the buildings are incomplete, the land under such incomplete buildings and the land appurtenant there to shall be deemed to have been withdrawn and the vacant land and such land with structures and land appurtenant thereto shall be acquired as per Chapter-III of the Urban Land (Ceiling & Regulation) Act, 1976.

6) The quality of construction shall not be inferior to the specifications laid down in the guidelines of 22nd August, 1986 and these already mentioned in the Appendix 'A'. The actual construction and the quality of construction shall be subject to the building regulations of the local authorities, and subject to such other conditions as may be imposed by the ~~Corporation/~~Municipal Authority, Town Planning Authority and other statutory bodies. The layout of the land to be used under this scheme should be in accordance with the statutory provisions applicable in this regard.

7) The land reservation under Development Plan or the reservation prescribed by the local authority in a layout for various public amenities as well as the internal roads (where ever they are to be transferred as per local authority's rule) shall be transferred by the said persons to Government/the Municipal Authorities without charging any consideration either before the work actually is commenced or at a later date as shall be prescribed in this regard. No commencement certificate shall be obtained unless the land under reservation etc. is actually handed over to the Government/Municipal Authority if it is so prescribed. Internal roads shall be bought upto the standards laid down by the Municipal ~~Corporation~~ Council before they are transferred.

8) The said person shall allot only one dwelling unit to one family. The definition of family under the Urban Land (Ceiling & Act shall be applicable in this regard.

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9) The said person shall sell 10% of the permissible floor space index in the form of tenements with plinth area upto 40 sq.mtr. or as prescribed in Schedule to persons nominated by the State Government at 75% of the rate applicable to tenement to be sold in the open market which shall be determined as per the formula prescribed in condition No.12.

10) The dwelling units sold or otherwise transferred which is allotted to the Government nominees shall not be permitted to be resold or transferred otherwise. The dwelling units which the scheme holder can sell in the open market shall not be permitted to be resold or otherwise transferred for a period of two years from the date of possession of dwelling unit.

11) The said person shall not sell or otherwise transfer the dwelling unit to any person who has if any of his family members already own a dwelling unit in the same Urban Agglomeration and that the said person shall obtain an Affidavit from intending Purchaser to this effect.

12) The land holder shall sell the tenements to members of the public at the price bases on the formula stated hereinafter i.e. (a) Five times the compensation payable under Urban Land (C&R) Act, 1976, (b) Cost of construction, (c) 15% profit on (a) & (b) After determining the final selling price the landholder shall communicate this figure to the Competent Authority from time to time.

13) The said person shall not transfer the exempted lands (with or without buildings thereon) or any part thereof to any other person, except for the purpose of mortgage in favour of any financial institution specified in sub-section (1) of section 19 of the Act, for raising finance for the purpose of construction of any one or all the tenements mentioned above. Breach of this condition shall render the exemption granted under this order stand withdrawn.

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THE SEAL OF JOINT SUB-REGISTRAR THANE CO. INDIA

NOTARY U.C. THAKUR GUJARAT MAHARASHTRA GOVT. OF INDIA

14) The area required to be kept open according to the D.C. Rules, Building Regulations of Mira-Bhayandar Municipal ~~Corporation~~/Council/Town Planning Rules and other statutory regulations shall always be kept open. This part of the land shall not be used for any construction whatsoever, even if there is a change in FSI in future, permitting additional construction.

15) The said person shall submit from time to time necessary 'Returns' to beprescribed by the Additional Collector and Competent Authority in order to indicate the progress of the work done by him.

16) If at any time the Additional Collector & Competent Authority is satisfied that there is a breach of any of the conditions mentioned in this order, it shall be competent to the Additional Collector & Competent Authority to withdrawn by an order, the exemption order from the date specified in the order.

Provided that before making any such order the Additional Collector & Competent Authority shall give reasonable opportunity to the person whose lands are exempted for making representation against the proposed withdrawal.

17) When any such exemption is withdrawn or deemed to be withdrawn under these conditions, the provision of Chapter-III of the said Act shall apply to the lands as if the land had not been exempted under this order.

18) It shall be lawful for the State Government, the Addl. Collector & Competent Authority or any person specifically authorised by the State Government in this behalf to enter on the land, so allowed to be retained for the purpose of construction of tenements/~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ to inspect and check the development, the material and the construction work, and call for, inspect and check the books of accounts of the development, construction and disposal of the tenements.

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NOTARY U. C. THAKKAR GOVT. OF INDIA

9) The holder shall advertise the entire scheme within six months from the date of sanction of the order from the Additional Collector & Competent Authority in at least two local newspapers, giving full details of the scheme including the area and the final selling price for tenements for plinth and carpet area specifications, location, terms and conditions of allotment of tenements, in accordance with Maharashtra Ownership Flats Act, 1963. He shall send copies of the Advertisements to the Competent Authority within one week from the date of publication of the advertisement. If the scheme is proposed to be implemented in phases (within the total time period prescribed herein), the first advertisement should be in respect of all the dwelling units including indicating the phases of construction. Attention is invited to condition No. 6 and other relevant conditions prescribed under the guidelines issued on 22nd August, 1986. Any violation of the stipulation shall be considered breach of conditions.

10) The exemption granted under section 20 of the said Act shall be deemed to have been withdrawn for such vacant land which have not been built upon, if and when such exempted lands are required for any Government or Semi-Government Organisation in the public interest.

11) All the conditions mentioned in Government Resolution Housing & Special Assistance Department No. SSS-1086/2340/XIII, dt. 22/8/1986 and No. ULC/1088/(2799)/U-XIII, dt. 22/8/88 shall apply for the exempted land and shall be binding on the land-holder.

12) Government expects that the concept of 'low rise low cost' construction technology, without sacrificing the set standards and specifications should be adopted to maximum possible extent and less reliance should be placed on use of cement and steel by having load bearing walls [illegible] and by using low-cost building technology.

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23) Additional Collector & Competent Authority reserve the right to alter any of the conditions prescribed herein.

24) The land holders/developers shall maintain a register of tenement for the various categories of flats to be sold in the open market duly recording the names of the Purchaser and follow the related guidelines [illegible]. These registers shall be made available to the Additional Collector & Competent Authority or such other officers as authorised by them for inspection thereof from time to time.

25) [illegible]

26) The percentage of Government nominees on initial 4000.00 sq.mtr. would be 10% provisionally pending final adjudication on the prayers made by the State Government to reconsider the directions made on 31-1-1990 in the case of C.A.2598/90. Any change in the Government direction pursuant to the order of the Supreme Court shall be binding on the land holder.

27) The scheme holder shall obtain the N.A.permission u/s.44 of the M.L.R.C.1966, before the commencement of the building construction.

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THE SEAL OF JOINT SUB-REGISTRAR THANE 10
DIST. THANE

NOTARY
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GUJARAT & MAHARASHTRA
Reg. No. 2157
Exp on 26-8-22
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S C H E D U L E

Details regarding applicant and the vacant land for which the exemption is sought under section 20 of the Urban Land (Ceiling and Regulation) Act, 1976.

1) Name & Address of the Persons holding the land. : Shri.Atmaram Laxman Patil C/o.Dushyant Patel Associates, 16, Roop Kamal, S.V.Road, Kandivali (W) Bombay-67

2) Status of the Person : Individual

3) No. & Date of application : 03/06/1993 SR-579

4) Name of the Urban Agglomeration in which the exemption is sought situated. : Thane Urban Agglomeration & 8 Kms. Peripherial Area of Greater Bombay.

5) Description of property for which exemption is sought -

a) District : Thane

b) Taluka : Thane

Village : Mira

S.No./~~xxxxxx~~. : 168/4, 102/4, 165/1&5

b) Total ~~xxxxxx~~/prob ble surplus area in sq.mtr. : 6666.37 sq.mtrs.

c) Land to be retained as per Circular dt. 11-8-89. : N.A.

d) Total area under scheme : 6702.59 sq.m trs.

e) Area under reservation if any. : Nil

f) Area of land to be exempted. : 6702.59 sq.mtrs.

g) Area under compulsory open space and internal road. : 390.70 sq.mtrs.

h) Net buildable area under scheme. : 6311.78 sq.mtrs.

i) Built-up area to be sold to Government at fixed rate : 631.18 sq.mtrs.
S.No. 168/4 - 90.93 sq.mtrs.
S.No. 102/4 - 291.11 sq.mtrs.
S.No. 165/1&5- 378.20 sq.mtrs.

j) Buildable land to be surrendered to Government free of cost : Nil

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THE SEAL OF JOINT SUBREGISTRAR THANE-10 DIST THANE

NOTARY U.C. THAKKAR GUJARAT & MAHARASHTRA Reg. No. 2157 Exp. on 28-5-22 GOVT. OF INDIA

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Addl. City Thane Urban Agglomeration & BKMs, Post Sal Area
of Greater Bombay Urban Agglomeration at Thane.

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Case No. : ULC/TA/Mira/SR-16

Date of declaration : 17/3/1978

Name of declarant : 1) Smt. Jayabai Y. Bhoir
2) Shri Yeshwant K. Bhoir
of Mira, Tal. Thane.

ORDER UNDER SECTION 8(4) OF THE
URBAN LAND (CEILING AND REGULATION) ACT 1976

Smt. Jayabai Y. Bhoir and Yeshwant K. Bhoir of Mira, Tal. Thane had filed a return in August 1976 under section 6(1) of the Act in respect of the following land.

Dist.	Tal.	Village	S.No./H.No.	Area in sq.mtrs.
Thane	Thane	Mira	1/2	2630-00
			3/1	5210-00
			3/6	2070-00
			37/A	2970-00
			37/C	850-00
			55/3	2050-00
			56/1Pt	1720-00
			57/3	1550-00
			69/2	1000-00
			69/9	400-00
			72/1	1000-00
			72/2	507-00
			120/6	556-45
			122/6	20-00
			123/5	20-00
			126/5	530-00
			130/6	2710-00
			130/7	490-00
			132/3	380-00
			132/10	300-00
			133/2Pt	1340-51
			136/0	200-00
			137/2	400-00
			137/4Pt	860-00
			139/3	460-00
			139/6	100-00
			139/7	100-00
			143/10	430-00
			144/0	2300-00
			151/1	2300-00
			155/3	6610-00
			160/6	2800-00
			161/2	2800-00

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NOTARY U.C. THAKKAR GUJARAT & MAHARASHTRA Regd. No. 2157 Exp. on 20-5-22 GOVT. OF INDIA

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... Shri Yeshwant K. Bhoir
of Mira, Tal. Thane.

...(1) OF THE
...GULATION) ACT, 1976.

...and Yeshwant K. Bhoir of Mira,

...August, 1976, under section 6(1)

...llowing land.

...H.No.	Area in sq.mtrs.
.../2	2630-00
.../1	5210-00
.../6	2070-00
.../4	2970-00
.../C	850-00
.../3	2050-00
.../1Pt	1720-00
.../3	1550-00
.../8	1000-00
.../9	400-00
.../1	1000-00
.../2	507-00
.../6	556-45
.../6	20-00
.../5	20-00
.../9	530-00
.../6	2710-00
.../7	480-00
.../3	380-00
.../10	300-00
.../2Pt	1340-51
.../0	200-00
.../2	400-00
.../4Pt	860-00
.../3	460-00
.../6	100-00
.../7	100-00
.../10	430-00

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Dist. & Tal.	Village	S.No./H.No.	Area in sq.mtrs.
Thane	Mira	155/1	1340-00
		155/3	8510-00
		160/6	2880-00
		161/2	3980-00
		162/6	1110-00
		172/7	100-00
		162/10	1040-00
		162/11	400-00
		182/5	2070-00
		182/8	100-00
		Total:	66153-99

On the basis of enquiry and available record, a notice u/s 30/7/1987 under section 8(3) alongwith draft statement was issu and was served on the declarant calling upon him to prefer his objections to the draft statement within a period of 30 days. H the declarant failed to remain present on the date given for hearing thereafter, he has sent his written statement on 9/12/ He has stated in his written statement that the land declared the return filed under section 6(1) is in the name of himself and his wife Smt. Jayabai Y.Bhoir since long and h from her father and shown in Record of right seperately and she should also get seperate ceiling unit in the property.

His second contention is that the landed property is an ancestral property and it is being cultivated jointly and he the following persons are entitled in the said property were major in Jaunary 1976 for their birth date he has affidavit before Executive Magistrate Thane their petitioner regarding relation and age are as under:

Sr.No.	Name	Relation
1.	Shri Shashikant Y.Bhoir	.. Son
2.	Smt. Jayashree Y.Bhoir	.. Daughter
3.	Shri Ramakant Y.Bhoir	.. Son
4.	Shri Kamlesh Y.Bhoir	.. Son
5.	Smt. Kanchan Y.Bhoir	.. Daughter
6.	Shri Raju Y.Bhoir	.. Son
7.	Shri Dilip Y.Bhoir	.. Son

NOTARY U.C. THAKKAR GUJARAT & MAHARASHTRA Reg. No. 2157 Exp. on 26-5-22 GOVT OF INDIA

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(N.A. land as per order dt.12/5/1967 and it is in commercial use. N.A. order is not traceable and hence he has produced V.P.No.2. However S.No.130/6 and 130/7 are admeasuring 2710-00 and 430-00 sq.mtrs. respectively are not in his possession prior to the commencement of the Act and he has given up the possession. He has produced xerox copy of the sale deed hence these land should be deducted from the total holding and also area admeasuring 430-00 sq.mtrs. bearing S.No.143/10 may be treated as a N.A. land and under commercial use hence, the area would be deducted from the total holding.

The declarant has produced the following documents:

1) 7/12 extracts, V.P.No.VI, V.P.No.VIII-A (Khate Uttara), V.P. No.2, affidavit regarding relation and age proof of the interested citizens and sale deeds.

On perusal of the office record and document produced by the declarant, it is seen that the land bearing S.No.37/4, 57/5, 69/2 and 72/1 is not reflected in the V.P.No.VIII-A (Khate Uttara) these are already deducted from the total holding of the declarant which is shown in return filed under section 6(1) of the Act and hence City Survey Officer has also not measured these lands.

However, that C.I say of the declarant regarding land bearing S.No.143/10, area admeasuring 430-00 sq.mtrs. that it being N.A. land and it is under commercial use, is accepted as he has produced the copy of V.P.No.2 showing that the N.A. Annexed Land. However the say of the declarant in respect of the land bearing S.No.130/6 and 130/7 is not accepted as the sale deeds are not registered and the said property continued to be in the name of declarant.

The declarant has claimed 9 shares in the said property one for himself and one for his wife Smt. Jayabai Y.Sheir who owns same S.Nos. i.e. land bearing S.No.139/1, 139/6, 139/3, 155/1, 161/2, 160/6, 153/3, 162/6, 162/11, 162/10, 182/8, and 162/5 as self acquired property and 7 shares for major sons and daughters. From the 7/12 extract proves that the declarants do own land separately, but for the calculation of surplus land the share of husband is clubbed with that of his wife. Therefore only 0 shares are allowed in the said property.

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SUB-REGISTRAR THANE 1 TO 10 DIST THANE
NOTARY U. C. THAKKAR GUJARAT & MAHARASHTRA Reg. No. 2157 Exp. on 26-5-22 GOVT. OF INDIA
NOTARY GOVT. OF INDIA

Greater Bombay Agglomeration.

prescribed is 500-00 sq.mtrs. per unit. Therefore declarant along with his 7 shares can get ceiling limit each of 500-00 sq.mtrs. i.e. 500 x 8 = 4000-00 sq.mtrs. of land.

Total holding of the declarant is computed are as under:

Total holding of the declarant ... 66153-59 sq.m

Deduct

1) Area under road & open space ... 43433-54 -"-
2) Built up area ... 567-00 -"-
3) Land appurtenant ... 500-00 -"-
4) Addl.land appurtenant ... 500-00 -"-
5) Total deduction ... 45063-54 -"-
6) After deduction ... 21090-35
7) Land allowed to be retained (500 x 8 = 4000-00) ... 4000-00
8) Net surplus vacant land ... 17090-45

The details of the above land are given in seperate statement below :-

Sr. No.	S.No./ H.No.	Area in sq.mtrs.	Built up area	L.A.	A.L.A.	Road & open space	Green zone	Retainable land.	Surplus land vacant land.	ZONE
1	2	3	4	5	6	7	8	9	10	11
1	130/6	2710-00	-	-	-	-	-	-	2710-00	R
2	130/7	480-00	-	-	-	-	-	-	480-00	R
3	133/2Pt	1340-51	-	-	-	1340-51	-	-	-	O.S.
4	137/2	400-00	-	-	-	400-00	-	-	-	O.S.
5	137/3	380-00	-	-	-	380-00	-	-	-	O.S.
6	132/10	300-00	-	-	-	300-00	-	-	-	O.S.
7	123/5	20-00	-	-	-	20-00	-	-	-	O.S
8	124/9	530-00	-	-	-	530-00	-	-	-	O.S
9	137/4P	860-00	-	-	-	860-00	-	-	556-45	Ind
10	120/6	556-45	-	-	-	-	-	-	20-00	Ind
11	122/6	20-00	-	-	-	-	-	-	-	O.S
12	72/2	507-03	-	-	-	507-03	-	-	130-00	R
13	143/11	130-00	-	-	-	-	-	-	-	O.S
14	143/10	430-00	-	-	-	430-00	-	-	-	O.S
15	144/0	13050-00	-	-	-	13050-00	-	-	2403-00	Ind
16	33/4	2970-00	567-00	500-00	500-00	-	-	-	100-00	O.S
17	172/1	100-00	-	-	-	-	-	-	-	...6/

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NOTARY U. C. THAKER GUJARAT MAHARASHTRA Regn. No. 2157 Expd on 26-5-22 GOVT. OF INDIA

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2	al.	56/1Pt	1720-00	-	-	-	415-00	-	-	1305-00	-"-
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4		139/7	100-00	-	-	-	100-00	-	-	-	O.S.
5		139/6	100-00	-	-	-	100-00	-	-	-	O.S.
6		139/3	460-00	-	-	-	460-00	-	-	-	O.S.
7		155/1	1340-00	-	-	-	1340-00	-	-	-	O.S.
8		[illegible]	[illegible]	-	-	-	8580-00	-	-	-	O.S.
9		160/6	[illegible]	-	-	-	[illegible]	-	-	-	O.S.
10		155/3	8510-00	-	-	-	8510-00	-	-	-	O.S.
11		162/6	1110-00	-	-	-	1110-00	-	-	-	O.S.
12		162/11	400-00	-	-	-	400-00	-	-	-	O.S.
13		162/10	1040-00	-	-	-	1040-00	-	-	-	O.S.
14		132/3	100-00	-	-	-	-	-	-	100-00	R+Rd+O
15		182/5	2070-00	-	-	-	-	-	2070-00	-	R
16		0/2	2630-00	-	-	-	-	-	1930-00	700-00	R
17		3/1	5210-00	-	-	-	-	-	-	5210-00	Town C
18		3/6	2070-00	-	-	-	-	-	-	2070-00	Cel
19		136/9	200-00	-	-	-	200-00	-	-	-	O.S
			66153-99	567-00	500-00	400-00	1496-54	-	4000-00	17090-45	

Taking into consideration the above details, I, hereby declare that the declarant is a surplus land holders to the extent of 17090-45 sq.mtrs. as shown in column No.10 of the statement.

The final statement should be prepared and issued to the declarant alongwith notice under section 9 and notification under section 10(1) should be published.

Party should be informed accordingly.

(S.S.Meshram)
Dy.Collector &
Competent Authority,
Thane Urban Agglomeration & KMs.
Peripherial Area of Gr.Bombay.

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Thane Urban Agglomeration, Thane.

NOTARY U.C. THAKKAR GUJARAT & MAHARASHTRA Reg. No. 2157 Exp. on 28-5-22 GOVT. OF INDIA

THANE URBAN AGGLOMERATION (CEILING AND REGULATION) ACT, 1976 AREA OF GREATER BOMBAY

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दुय्यम निबंधक : ठाणे 4
दस्त क्रमांक : 4116/2007
नोदंणी :
Regn:63m

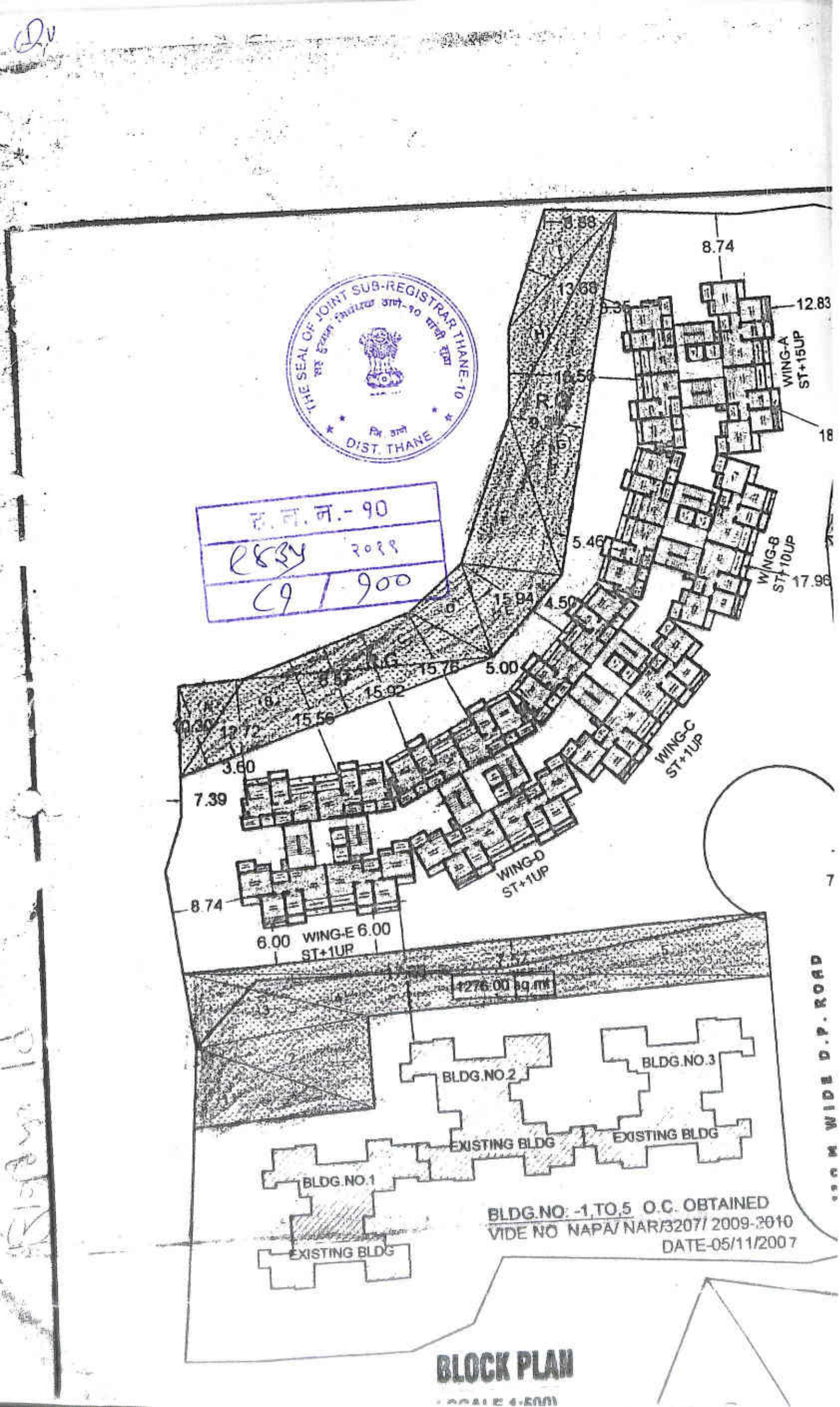
गावाचे नाव : मिरा

(1)विलेखाचा प्रकार	करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख
(2)मोबदला	रु.1008000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	रु. 16830000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :मौजे मिरा , स न जुना 182 नविन 49 ही नं 5, क्षेत्र 2070 चौमी खुली जमीन व ही नं 8, क्षेत्र 100 चौमी खुली जमीन एकूण 2170 चौमी खुली जमीन
(5) क्षेत्रफळ	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- श्रीमती जयाबाई यशवंत भोईर - - वय:-58पत्ता:--पिन कोड:--पॅन नं:--
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:- मे जी एन कन्स्ट्रक्शन चे मालक श्री उदय घनश्याम नाईक - - वय:-41पत्ता:-१२ जी पिन कोड:--पॅन नं:--
(9) दस्तऐवज करुन दिल्याचा दिनांक	03/05/2007
(10)दस्त नोंदणी केल्याचा दिनांक	03/05/2007
(11)अनुक्रमांक,खंड व पृष्ठ	4116/2007
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	168300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	-

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THE SEAL OF JOINT SUB-REGISTRAR THANE-10 DIST. THANE

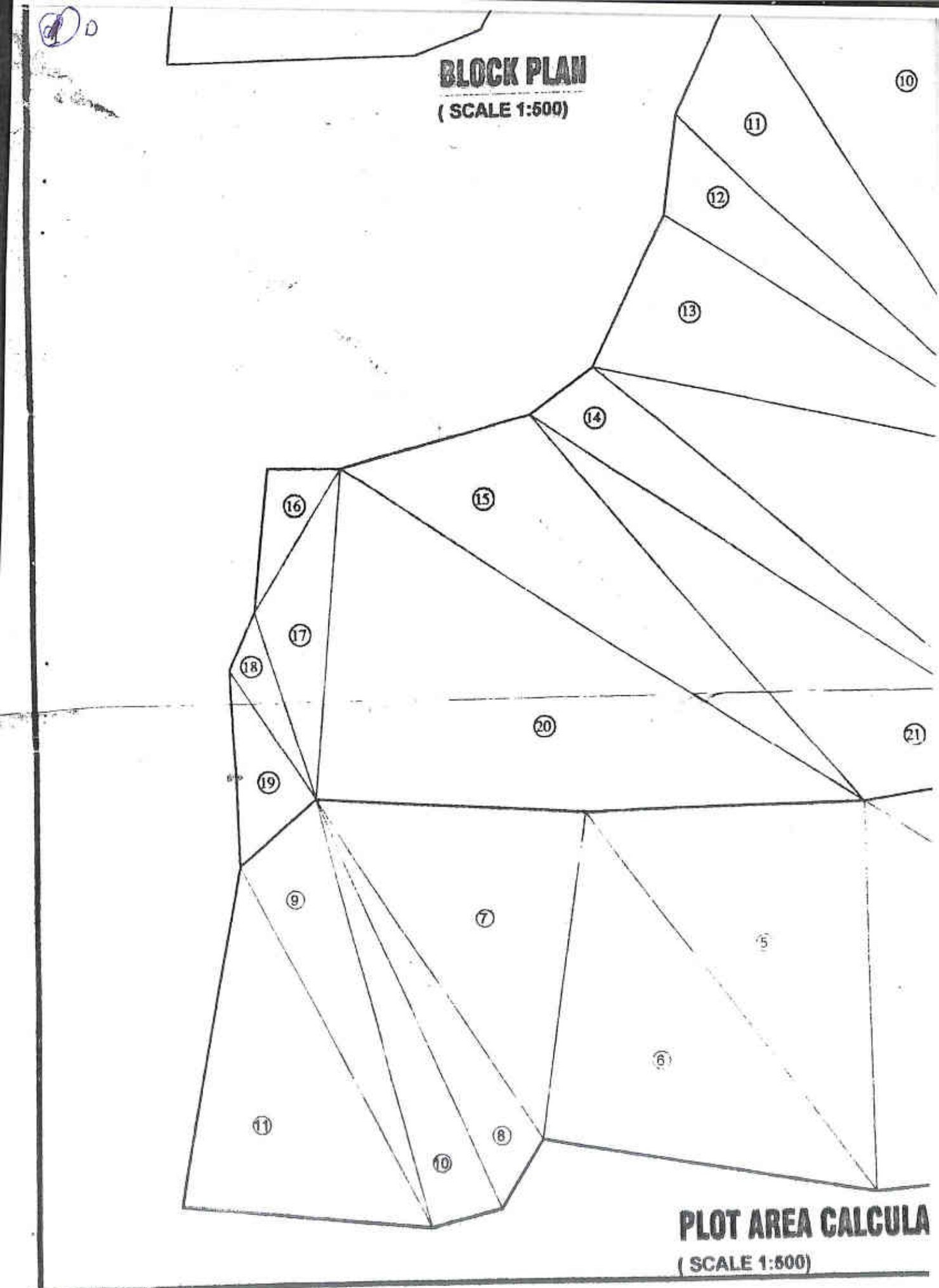
NOTARY U. C. THAKKAR GUJARAT & MAHARASHTRA Reg. No. 2157 Exp. on 26-5-22 GOVT. OF INDIA


THE SEAL OF JOINT SUB-REGISTRAR THANE-10
DIST. THANE
ठा.ना.नं.- 90
WING-A ST+15UP
WING-B ST+10UP
WING-C ST+1UP
WING-D ST+1UP
WING-E ST+1UP
1276.00 sq.mt
BLDG.NO.1
BLDG.NO.2
BLDG.NO.3
EXISTING BLDG
EXISTING BLDG
EXISTING BLDG
BLDG.NO: -1,TO,5 O.C. OBTAINED
VIDE NO NAPA/ NAR/3207/ 2009-2010
DATE-05/11/2007
BLOCK PLAN

D

BLOCK PLAN

(SCALE 1:500)

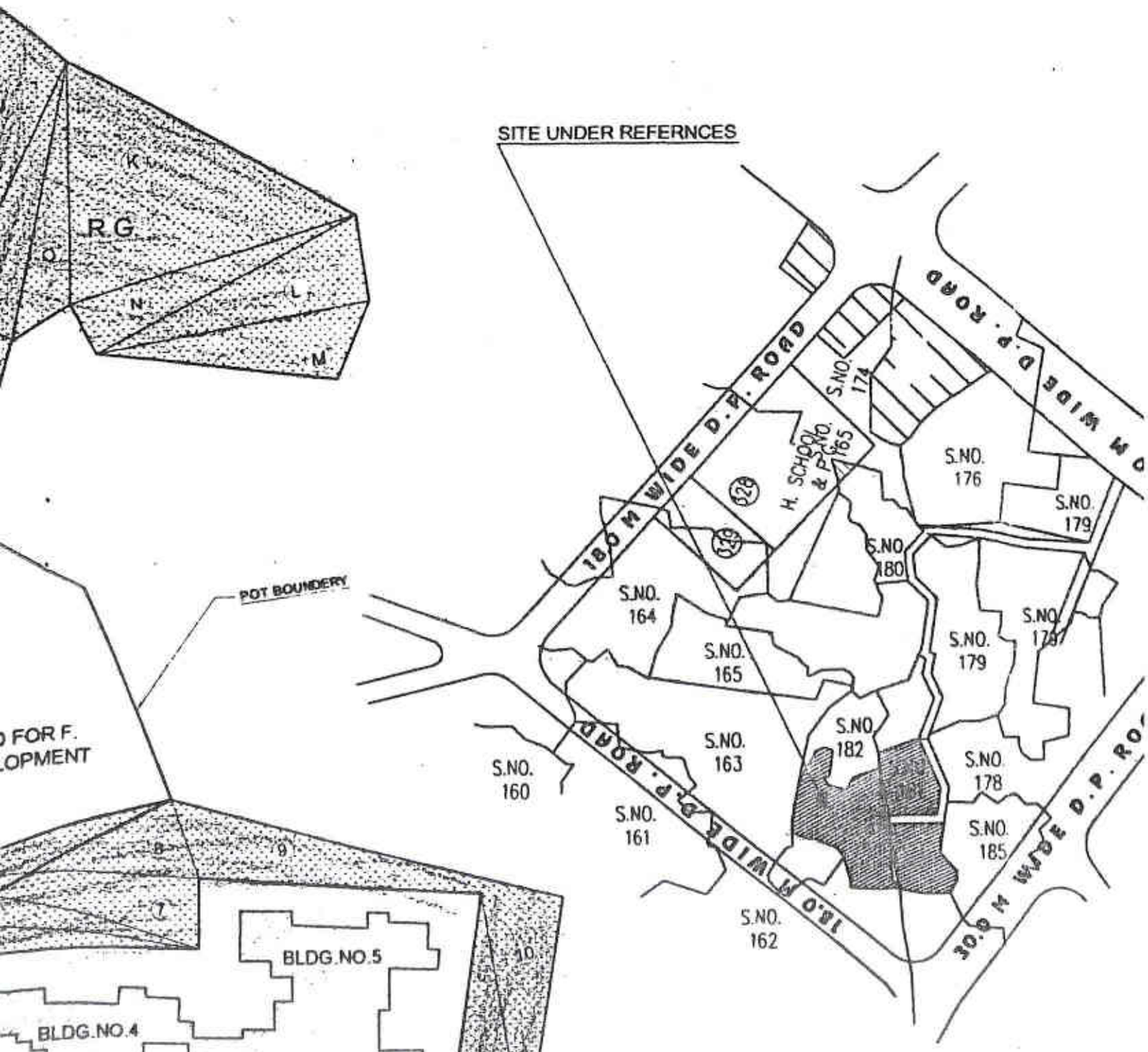


PLOT AREA CALCULA

(SCALE 1:500)

THE SEAL OF JOINT SUB-REGISTRAR THANE 10
DIST. THANE

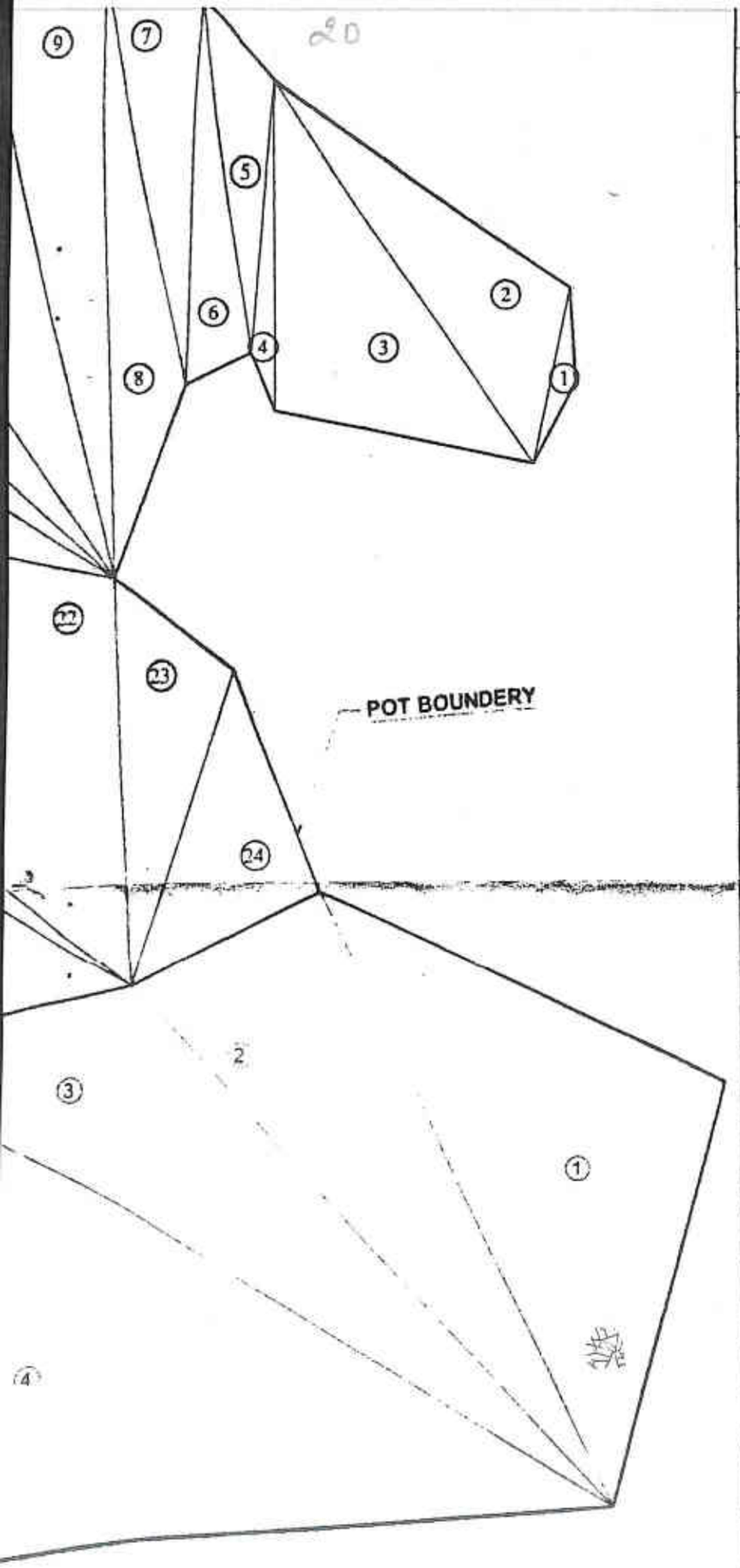
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LOCATION PLAN

(SCALE-1:4000)

PLOT AREA CALCULATION	
S NO 181/9,10,182/3,4,5,6,8	SQ.MTS
1) 14.50 X 02.00 X .5	014.50
2) 37.50 X 10.50 X .5	196.87
3) 37.50 X 15.00 X .5	281.25



2) 37.50 X 10.50 X .5	196.87
3) 37.50 X 15.00 X .5	281.25
4) 26.50 X 01.50 X .5	019.87
5) 29.00 X 05.00 X .5	072.50
6) 31.00 X 05.00 X .5	077.50
7) 34.00 X 07.00 X .5	119.00
8) 49.50 X 06.00 X .5	148.50
9) 51.00 X 09.50 X .5	242.25
10) 63.50 X 17.50 X .5	555.62
11) 63.50 X 13.00 X .5	412.75
12) 57.00 X 08.50 X .5	242.25
13) 52.50 X 18.00 X .5	472.50
14) 71.50 X 08.00 X .5	286.00
15) 69.00 X 16.00 X .5	552.00
16) 18.00 X 06.50 X .5	058.50
17) 36.50 X 08.00 X .5	146.00
18) 21.50 X 04.50 X .5	048.37
19) 21 50 X 08.50 X .5	091.37
20) 69.00 X 33.50 X .5	1121.25
21) 71.50 X 16.00 X .5	572.00
22) 68.50 X 24.00 X .5	822.00
23) 33.00 X 09.00 X .5	148.50
24) 27.00 X 12.00 X .5	162.00
TOTAL PLOT AREA	6863.35
S.NO.181/7A,7B	SQ.MTS.
1) 34.00 X 26.00 X .5 NOS	702.00
2) 59.00 X 16.00 X .5 NOS	472.00
3) 74.00 X 16.00 X .5 NOS	592.00
4) 74.00 X 36.50 X .5 NOS	1350.50
5) 54.00 X 27.00 X .5 NOS	729.00
6) 53.00 X 26.00 X .5 NOS	689.00
7) 46.00 X 25.00 X .5 NOS	575.00
8) 50.00 X 09.00 X .5 NOS	225.00
9) 50.00 X 11.00 X .5 NOS	275.00
10) 49.00 X 09.00 X .5 NOS	220.50
11) 46.00 X 24.00 X .5 NOS	552.00
TOTAL PLOT AREA	6384.25

DIAGRAM.

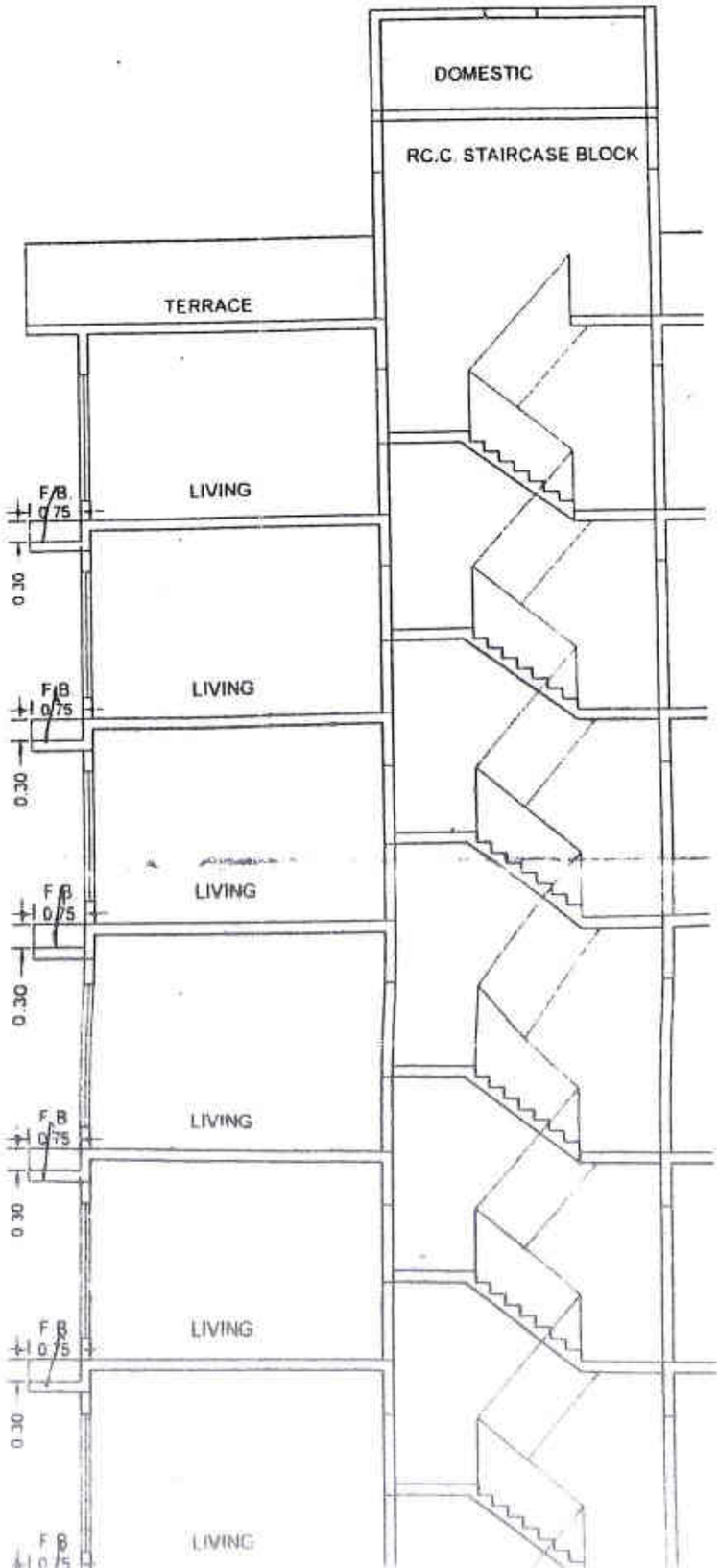
TOTAL PLOT AREA 6863.35 + 6384.25 = 13247.60 SQ.

THE SEAL OF JOINT SUB-REGISTRAR THANE-10 DIST THANE

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BLDG.TYPE	TOTAL FLAT	35 SQ.MTS. BELOW	35 / 70 BETWING	REQ. PARKING	PROPOSED PARKING
A	58	30	28	7.00	10.00
B	38	20	18	4.50	10.00
C	04	02	02	0.50	10.00
D	04	02	02	0.50	10.00
E	04	02	02	0.50	10.00
				13.00	
			· FOR VISTORS PARKING 10%	1.30	
				14.30 = 15	50.00



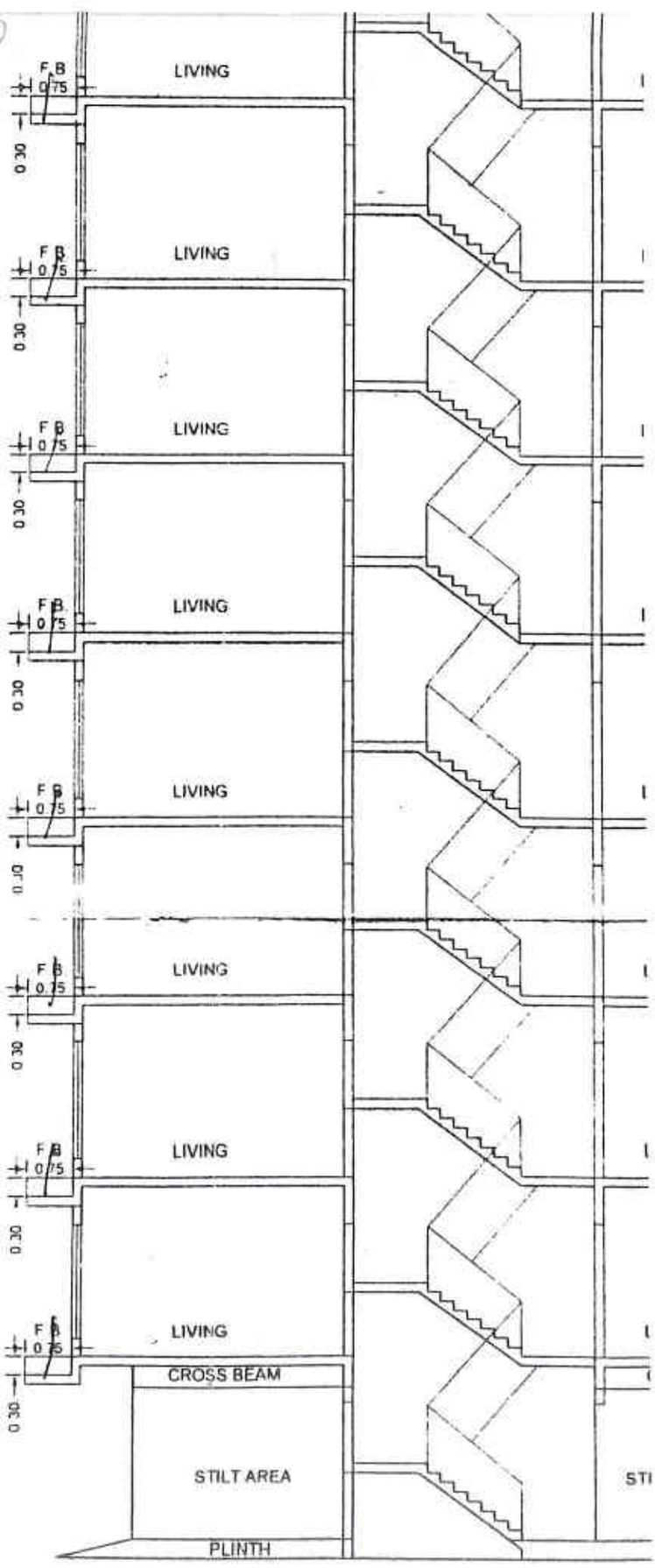
THE SEAL OF JOINT SUB-REGISTRAR THANE-10
DIST. THANE

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R.G. AREA CALCULATION	
	SQ.MTS.
1) 23.00 X 09.50 X .5 NOS	109.25
2) 23.00 X 10.00 X .5 NOS	115.00
3) 23.50 X 08.50 X .5 NOS	099.87
4) 72.00 X 05.50 X .5 NOS	198.00
5) 72.00 X 08.00 X .5 NOS	288.00
6) 27.00 X 04.00 X .5 NOS	054.00
7) 27.00 X 06.00 X .5 NOS	081.00
8) 26.00 X 07.00 X .5 NOS	091.00
9) 36.50 X 06.00 X .5 NOS	109.50
10) 23.00 X 07.00 X .5 NOS	080.50
11) 24.50 X 07.00 X .5 NOS	085.75

1) 23.00 X 09.50 X .5 NOS	109.25
2) 23.00 X 10.00 X .5 NOS	115.00
3) 23.50 X 08.50 X .5 NOS	099.87
4) 72.00 X 05.50 X .5 NOS	198.00
5) 72.00 X 08.00 X .5 NOS	288.00
6) 27.00 X 04.00 X .5 NOS	054.00
7) 27.00 X 06.00 X .5 NOS	081.00
8) 26.00 X 07.00 X .5 NOS	091.00
9) 36.50 X 06.00 X .5 NOS	109.50
10) 23.00 X 07.00 X .5 NOS	080.50
11) 24.50 X 07.00 X .5 NOS	085.75
12) 26.00 X 03.50 X .5 NOS	045.50
13) 71.50 X 03.50 X .5 NOS	125.12
14) 11.00 X 08.00 X .5 NOS	044.00
15) 24.00 X 03.50 X .5 NOS	042.00
16) 04.00 X 08.00 X .5 NOS	016.00
TOTAL R.G. AREA	1584.49

A) 14.50 X 06.50 X .5 NOS	047.12
B) 41.50 X 08.50 X .5 NOS	176.37
C) 31.00 X 06.50 X .5 NOS	100.75
D) 12.50 X 08.00 X .5 NOS	050.00
E) 13.50 X 11.00 X .5 NOS	074.25
F) 21.50 X 11.50 X .5 NOS	123.62
G) 46.00 X 09.50 X .5 NOS	264.50
H) 29.00 X 05.50 X .5 NOS	079.75
I) 20.00 X 07.00 X .5 NOS	070.00
J) 41.00 X 08.00 X .5 NOS	164.00
K) 29.00 X 20.00 X .5 NOS	290.00
L) 26.50 X 07.50 X .5 NOS	099.37
M) 25.00 X 06.50 X .5 NOS	081.25
N) 27.00 X 05.00 X .5 NOS	067.50
O) 25.50 X 04.50 X .5 NOS	057.37
P) 42.50 X 08.00 X .5 NOS	170.00
TOTAL R.G. AREA	1915.85
TOTAL R.G. PROPOSED	3500.34
REQ. R.G. 25% AREA	3202.50



SECTION - 'A - A'
WING - B (SCALE 1:100)

THE SEAL OF JOINT SUB-REGISTRAR THANE-10
DIST. THANE

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मिरा भाईंदर महानगरपालिका मुख्य कार्यालय भाईंदर.

सोबतचे पत्र क्र. मिभामनपा/नर/.1020/99-92 SHEET.NO.1
दि..31/7/2099.....मधील अटी शर्तीस
बंधनकारक राहून मुळ/सुधारीत बांधकाम
नकाशे (प्रारंभ पत्रासह) मंजूर.

आयुक्त
मिरा-भाईंदर महानगरपालिका

सहाय्यक नगर रचनाकार
मिरा भाईंदर महानगर पालिका

THE SEAL OF JOINT SUB-REGISTRAR THANE-10 DIST. THANE

1) OLD APPROVAL PLOT AREA = 6380.00 SQ.MTS.
S.NO.181/7A,7B
2) NEW APPROVAL PLOT AREA = 6430.00 SQ.MTS.
S.NO.181/9,10 & 182/3,4,5,6,8
TOTAL PLOT AREA = 12810.00 SQ.MTS.

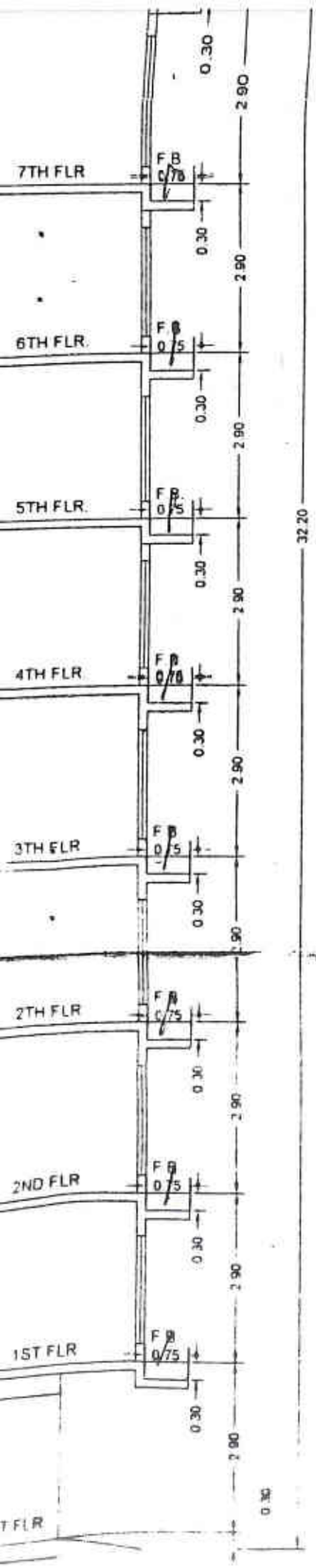
SUMMARY

PLOT	BLDG. NO.	GR. FLR. B. U.AREA	TYP. FLR. B. U. AREA	TOTAL	NOS. OF BLDG.	TOTAL B.U. AREA
EXISTING AREA	1,2,3,5	NIL	176.98 X 7 FLOOR = 1238.86	1238.86	4	4955.44
	4	NIL	177 72 X 7 FLOOR = 1244.04	1244.04	4	1244.04
			TOTAL EXISTING AREA			6199.48
PROPOSED AREA	A	NIL	197 99 X 13 FLOOR = 2573.87 8TH & 14TH REFUGE FLR 152 57 X 2 FLR = 0305.14	2879.01	1	2879.01
	B	NIL	197 99 X 9 FLOOR = 1781.91 8TH REFUGE FLR 152 57 X 1FLR = 0152.57	1934.48	1	1934.48
	C D E	NIL	197 99 X 1 FLOOR = 0197 99	197.99	3	593.97
			TOTAL PROPOSED B U AREA			5407.46
			TOTAL PROPOSED BUILT UP AREA			11606.94

PROFORMA - A

TOTAL HOLDING		SQ.MTS
1 S NO.(OLD) 181/ 7A,7B, 9, 10 ,182/ 3,4, 5, 6, 8. S NO (NEW) 50/ 7A,7B 9, 10 ,49/ 3,4, 5, 6, 8		12810.00
DEDUCTION		

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	TOTAL HOLDING	SQ.MT
1.	S.NO.(OLD) 181/ 7A,7B, 9, 10 ,182/ 3,4, 5, 6, 8. S.NO.(NEW) 50/ 7A,7B 9, 10 ,49/ 3,4, 5, 6, 8.	12810.0(
	DEDUCTION	
2.	DEDUCTION FOR R.G. 15%	01921.5(
3.	BALANCES AREA	10888.5(
4.	40% ROAD AREA PERMISSIBLE REQ BY TDR - 5124.00	
5.	40% TDR OF RESE. AREA REQ. 5124.00 USED 777.00 REQ. BY DRC - 5124.00 - (DRC NO.175) 777.00 = 4347.00	00777.0(
6.	TOTAL AREA (3+4+5)	11665.50
7.	FLOOR SPACE INDEX PERMISSIBLE	ONE
8.	TOTAL PERMISSIBLE FLOOR AREA	11665.5(
9.	EXISTING B.U.AREA (BLDG.NO.1TO5)	6199.48
10.	BALANCES PERMISSIBLE FLOOR AREA	5466.0(
11.	PROPOSED BUILT - UP AREA	5407.46
12.	BALANCES PLOT AREA	058.56

THE SEAL OF JOINT SUB-REGISTRAR THANE-10 DIST. THANE

PROFORMA - B.

CONTENTS OF SHEET

PLANS,SECTION,BLOCK PLAN,LOCATION PLAN & AREA CALCULATION

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT ON PROPERTY BEARING S.NO 181/ 7
181/9,10 & 182/ 3,4,5,6,8 VILLAGE MIRA TAL. & DIST. THANE

ALL THESE DRAWING ARE PREPARED AS PER MY INSTRUCTION & DOCUMENTS GIVEN BY ME.

92/G, Nirmal N.
Opp. 10-C, Petrol
Mira Bhayandar
Mira Road, (East)

OWNER / PHA / DEVELOPERS.

JOB NO :	SCALE :	DRN BY :	CHECKED
	AS SHOWN	TRIMBAK S.NO.(N.N.C.T) 93	G.H.RANE

NORTH

NORTH LINE

NAKASHA ARCHITE
A - 4 , JALGRTI APARTMENT
OFF. LINKING ROAD , JAIR
BORIVLI (W) . BOMBAY -
OFF :- 2898 67 94 / FAX :- 2898 53

F.P. No.- 90
E824
CC 700

NOTARY U. C. THAKKAR GUJARAT & MAHARASHTRA REG. NO. 2157 E.KR. 28-5-22 GOVT. OF INDIA

E824


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
G N DEVELOPERS
23/04/2012
Permanent Account Number
AAKFG9971E
17052012

Submitted for Registration as on 28/08/19

THE SEAL OF JOINT SUB-REGISTRAR THANE-10
DIST. THANE

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