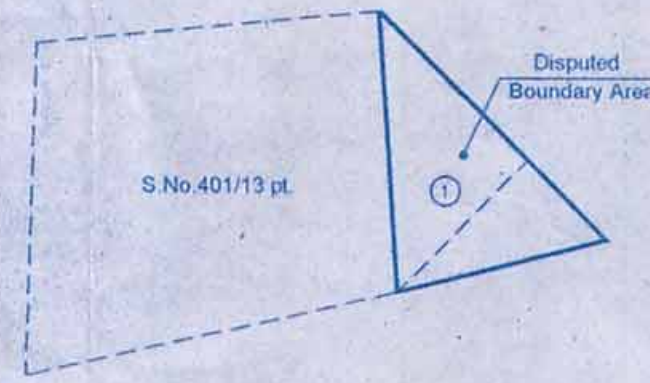


R.G. AREA DIAGRAM [ PLOT-A ] SCALE - 1:500

R.G. AREA CALCULATION [ PLOT-A ]

R1	1/2 x 37.51 x 17.41 x 1NO	=	326.52	SQ.MT
R2	1/2 x 37.51 x 20.38 x 1NO	=	382.23	SQ.MT
R3	1/2 x 21.83 x 2.99 x 1NO	=	32.64	SQ.MT
R4	1/2 x 21.83 x 0.48 x 1NO	=	5.24	SQ.MT
R5	1/2 x 20.95 x 16.33 x 1NO	=	168.61	SQ.MT
R6	1/2 x 18.98 x 9.95 x 1NO	=	94.43	SQ.MT
R7	1/2 x 30.94 x 7.10 x 1NO	=	109.84	SQ.MT
R8	1/2 x 21.50 x 7.80 x 1NO	=	83.85	SQ.MT
R9	1/2 x 21.50 x 1.50 x 1NO	=	16.13	SQ.MT
R10	1/2 x 19.18 x 7.85 x 1NO	=	75.28	SQ.MT
R11	1/2 x 13.24 x 7.16 x 1NO	=	47.40	SQ.MT
R12	1/2 x 22.24 x 7.84 x 1NO	=	87.18	SQ.MT
R13	1/2 x 18.96 x 1.50 x 1NO	=	14.22	SQ.MT
R14	1/2 x 22.24 x 11.23 x 1NO	=	124.88	SQ.MT
TOTAL AREA		=	1568.45	SQ.MT.
NET PLOT AREA		=	7839.95	SQ.MT.
PERMISSIBLE R.G. AREA (20%)		=	1567.99	SQ.MT.
PROPOSED R.G. AREA		=	1568.45	SQ.MT.



DISPUTED BOUNDARY DIAGRAM SCALE - 1:500

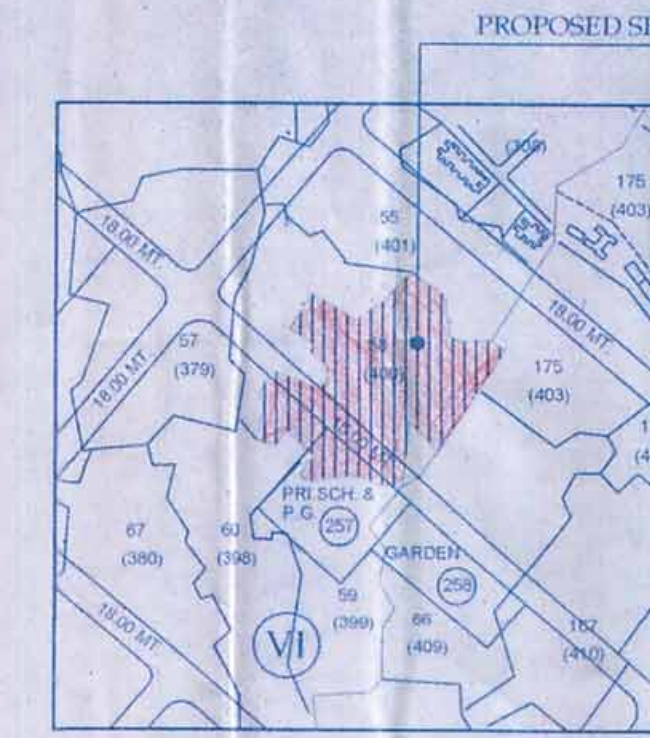
DISPUTED BOUNDARY AREA CALCULATION

1	1/2 x 25.00 x 14.50 x 1NO	=	181.25	SQ.MT.
TOTAL AREA		=	181.25	SQ.MT.

Nos.	7/12 NO.	STATUS	SQ.MT.
[1]	S.NO. 400/9 [58/9]	NA Not Obtained	580.00
[2]	S.NO. 400/13 [58/13]	NA Obtained	350.00
[3]	S.NO. 400/14 [58/14]	NA Not Obtained	510.00
[4]	S.NO. 400/16 [58/16]	NA Not Obtained	1010.00
[5]	S.NO. 400/17 [58/17]	NA Obtained	910.00
[6]	S.NO. 400/19 [58/19]	NA Obtained	1520.00
[7]	S.NO. 400/20 [58/20]	NA Obtained	530.00
[8]	S.NO. 400/21A [58/21A]	NA Obtained	610.00
[9]	S.NO. 400/21B [58/21B]	NA Obtained	1110.00
[10]	S.NO. 400/22 [58/22]	NA Obtained	2410.00
[11]	S.NO. 400/23 [58/23]	NA Obtained	910.00
[12]	S.No. 401/13A [55/13A]	NA Obtained	1010.00
TOTAL 7/12 AREA			11460.00
TOTAL NA OBTAINED AREA			9360.00
TOTAL NA NOT OBTAINED AREA			2100.00

PARKING AREA STATEMENT [ PLOT-A ]					
CARPET AREA OF FLAT	NOS OF FLAT	PARKING REQUIRED	PROPOSED PARKING		TOTAL PROPOSED PARKING
			IN STILT	IN LAYOUT OPEN PARK	
35.00 TO 45 SQMT	61	16	18		
45.00 TO 70 SQMT	44	22	18		40
ABOVE 70 SQMT	---	---	---	57	
VISITOR PARKING	---	04	02		57
COMM. AREA	224.90	01	01		
TOTAL	105	43	39	57	97

TOTAL REQUIRED PARKING - 43 Nos.  
TOTAL PROPOSED PARKING - 97 Nos.



LOCATION PAN SCALE - 1:4000

PLOT AREA CALCULATION PLOT - [ A ] AREA CALCULATION

1	1/2 x 31.74 x 20.04 x 1NO	=	318.03	SQ.MT.
2	1/2 x 47.16 x 9.94 x 1NO	=	234.39	SQ.MT.
3	1/2 x 74.73 x 10.48 x 1NO	=	391.59	SQ.MT.
4	1/2 x 74.73 x 9.96 x 1NO	=	372.16	SQ.MT.
5	1/2 x 72.24 x 13.25 x 1NO	=	478.59	SQ.MT.
6	1/2 x 58.55 x 7.62 x 1NO	=	223.08	SQ.MT.
7	1/2 x 81.20 x 8.98 x 1NO	=	364.59	SQ.MT.
8	1/2 x 93.57 x 22.25 x 1NO	=	1040.97	SQ.MT.
9	1/2 x 93.57 x 17.55 x 1NO	=	821.08	SQ.MT.
10	1/2 x 76.13 x 19.54 x 1NO	=	743.79	SQ.MT.
11	1/2 x 81.99 x 4.89 x 1NO	=	200.47	SQ.MT.
12	1/2 x 99.95 x 7.75 x 1NO	=	387.31	SQ.MT.
13	1/2 x 32.31 x 14.70 x 1NO	=	237.48	SQ.MT.
14	1/2 x 99.95 x 18.64 x 1NO	=	931.53	SQ.MT.
15	1/2 x 14.74 x 4.38 x 1NO	=	32.35	SQ.MT.
16	1/2 x 75.87 x 4.54 x 1NO	=	172.22	SQ.MT.
17	1/2 x 62.01 x 9.48 x 1NO	=	293.93	SQ.MT.
18	1/2 x 59.32 x 1.89 x 1NO	=	56.09	SQ.MT.
19	1/2 x 70.57 x 20.45 x 1NO	=	721.58	SQ.MT.
TOTAL AREA		=	8021.20	SQ.MT.

15.00MT. W. D.P. ROAD AREA CALCULATION

20	1/2 x 74.21 x 5.16 x 1NO	=	191.46	SQ.MT.
21	1/2 x 83.62 x 11.46 x 1NO	=	479.14	SQ.MT.
22	1/2 x 83.62 x 2.86 x 1NO	=	119.58	SQ.MT.
23	1/2 x 80.45 x 6.13 x 1NO	=	246.58	SQ.MT.
24	1/2 x 35.81 x 8.40 x 1NO	=	150.40	SQ.MT.
25	1/2 x 16.49 x 8.19 x 1NO	=	67.53	SQ.MT.
26	1/2 x 27.86 x 5.29 x 1NO	=	73.69	SQ.MT.
TOTAL AREA		=	1328.38	SQ.MT.

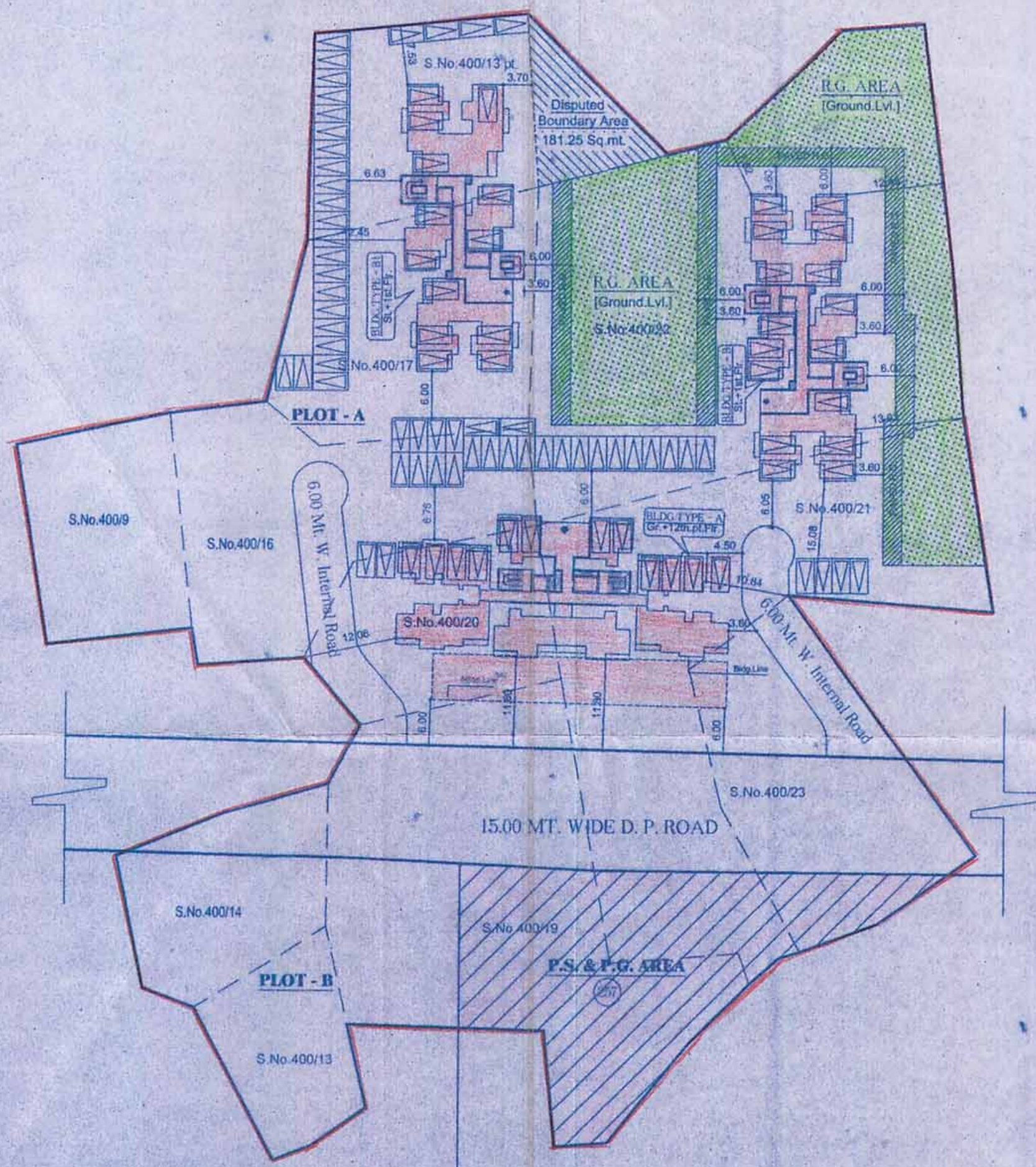
PLOT - [ B ] AREA CALCULATION

27	1/2 x 23.45 x 11.15 x 1NO	=	130.73	SQ.MT.
28	1/2 x 23.45 x 11.79 x 1NO	=	138.24	SQ.MT.
29	1/2 x 33.60 x 15.40 x 1NO	=	258.72	SQ.MT.
30	1/2 x 34.20 x 1.24 x 1NO	=	21.20	SQ.MT.
31	1/2 x 19.47 x 4.38 x 1NO	=	42.64	SQ.MT.
32	1/2 x 34.20 x 9.17 x 1NO	=	156.81	SQ.MT.
33	1/2 x 23.90 x 7.57 x 1NO	=	90.46	SQ.MT.
34	1/2 x 23.90 x 7.29 x 1NO	=	87.12	SQ.MT.
35	1/2 x 21.76 x 4.46 x 1NO	=	48.52	SQ.MT.
TOTAL AREA		=	974.44	SQ.MT.

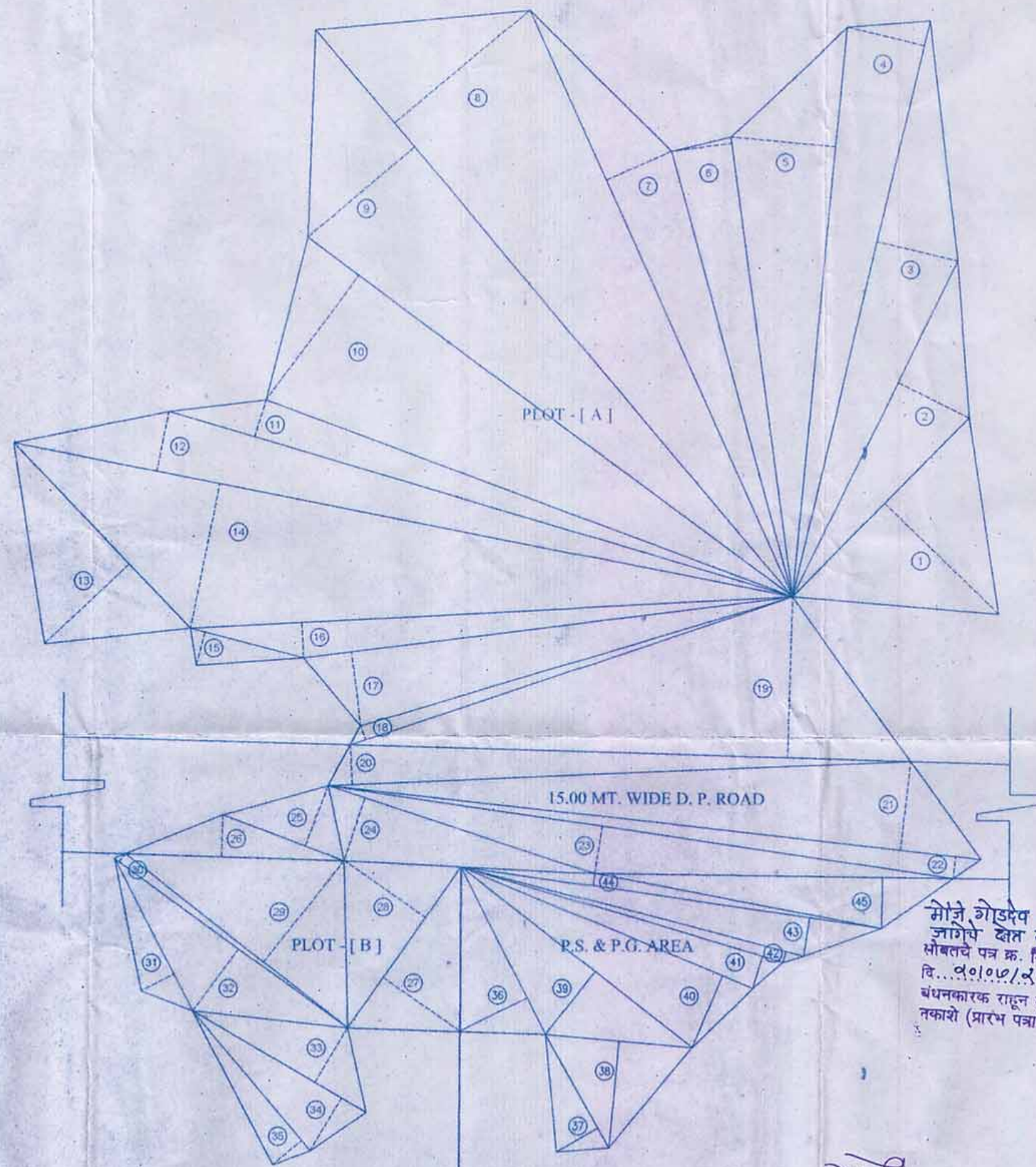
P.S. & P.G. AREA CALCULATION

36	1/2 x 24.05 x 9.56 x 1NO	=	114.96	SQ.MT.
37	1/2 x 16.68 x 6.09 x 1NO	=	50.79	SQ.MT.
38	1/2 x 18.71 x 13.80 x 1NO	=	129.10	SQ.MT.
39	1/2 x 37.44 x 10.22 x 1NO	=	191.32	SQ.MT.
40	1/2 x 40.28 x 9.99 x 1NO	=	201.20	SQ.MT.
41	1/2 x 42.81 x 4.28 x 1NO	=	91.81	SQ.MT.
42	1/2 x 44.96 x 1.43 x 1NO	=	32.15	SQ.MT.
43	1/2 x 54.14 x 4.93 x 1NO	=	133.46	SQ.MT.
44	1/2 x 54.14 x 1.58 x 1NO	=	42.77	SQ.MT.
45	1/2 x 45.59 x 6.52 x 1NO	=	148.62	SQ.MT.
TOTAL AREA		=	1135.98	SQ.MT.

TOTAL PLOT AREA (NO.1 TO 45) = 11460.00 SQ.MT.



LAYOUT PLAN SCALE - 1:600



PLOT AREA DIAGRAM SCALE - 1:500

मोठे गोडदेव स.क. ४००/१९, १६ भा. जागिरे शान महाकाय उर्वरित शेतासमिती. सोबलचे पत्र क्र. मिरा-भाईदर/२०१९. २२/३/२०१९. २०१९-१० दि. ०२/०२/२०१९. मधील अटी शर्तीस बंधनकारक राहून मुक/सुमणीत बांधकाम नकारणे (प्रारंभ पत्रासह) मंडळ.

मिरा-भाईदर महानगरपालिका  
मिरा-भाईदर महानगरपालिका  
मिरा-भाईदर महानगरपालिका

AREA STATEMENT		
Nos.	DESCRIPTION	SQ.MT.
[1]	AREA OF PLOT	11460.00
[2]	DEDUCTIONS (From Gross Plot Area)	
(a)	ROAD SETBACK AREA (RW)	---
(b)	PROPOSED ROAD (DP)	1328.38
(c)	RESERVE AREA (Site No. 257 P.S. & P.G.)	1135.98
(d)	NDZ AREA	---
(e)	OTHER (ENCROACHED, NALA, ETC.)	---
	TOTAL (a+b+c+d+e)	2464.36
[3]	BALANCE AREA OF PLOT (1-2)	8995.64
[4]	NET PLOT AREA	PLOT - A 8021.20 PLOT - B 974.44
[5]	DEDUCTIONS FOR	
(a)	DISPUTED BOUNDARY AREA (IF DEDUCTABLE)	181.25
[6]	NET BALANCE PLOT AREA OF PLOT (4-5)	7839.95
[7]	DEDUCTIONS FOR	
(a)	AMENITY SPACE (IF DEDUCTABLE)	---
(b)	RECREATIONAL GROUND (IF DEDUCTABLE)	1175.99
	PHYSICAL RG PROVIDED =	1572.99
[8]	NET BALANCE PLOT AREA OF PLOT (6-7)	6663.96
[9]	PERMISSIBLE FSI FACTOR	1.00
	PERMISSIBLE BUILT UP AREA	6663.96
[10]	DEDUCTIONS FOR N/A NOT OBTAINED AREA	
(a)	PLOT - A (S.No.400/9 & 16)	1590.00
(b)	PLOT - B (S.No.400/14)	---
	PERMISSIBLE BUILT UP AREA	5073.96
[11]	ADDITIONS FOR	
(a)	ROAD SETBACK AREA (RW)	---
(b)	PROPOSED ROAD (DP)	---
(c)	AMENITY SPACE	---
(d)	RESERVE AREA	---
[12]	TOTAL TDR AREA	---
[13]	NET PLOT AREA	5073.96
[14]	SPECIAL CASES FSI	---
[15]	TOTAL PERMISSIBLE BUILT UP AREA	5073.96
[16]	TOTAL BUILT UP AREA PROPOSED	
1	BLDG. TYPE - A [Gr+12th pl.Flr]	4468.39
2	BLDG. TYPE - B [St+1st Flr]	302.77
3	BLDG. TYPE - B1 [St+1st Flr]	302.77
	TOTAL BUILT UP AREA PROPOSED	5073.93
[17]	PROPOSED AREAS	
(a)	PROPOSED RESIDENTIAL AREA	4849.02
(b)	PROPOSED COMMERCIAL AREA	224.91
(c)	PROPOSED INDUSTRIAL AREA	---
	TOTAL PROPOSED AREA (a+b+c)	5073.93
[18]	BALANCE BUILT UP AREA	0.03

REMARKS	

DESCRIPTION OF PROPOSAL & PROPERTY	
Revised Building Layout Plan On Property Bearing S.No.400, H.No. 9,13,14,16,17,19,20,21A,21B,22,23 & S.No.401,H.No.13A Of Village - Goddev, Mira Road [E.], Dist. - Thane.	
NAME OF OWNER M/S. UNIQUE SHANTI REALTORS Harsh Plaza, 1st Flr, Poonam Vihar, Mira Road [E.] Thane.	
JOB NO.	SIGNATURE OF OWNER <i>[Signature]</i>
PLAN HAS BEEN PREPARED FOR DOCUMENTS PROVIDED BY OWNER.	
DRAWING 1/05	SCALE AS SHOWN
NORTH LINE	DRAWN BY NITESH
	CHECKED BY ASHWINI

AVINASH MHATRE & ASSO.	
ARCHITECT & ENGINEER	
101, West View Bldg., A-2 Sector-2, Shanti Nagar, 100'-0" D. P. Road, Mira Road [E.], Dist. Thane-401 107. Tel: 2811 1447	