



Rev A IY 22/11/2022  
General updates to reflect drainage strategy  
Rev B IY 01/12/2022  
Net areas added  
Rev C 09/12/2022  
FFL levels adjusted  
Rev D IY 06/01/2023  
Units 3, 4 and crash test ext amended. Road  
adjacent units 21/22/23 raised, levels to unit 02 &  
22 revised.  
Rev E IY 06/03/2023  
Gross Site areas added  
Rev F IY 14/08/2023  
Plot 14 updated, Gatehouse revised

Existing Comitted Indicative Gross Site Boundary = 92.7 Acres

SGP

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MIRA North

Drawing Name:  
Indicative Masterplan

Drawing Stage: PRELIMINARY

Suitability: S0 - Work In Progress

SGP File Ref: 21-092-01-A002-Indic Mplan.dwg

21-092-01 30/09/22 - IY 1:1500 @ A1 F  
SGP Project No: Date: Drawn: Team: Scale: Rev:  
Drawing Number:

2109201 -SGP- XX- 00 -DR- A- A002

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| North Masterplan |            |        |         |        |         |           |       |           |         |                     |       |           |          |
|------------------|------------|--------|---------|--------|---------|-----------|-------|-----------|---------|---------------------|-------|-----------|----------|
| Unit             | General B1 |        | Offices |        |         | Ancillary |       | Total GIA |         | % office / workshop | Cars  | Nett Site |          |
|                  | sq ft      | m2     | sq ft   | m2     | Stories | sq ft     | m2    | sq ft     | m2      |                     |       | Acres     | Hectares |
| Zone 1           |            | -      |         | -      |         |           | -     |           | -       |                     | -     |           |          |
| 1                | 130,000    | 12,077 | 14,000  | 1,301  | 2       |           | -     | 144,000   | 13,378  | 10%                 | 204   | 6.8       | 2.8      |
| 2                | 150,000    | 13,935 | 16,000  | 1,486  | 2       |           | -     | 166,000   | 15,421  | 10%                 | 235   | 7.1       | 2.9      |
| 3                | 30,000     | 2,787  | 10,000  | 929    | 2       |           | -     | 40,000    | 3,716   | 25%                 | 68    | 2.3       | 0.9      |
| 4                | 20,000     | 1,858  | 6,500   | 604    | 2       | -         | -     | 26,500    | 2,462   | 25%                 | 45    | 1.6       | 0.6      |
| Zone 2           |            | -      |         | -      |         |           | -     |           | -       |                     | -     |           | -        |
| 21               | 30,000     | 2,787  | 10,000  | 929    |         |           | -     | 40,000    | 3,716   | 25%                 | 68    | 2.0       | 0.8      |
| 22               | 24,000     | 2,230  | 7,800   | 725    |         | -         | -     | 31,800    | 2,954   | 25%                 | 54    | 1.7       | 0.7      |
| 23               |            |        | 50,000  | 4,645  |         |           | -     | 50,000    | 4,645   | 100%                | 155   | 1.1       | 0.4      |
| Zone 3           |            | -      |         | -      |         |           | -     |           | -       |                     | -     |           | -        |
| 31               |            | -      | 15,000  | 1,394  | 3       | 7,500     | 697   | 22,500    | 2,090   | 67%                 | 70    |           | -        |
| 32               |            | -      | 45,000  | 4,181  | 3       |           |       | 45,000    | 4,181   | 100%                | 139   |           | -        |
| 33               |            | -      |         | -      |         | 35,000    | 3,252 | 35,000    | 3,252   | 0%                  | 108   |           | -        |
| Zone 4?          |            | -      |         | -      |         |           | -     |           | -       |                     | -     |           | -        |
| 40               | 22,000     | 2,044  | 7,500   | 697    |         |           | -     | 29,500    | 2,741   | 25%                 | 50    | 1.9       | 0.8      |
| 41               |            | -      | 50,000  | 4,645  |         |           | -     | 50,000    | 4,645   | 100%                | 155   | 1.6       | 0.6      |
| 42               | 22,000     | 2,044  | 7,500   | 697    |         |           | -     | 29,500    | 2,741   | 25%                 | 50    | 1.7       | 0.7      |
| 44a              | 12,000     | 1,115  | 6,000   | 557    |         |           | -     | 18,000    | 1,672   | 33%                 | 33    | 1.4       | 0.6      |
| 44b              | 8,000      | 743    | 8,000   | 743    |         |           | -     | 16,000    | 1,486   | 50%                 | 35    | 1.4       | 0.6      |
| North            |            |        |         |        |         |           |       |           |         |                     |       |           | -        |
| Plot 6           | 72,119     | 6,700  | 28,902  | 2,685  |         |           | -     | 101,021   | 9,385   | 29%                 | 179   | 5.9       | 2.4      |
| Plot 7           | 10,764     | 1,000  | 21,528  | 2,000  |         |           | -     | 32,292    | 3,000   | 67%                 | 80    | 2.2       | 0.9      |
| Plot 9a          | 24,757     | 2,300  | 11,238  | 1,044  |         |           | -     | 35,995    | 3,344   | 31%                 | 65    | 4.5       | 1.8      |
| Plot 9b          | 24,757     | 2,300  | 11,238  | 1,044  |         |           | -     | 35,995    | 3,344   | 31%                 | 65    | 4.5       | 1.8      |
| Plot 10          | 53,000     | 4,924  | 18,000  | 1,672  |         |           | -     | 71,000    | 6,596   | 25%                 | 121   | 3.4       | 1.4      |
| Plot 11          | 47,000     | 4,366  | 16,000  | 1,486  |         |           | -     | 63,000    | 5,853   | 25%                 | 108   | 3.1       | 1.3      |
|                  |            | -      |         | -      |         |           | -     |           | -       |                     | -     |           | -        |
| Sub Total:       | 680,397    | 63,209 | 360,206 | 33,463 |         | 42,500    | 3,948 | 1,083,103 | 100,620 |                     | 2,090 | 49.7      | 20.1     |