



**BUILT UP AREA CALCULATION FOR GROUND FLOOR**

A	17.15 X 1.30 X 1 NO	= 22.30 SQ.MT.
B	1.02 X 17.15 X 2.86 X 1 NO	= 48.02 SQ.MT.
C	1.02 X 12.88 X 2.48 X 1 NO	= 32.53 SQ.MT.
D	3.23 X 5.58 X 1.13 X 1 NO	= 2.31 SQ.MT.
<b>TOTAL BUILT UP AREA</b>		<b>= 105.16 SQ.MT.</b>

**BUILT UP AREA STATEMENT IN SQ.MTS**

NOS.	BLDG. TYPE	NOS. OF FLOOR	BUILT UP AREA	EXCESS BALC.	EXCESS ST. CASE	NET BLP. AREA
1	BLDG. TYPE 01	BAS + GR + 1st FLR.	2228.92 SQ.MT.	0.17 SQ.MT.	---	2229.09 SQ.MT.
2	BLDG. TYPE 02	BAS + GR + 1st FLR.	1213.76 SQ.MT.	0.32 SQ.MT.	---	1214.08 SQ.MT.
3	BLDG. TYPE 03	BAS + GR + 1st FLR.	1589.25 SQ.MT.	1.77 SQ.MT.	---	1591.02 SQ.MT.
4	BLDG. TYPE 04	BAS + GR + 1st FLR.	4030.72 SQ.MT.	0.04 SQ.MT.	16.28 SQ.MT.	4028.91 SQ.MT.
5	BLDG. TYPE 05	BAS + GR + 1st FLR.	2216.81 SQ.MT.	2.16 SQ.MT.	24.00 SQ.MT.	2212.65 SQ.MT.
6	BLDG. TYPE 06	GR + 1st FLR.	836.08 SQ.MT.	---	---	836.08 SQ.MT.
7	BLDG. TYPE 07	GR + 1st FLR.	4108.66 SQ.MT.	1.22 SQ.MT.	53.67 SQ.MT.	4143.55 SQ.MT.
8	BLDG. TYPE 08	GR + 1st FLR.	4629.84 SQ.MT.	2.55 SQ.MT.	41.60 SQ.MT.	4673.99 SQ.MT.
9	BLDG. TYPE 09	GR + 1st FLR.	4014.26 SQ.MT.	1.22 SQ.MT.	33.67 SQ.MT.	4046.15 SQ.MT.
10	SHOP TYPE S1	GR. FLR.	90.06 SQ.MT.	---	---	90.06 SQ.MT.
<b>TOTAL BUILT AREA</b>			<b>31938.08 SQ.MT.</b>	<b>10.05 SQ.MT.</b>	<b>149.19 SQ.MT.</b>	<b>32097.32 SQ.MT.</b>

TOTAL COMMERCIAL BUILT UP AREA = 9667.27 SQ.MT.  
TOTAL RESIDENTIAL BUILT UP AREA = 22440.05 SQ.MT.



**ALL AREAS ARE IN SQ.MTS**

U.L.C. ORDER SCHEME U/S 20	S.R. NO.	NO./P.L. NO.	AREA UNDER D.P. RESERVATION & OTHER SECTOR	D.P. ROAD AREA AVAILABLE	BALANCE AREA IN SEC. IV A	NAME OF OWNER
1333 / A	1	407 / 3	5440.00	---	410.89	JAGANATH R. BHOR
1467	2	411 / 3	5200.00	---	4116.00	BHALCHANDRA W. PATIL
689	3	411 / 6	3640.00	---	2065.75	VASUDEVP. K. KINI
743	4	415 / 1PT	8060.00	---	1986.25	STEPHAN D. D'SOUZA DOMING N. D'SOUZA
802	4	415 / 2PT	8060.00	---	1986.25	STEPHAN D. D'SOUZA DOMING N. D'SOUZA
1408	5	412 / 2	4570.00	---	2677.72	JAYPRAKASH N. PATIL
1472	5	412 / 1	1950.00	---	1950.00	DATTATREY D. PATIL
754	6	412 / 6	3570.00	---	3570.00	LAXMI N. PATIL
737	7	413 / 3P	2610.00	---	725.00	RAMCHANDRA M. PATIL
737	7	413 / 2	2610.00	---	725.00	RAMCHANDRA M. PATIL
1220	7	413 / 3P	1090.00	---	---	---
539	8	413 / 4	910.00	---	390.14	KAMLABAI M. PATIL
920	9	413 / 3P	1520.00	---	1236.50	GANGUBAI K. BHOR
1220	10	413 / 6	1420.00	---	1420.00	---
539	11	414 / 1P	1820.00	---	1820.00	KAMLABAI M. PATIL
NO U/LC - FREE		414 / 2PT	2560.00	---	---	DEVRAO N. PATIL
865	13	414 / 2PT	1950.00	---	3440.60	SIMON J. M. D'SOUZA
744	14	414 / 2PT	600.00	---	---	HILDA W. NUNES
744	14	415 / PT	2450.00	---	2450.00	HILDA W. NUNES
<b>TOTAL (AS PER APPROVED)</b>			<b>46070.00</b>	<b>6995.27</b>	<b>28060.85</b>	
716	15	S.NO. 411/6	1050.00	---	400.00	DEONARAYAN S. BINDAL
1472	16	S.NO. 412/4	860.00	---	630.17	DATTATREY D. PATIL
<b>TOTAL (AS PER PROPOSED)</b>			<b>1920.00</b>	<b>889.83</b>	<b>1030.17</b>	
<b>TOTAL (APPROVED + PROPOSED)</b>			<b>47990.00</b>	<b>18898.98</b>	<b>29091.02</b>	

**AREA STATEMENT**

Nos.	DESCRIPTION	SQ. MT.
(1)	TOTAL AREA OF PLOT	47990.00
(2)	APPROVED AREA + PROPOSED AREA	47990.00
(3)	DEDUCTIONS (From Gross Plot Area)	---
(4)	ROAD SETBACK AREA (RWA)	---
(5)	PROPOSED ROAD (DP)	10675.07
(6)	S.NO. 411/6 (AREA: 660.00) + S.NO. 412/4 (AREA: 229.83) (APPR. DP. ROAD AREA: 995.24 + PROP. DP. ROAD AREA: 660.83)	1325.07
(7)	RESERVATION & OTHER PLOT AREA (PLOT A TO PLOT G)	8023.91
(8)	NOZ AREA	---
(9)	TOTAL (4+5+6+7)	18998.98
(10)	NET PLOT AREA	29091.02
(11)	DEDUCTIONS FOR AMENITY SPACE (IF DEDUCTIBLE)	1454.56
(12)	BALANCE PLOT AREA OF PLOT	27636.47
(13)	DEDUCTIONS (From II G. Area) 15%	4145.47
(14)	NET BALANCE PLOT AREA OF PLOT	23491.00
(15)	PERMISSIBLE FSI FACTOR	1.00
(16)	TOTAL PERMISSIBLE BUILT UP AREA	23491.00
(17)	ADDITIONS FOR	---
(18)	D.P. ROAD AREA - AS PER APPROVED (895.27 X 1)	895.27
(19)	D.P. ROAD AREA - S.NO. 411/6 & 412/4 (889.83 X 2)	1779.66
(20)	AMENITY SPACE	---
(21)	RESERVE AREA	---
(22)	TOTAL D.P. ROAD AREA	8774.93
(23)	NET PLOT AREA	32265.93
(24)	SPECIAL CASES FSI	---
(25)	TOTAL PERMISSIBLE BUILT UP AREA	32265.93
(26)	TOTAL BUILT UP AREA PROPOSED	---
(27)	BLDG. TYPE 01 (BASE + GR + 1st FLR.)	2229.09
(28)	BLDG. TYPE 02 (BASE + GR + 1st FLR.)	1214.08
(29)	BLDG. TYPE 03 (BASE + GR + 1st FLR.)	1591.02
(30)	BLDG. TYPE 04 (BASE + GR + 1st FLR.)	4028.91
(31)	BLDG. TYPE 05 (BASE + GR + 1st FLR.)	2212.65
(32)	BLDG. TYPE 06 (GR + 1st FLR.)	836.08
(33)	BLDG. TYPE 07 (GR + 1st FLR.) REWISED BLDG.	4143.55
(34)	BLDG. TYPE 08 (GR + 1st FLR.) REWISED BLDG.	4673.99
(35)	BLDG. TYPE 09 (GR + 1st FLR.) REWISED BLDG.	4046.15
(36)	SHOP TYPE S1 (GR. FLR.)	90.06
(37)	TOTAL BUILT UP AREA PROPOSED	32097.32
(38)	PROPOSED AREAS	---
(39)	PROPOSED RESIDENTIAL AREA	22440.05
(40)	PROPOSED COMMERCIAL AREA	9667.27
(41)	PROPOSED INDUSTRIAL AREA	---
(42)	TOTAL PROPOSED AREA (4+5+6)	32097.32
(43)	BALANCE BUILT UP AREA	188.61

**PLOT AREA SUMMARY (AS PER APPROVED)**

TOTAL HOLDING AREA	46070.00 SQ.MT.
AREA UNDER D.P. ROAD	9985.24 SQ.MT.
(D.P. ROAD CONSUMED IN OTHER SECTORS = 2999.87 SQ.MT.)	
(D.P. ROAD AVAILABLE = 6985.37 SQ.MT.)	
SANCTIONED AREA IN OTHER SECTORS	8023.91 SQ.MT.
(OTHER SECTORS AREA = 4392.91 SQ.MT.)	
(RESERVATION AREA 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)	
BALANCE PLOT AREA	28060.85 SQ.MT.
ADDITION PLOT AREA - S.NO. 411/6	1060.00 SQ.MT.
(AREA UNDER D.P. ROAD = 660.00 SQ.MT.)	
(NET PLOT AREA = 400.00 SQ.MT.)	
ADDITION PLOT AREA - S.NO. 412/4	860.00 SQ.MT.
(AREA UNDER D.P. ROAD = 229.83 SQ.MT.)	
(NET PLOT AREA = 630.17 SQ.MT.)	

**PARKING AREA STATEMENT (BLDG. TYPE 01 - 10)**

CARPET AREA OF FLAT	NOS. OF FLAT	PARKING REQUIRED	PROPOSED PARKING IN BASE	IN STREET	TOTAL PROPOSED PARKING
35.00 TO 45.00 SQ.MT.	254	64	---	---	64
45.00 TO 75.00 SQ.MT.	178	89	---	---	89
ABOVE 75.00 SQ.MT.	02	02	400	400	802
VISITOR PARKING	---	---	18	---	18
COMM. AREA	867.27	33	---	---	33
<b>TOTAL</b>	<b>432</b>	<b>209</b>	<b>400</b>	<b>400</b>	<b>809</b>

REQUIRED PARKING : 203 NOS.  
PROPOSED PARKING : 895 NOS.

**REMARKS**

DESCRIPTION OF PROPOSAL & PROPERTY

REVISED LAYOUT PLAN ON PLOT BEARING S.NO. 407/3, 411/3, 6, 9, 412/1, 2, 4, 6, 413/3P, 4, 5, 6, 7, 414/1, 2PT, 2PT, 2PT, 415/1PT, PT, PT, OF VILLAGE - NAVGHAR, TALUKA & DIST - THANE.

NAME OF OWNER: STRAWBERRY CONSTRUCTIONS PVT. LTD.  
Opp. P. B. K. School, Beverly Park, Mira Road (E.)

SIGNATURE OF OWNER: [Signature]

DATE: 25/11/2025

SCALE: 1:100

DRAWN BY: AVINASH MINATRE & ASSO. ARCHITECT & ENGINEER

CHECKED BY: [Signature]

101, "West View" Bldg., A-2/2nd-2, 3rd Stage, 100' 4" D.P. Road, Mira Road (E.) Dist. Thane-401 107. Tel: 2511 1447