93 sq.mt.
7	155.58 X	25.01 X 0.50 X	1No. = 1945.53 sq.mt.
8	156.10 X	8.24 X 0.50 X	1No. = 643.13 sq.mt.
9	155.71 X	59.86 X 0.50 X	1No. = 4644.83 sq.mt.
10	191.45 X	85.26 X 0.50 X	1No. = 8161.51 sq.mt.
11	184.10 X	86.14 X 0.50 X	1No. = 7929.19 sq.mt.
12	211.60 X	61.10 X 0.50 X	1No. = 6464.38 sq.mt.
13	211.60 X	35.10 X 0.50 X	1No. = 3713.58 sq.mt.
14	214.85 X	44.39 X 0.50 X	1No. = 4764.30 sq.mt.
15	215.85 X	75.05 X 0.50 X	1No. = 8099.77 sq.mt.
16	134.25 X	99.62 X 0.50 X	1No. = 6686.99 sq.mt.
17	157.00 X	9.53 X 0.50 X	1No. = 748.11 sq.mt.
18	141.45 X	21.26 X 0.50 X	1No. = 1503.61 sq.mt.
19	136.06 X	43.37 X 0.50 X	1No. = 2950.46 sq.mt.
20	93.03 X	18.33 X 0.50 X	1No. = 852.62 sq.mt.
21	111.31 X	8.36 X 0.50 X	1No. = 465.28 sq.mt.
22	201.25 X	59.70 X 0.50 X	1No. = 6007.31 sq.mt.
23	156.97 X	74.50 X 0.50 X	1No. = 5847.13 sq.mt.
24	83.06 X	14.93 X 0.50 X	1No. = 620.05 sq.mt.
25	85.39 X	12.03 X 0.50 X	1No. = 513.62 sq.mt.
26	100.00 X	21.47 X 0.50 X	1No. = 1073.50 sq.mt.
27	121.07 X	16.71 X 0.50 X	1No. = 1011.54 sq.mt.
28	121.07 X	12.44 X 0.50 X	1No. = 753.06 sq.mt.
NET PLOT AREA			= 100412.48 sq.mt.



**PLOT AREA DIAGRAM**  
SCALE : 1:2000

**PLOT AREA STATEMENT (AS PER 7/12)**

SR. NO.	S. NO.	AREA IN SQ. MT.	VILLAGE
01	226(PT)	11491.00	PENKAR PADA
02	227(PT)	15506.00	PENKAR PADA
03	228(PT)	5707.93	PENKAR PADA
04	229(PT)	36132.32	PENKAR PADA
05	230(PT)	11735.00	PENKAR PADA
06	150(PT)	10560.00	MIRA
07	151(PT)	9280.00	MIRA
TOTAL		100412.25	



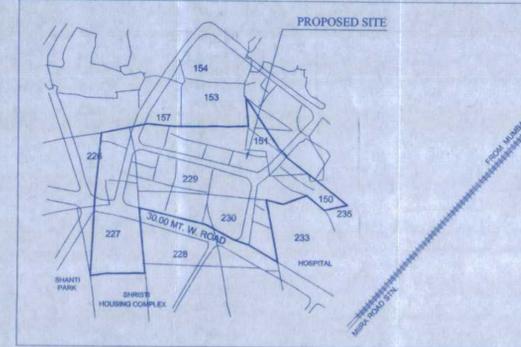
**LAYOUT PLAN**  
SCALE : 1:1000

- EXISTING BLDG.
- PROPOSED MHADA BLDG.
- PROPOSED SUB DEVELOPER BLDG.

सोबतचे पत्र क्र. विभागाच्या/नं. ३४२९/२०१८-१९  
दि. ३१/११/२०१८... मधील अटी शर्ती  
बंधनकारक राहून मुळ/पुढारीत बांधकाम  
नकाशे (मार्च २०१८) मंजूर.

सहाय्यक संचालक नगररचना  
मिरा - भांडेकर महानगरपालिका

मि.रा-भांडेकर महानगरपालिका



**LOCATION PLAN**  
SCALE - N.T.S.

**PARKING STATEMENT FOR SALE BUILDINGS (CLUSTER-1)**

CARPET AREA OF FLAT	NOS. OF FLAT	PARKING REQUIRED	PARKING PROPOSED	
			3 Lvl. Stack	In Still
35.00 TO 45 SQMT	238	60	78x3=234	57
45.00 TO 70 SQMT	356	178		
ABOVE 70 SQMT	NIL	NIL		
COMM	796.09	3		
VISITOR	10%	25		
<b>TOTAL</b>		<b>266</b>	<b>234</b>	<b>57</b>

TOTAL REQUIRED PARKING = 266 Nos.  
TOTAL PROPOSED PARKING = 291 Nos.

**PARKING STATEMENT FOR SALE BUILDINGS (CLUSTER-2)**

CARPET AREA OF FLAT	NOS. OF FLAT	PARKING REQUIRED	PARKING PROPOSED			
			In Basement	In Ground	1st Podium	2nd Podium
35.00 TO 45 SQMT	NIL	NIL				
45.00 TO 70 SQMT	814	407				
ABOVE 70 SQMT	265	265	396	316	302	108
COMM	7473.24 SQ M	25				
VISITOR	10%	68				
<b>TOTAL</b>		<b>765</b>	<b>396</b>	<b>316</b>	<b>302</b>	<b>108</b>

TOTAL REQUIRED PARKING = 765 Nos.  
TOTAL PROPOSED PARKING = 1122 Nos.

**PARKING STATEMENT FOR MHADA BUILDINGS**

CARPET AREA OF FLAT	NOS. OF FLAT	PARKING REQUIRED	PARKING PROPOSED (IN STILL)
BELOW 35.00 SQMT	2279	NIL	207

TOTAL REQUIRED PARKING = NIL  
TOTAL PROPOSED PARKING = 207 Nos.

**PARKING STATEMENT FOR SALE BUILDINGS (CLUSTER-3)**

CARPET AREA OF FLAT	NOS. OF FLAT	PARKING REQUIRED	PARKING PROPOSED		
			3 Lvl. Stack	In Still At Ground	Podium
35.00 TO 45 SQMT	NIL	NIL			
45.00 TO 70 SQMT	272	136			
ABOVE 70 SQMT	80	80	85x3=255	24	90
COMM	1387.08 SQ M	05			
VISITOR	10%	22			
<b>TOTAL</b>		<b>243</b>	<b>255</b>	<b>24</b>	<b>90</b>

TOTAL REQUIRED PARKING = 243 Nos.  
TOTAL PROPOSED PARKING = 369 Nos.

**STATEMENT FOR AREA TO BE HANDED OVER TO MHADA [ A ]**

TYPE OF BLDG.	FLOORS	NO. OF BLDG	TYPE OF FLAT	CARPET AREA OF PER FLAT IN SQFT	NO. OF UNIT	BUILT UP AREA IN SQMT
H	St + 18th Flr.	07	1 BHK	333.00	490	18127.48
H1	St + 17th Flr.	07	1 BHK	333.00	462	17099.11
H2	St + 18th Flr.	01	1 BHK	333.00	67	2504.55
I	St + 18th Flr.	09	1 HKM	226.00	1260	36104.40
<b>TOTAL</b>		<b>24</b>			<b>2279</b>	<b>73835.54</b>
DED FOR AREA OF OVERLAPPING WALLS						249.18
<b>NET EXISTING BLDG. BUILT UP AREA</b>						<b>73586.36</b>

PERMISSIBLE BUILT UP AREA = 35.5%(73563.38)..... (MHADA)

**BUILT UP AREA STATEMENT FOR SUB DEVELOPER [ B ]**

FLOORS	NO. OF BLDGS	1BHK NO. OF UNIT	2BHK NO. OF UNIT	3BHK NO. OF UNIT	NO. OF OFFICE	NO. OF SHOPS	COAM AREA IN SQMT	TOTAL B.U. AREA IN SQMT	
<b>EXISTING BUILDINGS : CLUSTER - 1</b>									
A	Gr. + 18th Flr.	01	NIL	106	NIL	NIL	17	281.00	
A1+S1	Gr. + 18th Flr.	01	NIL	106	NIL	NIL	11	187.27	
B	Gr. + 18th Flr.	02	140	108	NIL	NIL	20	327.82	
C	St. + 18th Flr.	01	98	36	NIL	NIL	00	6221.89	
<b>TOTAL</b>		<b>05</b>	<b>238</b>	<b>356</b>	<b>NIL</b>	<b>NIL</b>	<b>48</b>	<b>796.09</b>	
DEDUCTION FOR AREA OF OVERLAPPING WALLS									39.52
<b>NET EXISTING BLDG. BUILT UP AREA</b>									<b>31399.76</b>
<b>EXISTING BUILDINGS : CLUSTER - 2 &amp; 3</b>									
D	Gr. + Pod. + 20th Flr.	01	NIL	38	40	7	7	266.46	
D1	Gr. + Pod. + 20th Flr.	01	NIL	38	40	6	7	249.40	
F	Gr. + Pod. + 20th Flr.	01	NIL	118	NIL	16	16	607.26	
G	Gr. + Pod. + 20th Flr.	01	NIL	78	NIL	7	7	263.96	
E	Bas. + Gr. + 1st Pod. + 2nd pod. + 20th pt. Flr.	01	NIL	76	39	15	15	611.66	
B1	Bas. + Gr. + 1st Pod. + 2nd pod. + 20th pt. Flr.	01	NIL	136	NIL	11	11	374.00	
E1	Bas. + Gr. + 1st Pod. + 2nd pod. + 20th pt. Flr.	01	NIL	76	39	15	15	611.66	
E2	Bas. + Gr. + 1st Pod. + 2nd pod. + 20th pt. Flr.	01	NIL	76	39	15	15	611.66	
B5	Bas. + Gr. + 1st Pod. + 2nd pod. + 20th pt. Flr.	01	01	136	NIL	11	11	374.00	
E3	Bas. + Gr. + 1st Pod. + 2nd pod. + 20th pt. Flr.	01	NIL	76	39	15	15	611.66	
C1	Bas. + Gr. + 2nd Flr.	01	NIL	NIL	NIL	HALL		423.22	
C2	Bas. + Gr. + 2nd Flr.	01	NIL	NIL	NIL	HALL		665.67	
<b>TOTAL</b>		<b>12</b>	<b>01</b>	<b>848</b>	<b>236</b>	<b>118</b>	<b>119</b>	<b>5670.81</b>	
DEDUCTION FOR AREA OF OVERLAPPING WALLS									108.78
<b>NET EXISTING BLDG. BUILT UP AREA</b>									<b>75320.81</b>
<b>PROPOSED BUILDINGS - CLUSTER - 2</b>									
G2	Bas. + Gr. + 1st Pod. + 2nd pod. + 20th pt. Flr.	01	NIL	90	36	06	06	1450.82	
G3	Bas. + Gr. + 1st Pod. + 2nd pod. + 20th pt. Flr.	01	NIL	96	39	06	06	1376.96	
G4	Bas. + Gr. + 1st Pod. + 2nd pod. + 20th pt. Flr.	01	NIL	90	36	06	06	1450.82	
<b>TOTAL</b>		<b>03</b>	<b>NIL</b>	<b>238</b>	<b>73</b>	<b>18</b>	<b>18</b>	<b>4278.60</b>	
DEDUCTION FOR AREA OF OVERLAPPING WALLS									36.60
<b>NET PROPOSED BLDG. BUILT UP AREA</b>									<b>26901.23</b>
<b>TOTAL BUILT UP AREA</b>									<b>(31399.76 + 75320.81 + 26901.23)</b>
<b>PERMISSIBLE BUILT UP AREA = 64.5%(133657.42)..... (RAVI DEVELOPMENT)</b>									
<b>TOTAL BUILT UP AREA [ A ] + [ B ] = 207208.16 SQ.MT.</b>									

**AREA STATEMENT**

Nos.	DESCRIPTION	SQ.MT.
[01]	AREA OF PLOT (AS P.R.CARD)	100412.25
[02]	DEDUCTION	
a	AMENITY OPEN SPACE	4474.32
[03]	NET PLOT AREA [1-2 a]	95937.93
[04]	PERMISSIBLE F.S.I	2.50
[05]	PERMISSIBLE B.U.AREA	239844.83
[06]	DED FOR EXISTING B.U AREA	17840.23
[07]	DED FOR B.U.AREA TO BE RETAINED BY MHADA FOR FUTURE DEVELOPMENT	14783.80
[08]	<b>NET PERMISSIBLE BUILT UP AREA</b>	<b>207220.80</b>
[09]	<b>EXISTING BLDG. BUILT UP AREA</b>	
<b>BLDG. TYPE :</b>		
A	= BLDG - 01 (GR + 18th FL)	6459.00
A1+S1	= BLDG - 01 (G + 18th FL)	6310.73
B	= BLDG - 02 (G + 18th FL)	12447.66
C	= BLDG - 01 (ST + 18th FL pt)	6221.89
H	= BLDG - 07 (ST + 18th FL)	18127.48
H1	= BLDG - 07 (ST + 17th FL)	17099.11
H2	= BLDG - 01 (ST + 18th FL pt)	2504.55
I	= BLDG - 09 (ST + 18th FL)	36104.40
D	= BLDG - 01 (GR + POD + 20th FL)	5604.46
D1	= 5587.40 X 01 (GR + POD + 20th FL)	5587.40
F	= 8130.48 X 01 (GR + POD + 20th FL)	8130.48
G	= 5111.84 X 01 (GR + POD + 20th FL)	5111.84
E	= 8395.27 X 01 (BAS + GR + 1st POD + 2nd POD + 20th pt FL)	8395.27
B1	= 8143.79 X 01 (BAS + GR + 1st POD + 2nd POD + 20th pt FL)	8143.79
E1	= 8395.27 X 01 (BAS + GR + 1st POD + 2nd POD + 20th pt FL)	8395.27
E2	= 8395.27 X 01 (BAS + GR + 1st POD + 2nd POD + 20th pt FL)	8395.27
B5	= 8181.65 X 01 (BAS + GR + 1st POD + 2nd POD + 20th pt FL)	8181.65
E3	= 8395.27 X 01 (BAS + GR + 1st POD + 2nd POD + 20th pt FL)	8395.27
C1	= 423.22 X 01 (BAS + GR + 2nd FL)	423.22
C2	= 665.67 X 01 (BAS + GR + 2nd FL)	665.67
<b>TOTAL EXISTING BLDG. BUILT UP AREA</b>		<b>180704.41</b>
[10]	DED. FOR AREA OF OVERLAPPING WALLS	397.48
[11]	<b>NET EXISTING BLDG. BUILT UP AREA (09-10)</b>	<b>180306.93</b>
[12]	<b>PROPOSED BLDG. BUILT UP AREA</b>	
<b>BLDG. TYPE :</b>		
G2	= (BAS + GR + 1st POD + 2nd POD + 20th pt FL)	9015.07
G3	= (BAS + GR + 1st POD + 2nd POD + 20th pt FL)	8907.69
G4	= (BAS + GR + 1st POD + 2nd POD + 20th pt FL)	9015.07
<b>TOTAL PROPOSED BUILT UP AREA</b>		<b>26937.83</b>
[13]	DED. FOR AREA OF OVERLAPPING WALLS	36.60
[14]	<b>NET PROPOSED BLDG. BUILT UP AREA (12-13)</b>	<b>26901.23</b>
[15]	<b>TOTAL EXISTING + PROPOSED BUILT UP AREA (11+14)</b>	<b>207208.16</b>
[16]	<b>BALANCE BUILT UP AREA</b>	<b>12.64</b>

COMMERCIAL AREA : 10745.30 SQ. MT.  
RESIDENTIAL AREA : 196460.90 SQ. MT.

**SUMMARY**

Nos.	DESCRIPTION	IN SQMT.	IN SQFT.
1	AREA OF PLOT	100412.25	1080837.46
2	PERMISSIBLE B.U.A (WITH 2.50 AS ABOVE AFTER DED EXT AREA)	207220.80	2230524.69
3	TOTAL B.U.A PROPOSED	207206.40	2230369.69
4	MHADA'S SHARE : (PERMISSIBLE B.U.A 35.5% : 207220.80 SQ. M.)	73563.38	791836.22
5	DEVELOPERS SHARE : (PERMISSIBLE B.U.A 64.5% : 207220.80 SQ. M.)	133657.42	1438688.47
6	TOTAL NO. OF TENEMENTS FOR MHADA	2279 NOS.	
7	TOTAL NO. OF TENEMENTS FOR DEVELOPER	2026 NOS.	

**REMARKS**

DESCRIPTION OF PROPOSAL & PROPERTY  
**REVISED BUILDING LAYOUT ON MHADA LAND AT MIRA ROAD [E.] ON PLOT BEARING S. NO. 226PT., 227PT., 228PT., 229PT., 230PT. OF VILL.- PENKARPADA, 150(P.T.) & 151(P.T.) OF VILLAGE - MIRA, DISTRICT - THANE.**

NAME OF OWNER  
MAHARASTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

JOB NO. NAME OF SUB DEVELOPER M/S. RAVI DEVELOPMENT SIGNATURE OF SUB DEVELOPER

PLAN HAS BEEN PREPARED AS PER DOCUMENTS PROVIDED BY OWNER

DRAWING 01/14 SCALE AS SHOWN

NORTH LINE DRAWN BY NITESH

CHECKED BY ASHWINI

**AVINASH MHATRE & ASSO.**  
ARCHITECT  
101, 'West View' Bldg., A-2 Sector-2, Shanti Nagar, 100-07 D. P. Road, Mira Road (E), Dist. Thane-401 107. Tel: 2811 1447