

EXISTING AREA STATEMENT (TYPE 'A & C')

TYPE 'A' COMPLETION CERTIFICATE OBTAINED VIDE LETTER NO. KBMC/TPD/182/2011-12 DATED 21.06.2012
 TYPE 'C' COMPLETION CERTIFICATE OBTAINED VIDE LETTER NO. KBMC/TPD/182/2011-12 DATED 21.06.2012

FLOOR/TYPE OF BLDG.	TYPE 'A'	TYPE 'C'
STREET 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

PARKING AREA STATEMENT TYPE 'B'

PLATS 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	198.00
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

TERRACE AREA CALCULATION IN SQ.MT.

WING 'B1' TO WING 'B3'

TOTAL TERRACE WING 'B1' = 365.12

TOTAL TERRACE WING 'B2' = 458.32

TOTAL TERRACE WING 'B3' = 366.12

TOTAL TERRACE TYPE 'B' = 1190.56

T.D.R. CERTIFICATE NO. KBMC/TPD/182/2011-12 DATED 21.06.2012

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.

BUILT UP AREA STATEMENT WING 'B1' TO 'B3'

APPROVED EARLIER VIDE LETTER NO. KBMC/TPD/BP/222-198 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	394.89		
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	10356.99
EXCESS BALC. AREA				6.92
TOTAL BUILT UP AREA				10363.91
ADD 1ST FL. TR1 & TR2 AREA				30.93
TOTAL BUILT UP AREA				10394.84

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

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 X 510 SQ.MT. I.E. 5790 X 510 = 2952.90 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 X 15120 SQ.MT. I.E. 3000 X 15120 = 45360.00 SQ.MT.

NEW T.D.R.

1). T.D.R. CERTIFICATE NO. 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 (PT) A DEVELOPED BY M/S ARIHANT AKSH REALTY LLP. = 122.00 SQ.MT.

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

PREVIOUSLY APPROVED BUILT-UP AREA IN SQ.MT.

FLOOR OF BLDG.	TYPE 'E'
GROUND FLOOR BUILT UP AREA	21.86
FIRST FLOOR BUILT UP AREA	170.71
SECOND FLOOR BUILT UP AREA	170.71
THIRD FLOOR BUILT UP AREA	170.71
FOURTH FLOOR BUILT UP AREA	170.71
FIFTH FLOOR BUILT UP AREA	170.71
SIXTH FLOOR BUILT UP AREA	170.71
SEVENTH FLOOR BUILT UP AREA	170.71
TOTAL FLOOR AREA	1216.83
EXCESS BALC. AREA	3.01
TOTAL BUILT UP AREA	1219.84

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 90X60 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.

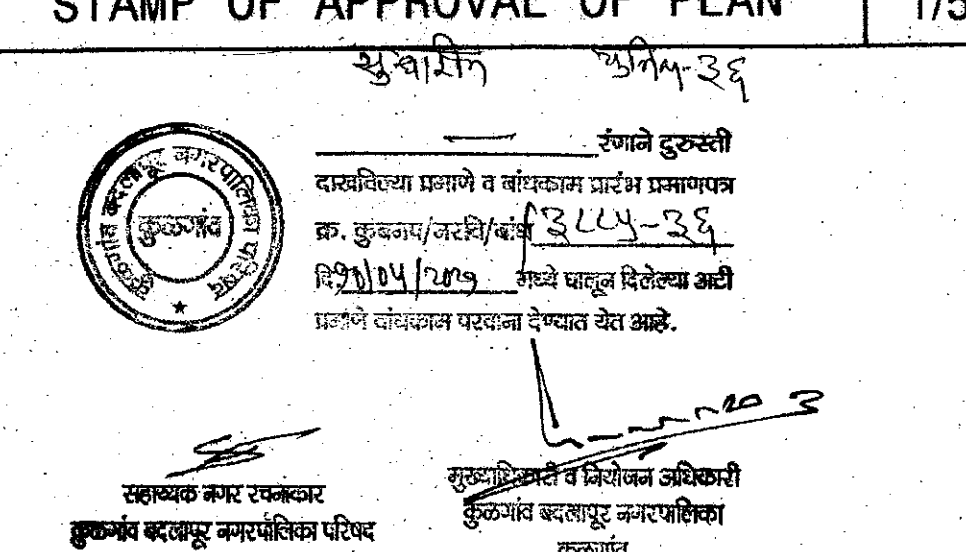
BUILT UP AREA STATEMENT TYPE 'D'

FLOOR OF BLDG.	AREA IN SQ.MTS.
GROUND FLOOR BUILT UP AREA	109.37
FIRST FLOOR BUILT UP AREA	432.35
SECOND FLOOR BUILT UP AREA	410.58
THIRD FLOOR BUILT UP AREA	432.35
FOURTH FLOOR BUILT UP AREA	410.58
FIFTH FLOOR BUILT UP AREA	432.35
SIXTH FLOOR BUILT UP AREA	410.58
SEVENTH FLOOR BUILT UP AREA	432.35
EIGHTH FLOOR BUILT UP AREA	410.58
NINTH FLOOR BUILT UP AREA	432.35
TENTH FLOOR BUILT UP AREA	410.58
ELEVENTH FLOOR BUILT UP AREA	432.35
TWELFTH FLOOR BUILT UP AREA	410.58
THIRTEENTH FLOOR BUILT UP AREA	432.35
FOURTEENTH FLOOR BUILT UP AREA	410.58
FIFTEENTH FLOOR BUILT UP AREA	379.12
TOTAL FLOOR AREA	6389.00
ENTRANCE LOBBY AREA	18.88
SOCIETY OFFICE AREA	40.77
DRIVERS ROOM AREA	22.21
SERVANT SANITARY BLOCKS	6.68
TOTAL BUILT UP AREA	6477.54

TOTAL LAND AREA SUMMARY 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.

STAMP OF APPROVAL OF PLAN 1/5



PROFORMA

AREA STATEMENT	SQ. MTS.
1. AREA OF PLOT	21329.22
a. AS PER OWNERSHIP DOCUMENT (7/12, C.T.S. EXTRACT)	
b. AS PER MEASUREMENT SHEET	
c. AS PER SITE	
2. DEDUCTION FOR	
a. PROPOSED D.P./D.P. ROAD WIDENING AREA /SERVICE ROAD / HIGHWAY	2275.87
b. ANY D.P./RESERVATION AREA	NIL
c. TOTAL (a+b+c)	2275.87
3. BALANCE AREA OF PLOT (1-2)	19053.35
4. AMENITY SPACE (IF APPLICABLE)	NA
a. REQUIRED	NA
b. BALANCE AREA OF PLOT (1-2)	NA
5. NET PLOT AREA = (3-4(C))	19053.35
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	NA
a. REQUIRED 10% (ALREADY PROVIDED IN PREVIOUS APPROVAL)	1905.33
b. PROPOSED (NOT REQUIRED)	NA
7. INTERNAL ROAD AREA	
a. PLOTABLE AREA (IF APPLICABLE)	20958.68
b. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (19053.35 X 1.10)	
8. ADDITION OF FSI ON PAYMENT OF PREMIUM	
a. MAXIMUM PERMISSIBLE PREMIUM F.S.I. - BASED ON ROAD WIDTH /TOD ZONE	30%
b. PERMISSIBLE F.S.I. ON PAYMENT OF PREMIUM (21329.22 X 30%)	= 6398.76
c. PROPOSED F.S.I. OF PREMIUM (ALREADY APPROVED)	1208.07
11. IN SITU F.S.I. /T.D.R. LOADING	
a. IN SITU AREA AGAINST D.P. ROAD (2.0 X 2275.87)	4551.74
b. IN SITU AREA AGAINST AMENITY SPACE (AS PER RULE NO. 6.5)	NIL
c. TDR AREA (ALREADY APPROVED)	5489.24
d. TOTAL IN SITU / TDR LOADING PROPOSED ((11a)+(b)+(c))	10040.98
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
13. TOTAL ENTITLEMENT OF FSI IN PROPOSAL	
a. ((11D)+(12D)) ((20958.68+1208.07)+4551.74+5489.24)	32007.99
b. LESS AREA ALREADY APPROVED	27335.25
c. BALANCE AREA FOR PROPOSED BUILDING	4872.48
d. PERMISSIBLE AMENITY AREA FSI UPTO 60% 4872.48 X 60% = 2923.48	
e. PROPOSED AMENITY AREA FSI (4872.48 X 34% = 1656.64)	1656.64
f. TOTAL ENTITLEMENT AS ON DATE ((a)+(d)+(e)) ((32007.99 + 1656.64)	33664.37
14. MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 OR 6.3 OR 6.4 AS APPLICABLE) (6 OR 1.8)	2.10X1.6
15. TOTAL BUILT UP AREA IN PROPOSAL	
a. EXISTING BUILT UP AREA	27335.25
b. NEWLY PROPOSED BUILT UP AREA (AS PER 'P-LINE')	6477.54
c. TOTAL (a+b)	33812.79
16. F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO 14 ABOVE)	1.05

NOTES:

BOUNDARY OF THE PLOT. BLACK
 PROPOSED STRUCTURES. RED
 DRAINAGE LINE. RED DOTTED
 A.P. IS ARCHITECTURE PROJECTION 0.75 MT. 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 NOT SURVEYED BY ME ON DT. 15.12.12 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.

PROPOSED HOUSING COMPLEX ON PROPERTY BEARING OF S.NO. 67, H.NO. 6/1, 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. ARIHANT VATIKA REALTY PVT. LTD.

FOR:- M/S. ARIHANT VATIKA REALTY PVT. LTD. SIGN. OF OWNER/ATTORNEY

S.V. KANADE ARCHITECT CA/82/6998

ARCHITECT'S INC. GROUND FL. ASHIRWAD APT. OPP. APNA BAZAR, KULGAON BADLAPUR (E).

DRN BY ASMITA CHKD BY S.V. KANADE DATE 25/03/2021 SCALE AS SHOWN

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

