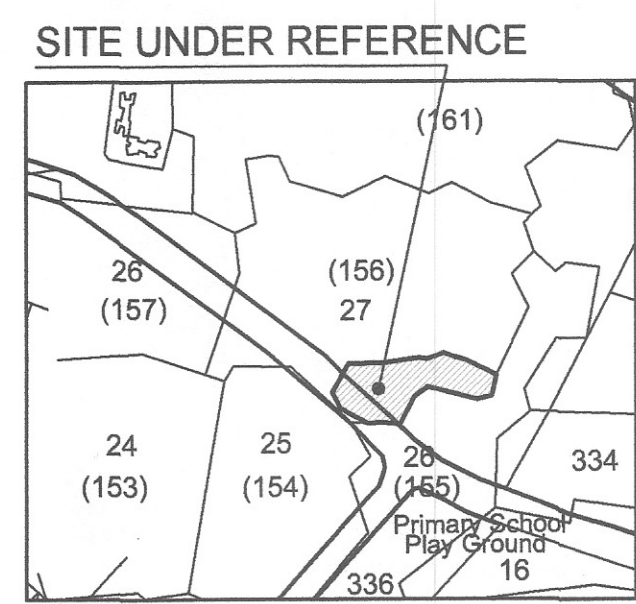
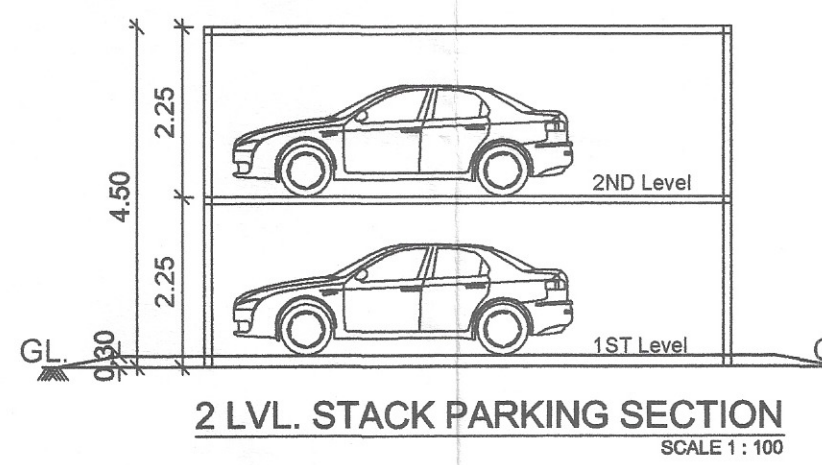
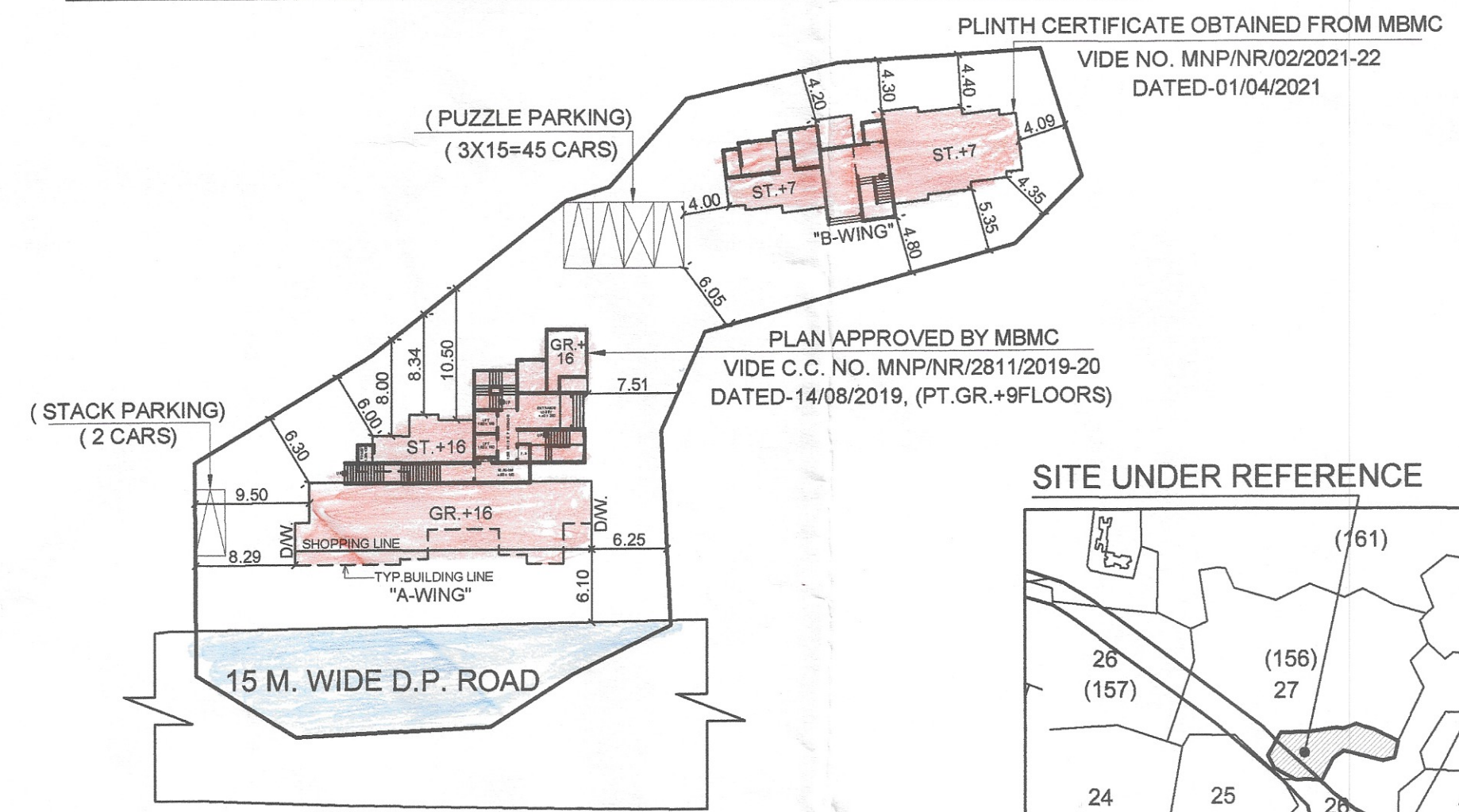


PARKING AREA STATEMENT (WING A+B)						
CARPET AREA IN SQ.M.	TOTAL NO. OF FLATS	PARK PROVISIONS AS PER FLOOR CAR	SCOOTER	REQUIRED CAR	REQUIRED SCOOTER	NO. OF PARKING REQ.
150.00 & ABOVE	2	3	---	---	---	---
80.00 TO 150.00 SQ.MT. FOR EVERY TENANT	7	1	3	7	21	21/6+3.5 = 10.50
40.00 TO 80.00 SQ.MT. FOR EVERY TWO TENANT	48	1	5	24	120	120/6+20.00 = 44.00
BELOW 40.00 SQ.MT. FOR EVERY TWO TENANT	---	1	2	---	---	---
ADD 5% FOR VISITORS	---	0	4	---	---	2.72
SHOPS OFFICE ETC. FOR EVERY 100.00 SQ.MT.	2	6	---	---	---	---
TOTAL	---	---	---	---	---	57.22
OFF STREET PARKING (80% OF TOTAL REQUIRED)	---	---	---	---	---	45.77
EXISTING PARKING REQUIRED	---	---	---	---	---	12.00
PARKING REQUIRED (ROUNDED OFF)	---	---	---	---	---	58.00
TOTAL PROVIDED CAR PARKING AT STILT=11, OPEN PLOT=2, PUZZLE PARKING=45	---	---	---	---	---	58.00

TOTAL DRC AREA STATEMENT							
SR.NO.	D.R.C. NO.	R.R. DATE	Rate of DRC (Rs)	TOTAL AREA IN SQ.MTR.	DRC AREA TO BE LOADED	T.N.N. No. DATE	X=(Rg/Rr)X Y DRC AREA TO BE LOADED
1)	592	2019	25740/sq.mt.	682sq.mt.	682	MIRA-27320 T.N.N.-4 1858/2022 DATED 8/2/2022	25740 x682 =641.08
2)	623	2021	25640/sq.mt.	279sq.mt.	279	MIRA-27320 T.N.N.-7 1986/2022 DATED 2/2/2022	25640 x279 =261.84
3)	608	2020	26270/sq.mt.	209.15sq.mt.	209.15	MIRA-27320 T.N.N.-4 1133/2022 DATED 20/1/2022	26270 x209.15 =200.78
				TOTAL DRC AREA LOADED			=1103.70sq.mt.

NOTE- PLOT AND ROAD AREA ARE KEPT AS PER PREVIOUS APPROVAL

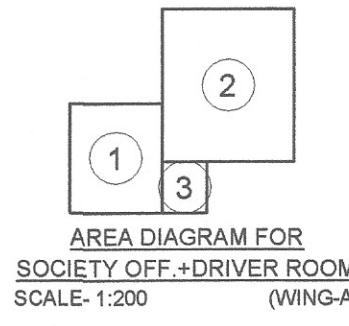


EXISTING B.U.A. STATEMENT (WING-A & B) AS PER PREVIOUS APPROVAL BY M.B.M.C VIDE C.C. NO. /MNP/NR/2811/2019-20, DATED-14/08/2019	
WING "A"	2025.64SQ.MT.(PT.GR.+9FLOORS)
WING "B"	133.08SQ.MT.(ST.+1FLOOR)

TOTAL B.U.A. STATEMENT PROPOSED+EXISTING (WING-A)	
FLOOR	B.U.A.
GR. FLOOR	136.10
SHOP	22.91
DRIVERS ROOM	
ANI	
SOCIETY OFFICE	
1ST FLOOR	247.93
2ND FLOOR	211.80
3RD FLOOR	211.80
4TH FLOOR	211.80
5TH FLOOR	211.80
6TH FLOOR	211.80
7TH FLOOR	211.80
8TH FLOOR	159.01
9TH FLOOR	211.80
10TH FLOOR	330.44
11TH FLOOR	330.44
12TH FLOOR	330.44
13TH FLOOR	257.44
14TH FLOOR	330.44
15TH FLOOR	330.44
16TH FLOOR	330.44
TOTAL B.U.A.	4288.63

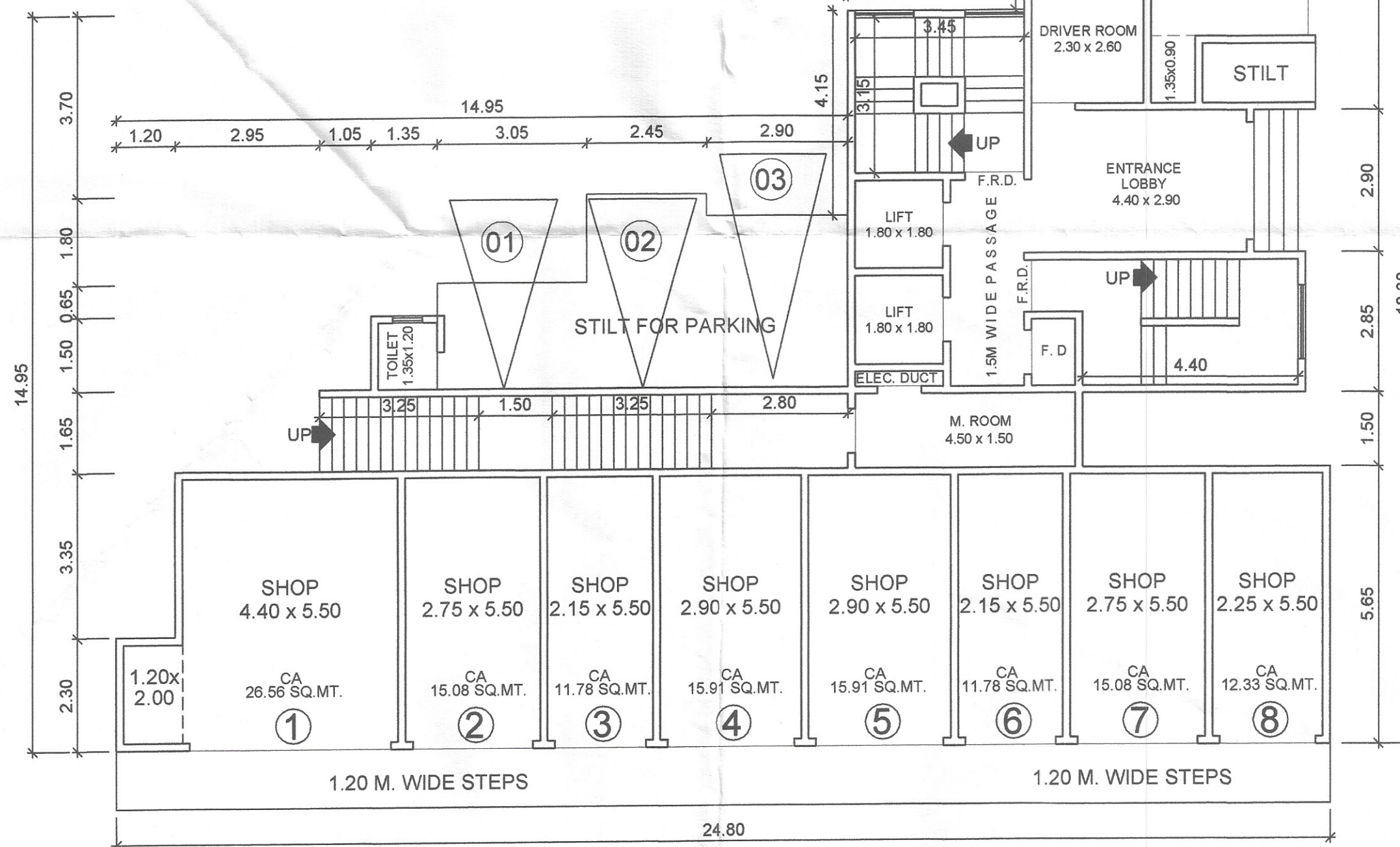
BUILT UP AREA CALCULATION FOR SOCIETY OFFICE + DRIVER ROOM (WING-A)

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	1	2.45 X 2.90	7.11
2	1	3.50 X 4.05	14.18
3	1	1.20 X 1.35	1.62
TOTAL			22.91



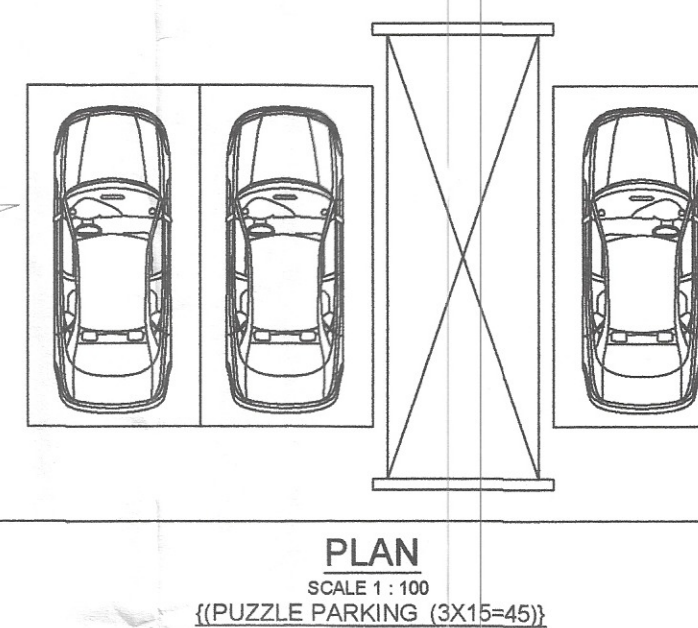
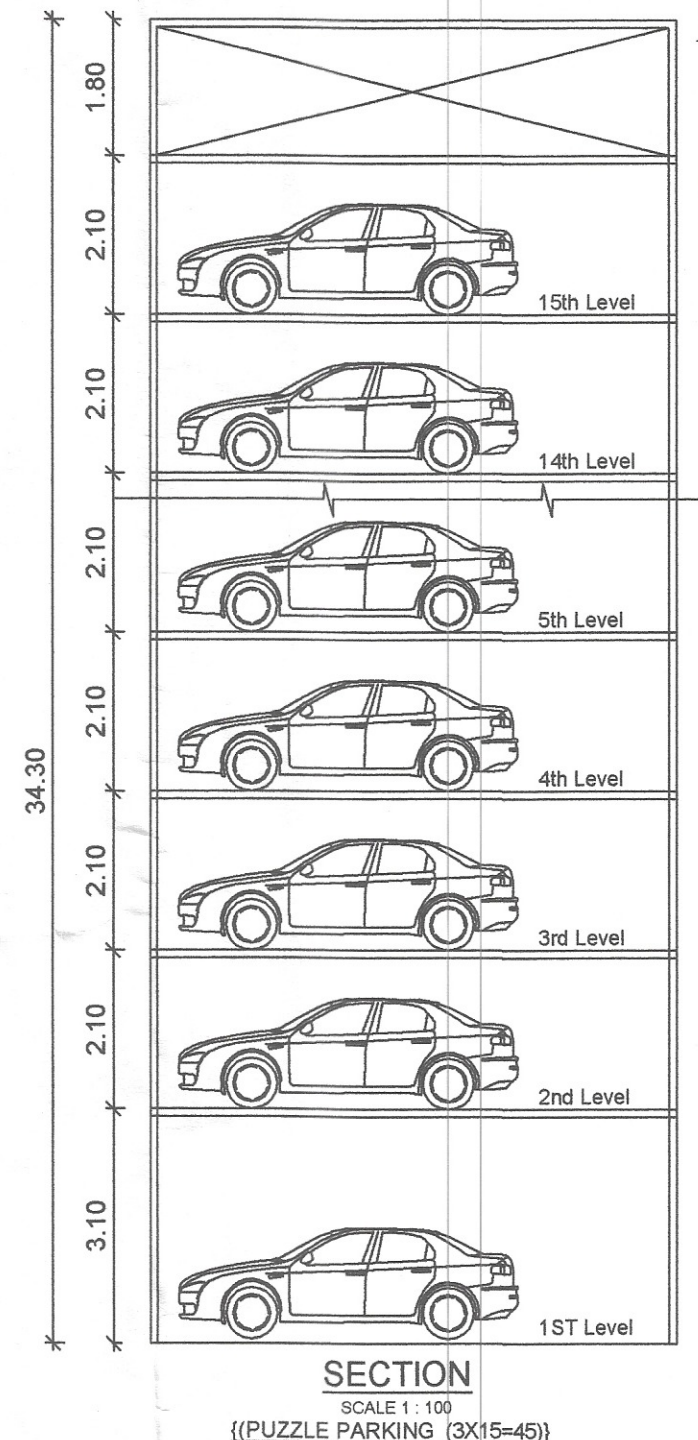
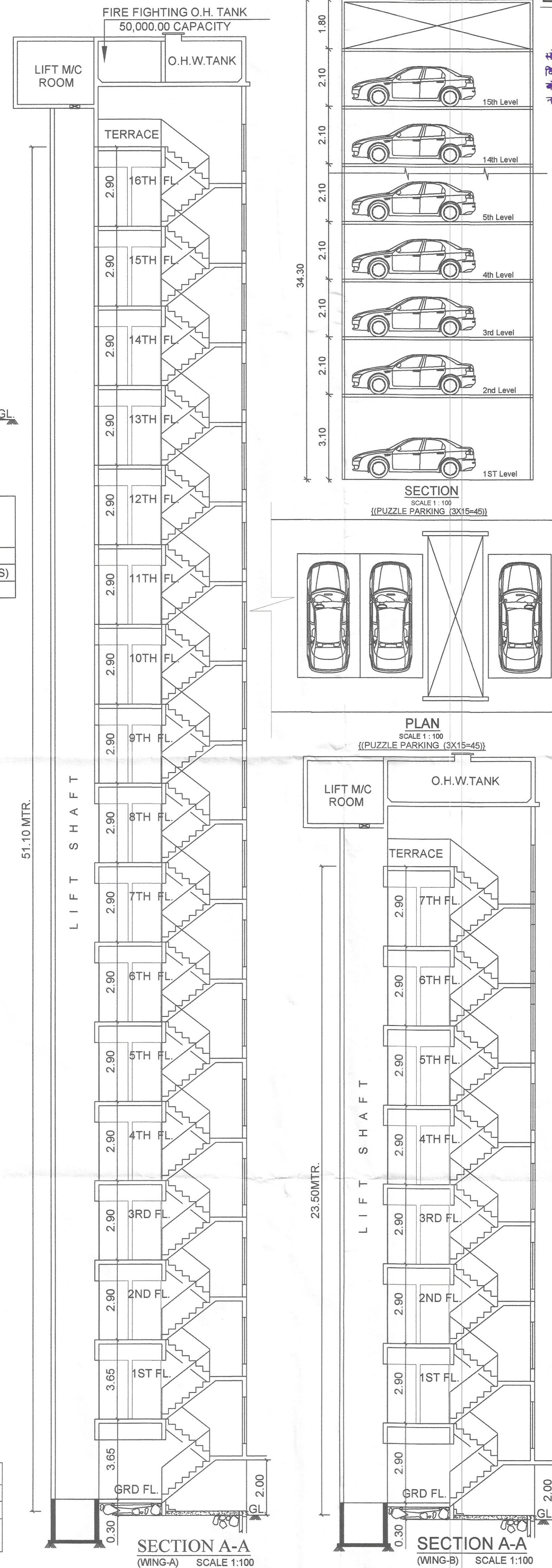
GROSS B.U.A. STATEMENT ( WING-A )	
TOTAL B.U.A. = 2016.68 SQ. MT.	2016.68 SQ. MT.
TOTAL BALCONY AREA - 21.27X9= 189.00SQ.MT.	189.00 SQ. MT.
TOTAL STAIRCASE PASS. & LIFT AREA -30.35X10= 270.00 SQ.MT.	303.50 SQ. MT.
TOTAL C.B. AREA - 4.32X8= 34.56 SQ.MT.	34.56 SQ. MT.
TOTAL STILT AREA (REVISED)	26.38 SQ.MT.
TOTAL GROSS B/U AREA (EXISTING) (PT.GR. + 9TH FLOOR)	2570.12 SQ. MT.
TOTAL GROSS B/U AREA (PROPOSED) (10TH TO 16TH FLOOR)	2339.09 SQ. MT.
TOTAL GROSS B/U AREA ( WING-A ) (EXISTING + PROPOSED)	4909.21 SQ. MT.

GROSS B.U.A. STATEMENT ( WING-B )	
TOTAL STILT AREA	103.37 SQ. MT.
TOTAL B.U.A. (GR.FLOOR)	60.24 SQ. MT.
TOTAL B.U.A. (TYPICAL)	1468.11 SQ. MT.
TOTAL GROSS BU AREA ( WING-B )	1631.72 SQ. MT.



TOTAL B.U.A. STATEMENT PROPOSED(WING-B)	
FLOOR	B.U.A.
GR FLOOR	23.58
1ST FLOOR	209.73
2ND FLOOR	209.73
3RD FLOOR	209.73
4TH FLOOR	209.73
5TH FLOOR	209.73
6TH FLOOR	209.73
7TH FLOOR	209.73
TOTAL B.U.A.	1491.69

TOTAL B.U.A	
WING-A	4288.63
WING-B	1491.69
GRAND TOTAL	5780.32



संभवते पत्र क्र. विधानमया/नर/ 9284/2022-23 दि. 30/01/2022 मधील अटी शर्ती बंधनकारक राहून मुळ सुधारित बांधकाम नकाशे (पारंग प्लाट) बनवून.

श्री. आरुण सो. यांच्या मंजुरी

सहायक सहायक नगरबना विह - आर्किटेक्चरल नगरबना



सावधान - मंजूर बांधकाम नकाशे व पारंग प्लाट नमुद अटी व शर्ती पारंग न करत बांधकाम करताना व नियमावलीनुसार आवश्यक असलेल्या परवानग्या व वेत बांधकाम करणे व वापर करणे देऊन घेऊन असून सर्व बांधकाम अनधिकृत ठरते व अनधिकृत बांधकामाबाबत महाराष्ट्र शासकीय व नगरबना अधिनियम 1966 च्या तरतुदीनुसार दखलपत्र मुक्त ठरून संबंधीत व्यक्ती शिक्षे पात्र ठरतात.

PROFORMA - A		
NOS.	AREA STATEMENT	AREA IN SQ.MT.
1)	Area of plot (Minimum area of a, b, c to be considered)	1890.00
(a)	As per ownership document (7/12, CTG extract - 1900.00) (AS PER PREVIOUS APPROVAL)	
(b)	As per measurement sheet-1915.95	
(c)	As per site	
2)	DEDUCTIONS FOR	
(a)	Proposed D.P./D.P./Rd W. Area/Service Rd / N.H. W. (EXCL.CRZ-1)	257.65
3)	DEDUCTION AREA (TOTAL)	257.65
4)	BALANCE PLOT AREA (1-3)	1632.35
5)	Deductions for	
a)	ENCHROACHMENT AREA	
TOTAL DEDUCTION (5a)		
6)	BALANCE PLOT AREA (4-5)	
7)	Amenity Spaces (if applicable)	
(a)	Required -	
(b)	Adjustment of 2(b), if any -	
(c)	Balance Proposed -	
8)	Net Plot Area (6*7)	1632.35
9)	Recreational Open space (if applicable)	
(a)	Required - 10% phy req as per reg.-3.4.1	
(b)	Proposed -	
10)	Internal Road area	N.A.
11)	Plotable area (if applicable)	1632.35
12)	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 9 x basic FSI)(1.1 X 11)	1795.58
13)	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - based on road width / TOD Zone.	
(b)	Additional premium paid 0.5x1890x945.00	945.00
14)	In-situ FSI / TDR loading	
(a)	In-situ area against D.P. road [2.05 x Sr. No. 2 (w)] if any	528.18
(b)	In-situ area against Amenity if handed over [2.01.85x3/No.4 (b)&(c)]	
(c)	Balance TDR area (1890.00-1701.00)(1701.00-50-528.18-1172.82)	1103.70
(d)	TDR area to be loaded (1103.70)	
(e)	Total In-situ / TDR loading proposed (11 (a)+(b)+(c)) (1631.88)	
15)	Additional FSI area under Chapter No. 7 TABLE 7.1 D) pg 123 & 7.10 pg 137	
16)	Total entitlement of FSI in the proposal	4372.46
(a)	[12 + 13(b) + 14(c)] or 16 whichever is applicable.	4372.46
(b)	Less existing b/u area (as per previous approval) MNP/NR/2811/2019-20, DATED-14/08/2019 (WING-A)	2025.64
(c)	Balance b/u area	2346.82
(e)	Ancillary Area FSI upto 80% with payment of charges. TOTAL PERMISSIBLE ANCILLARY AREA ON 2346.82X0.80=1408.09	1408.09
(f)	Total entitlement (b+d+e)	5780.55
17)	MAX. UTILIZATION OF F.S.I. (G.L.O. POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (As per Regulation No. 4.1 & 4.2 & 4.3 & 4.4 as applicable)	5780.55
18)	Total Built-up Area in proposal (excluding area at Sr.No.21 b)	
(a)	Proposed Built-up Area (as per 'P-line')	5780.32
(b)	Total	5780.32
19)	F.S.I. Consumed (15/13) should not be more than serial No.17 above.)	
20)	Area for Inclusive Housing, if any	
(a)	Required (20% of Sr.No.5)	
(b)	Proposed Certificate of Area:	
21)	Balance b/u area incl. ancillary area	0.23

CERTIFICATE OF AREA  
 CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS ON THE SITE ETC. OF THE PLANS ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 80 METER AND TALLIES WITH AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDED.

DESCRIPTION OF PROPOSAL AND PROPERTY  
 PROPOSED BUILDINGS ON LAND BEARING (OLD) S.NO. 156 /3 & 4) (NEW) S.NO. 27 /3 & 4, AT VILLAGE - MIRA, TAL & DIST : THANE

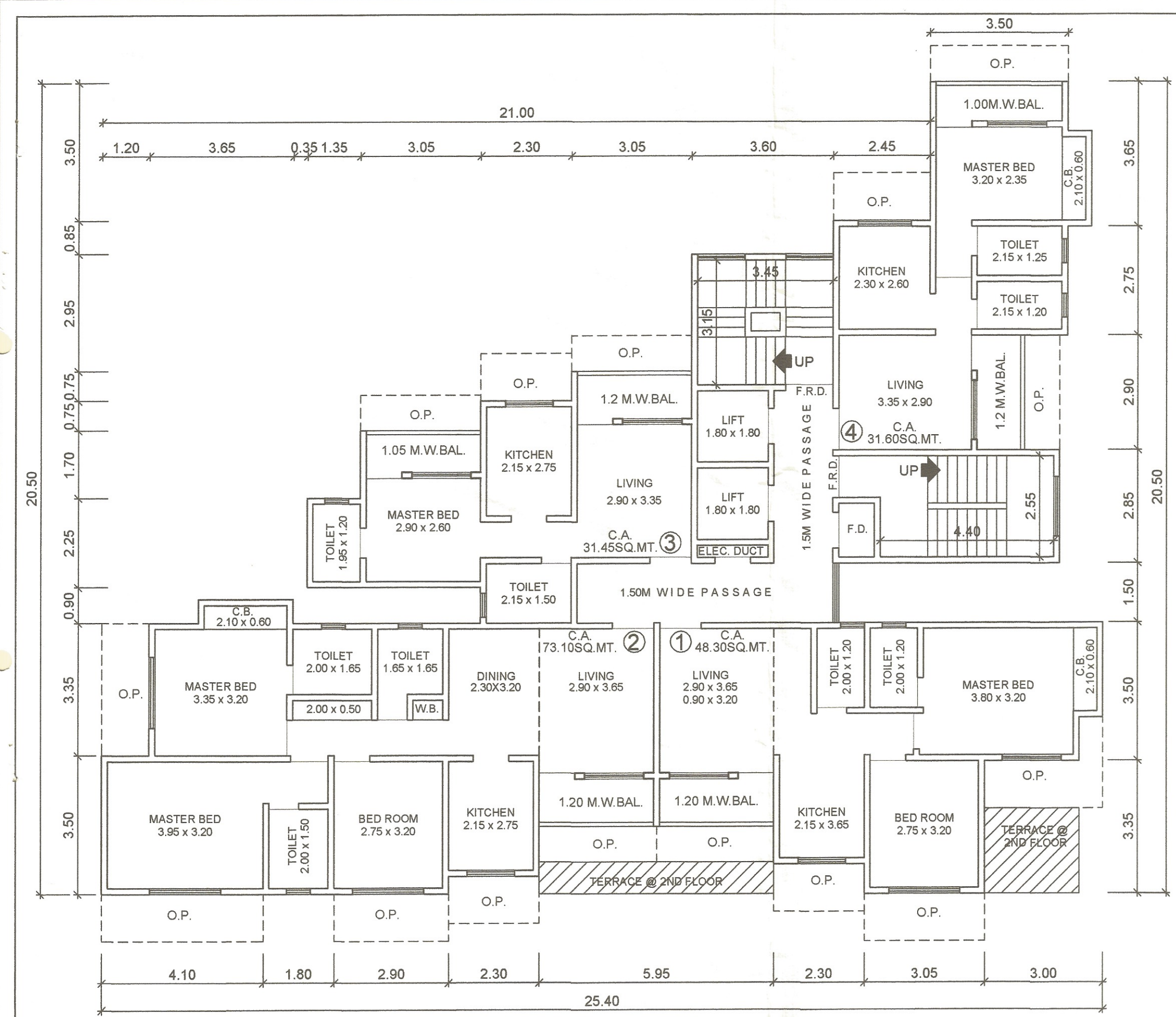
NAME OF P.O.A  
 M/S. HETAL INFRA REALTORS LLP

DRAWING NO.	SCALE	DATE	CHECKED BY	DRAWN BY	REVISION
01	AS SHOWN	13/04/2022	BASAVARAJ G.	SHUBHAM	00

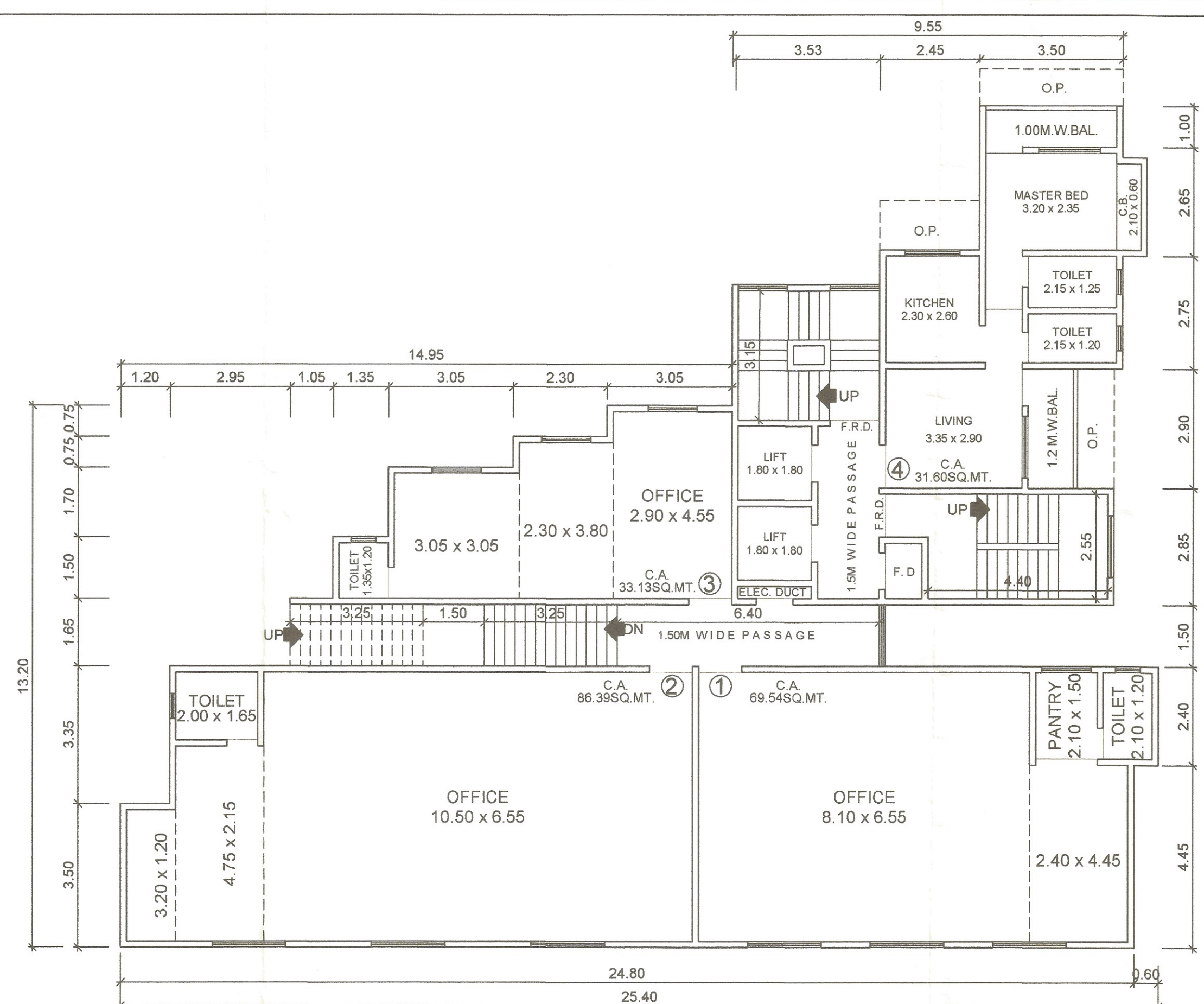
CONSULTING CIVIL ENGINEER  
 BASAVARAJ S. GADEKAR  
 R.E.(CIVIL)

CONSULTANTS  
 Tej's  
 1008-NARAYANA TOWER, BEHIND DALLA HOSPITAL,  
 CHANDY NEST CROSS, NEVA BRITANNIA ROAD,  
 NEVA ROAD (EAST),  
 TEL : 980107171





TYPICAL FLOOR PLAN (EXISTING)  
(2ND TO 7TH & 9TH FLOOR) SCALE: 1:100



FIRST FLOOR PLAN (EXISTING)  
(WING-A) SCALE 1:100

1ST TO 9TH FLOOR (WING-A) PLAN  
GR. TO 7TH FLOOR (WING-B) PLAN

SHEET (2/3)

सोबलचे पत्र क्र. विभाजनपा/नर./१२४५/२०२२-२३  
दि. ३०.११.२०२२ ..... मधील अटी शर्तीः  
बंधनकारक राहण मुब/सुधारीत पांचकम  
नकाशे (भारत पत्रकार) मुंबई.

TOTAL B.U.A. STATEMENT  
PROPOSED (WING-B)

FLOOR	B.U.A.
GR FLOOR	23.58
1ST FLOOR	209.73
2ND FLOOR	209.73
3RD FLOOR	209.73
4TH FLOOR	209.73
5TH FLOOR	209.73
6TH FLOOR	209.73
7TH FLOOR	209.73
TOTAL B.U.A.	1491.69

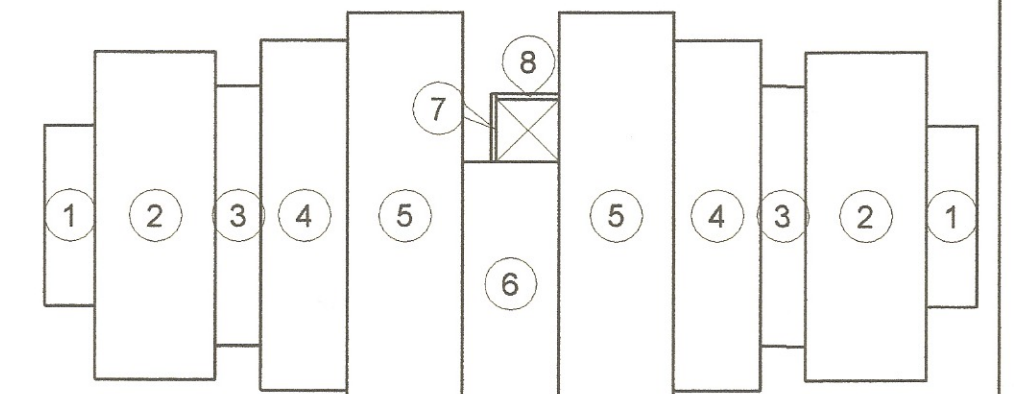
श्री. आशुतोष सो. यांच्या मंजूरीने

सहायक सहायक नगरबन  
विश्व - वाईकर महानगरपालिका

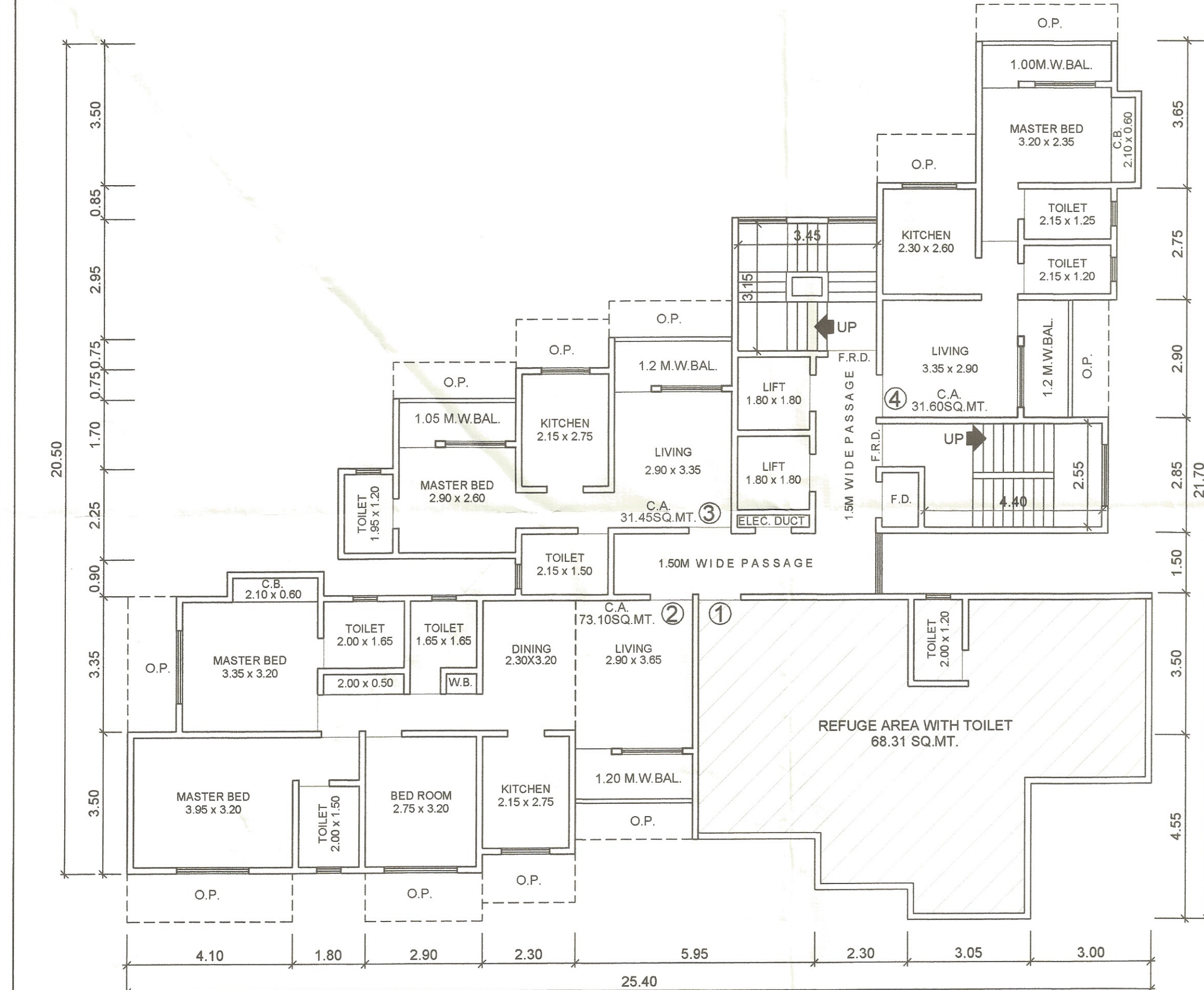


BUILT UP AREA CALCULATION  
FOR 1ST TO 7TH FLOOR (WING-B)

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	2	1.35 X 4.75	12.83
2	2	3.20 X 8.65	55.36
3	2	1.20 X 6.85	16.44
4	2	2.30 X 9.25	42.55
5	2	3.05 X 10.75	65.58
6	1	2.55 X 6.45	16.45
7	1	0.15 X 1.80	0.27
8	1	1.65 X 0.15	0.25
TOTAL			209.73



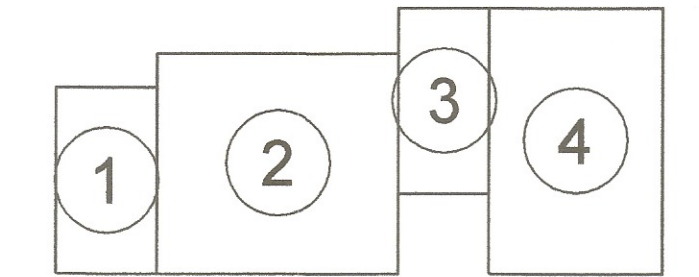
AREA DIAGRAM FOR 1ST TO 7TH FLOOR  
(WING-B) SCALE: 1:200



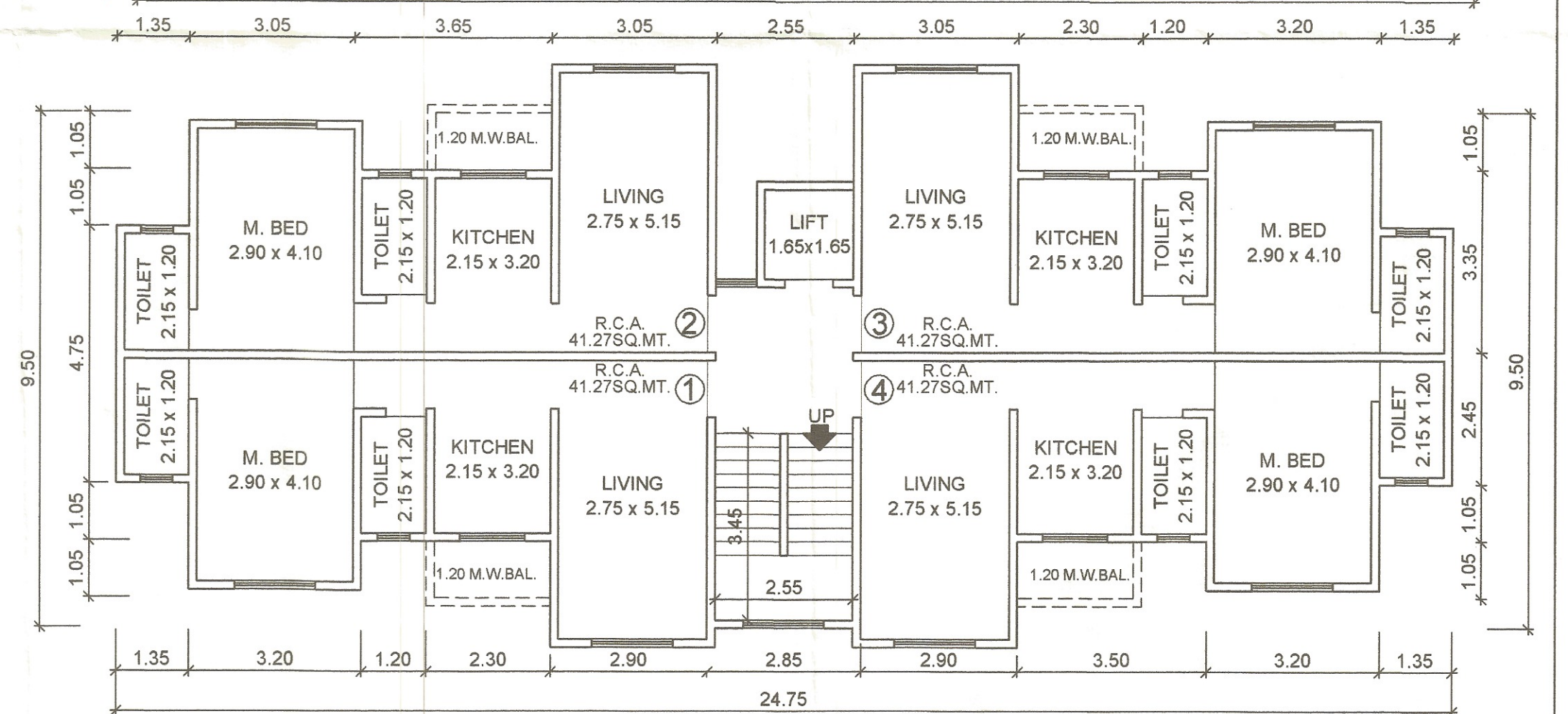
REFUGE FLOOR PLAN (8TH FLOOR) (EXISTING)  
(WING-A) SCALE: 1:100

BUILT UP AREA CALCULATION  
FOR SOCIETY OFFICE + DRIVER ROOM  
(WING-B)

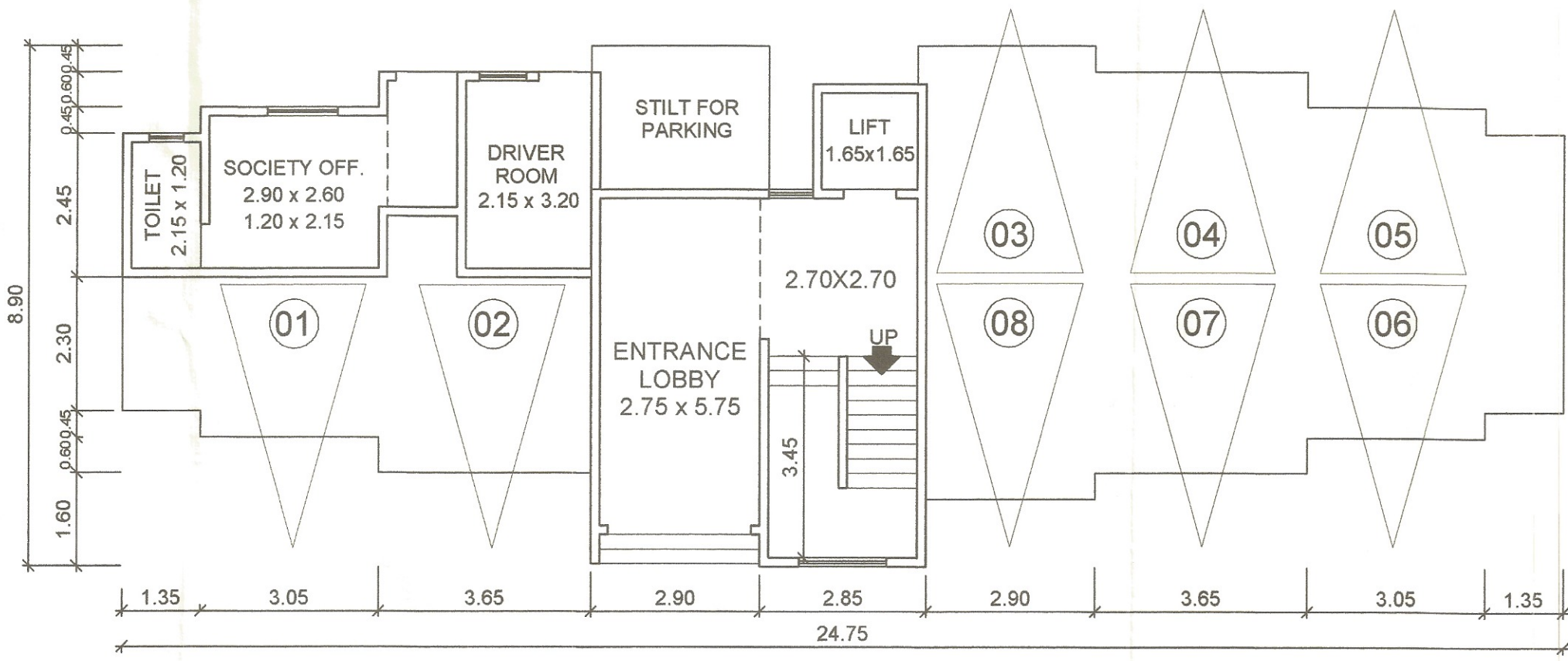
UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	1	1.35 X 2.45	3.31
2	1	3.20 X 2.90	9.28
3	1	1.20 X 2.45	2.94
4	1	2.30 X 3.50	8.05
TOTAL			23.58



AREA DIAGRAM FOR GROUND FLOOR  
SOCIETY OFF. + DRIVER ROOM  
(WING-B) SCALE: 1:100



TYPICAL FLOOR PLAN (1ST TO 7TH) (PROPOSED)  
(WING-B) SCALE 1:100



GROUND FLOOR PLAN (PROPOSED)  
(WING-B) SCALE 1:100

PROFORMA - B

CERTIFICATE OF AREA  
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ... AND THAT THE DIMENSIONS ON THE SIDES ETC. OF THE PLANS ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS SQ METER AND TALLIES WITH AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORD.

SIGNATURE OF THE ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY  
PROPOSED BUILDINGS ON LAND BEARING (OLD) S.NO. 156 / 3 & 4)  
(NEW) S.NO. 27 / 3 & 4, AT VILLAGE - MIRA, TAL & DIST : THANE

NAME OF P.O.A  
M/S. HETAL INFRA REALTORS LLP

OWNERS / SIGNATURE  
M/S. HETAL INFRA REALTORS LLP

DRAWING NO. 02  
SCALE AS SHOWN  
DATE 13/04/2022  
CHECKED BY BASAVARAJ.G  
DRAWN BY SHUBHAM  
REVISION NO. 00

CONSULTING CIVIL ENGINEER  
Basavaraj S. Gadekar  
BE (civil)

CONSULTANTS  
1002-NAKSHATRA TOWER, BEHIND BALAJI HOSPITAL,  
GOLDEN NEST CIRCLE, MIRA BHAYANDER ROAD,  
MIRA ROAD (EAST),  
TEL : 9820195711



भा. सं. विभाजन/नं./... 2022-23  
 दि. 30/01/2022... मधील अटी शर्तीस  
 बंधनकारक राहून मुळ/सुधारित बांधकाम  
 नकाशे (प्रारंभ पत्रासह) मंजूर.

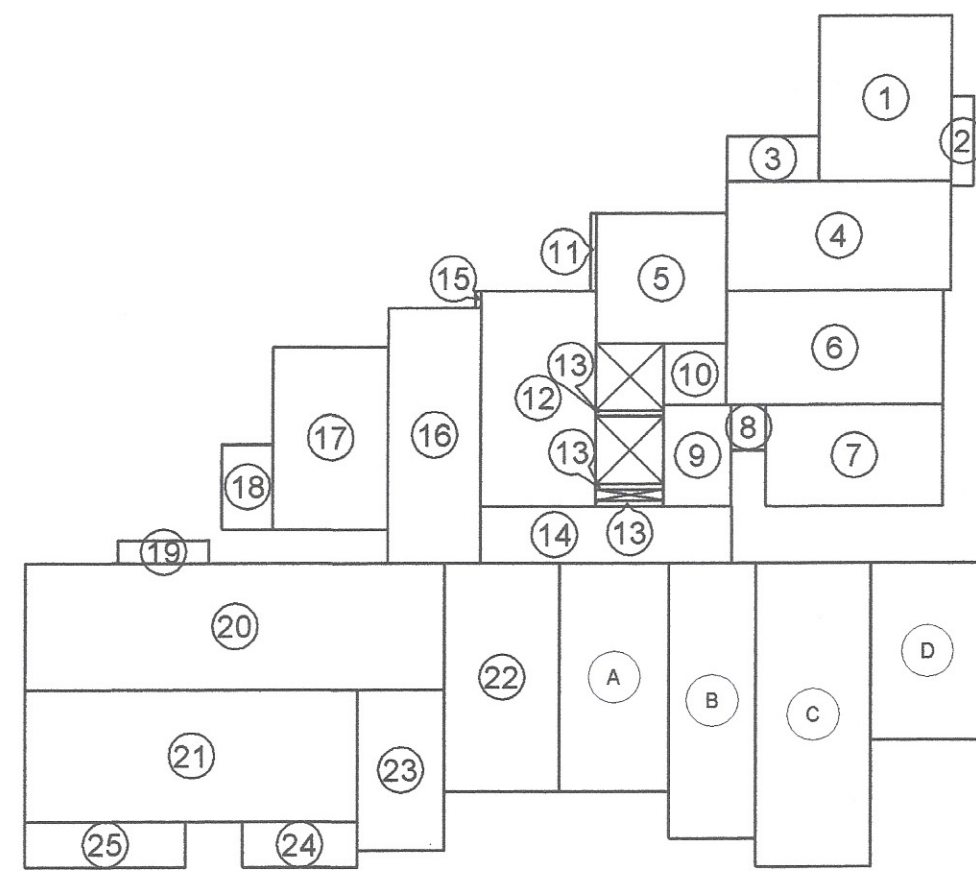
भा. आरुफ सो. यंत्रणा मंडळ

सहायक सहायक नगरपालिका  
 मित्र - जाईपार महानगरपालिका



BUILT UP AREA CALCULATION FOR REFUGEE FLAT (WING-A) (13TH FLOOR)

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
A	1	2.90 X 6.05	17.55
B	1	2.30 X 7.30	16.79
C	1	3.05 X 8.05	24.55
D	1	3.00 X 4.70	14.10
TOTAL			72.99

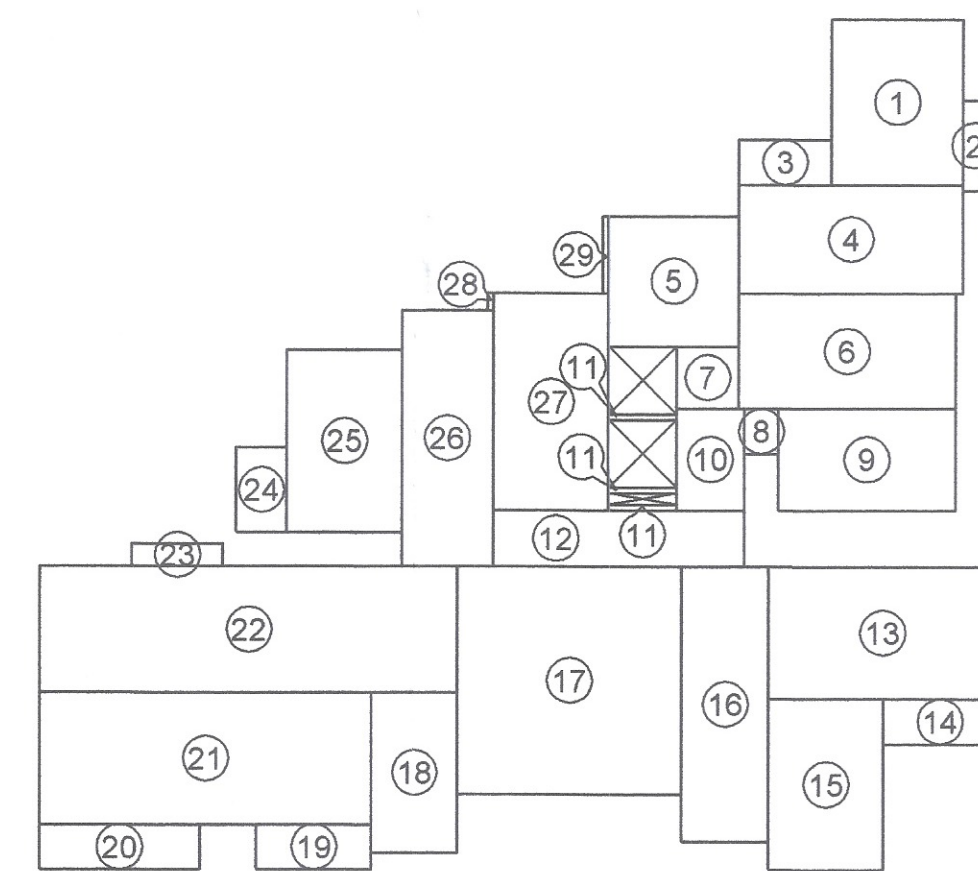


AREA DIAGRAM FOR REFUGEE FLOOR (WING-A) (13TH FLOOR) SCALE- 1:200

BUILT UP AREA CALCULATION FOR REFUGEE FLOOR (WING-A) (13TH FLOOR)

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	1	3.50 X 4.40	15.40
2	1	0.60 X 2.40	1.44
3	1	2.45 X 1.20	2.94
4	1	5.95 X 2.90	17.26
5	1	3.45 X 3.45	11.90
6	1	5.75 X 3.05	17.54
7	1	4.70 X 2.70	12.69
8	1	0.90 X 1.20	1.08
9	1	1.80 X 2.70	4.86
10	1	1.65 X 1.65	2.72
11	1	0.15 X 2.05	0.31
12	1	3.05 X 5.75	17.54
13	3	1.80 X 0.15	0.81
14	1	6.65 X 1.50	9.98
15	1	0.15 X 0.45	0.07
16	1	2.45 X 6.80	16.66
17	1	3.05 X 4.85	14.79
18	1	1.35 X 2.25	3.04
19	1	2.40 X 0.60	1.44
20	1	11.10 X 3.35	37.19
21	1	8.80 X 3.50	30.80
22	1	3.05 X 6.05	18.45
23	1	2.30 X 4.25	9.77
24	1	3.05 X 1.20	3.66
25	1	4.25 X 1.20	5.10
TOTAL			257.44

REFUGEE AREA REQUIRED  
 $330.44 \times 2 = 660.88 / 12.50 = (52.87 \times 0.30) \times 2$   
 MAX PERMISSIBLE = 31.72 SQ.MT.  
 REFUGEE AREA PROPOSED = 72.99 SQ.MT.



AREA DIAGRAM FOR TYPICAL FLOOR (WING-A) (10TH TO 12TH, 14TH TO 16TH FLOOR) SCALE- 1:200

TOTAL B.U.A. STATEMENT PROPOSED(WING-A)

FLOOR	B.U.A.
GR. FLOOR	22.91
10TH FLOOR	330.44
11TH FLOOR	330.44
12TH FLOOR	330.44
13TH FLOOR	257.44
14TH FLOOR	330.44
15TH FLOOR	330.44
16TH FLOOR	330.44
TOTAL B.U.A.	2262.99

BUILT UP AREA CALCULATION FOR TYPICAL FLOOR (WING-A) (10TH TO 12TH, 14TH TO 16TH FLOOR)

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	1	3.50 X 4.40	15.40
2	1	0.60 X 2.40	1.44
3	1	2.45 X 1.20	2.94
4	1	5.95 X 2.90	17.26
5	1	3.45 X 3.45	11.90
6	1	5.75 X 3.05	17.54
7	1	4.70 X 2.70	12.69
8	1	0.90 X 1.20	1.08
9	1	1.80 X 2.70	4.86
10	1	1.65 X 1.65	2.72
11	3	1.80 X 0.15	0.81
12	1	6.65 X 1.50	9.98
13	1	6.05 X 3.50	21.18
14	1	3.00 X 1.20	3.60
15	1	3.05 X 4.55	13.88
16	1	2.30 X 7.30	16.79
17	1	5.95 X 6.05	36.00
18	1	2.30 X 4.25	9.77
19	1	3.05 X 1.20	3.66
20	1	4.25 X 1.20	5.10
21	1	8.80 X 3.50	30.80
22	1	11.10 X 3.35	37.19
23	1	2.40 X 0.60	1.44
24	1	1.35 X 2.25	3.04
25	1	3.05 X 4.85	14.79
26	1	2.45 X 6.80	16.66
27	1	3.05 X 5.75	17.54
28	1	0.15 X 0.45	0.07
29	1	0.15 X 2.05	0.31
TOTAL			330.44

PROFORMA - B

CERTIFICATE OF AREA  
 CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ... AND THAT THE DIMENSIONS ON THE SIDES ETC. OF THE PLANS ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS SQ.METER AND TALLIES WITH AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORD.

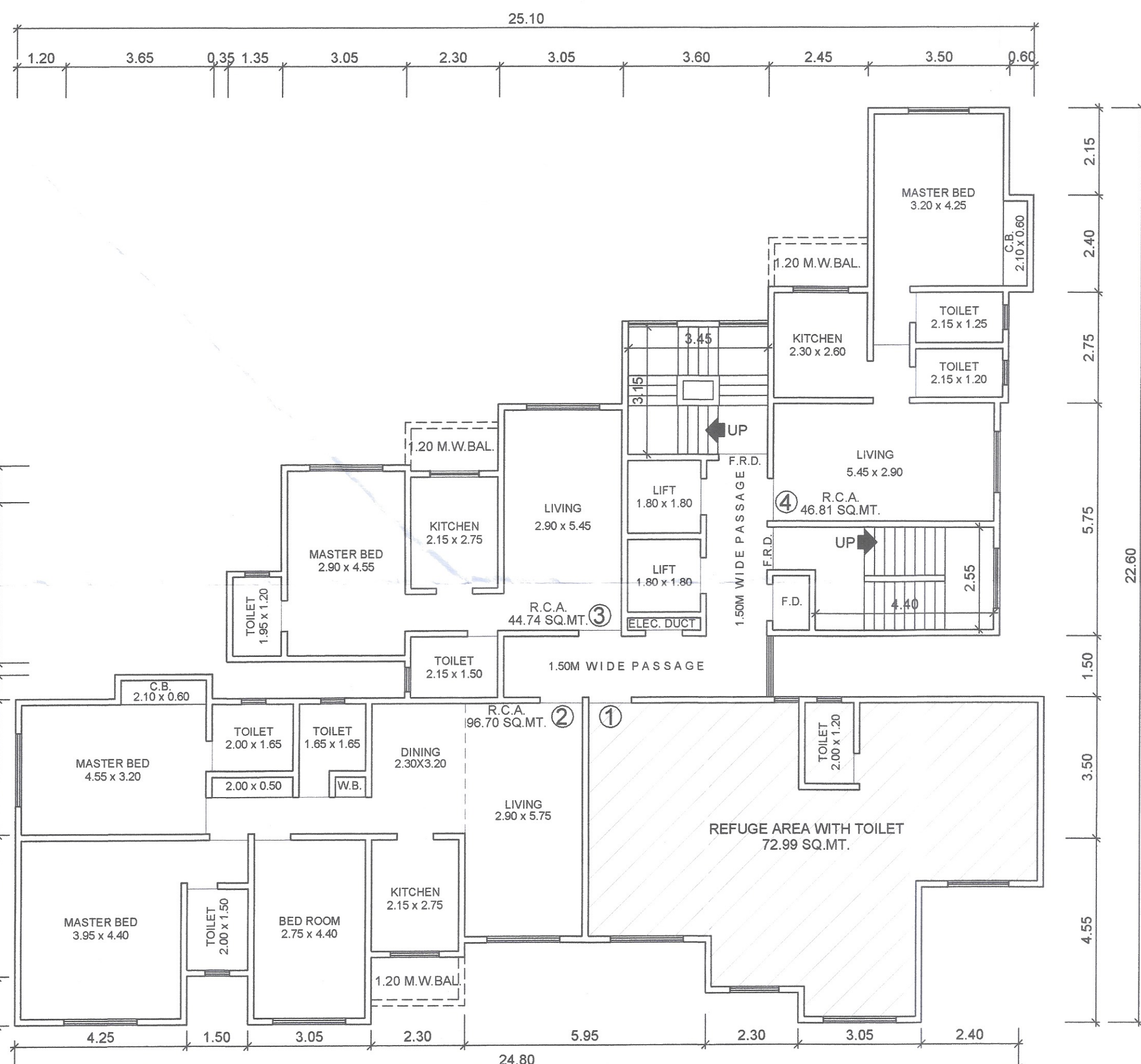
DESCRIPTION OF PROPOSAL AND PROPERTY  
 PROPOSED BUILDINGS ON LAND BEARING (OLD) S.NO. 156 / 3 & 4, (NEW) S.NO. 27 / 3 & 4, AT VILLAGE - MIRA, TAL & DIST - THANE

NAME OF P.O.A  
 M/S. HETAL INFRA REALTORS LLP

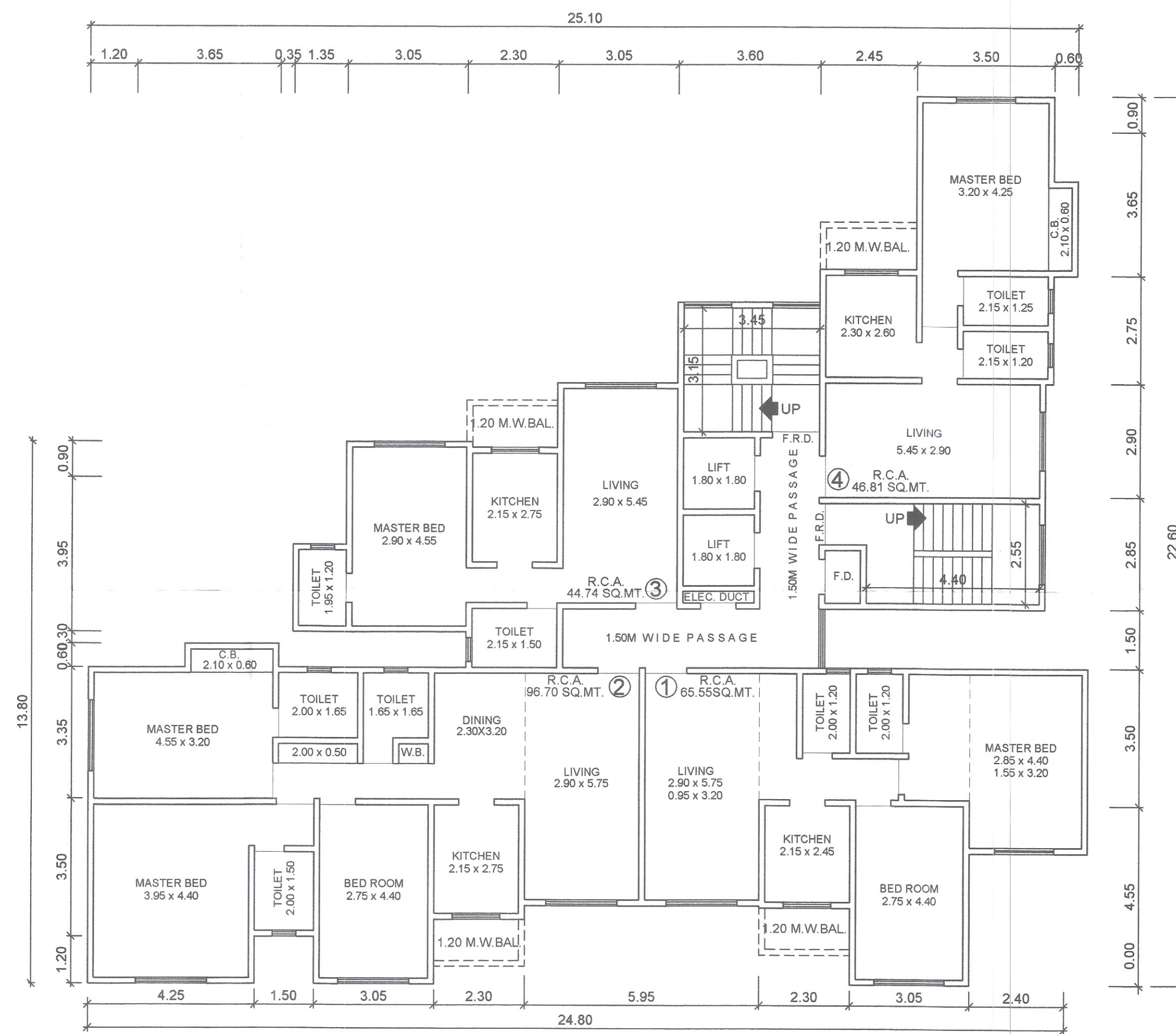
DRAWING NO. 03, SCALE AS SHOWN, DATE 13/04/2022, CHECKED BY BASAVARAJ G, DRAWN BY SHUBHAM, REVISION NO. 00

CONSULTING CIVIL ENGINEER  
 Basavaraj S. Gadekar BE (civil)

TEJ'S CONSULTANTS  
 1005-NAKSHATRA TOWER, BEHIND BALAJI HOSPITAL, GOLDEN NEST CIRCLE, MIRA BHAYANDER ROAD, MIRA ROAD (EAST), TEL : 9820195711



REFUGEE FLOOR PLAN(PROPOSED) (13TH FLOOR) WING-A SCALE- 1:100



TYPICAL FLOOR PLAN (PROPOSED) (10TH TO 12TH, 14TH TO 16TH FLOOR) WING-A SCALE- 1:100