

TERRACE AREA CALCULATION IN SQ.MT. WING 'B1 TO WING B3'

TOTAL TERRACE WING 'B1' =	366.12
TOTAL TERRACE WING 'B2' =	458.32
TOTAL TERRACE WING 'B3' =	366.12
TOTAL TERRACE TYPE 'B' =	1190.56

TOTAL STAIRCASE AREA CALCULATION (EXEMPTED IN F.A.R.)

TYPE 'A' =	1890.74 SQ.MT.
TYPE 'C' =	1177.82 SQ.MT.
TOTAL AREA =	3068.56 SQ.MT.

PREVIOUSLY APPROVED TENEMENT AREA STATEMENT 'TYPE 'A & C'

20 TO 40	40 TO 80	ABOVE 80
325 NOS.	82 NOS.	NIL

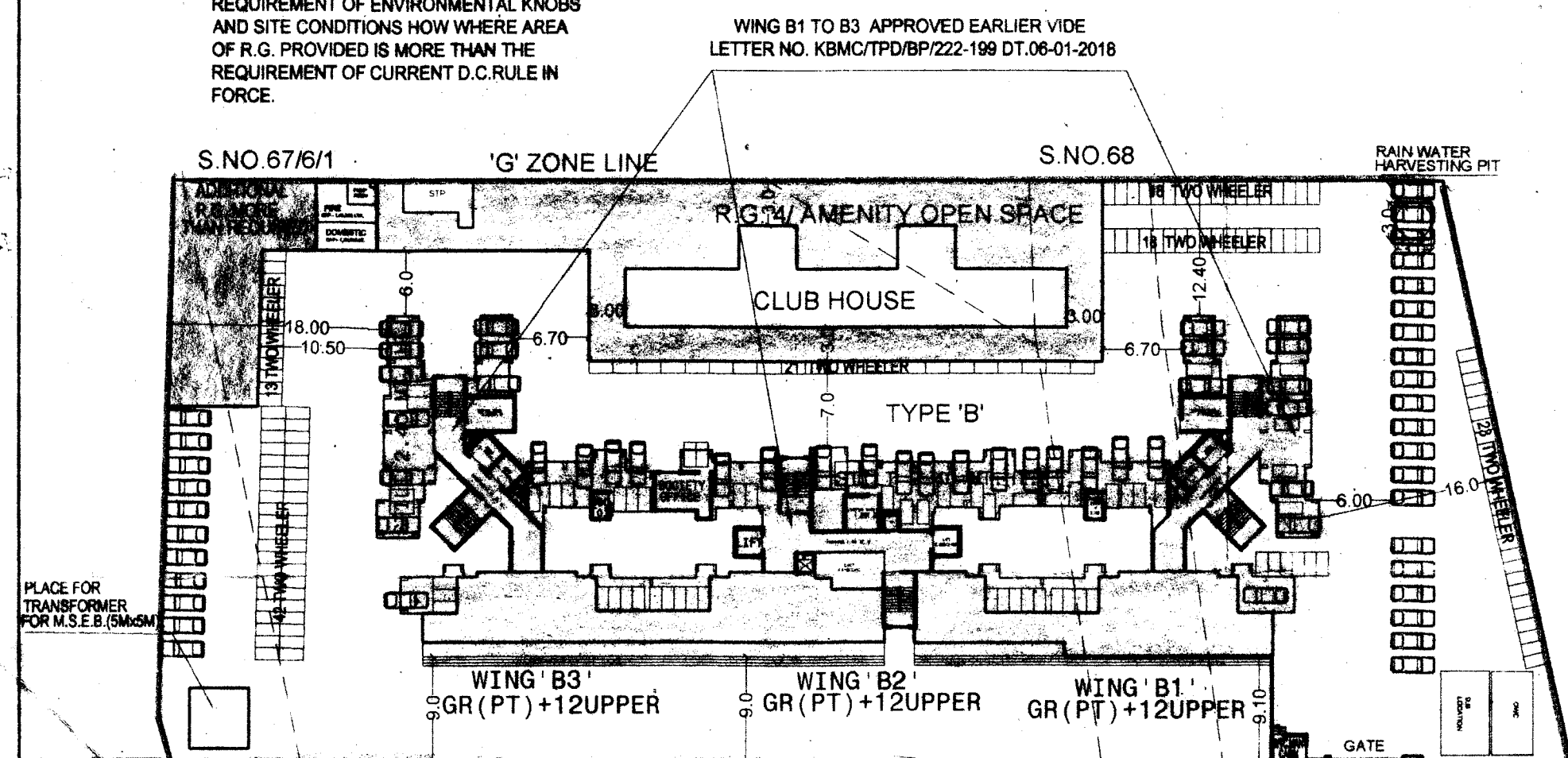
PARKING AREA STATEMENT TYPE 'B'				
FLATS AREA IN SQ.MTS.	FOUR WHEELER PARKING REQUIRED	FOUR WHEELER PARKING PROVIDED	SCOOTER & CYCLE PARKING REQUIRED	SCOOTER & CYCLE PARKING PROVIDED
UPTO 50	NIL	NIL	268.50	186.00
50 TO 100	NIL	NIL	NIL	NIL
COMMERCIAL	3.5	68.0	10.50	12.00
TOTAL PARKING	3.5	68.0	279.00	200.00

PARKING AREA STATEMENT TYPE 'D & E'				
FLATS AREA IN SQ.MTS.	FOUR WHEELER PARKING REQUIRED	FOUR WHEELER PARKING PROVIDED	SCOOTER & CYCLE PARKING REQUIRED	SCOOTER & CYCLE PARKING PROVIDED
UPTO 50	NIL	NIL	115.00	160.00
50 TO 100	NIL	NIL	NIL	NIL
COMMERCIAL	NIL	NIL	NIL	NIL
TOTAL PARKING	NIL	26.0	115.00	160.00

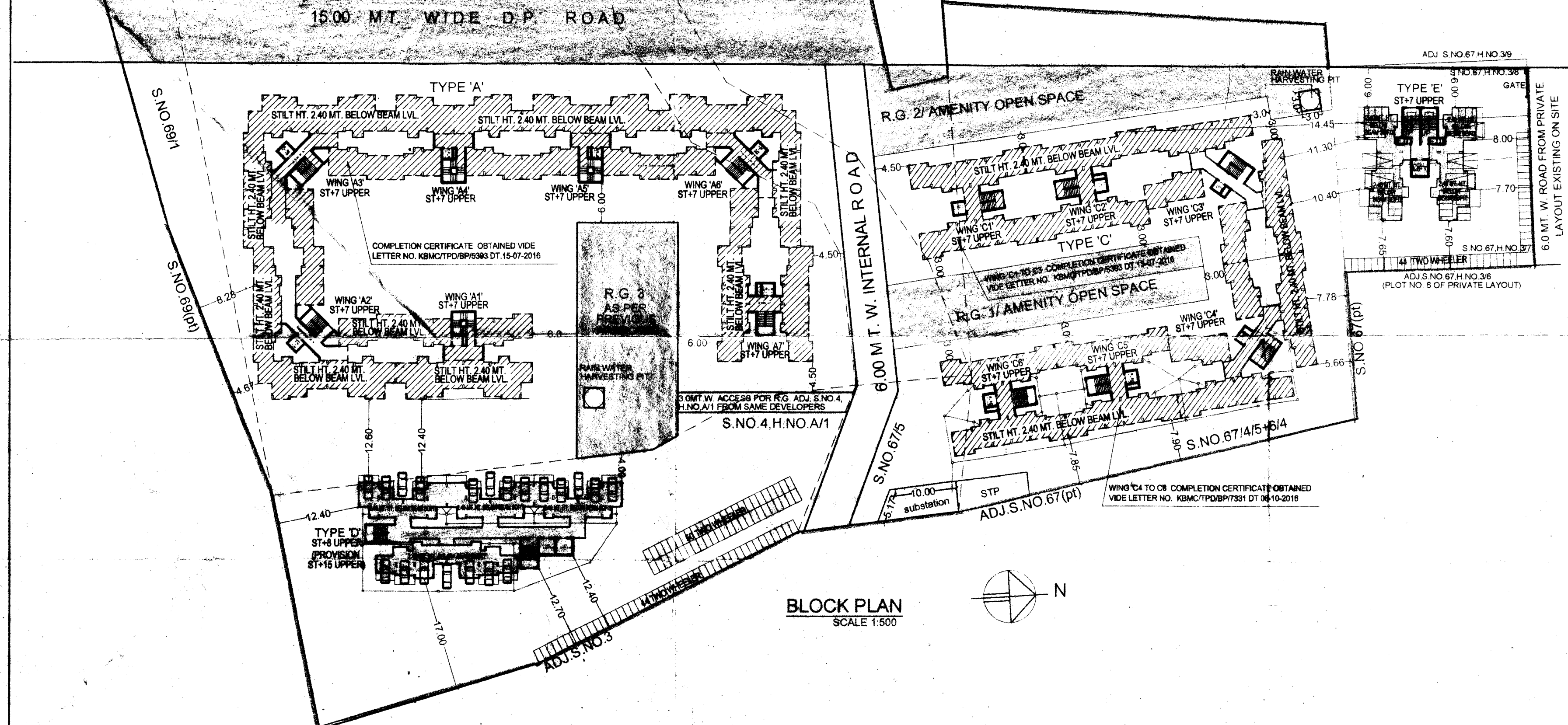
NEWLY PROPOSED TENEMENT AREA STATEMENT TYPE 'D & E'

UP TO 50	50 TO 100	ABOVE 100
92 NOS.	NIL	NIL

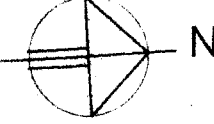
SIZE OF R.G. IS MODIFIED AS PER
REQUIREMENT OF ENVIRONMENTAL KNBS
AND SITE CONDITIONS HOW WHERE AREA
OF R.G. PROVIDED IS MORE THAN THE
REQUIREMENT OF CURRENT D.C.RULE IN
FORCE.



1500 MT. WIDE D.P. ROAD



BLOCK PLAN
SCALE 1:500



BUILT UP AREA STATEMENT WING 'B1 TO B3' APPROVED EARLIER VIDE LETTER NO. KBMC/TPD/BP/222-199 DT.06-01-2018

FLOOR/TYPE OF BLDG.	WING 'B1'	WING 'B2'	WING 'B3'	TOTAL
GROUND FLOOR BUILT UP AREA	WING 'B1 TO B3' COMBINED AREA	394.83		
FIRST FLOOR BUILT UP AREA	268.29	295.77	268.29	832.35
SECOND FLOOR BUILT UP AREA	268.29	295.77	268.29	832.35
THIRD FLOOR BUILT UP AREA	268.29	295.77	268.29	832.35
FOURTH FLOOR BUILT UP AREA	268.29	295.77	268.29	832.35
FIFTH FLOOR BUILT UP AREA	268.29	295.77	268.29	832.35
SIXTH FLOOR BUILT UP AREA	268.29	295.77	268.29	832.35
SEVENTH FLOOR BUILT UP AREA	268.29	295.77	268.29	832.35
EIGHTH FLOOR BUILT UP AREA	268.29	264.73	268.29	801.31
NINTH FLOOR BUILT UP AREA	268.29	295.77	268.29	832.35
TENTH FLOOR BUILT UP AREA	268.29	295.77	268.29	832.35
ELEVENTH FLOOR BUILT UP AREA	268.29	295.77	268.29	832.35
TWELFTH FLOOR BUILT UP AREA	268.29	295.77	268.29	832.35
TOTAL FLOOR BUILT UP AREA	3219.48	3518.20	3219.48	10351.99
EXCESS BALC.AREA				6.92
TOTAL BUILT UP AREA				10358.91
ADD 1ST FL. TR1 & TR2 AREA				90.93
TOTAL BUILT UP AREA				10389.84

WING 'B1 TO B3' 1ST TO 7TH APPROVED EARLIER VIDE LETTER NO. KBMC/TPD/BP/1298-261 DATED 23.02.2015
TYPE 'B' NO CHANGES PROPOSED EXCEPT ENCLOSED BALCONY

PREVIOUSLY APPROVED TENEMENT AREA STATEMENT 'TYPE 'B'

UP TO 50	50 TO 100	ABOVE 100
215 NOS.	NIL	NIL

T.D.R. CERTIFICATE NO. KBMC/TPD/182/2011-12 DTED: 21.03.2012
R.G.: RATE OF GENERATING PLOT HAVING S.NO.54/6 OF VILLAGE - KULGAON AS PER ASR IN 2012 = 5000 RS. SQ.MT.
R.R.: RATE OF RECEIVING PLOT HAVING S.NO.67,68 & 69 OF VILL. JUVELI AS PER ASR IN 2012 = 2500 RS. SQ.MT.

UTILIZATION OF T.D.R. ON RECEIVING PLOT = RG/RR X 521.0 SQ.MT.I.E. 5000/2500 X 521.00 = 1042.00 SQ.MT.

TABLE FOR UTILISATION OF T.D.R.

R.G.: RATE OF GENERATING PLOT AS PER ASR IN 2017 = 5790 RS. SQ.MT.
R.R.: RATE OF RECEIVING PLOT AS PER ASR IN 2017 = 5790 RS. SQ.MT.

UTILIZATION OF T.D.R. ON RECEIVING PLOT

= RG/RR X510 SQ.MT.I.E. $\frac{5790}{5790} \times 510 = 510$ SQ.MT.

TABLE FOR UTILISATION OF T.D.R.

R.G.: RATE OF GENERATING PLOT AS PER ASR IN 2012 = 3000 RS. SQ.MT.
R.R.: RATE OF RECEIVING PLOT AS PER ASR IN 2012 = 2500 RS. SQ.MT.

UTILIZATION OF T.D.R. ON RECEIVING PLOT

= RG/RR X1520 SQ.MT.I.E. $\frac{3000}{2500} \times 1520 = 1824$ SQ.MT.

NEW T.D.R.

1) T.D.R. CERTIFICATE KBMC/TPD/328/2017-18 DATED 09/02/2018

T.D.R. AREA PURCHASED BY AGREEMENT NO.UHN-2/4958-2018 DATED 16/04/2018. = 884.85 SQ.MT.

2) T.D.R. CERTIFICATE NO. KBMC/TPD/182/2011-12 DATED 21/03/2012

T.D.R. AREA PURCHASED BY AGREEMENT NO.UHN-13379-2011 DATED 27/12/2011. = 643.00 SQ.MT.

T.D.R. UTILIZED IN S.NO.81, H.NO.4(P.T)A DEVELOPED BY M/S ARHANT AKSH REALTY LLP. = 122.00 SQ.MT.

BALANCED T.D.R. TRANSFERRED TO M/S ARHANT VATIKA REALTY PVT.LTD. BY LETTER OF CONSENT = 521.00 SQ.MT.

EXISTING AREA STATEMENT (TYPE 'A & C') TYPE 'A' COMPLETION CERTIFICATE OBTAINED VIDE LETTER NO. KBMC/TPD/BP/5393 DT.15-07-2016 TYPE 'C' COMPLETION CERTIFICATE OBTAINED VIDE LETTER NO. KBMC/TPD/BP/5393 DT.15-07-2016

FLOOR/TYPE OF BLDG.	TYPE 'A'	TYPE 'C'
STILT FLOOR BUILT UP AREA	NIL	NIL
FIRST FLOOR BUILT UP AREA	1323.92	922.72
SECOND FLOOR BUILT UP AREA	1323.92	922.72
THIRD FLOOR BUILT UP AREA	1323.92	922.72
FOURTH FLOOR BUILT UP AREA	1323.92	922.72
FIFTH FLOOR BUILT UP AREA	1323.92	922.72
SIXTH FLOOR BUILT UP AREA	1323.92	922.72
SEVENTH FLOOR BUILT UP AREA	1323.92	922.72
TOTAL FLOOR BUILT UP AREA	9266.53	6459.04
EXCESS BALC.AREA	NIL	NIL
TOTAL BUILT UP AREA	9266.53	6459.04
TOTAL EXISTING BUILT UP AREA	=15725.57 SQ.MT.	

TERRACE AREA CALCULATION IN SQ.MT. TYPE 'E'

TOTAL TERRACE WING 'E' =	71.68
TOTAL TERRACE TYPE 'E' =	71.68

TABLE FOR UTILIZATION OF T.D.R.

R.G.: RATE OF GENERATING PLOT AS PER ASR IN 2010 = 1300 RS. SQ.MT.
R.R.: RATE OF RECEIVING PLOT AS PER ASR IN 2010 = 1100 RS. SQ.MT.

UTILIZATION OF T.D.R. ON RECEIVING PLOT

= RG/RR X 457 SQ.MT.I.E. $\frac{1300}{1100} \times 457 = 540.09$ SQ.MT.

(T.D.R. CERTIFICATE NO. KBMC/TPD/211/ DATED 20/06/2012

T.D.R. AREA PURCHASED BY AGREEMENT NO.UHN-2/00854-2012 DATED 04/07/2012. = 400.00 SQ.MT.

(T.D.R. CERTIFICATE NO. KBMC/TPD/166/ DATED 16/12/2011

T.D.R. AREA PURCHASED BY AGREEMENT NO.UHN-2/01180-2012 DATED 04/07/2012. = 497.49 SQ.MT.

PREVIOUS T.D.R. UTILISED IN SECTOR 7 = 897.49 SQ.MT.

(T.D.R. CERTIFICATE NO. KBMC/TPD/233/ DATED 10/10/2012

T.D.R. AREA PURCHASED BY AGREEMENT NO.UHN-2/011813-2012 DATED 08/01/2012. = 1520.00 SQ.MT.

NEWLY PROPOSED T.D.R.

(T.D.R. CERTIFICATE NO. KBMC/TPD/71/2010-11 DATED 13/10/2010

T.D.R. AREA PURCHASED BY AGREEMENT NO.UHN-2/856-2016 DATED 22/01/2016. = 457.00 SQ.MT.

(T.D.R. CERTIFICATE NO. KBMC/TPD/313/2017-18 DATED 07/07/2017

T.D.R. AREA PURCHASED BY AGREEMENT NO.UHN-2/10816-2017 DATED 16/03/2017. = 510.00 SQ.MT.

T.D.R. CERTIFICATE NO. KBMC/TPD/328/2017-18 DTED: 09.02.2018

R.G.: RATE OF GENERATING PLOT HAVING S.NO.125/4(P.T) OF VILLAGE - BADLAPURGAON AS PER ASR IN 2017 = 5620.0 RS. SQ.MT.

R.R.: RATE OF RECEIVING PLOT HAVING S.NO.67,68 & 69 OF VILL. JUVELI AS PER ASR IN 2017 = 7360 RS. SQ.MT.

UTILIZATION OF T.D.R. ON RECEIVING PLOT = RG/RR X 884.85 SQ.MT.I.E. $\frac{5620}{7360} \times 884.85 = 675.66$ SQ.MT.

NEWLY PROPOSED BUILT UP AREA IN SQ.MT.

FLOOR OF BLDG.	TYPE 'D'	TYPE 'E'
GROUND FLOOR BUILT UP AREA	28.01	21.86
FIRST FLOOR BUILT UP AREA	323.06	170.71
SECOND FLOOR BUILT UP AREA	323.06	170.71
THIRD FLOOR BUILT UP AREA	323.06	170.71
FOURTH FLOOR BUILT UP AREA	323.06	170.71
FIFTH FLOOR BUILT UP AREA	323.06	170.71
SIXTH FLOOR BUILT UP AREA	323.06	170.71
SEVENTH FLOOR BUILT UP AREA	323.06	170.71
EIGHTH FLOOR BUILT UP AREA	323.06	170.71
TOTAL FLOOR AREA	2612.49	1216.83
EXCESS BALC.AREA	3.52	3.01
TOTAL BUILT UP AREA	2616.01	1219.84
TOTAL BUILT UP AREA 3829.32+6.53 =	3835.85 SQ.MT.	

TOTAL LAND AREA SUMMERY IN SQ.MT.

S.NO.69,H.NO.1	=	700.00
S.NO.68	=	1520.00
S.NO.67,H.NO.6/1	=	9600.00
S.NO.67,H.NO.6/2	=	6960.00
S.NO.67,H.NO.4/5+6/4	=	4000.00
S.NO.67,H.NO.5	=	400.00
S.NO.67,H.NO.3/7	=	505.86
S.NO.67,H.NO.3/8	=	505.86
S.NO.4,H.NO.A/1	=	1960.00

TOTAL LAND AREA = 26151.72 SQ.MT.
LESS GREEN ZONE AREA = 4822.50 SQ.MT.
TOTAL 'R' ZONE AREA = 21329.22 SQ.MT.

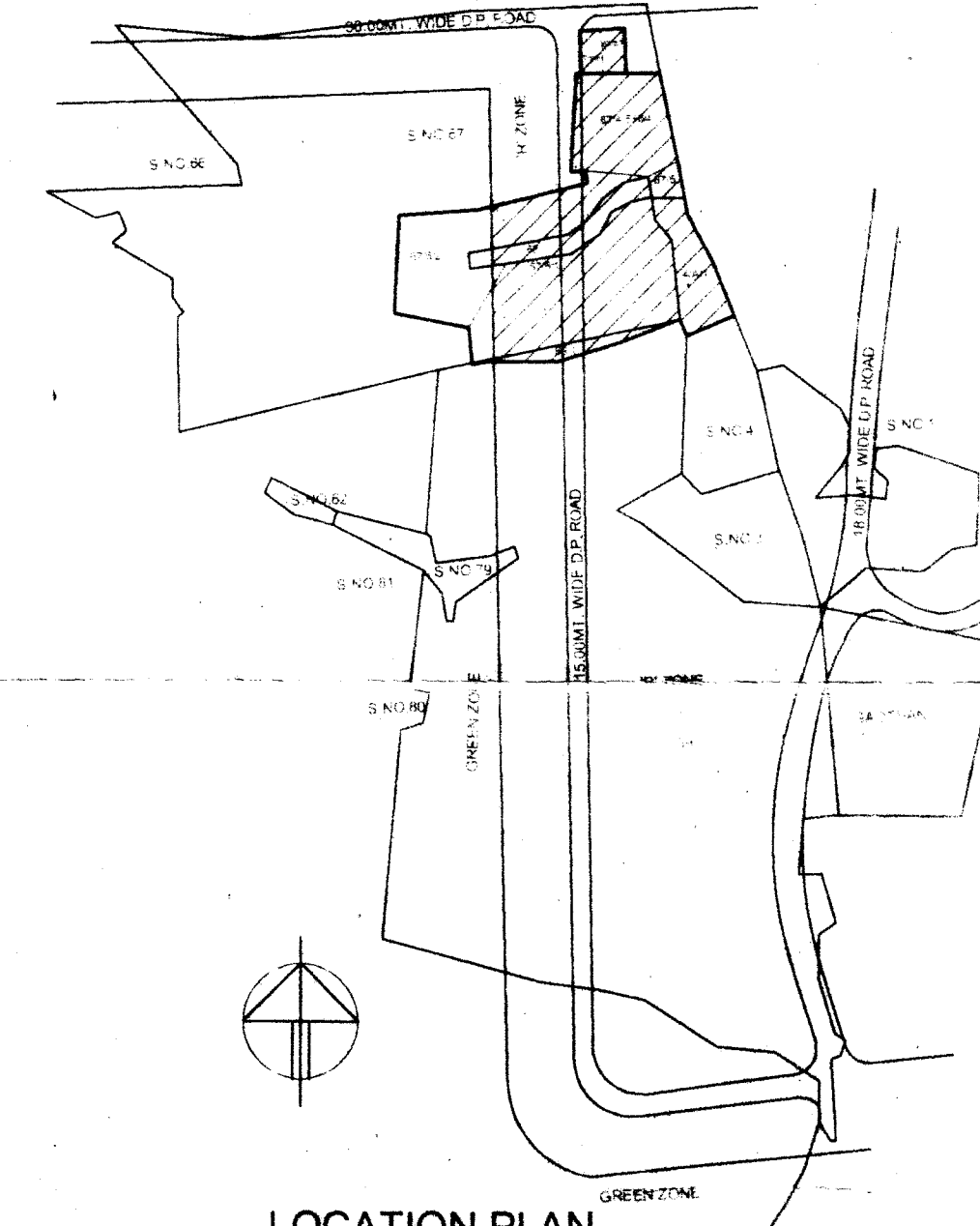
COMPUTATION OF F.S.I. WITH PAYMENT OF PREMIUM

PREVIOUSLY APPROVED F.S.I. WITH PAYMENT OF PREMIUM = 673.16 SQ.MT.

NEW ADDED PLOT AREA 90% OF PLOT AREA 2971.72X90% = 2674.55 SQ.MT.

PROPOSED F.S.I. WITH PAYMENT OF PREMIUM 2674.55 X 20% = 534.91 SQ.MT.

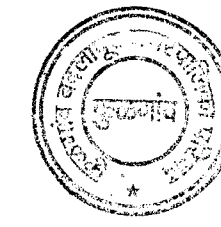
TOTAL AREA WITH PAYMENT OF PREMIUM 673.16 SQ.MT + 534.91 = 1208.07 SQ.MT.



LOCATION PLAN

SCALE 1:5000

STAMP OF APPROVAL OF PLAN



मुहाराफ़ मंत्री
रंगाने इरुस्ती
सहायक प्रमोने व वीरकका प्रमोने प्रमाणपत्र
प्र. मुहाराफ़ मंत्री/सं. 1/4002-06
13/02/2020 को प्रमाणित किया गया
मुख्यालय: नगरपालिका कार्यालय, ठाणे.

मुख्यालय: नगरपालिका कार्यालय, ठाणे.

PROFORMA

AREA STATEMENT.	SQ. MTS.
1. AREA OF PLOT	21329.22
2. DEDUCTION FOR	
a. ROAD ACQUISITION AREA	
b. PROPOSED ROAD (15 MT. W.D.P. ROAD)	2275.87
c. ANY RESERVATION	NIL
d. TOTAL (a+b+c)	2275.87
3. NET GROSS AREA OF PLOT (1-2)	19053.35
4. DEDUCTION FOR 5% AMENITY OPEN SPACE	NIL
5. DEDUCTION FOR 10% RECREATIONAL GARDEN	1905.33
6. NET AREA OF PLOT = 90% OF NET PLOT	17148.01
7. ADDITION FOR F.S.I. IF ANY	
a. AREA UNDER D.P. ROAD DOUBLE AREA (4+1 OF 0.6+0.6) 2X(2b)	4551.74
8. TOTAL AREA (5+6)	21699.75
9. NORMAL F.S.I. PERMISSIBLE (1.10 OF THE NET PLOT AREA) + FSI PERMISSIBLE WITH PAYMENT OF PREMIUM (AS PER D.C.R.23.2 & TABLE NO.13) (673.16+534.91)	1714.80
10. PERMISSIBLE BUILT UP AREA (18862.81+2275.87+1208.07)	24622.62
11. ADD T.D.R. (897.49+1824.0+540.09+510.00+675.66+1042.00)	5489.24
12. TOTAL PERMISSIBLE BUILT UP AREA IN THIS PROPOSAL	30111.86
13. EXISTING FLOOR AREA	15725.57
14. PREVIOUSLY APPROVED AREA	10389.84
15. NEWLY PROPOSED AREA	3829.32
16. EXCESS BALCONY AREA TAKEN IN F.S.I. (AS PER B(c) BELOW	6.53
17. TOTAL BUILT UP AREA PROPOSED (10+11+12)	29951.26
18. TOTAL BUILT UP AREA CONSUMED (13/7)	1.38

BALCONY AREA STATEMENT.

PERMISSIBLE AREA PER FLOOR.	SHOWN IN TABLE
a. PROPOSED BAL. AREA PER FLOOR.	
b. EXCESS BALCONY AREA (TOTAL)	
T.D.R.	
a. PERMISSIBLE	12384.67
b. PROPOSED TO BE UTILISED	5489.24

PARKING STATEMENT

PARKING REQUIRED	SHOWN IN TABLE
a. CAR	
b. SCOOTER/ MOTOR CYCLE,	
c. CYCLE	
d. GRASSES PERMISSIBLE.	
e. GARAGES PROPOSED.	
f. CAR	
g. SCOOTER/ MOTOR CYCLE,	
h. CYCLE	

LOADING & UNLOADING STATEMENT.

LOADING & UNLOADING REQUIRED.	LOADING & UNLOADING PROVIDED
a. LOADING & UNLOADING REQUIRED.	
b. LOADING & UNLOADING PROVIDED	

NOTES:

BOUNDARY OF THE PLOT BLACK
PROPOSED STRUCTURES RED
DRA WAGE LINE RED DOTTED
A.P. IS ARCHITECTURE PROJECTION C 3" M" W
C.B. 2.40MT X 0.45MT PROJECTION
* DEVELOPERS RESERVE THE RIGHTS TO ADD T.D.R. AS AND WHEN AVAILABLE
AND RESERVE THE RIGHT TO AMEND THE PROPOSAL ACCORDINGLY *
* DEVELOPERS RESERVE THE RIGHTS TO CHANGE THE SHAPE & POSITION OF
R.G. & PARKING ARRANGEMENT IN CASE OF FUTURE AMALGAMATION OF ADJOINING
LANDS OR AMENDMENTS IN THE PROPOSAL BEFORE OCCUPATION

CERTIFICATE FOR AREA.

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS GOT SURVED BY ME ON
13.02.2020 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLANS
ARE AS MEASURED ON SITE AND THE AREA SO WORKED 21329.22 SQ.MT. AND
TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP T.P. RECORD.

SIGN. OF ARCHITECT

PROPOSED HOUSING COMPLEX ON PROPERTY BEARING OF S.NO.67,
H.NO.61,6/2, 4/5+6/4, S.NO.68, S.NO.69, H.NO.1, S.NO.4, H.NO.A/1, S.NO.
67, H.NO.3/7 & 3/8 AT VILL. - JUVELI, TAL. AMBERNATH, DIST. THANE.

FOR: M/S. ARHANT VATIKA REALTY PVT. LTD.