08.06.2024

To,
The Chairperson,
The Maharashtra Real Estate Regulatory Authority,
6th& 7th Floor, Housefin Bhavan,
Plot No. C – 21, E – Block,
Bandra Kurla Complex,
Bandra (East), Mumbai – 400 051.

Subject: Clarification regarding land details, Survey Numbers&built-up area and for the project **"Vivanta Bliss Phase-II"**.

Respected Sir,

With reference to the above-mentioned subject, this is to bring to your kind attention as per the following details:

1) We refer to the sanctioned planissued by Mumbai Metropolitan Region Development Authority dated 03.05.2024 for thedevelopment of larger property bearing S. No. 53/5, 53/6, 310/2, 310/3, & 310/4, 51/4, 51/2, 51/10 & 51/3B at Village Kalher, Tal. Bhiwandi, Dist. Thane 421302.
2) Under the Sanctioned/Block plan, there are 6 (Six) buildings sanctioned on 2 (two) separate land parcels.For Building/Wing A, B, D and Building/Wing C we have registered separate project under the MahaRERA. This is to further inform you that, we are developing and marketing Building Nos. 3 (Wing E) and 4 (Wing F) separately and are registering the same as separate RERA project in accordance with the provisions of RERA, 2016 and the Rules and Regulations framed thereunder under the project named as "Vivanta Bliss Phase-II". Presently, we are applying for RERA registration for Vivanta Bliss Phase-II Building No.3 (Wing E)andVivanta Bliss Phase-II Building No.4 (Wing F) named as Project "Vivanta Bliss Phase-II".
3) The details of land, Survey numbers and built-up area as per sanctioned plan and RERA application is as follows:

Particulars	**Details as per Sanctioned Plan** (1)	**Details as per RERA Application for Project "Vivanta Bliss Phase-II"** (2)	**Justifications in respect of (2)** (3)
Net Plot Area	6,932.43 Sq. Mts.	1,730 Sq.Mts.	Land area is taken as the area of underlying land parcels on which the Project "Vivanta Bliss Phase-II" (i.e., underlying land under "Building 3

Vivants's Bliss, Near Gala No. U-46, Jai Matadi Compound, Kalher, Bhiwandi, Thane (w) - 421302. Email : jaibhawaniorchidinfrallp@gmail.com

Particulars	Details as per Sanctioned Plan (1)	Details as per RERA Application for Project "Vivanta Bliss Phase-II" (2)	Justifications in respect of (2) (3)
			(Wing E) and Building 4 (Wing F)" as per sanctioned plans) is to be constructed.
Survey Numbers	53/5, 53/6, 310/2, 310/3, & 310/4, 51/4, 51/2, 51/10 & 51/3B	51/4, 51/2, 51/10 & 51/3B	Project "Vivanta Bliss Phase-II" is to be constructed only on these 4 (Four) Survey numbers mentioned alongside.
Sanctioned Built-up Area	5114.49 Sq.Mts	5114.49 Sq.Mts	The sanctioned built-up area is taken as per the sanctioned plan only for Project "Vivanta Bliss Phase-II" (i.e., Building No. 3 (Wing E) and Building No. 4 (Wing F) as highlighted under the sanctioned plan.

So, we request you to kindly note as above and issue us RERA registration certificate for Project **"Vivanta Bliss Phase-II"**at the earliest.

Thanking You,

Yours Faithfully,
For, Jai Bhawani Orchid Infra LLP

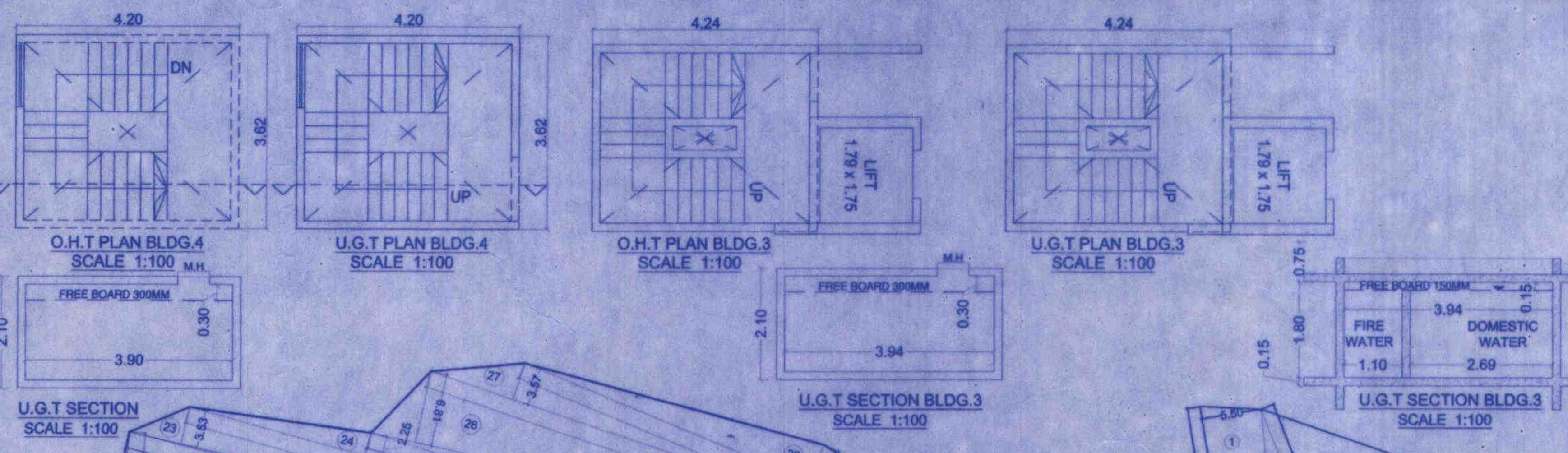
Mr. Pankaj Sureshkumar Mehta
Partner

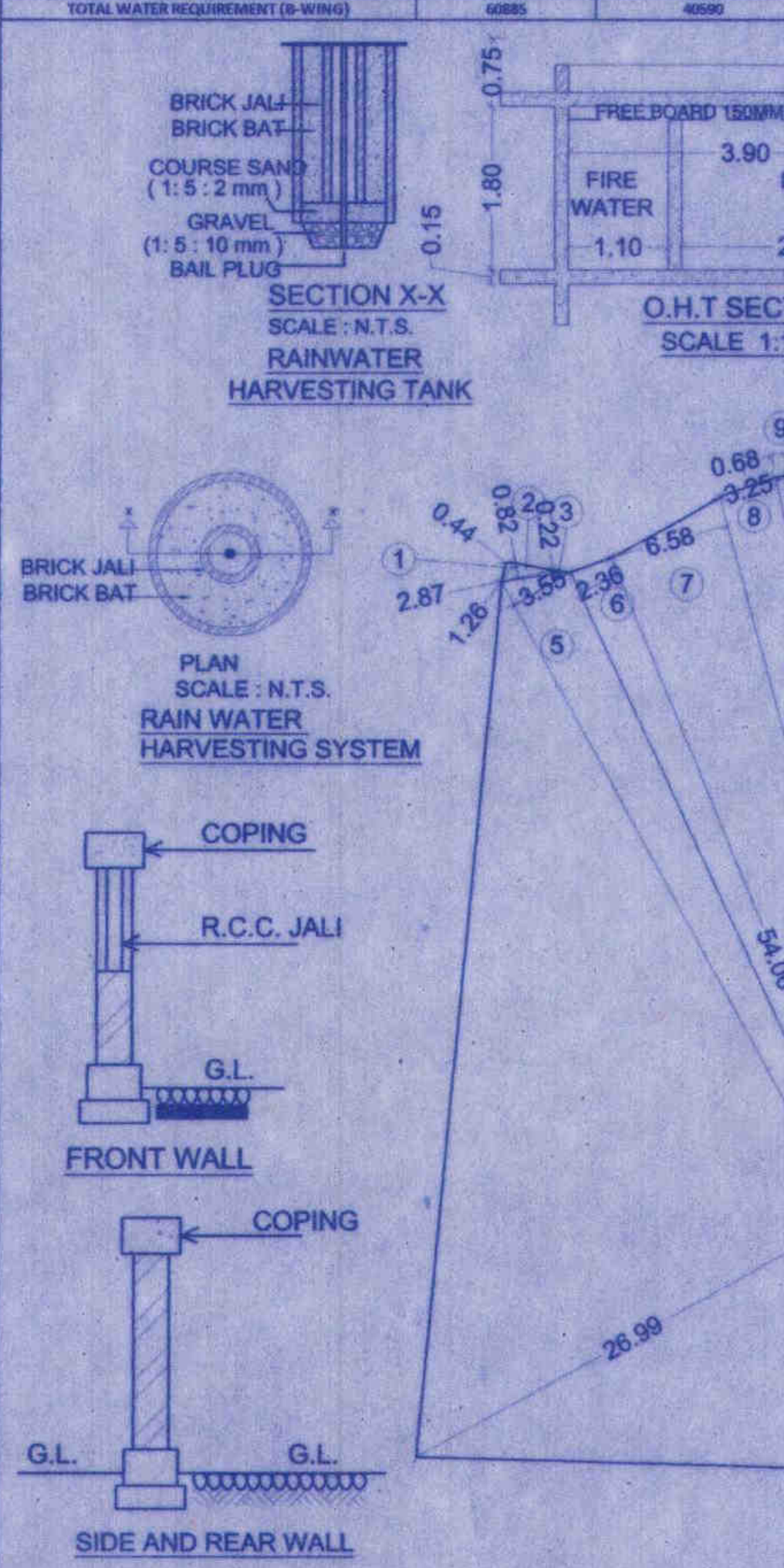
JAI BHAWANI ORCHID INFRA LLP KALHER

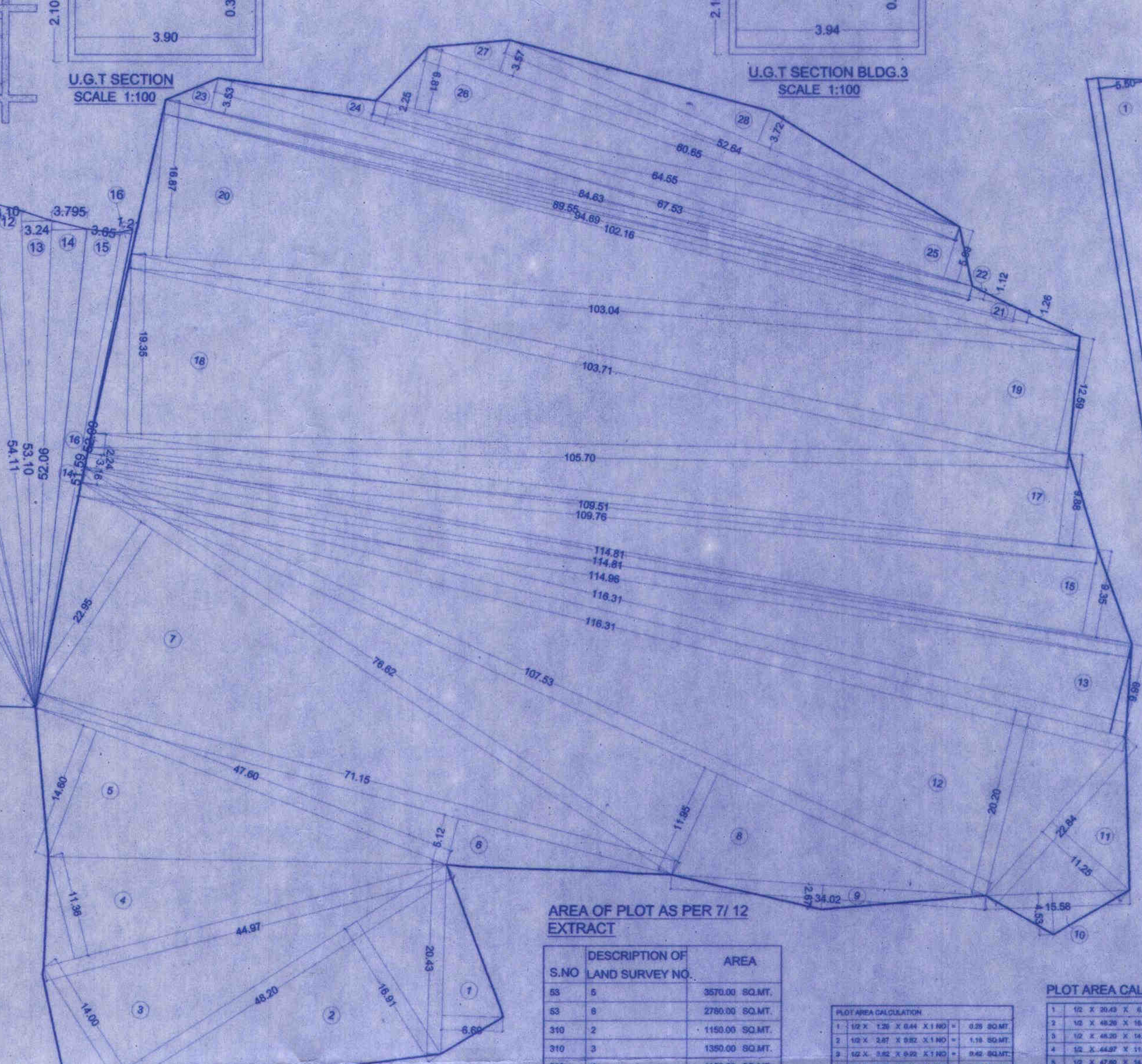
WATER DEMAND CALCULATIUON (E-WING) UGT						
SR.NO.	FLAT TYPE	NO. OF FLATS	TOTAL POPULATION 4 Person/flat FOR 1 BHK AND 5 Person / falt FOR 2BHK	TOTAL WATER PER DAY 135 LITRES/ PERSON	DOMESTIC WATER (LITRES/PERSON) 90 LITRES/ PERSON	FLUSHING WATER (LITRES/PERSON) 45 LITRES/ PERSON
1	1BHK	74	296	39960	26640	13320
2	2BHK	31	155	20925	13950	6975
TOTAL WATER REQUIREMENT (B-WING)				60885	40590	20295

NOTE- ASSUMING 4 PERSON/ UNIT FOR 1 BHK FLAT, 5 PERSON / UNIT FOR 2 BHK FLATS 5 PERSON / UNIT

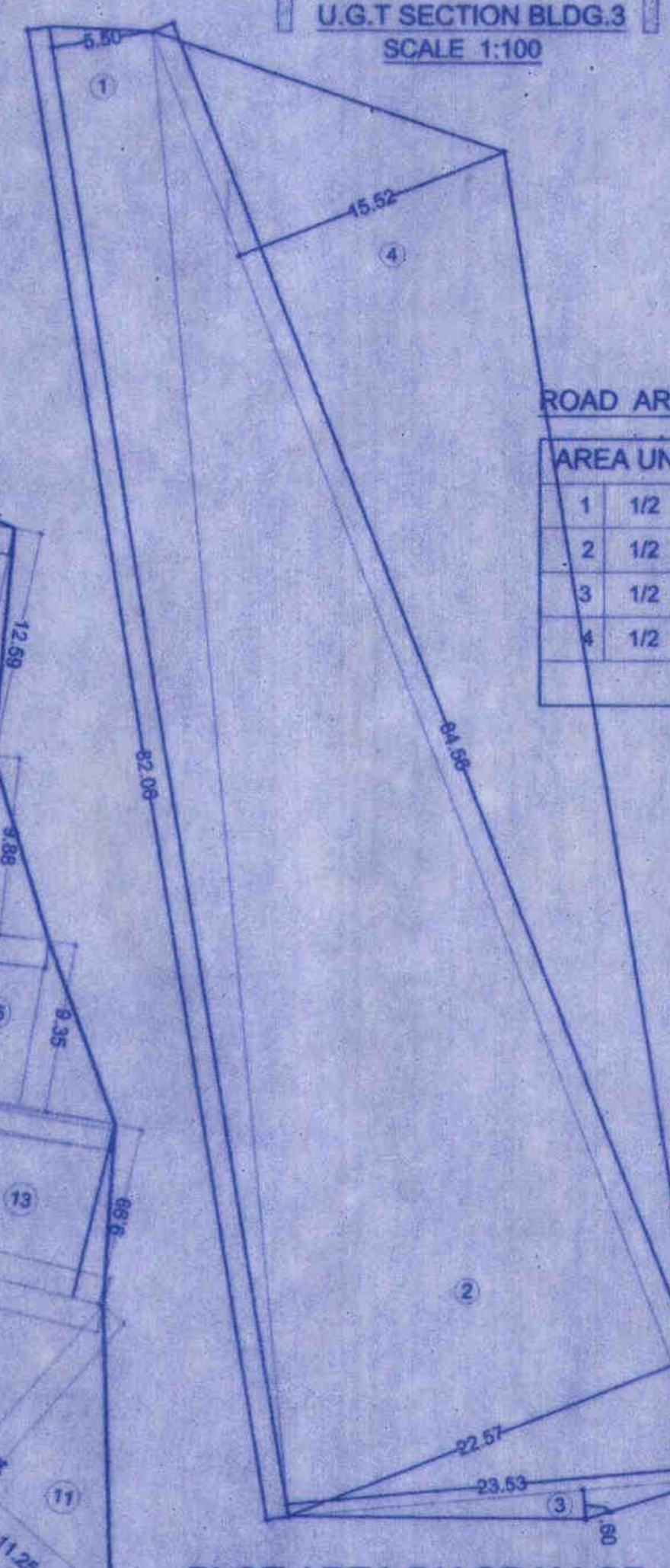
WATER DEMAND CALCULATIUON (E-WING)OHT						
SR.NO.	FLAT TYPE	NO. OF FLATS	TOTAL POPULATION 4 Person/flat FOR 1 BHK AND 5 Person / falt FOR 2BHK	TOTAL WATER PER DAY 135 LITRES/ PERSON	DOMESTIC WATER (LITRES/PERSON) 90 LITRES/ PERSON	FLUSHING WATER (LITRES/PERSON) 45 LITRES/ PERSON
1	1BHK	74	296	39960	26640	13320
2	2BHK	31	155	20925	13950	6975
TOTAL WATER REQUIREMENT (B-WING)				60885	40590	20295



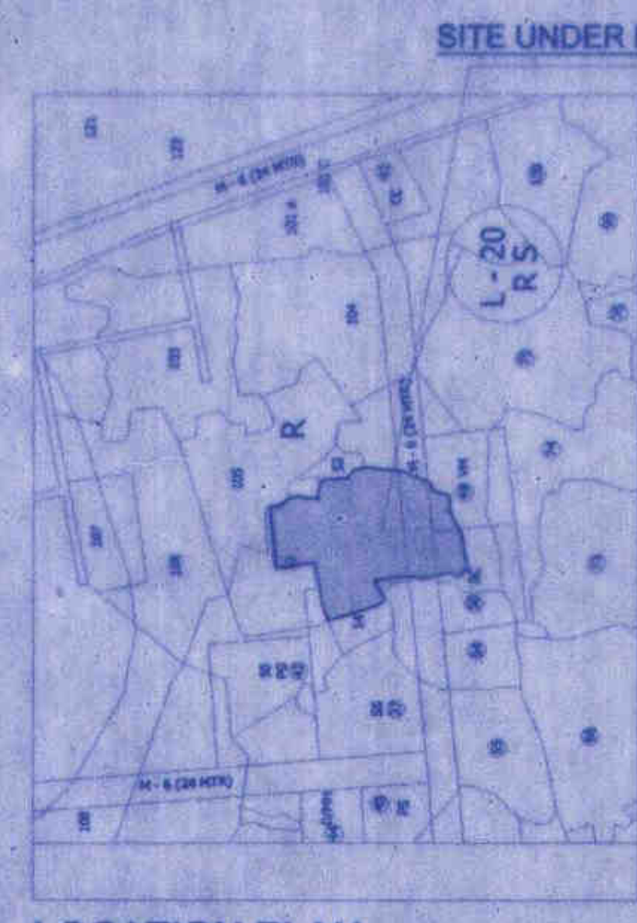




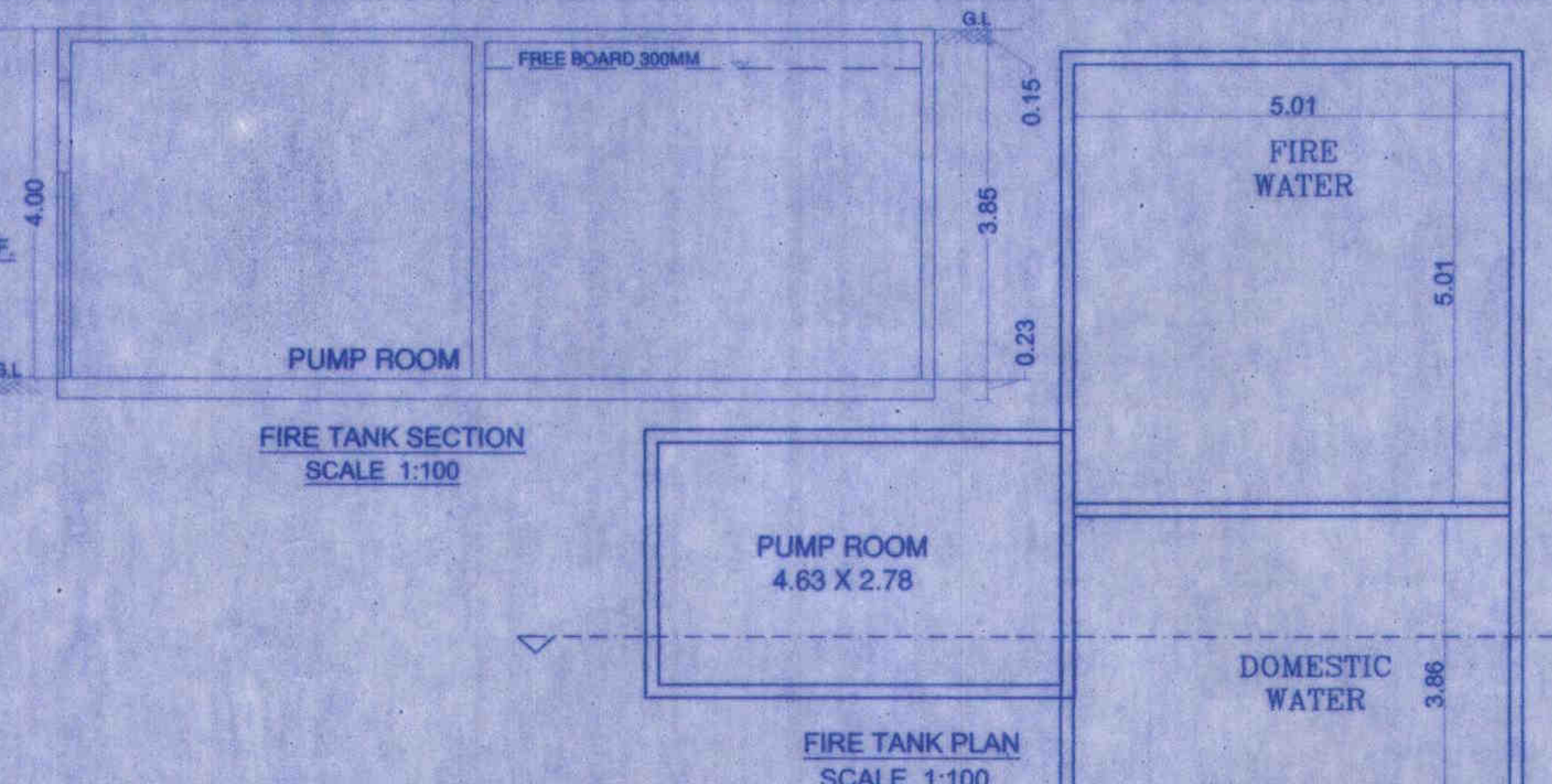
PLOT AREA DIAGRAM PLAN
SCALE-1:500



PLOT AREA DIAGRAM OF AREA UNDER ROAD
SCALE 1:500



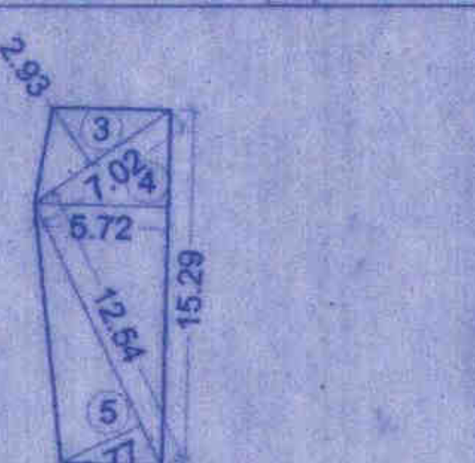
LOCATION PLAN
SCALE 1:5000



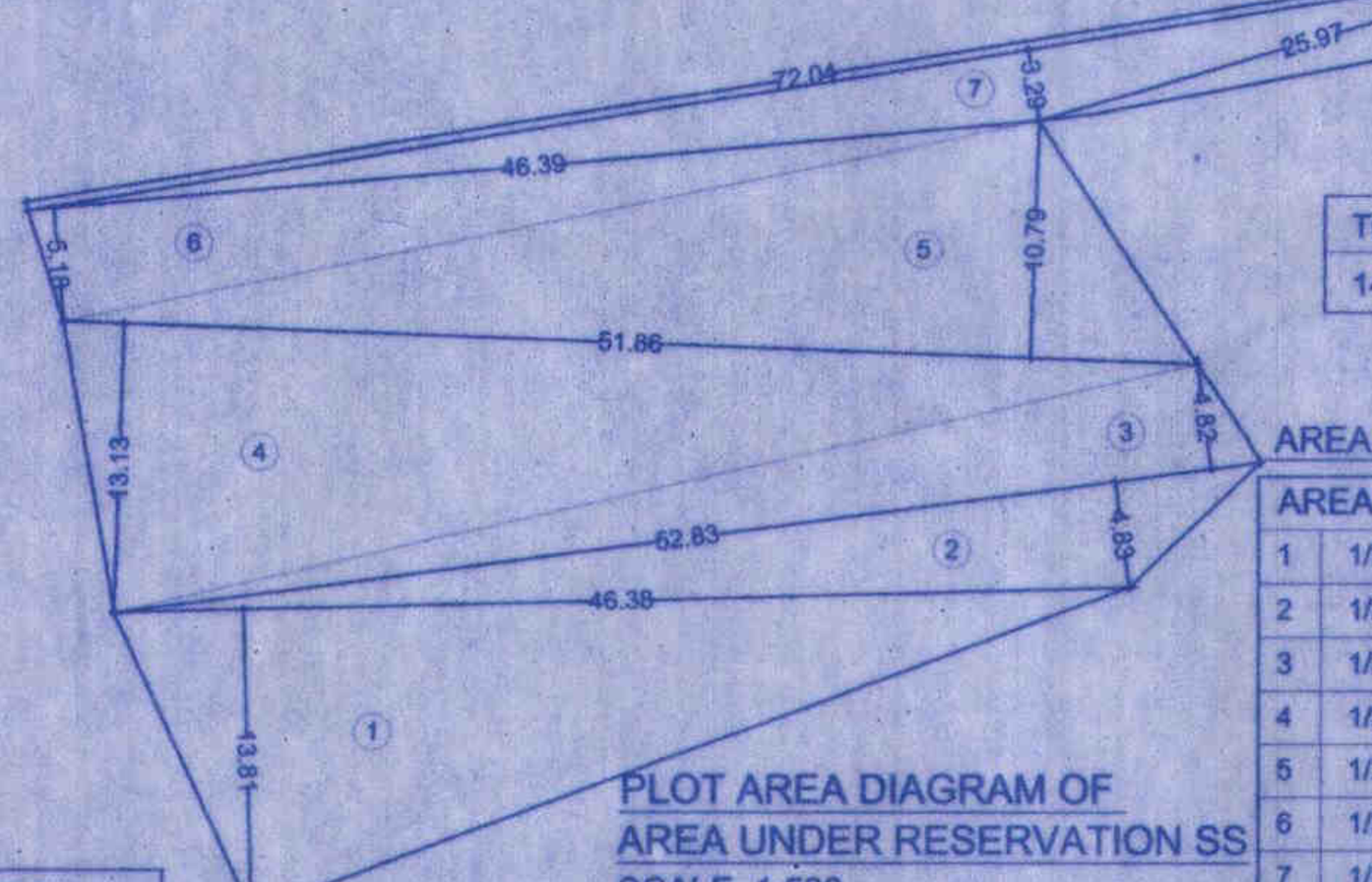
ROAD AREA CALCULATION

AREA UNDER ROAD			
1	1/2 X 82.06 X 5.50 X1 NO	=	225.67 SQ.MT.
2	1/2 X 84.56 X 22.57 X1 NO	=	954.26 SQ.MT.
3	1/2 X 23.53 X 1.60 X1 NO	=	18.82 SQ.MT.
4	1/2 X 84.56 X 15.52 X1 NO	=	656.25 SQ.MT.
	TOTAL AREA UNDER ROAD	=	1855.00 SQ.MT.

ENCROACHMENT AREA CALCULATION			
1	1/2 X 9.91 X 3.66 X 1 NO	=	18.14 SQ.MT.
2	1/2 X 8.25 X 3.34 X 1 NO	=	13.78 SQ.MT.
3	1/2 X 7.02 X 2.93 X 1 NO	=	10.28 SQ.MT.
4	1/2 X 15.29 X 5.72 X 1 NO	=	43.73 SQ.MT.
5	1/2 X 12.54 X 3.77 X 1 NO	=	23.64 SQ.MT.
	TOTAL ADDITION	=	109.57 SQ.MT. X



ENCROACHMENT AREA DIAGRAM PLAN
SCALE-1:500



PLOT AREA DIAGRAM OF AREA UNDER RESERVATION SS
SCALE 1:500

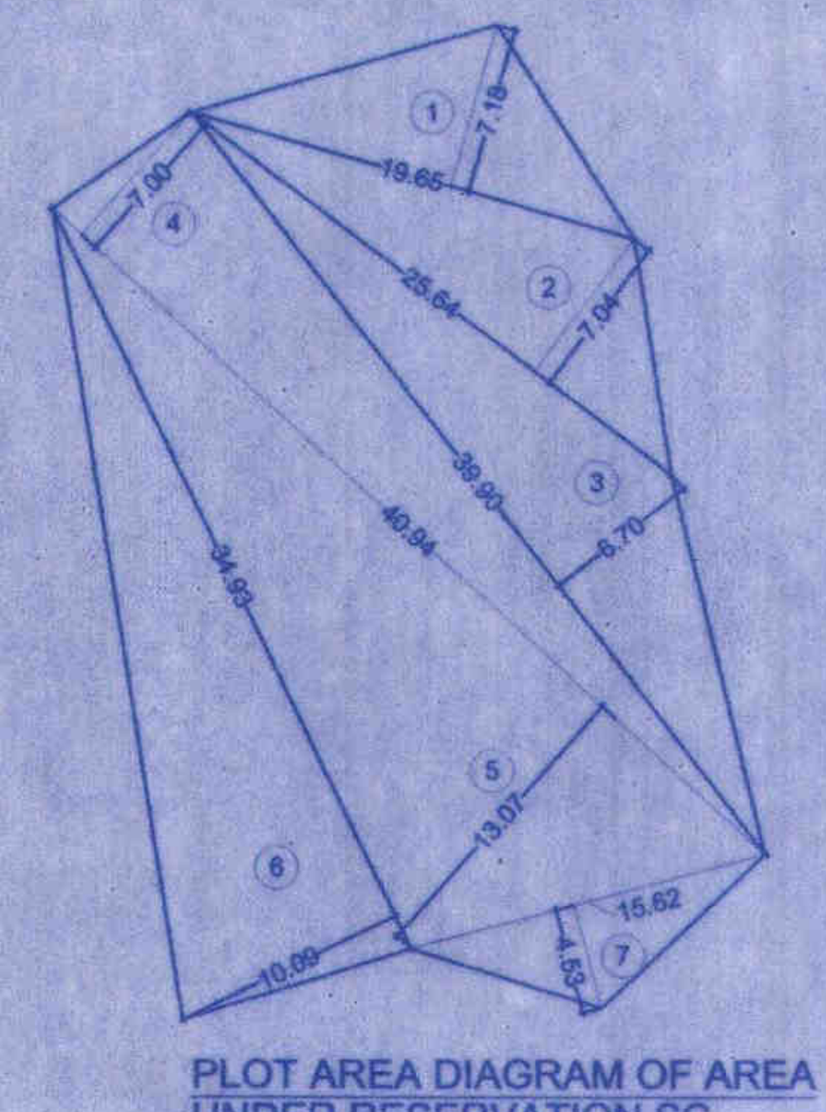
TOTAL RESERVATION AREA
1469.90+ 446.21 + 916.89 = 2833.00SQ.MT

AREA CALCULATION

AREA UNDER RESERVATION SS			
1	1/2 X 46.38 X 13.81 X1 NO	=	320.25 SQ.MT.
2	1/2 X 52.83 X 4.83 X1 NO	=	127.58 SQ.MT.
3	1/2 X 52.83 X 4.82 X1 NO	=	127.32 SQ.MT.
4	1/2 X 51.86 X 13.13 X1 NO	=	340.46 SQ.MT.
5	1/2 X 51.86 X 10.79 X1 NO	=	279.78 SQ.MT.
6	1/2 X 46.39 X 5.18 X1 NO	=	120.15 SQ.MT.
7	1/2 X 72.04 X 3.29 X1 NO	=	118.51 SQ.MT.
8	1/2 X 25.97 X 2.10 X1 NO	=	27.27 SQ.MT.
9	1/2 X 6.70 X 2.56 X1 NO	=	8.58 SQ.MT.
	AREA OF UNDER RESERVATION SS	=	1469.90 SQ.MT.

AREA CALCULATION

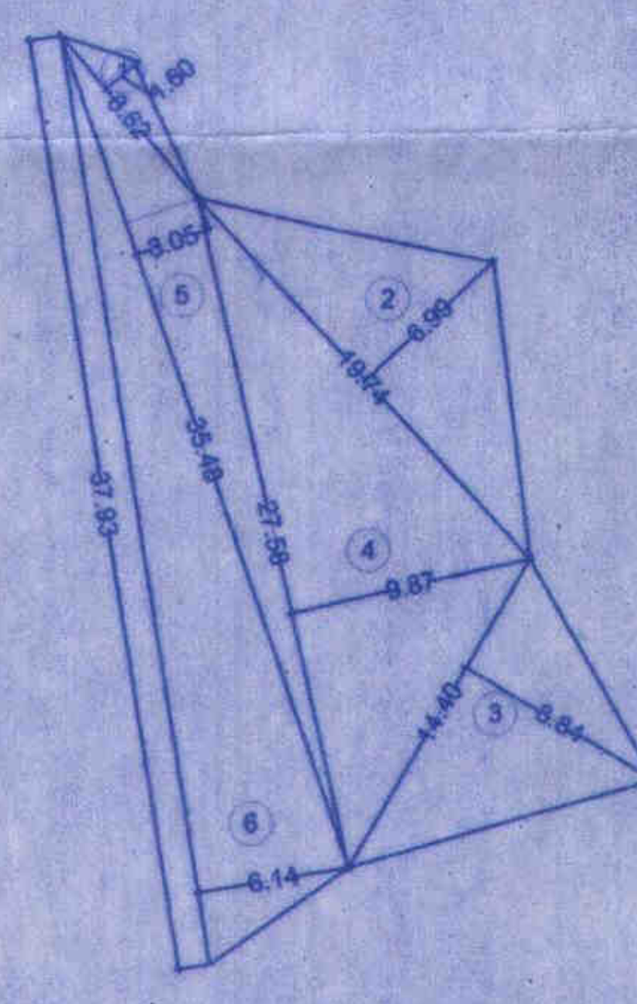
AREA UNDER RESERVATION SC			
1	1/2 X 19.65 X 7.18 X1 NO	=	70.54 SQ.MT.
2	1/2 X 25.64 X 7.04 X1 NO	=	90.25 SQ.MT.
3	1/2 X 39.90 X 6.70 X1 NO	=	133.67 SQ.MT.
4	1/2 X 40.94 X 7.00 X1 NO	=	143.29 SQ.MT.
5	1/2 X 40.94 X 13.07 X1 NO	=	267.54 SQ.MT.
6	1/2 X 34.93 X 10.09 X1 NO	=	176.22 SQ.MT.
7	1/2 X 15.62 X 4.53 X1 NO	=	35.38 SQ.MT.
	AREA OF UNDER RESERVATION SC	=	916.89 SQ.MT.



PLOT AREA DIAGRAM OF AREA UNDER RESERVATION SC
SCALE 1:500

AREA CALCULATION

AREA UNDER RESERVATION VM			
1	1/2 X 8.62 X 1.60 X1 NO	=	6.90 SQ.MT.
2	1/2 X 19.74 X 6.99 X1 NO	=	68.99 SQ.MT.
3	1/2 X 14.40 X 8.84 X1 NO	=	63.65 SQ.MT.
4	1/2 X 27.58 X 9.87 X1 NO	=	136.11 SQ.MT.
5	1/2 X 35.48 X 3.05 X1 NO	=	54.11 SQ.MT.
6	1/2 X 37.93 X 6.14 X1 NO	=	116.45 SQ.MT.
	AREA OF UNDER RESERVATION VM	=	446.21 SQ.MT.



PLOT AREA DIAGRAM OF AREA UNDER RESERVATION VM
SCALE 1:500

DOORS & WINDOWS SCHEDULE		
NO	SIZE	REMARK
D1	1.05 X 2.10	FLUSH DOOR WITH APPROVED LAMINATE ON BOTH SIDE
D2	0.90 X 2.10	FLUSH DOOR WITH APPROVED LAMINATE ON BOTH SIDE
D3	0.75 X 2.10	SINTEX DOOR
FD	1.20 X 2.10	FIRE DOOR
FW	2.00 X 2.10	SLIDING FRENCH GLAZED WINDOW WITH 6MM THK GLASS
FW1	2.00 X 1.95	SLIDING FRENCH GLAZED WINDOW WITH 6MM THK GLASS
FW2	1.22 X 1.95	SLIDING GLAZED WINDOW 0.90 MT. HT. FIX FROM FLR. LVL.
FW3	1.20 X 1.95	SLIDING FRENCH GLAZED WINDOW WITH 6MM THK GLASS
W2	1.20 X 1.35	SLIDING GLAZED WINDOW
W3	1.20 X 1.65	SLIDING GLAZED WINDOW
V	0.60 X 0.60	LOUVERED VENTILATORS

AREA OF PLOT AS PER 7/ 12 EXTRACT

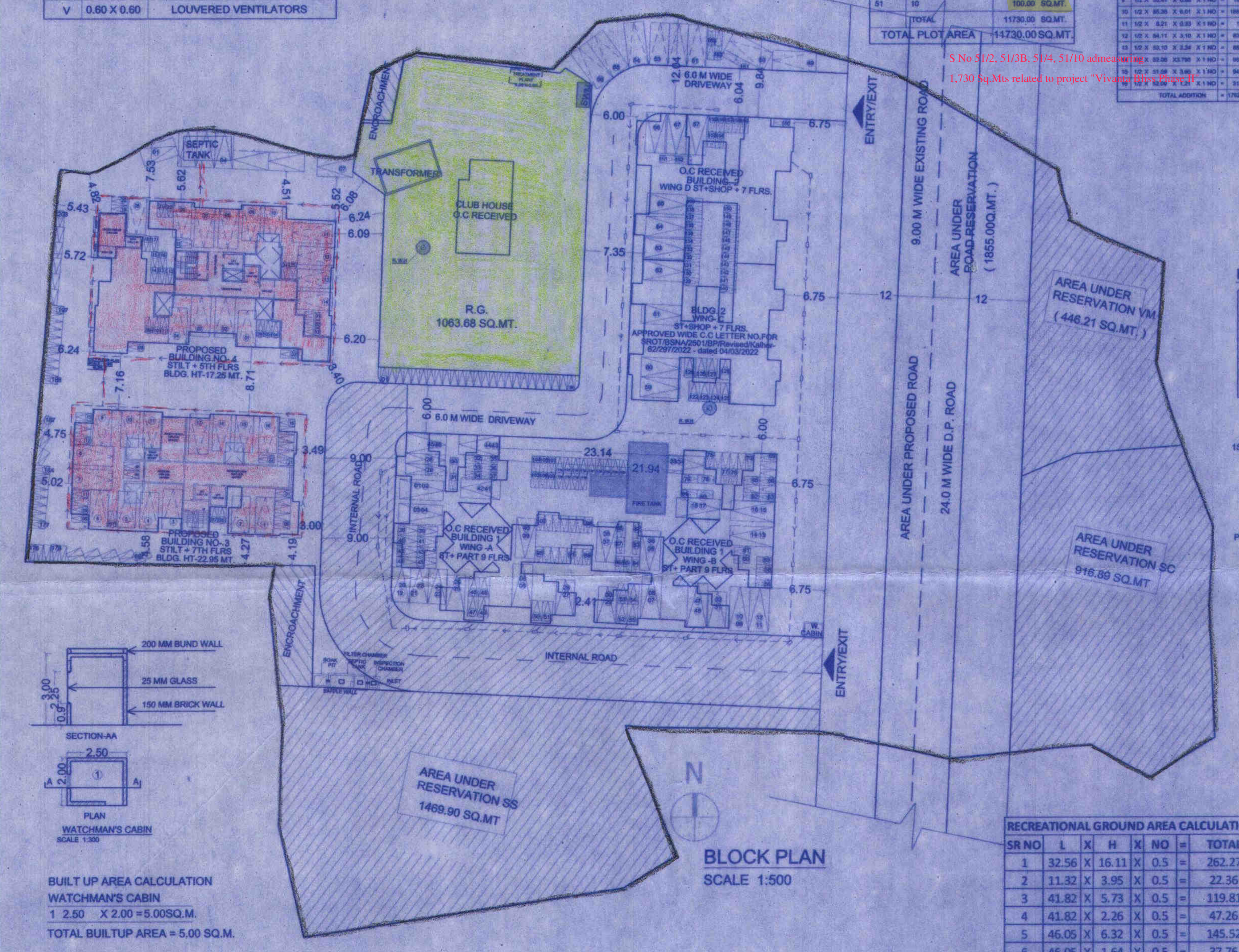
S.NO	DESCRIPTION OF LAND SURVEY NO.	AREA
53	5	3570.00 SQ.MT.
53	6	2780.00 SQ.MT.
310	2	1150.00 SQ.MT.
310	3	1350.00 SQ.MT.
310	4	1150.00 SQ.MT.
51	2	280.00 SQ.MT.
51	3/B	1000.00 SQ.MT.
51	4	350.00 SQ.MT.
51	10	100.00 SQ.MT.
	TOTAL	11730.00 SQ.MT.
TOTAL PLOT AREA		11730.00 SQ.MT.

S No 51/2, 51/3B, 51/4, 51/10 admeasuring 1,730 Sq.Mts related to project "Vivanta Bliss Phase II"

PLOT AREA CALCULATION			
1	1/2 X 1.26 X 0.44 X 1 NO	=	0.28 SQ.MT.
2	1/2 X 2.87 X 0.82 X 1 NO	=	1.18 SQ.MT.
3	1/2 X 3.82 X 0.22 X 1 NO	=	0.42 SQ.MT.
4	1/2 X 55.35 X 26.99 X 1 NO	=	746.95 SQ.MT.
5	1/2 X 55.35 X 3.55 X 1 NO	=	98.25 SQ.MT.
6	1/2 X 54.06 X 2.36 X 1 NO	=	63.79 SQ.MT.
7	1/2 X 55.11 X 6.58 X 1 NO	=	181.31 SQ.MT.
8	1/2 X 55.11 X 3.25 X 1 NO	=	89.55 SQ.MT.
9	1/2 X 55.41 X 0.68 X 1 NO	=	18.84 SQ.MT.
10	1/2 X 55.36 X 6.01 X 1 NO	=	166.36 SQ.MT.
11	1/2 X 6.21 X 0.33 X 1 NO	=	1.02 SQ.MT.
12	1/2 X 54.11 X 3.10 X 1 NO	=	83.87 SQ.MT.
13	1/2 X 53.10 X 3.24 X 1 NO	=	86.02 SQ.MT.
14	1/2 X 52.06 X 3.795 X 1 NO	=	98.78 SQ.MT.
15	1/2 X 51.59 X 3.65 X 1 NO	=	94.15 SQ.MT.
16	1/2 X 52.09 X 1.21 X 1 NO	=	31.51 SQ.MT.
	TOTAL ADDITION	=	1762.28 SQ.MT. X

PLOT AREA CALCULATION

1	1/2 X 20.43 X 6.60 X 1 NO	=	67.42 SQ.MT
2	1/2 X 48.20 X 16.91 X 1 NO	=	407.53 SQ.MT
3	1/2 X 48.20 X 14.00 X 1 NO	=	337.40 SQ.MT
4	1/2 X 44.97 X 11.36 X 1 NO	=	255.43 SQ.MT
5	1/2 X 47.60 X 14.60 X 1 NO	=	347.48 SQ.MT
6	1/2 X 71.15 X 5.12 X 1 NO	=	182.14 SQ.MT
7	1/2 X 76.62 X 22.95 X 1 NO	=	879.21 SQ.MT
8	1/2 X 107.53 X 11.95 X 1 NO	=	642.49 SQ.MT
9	1/2 X 34.02 X 2.67 X 1 NO	=	45.42 SQ.MT
10	1/2 X 15.58 X 4.53 X 1 NO	=	35.30 SQ.MT
11	1/2 X 22.84 X 11.25 X 1 NO	=	128.48 SQ.MT
12	1/2 X 116.31 X 20.20 X 1 NO	=	1174.73 SQ.MT
13	1/2 X 116.31 X 9.99 X 1 NO	=	580.97 SQ.MT
14	1/2 X 114.96 X 3.16 X 1 NO	=	181.64 SQ.MT
15	1/2 X 114.81 X 9.35 X 1 NO	=	536.74 SQ.MT
16	1/2 X 109.76 X 2.24 X 1 NO	=	122.93 SQ.MT
17	1/2 X 109.51 X 9.88 X 1 NO	=	540.98 SQ.MT
18	1/2 X 105.70 X 19.35 X 1 NO	=	1022.65 SQ.MT
19	1/2 X 103.71 X 12.59 X 1 NO	=	652.85 SQ.MT
20	1/2 X 103.04 X 16.87 X 1 NO	=	869.14 SQ.MT
21	1/2 X 102.16 X 1.26 X 1 NO	=	64.36 SQ.MT
22	1/2 X 94.69 X 1.12 X 1 NO	=	53.03 SQ.MT
23	1/2 X 89.55 X 3.53 X 1 NO	=	158.06 SQ.MT
24	1/2 X 84.63 X 2.25 X 1 NO	=	95.21 SQ.MT
25	1/2 X 67.53 X 5.69 X 1 NO	=	192.12 SQ.MT
26	1/2 X 64.55 X 6.82 X 1 NO	=	220.12 SQ.MT
27	1/2 X 60.65 X 3.57 X 1 NO	=	108.26 SQ.MT
28	1/2 X 52.64 X 3.72 X 1 NO	=	97.91 SQ.MT
	TOTAL PLOT AREA	=	10000.00 SQ.MT
	TOTAL PLOT AREA= 10000+1762.28	=	11762.28 SQ.MT



BLOCK PLAN
SCALE 1:500

200 MM BUND WALL
25 MM GLASS
150 MM BRICK WALL
SECTION-AA
2.50
PLAN

WATCHMAN'S CABIN
SCALE 1:300

BUILT UP AREA CALCULATION
WATCHMAN'S CABIN
1 2.50 X 2.00 = 5.00SQ.M.
TOTAL BUILTUP AREA = 5.00 SQ.M.

APPROVED WIDE C.C LETTER NO.FOR SROT/BSNA/2501/BP/Amended/Kalher-62/686/2020 dated 21st September 2020

APPROVED WIDE C.C LETTER NO.FOR SROT/BSNA/2501/BP/Revised/Kalher-62/297/2022 - dated 04/03/2022

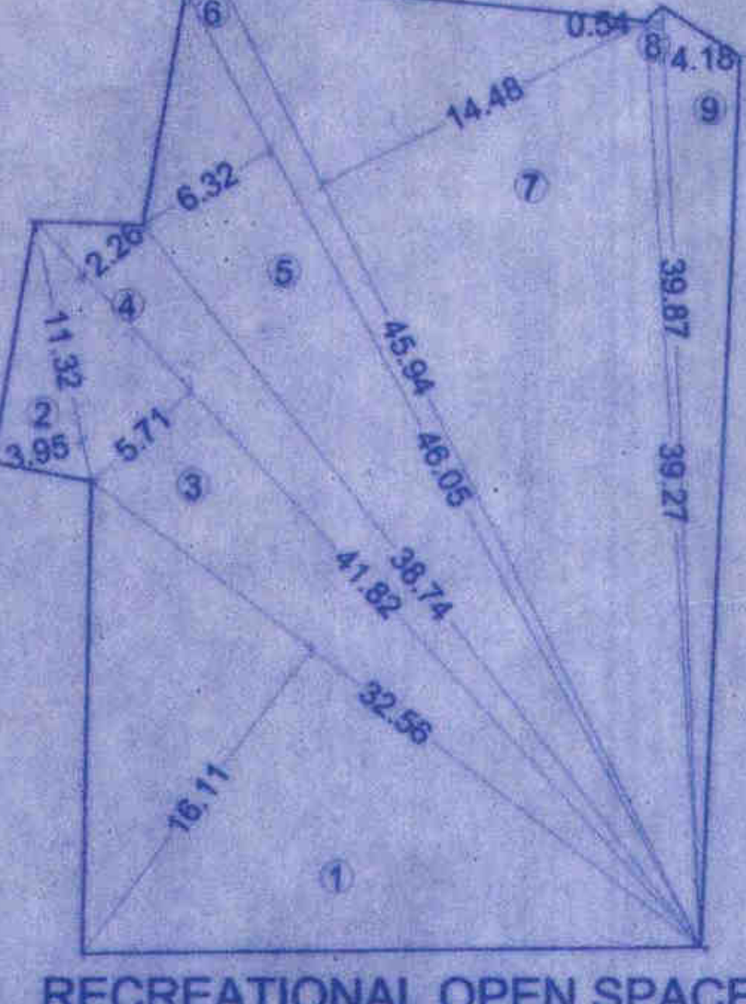
LEGEND :-

1	PROPOSED BUILDING SHOWN AS	
2	PLOT BOUNDARY SHOWN AS	
3	DRAINAGE LINE SHOWN AS	
4	RECREATIONAL OPEN SPACE SHOWN AS	



STACK PARKING DETAIL AT BLDG. NO-3 WING-E
SCALE 1:300

RECREATIONAL GROUND AREA CALCULATION								
SR NO	L	X	H	X	NO	=	TOTAL
1	32.56	X	16.11	X	0.5	=	262.27
2	11.32	X	3.95	X	0.5	=	22.36
3	41.82	X	5.73	X	0.5	=	119.81
4	41.82	X	2.26	X	0.5	=	47.26
5	46.05	X	6.32	X	0.5	=	145.52
6	46.05	X	1.64	X	0.5	=	37.76
7	45.94	X	14.48	X	0.5	=	332.61
8	39.87	X	0.64	X	0.5	=	12.76
9	39.87	X	4.18	X	0.5	=	83.33
	Total					=	1063.67



RECREATIONAL OPEN SPACE AREA DIAGRAM
SCALE 1:500

BLDG. NO-3 CONSTRUCTION AREA

FLOOR	NET B /UP AREA AREA IN SQ.MT
GROUND LVL.	379.07 SQ.MT.
1ST SLAB	379.07 SQ.MT.
2ND SLAB	379.07 SQ.MT.
3RD SLAB	379.07 SQ.MT.
4TH SLAB	379.07 SQ.MT.
5TH SLAB	379.07 SQ.MT.
6TH SLAB	379.07 SQ.MT.
7TH SLAB	379.07 SQ.MT.
TERRACE	136.13 SQ.MT.
TOTAL	3168.69 SQ.MT.

BLDG. NO-3 BUILT-UP AREA STATEMENT

FLOOR	NET B /UP AREA AREA IN SQ.MT	BLDG. HT AREA IN MT
PLINTH LVL.	---	0.15 MT.
GROUND FLOOR	78.48 SQ.MT.	2.85 MT.
FIRST FLOOR	379.07 SQ.MT.	2.85 MT.
SECOND FLOOR	379.07 SQ.MT.	2.85 MT.
THIRD FLOOR	379.07 SQ.MT.	2.85 MT.
FOURTH FLOOR	379.07 SQ.MT.	2.85 MT.
FIFTH FLOOR	379.07 SQ.MT.	2.85 MT.
SIXTH FLOOR	379.07 SQ.MT.	2.85 MT.
SEVENTH FLOOR	379.07 SQ.MT.	2.85 MT.
TOTAL	2731.98 SQ.MT.	22.95 MT.

BLDG. NO-4 CONSTRUCTION AREA

FLOOR	NET B /UP AREA AREA IN SQ.MT
GROUND LVL.	454.06 SQ.MT.
1ST SLAB	454.06 SQ.MT.
2ND SLAB	454.06 SQ.MT.
3RD SLAB	454.06 SQ.MT.
4TH SLAB	454.06 SQ.MT.
5TH SLAB	454.06 SQ.MT.
TERRACE	39.79 SQ.MT.
TOTAL	2764.14 SQ.MT.

TOTAL CONS. AREA BLDG.NO.-3+4 = 5932.83 SQ.MT

BLDG. NO-4 BUILT-UP AREA STATEMENT

FLOOR	NET B /UP AREA AREA IN SQ.MT	BLDG. HT AREA IN MT
PLINTH LVL.	---	0.15 MT.
GROUND FLOOR	112.21 SQ.MT.	2.85 MT.
FIRST FLOOR	454.06 SQ.MT.	2.85 MT.
SECOND FLOOR	454.06 SQ.MT.	2.85 MT.
THIRD FLOOR	454.06 SQ.MT.	2.85 MT.
FOURTH FLOOR	454.06 SQ.MT.	2.85 MT.
FIFTH FLOOR	454.06 SQ.MT.	2.85 MT.
TOTAL	2382.51 SQ.MT.	22.95 MT.

TOTAL B/UP AREA BLDG.NO.-3+4= 5114.49 SQ.MT

APPROVED C.C LETTER NO.FOR SROT/BSNA/2501/BP/Amended/Kalher-62/686/2020- dated 21st September 2020

BUILT-UP AREA STATEMENT (EXISTING)

SR.NO.	BUILT UP AREA	GR. FLR	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	7TH FLR	8TH FLR	9TH FLR	TERR FLR	TOTAL
1	PROPOSED BUILT UP AREA												
	(I) BUILDING 1 - WING A (APPROVED)		232.80	231.82	232.80	231.82	232.80	231.82	232.80	231.82	159.79		2017.77
	(II) BUILDING1 - WING B (APPROVED)		218.96	217.97	218.96	217.97	218.96	217.97	218.96	213.61	150.83		1894.19
2	TOTAL PROPOSED BUILT UP AREA												3911.96

BLDG. NO- 3 AND 4 PARKING STATEMENT

PARKING AREA STATEMENT AS PER UNIFIED DCR'S PUBLISHED UNDER AS PER PUBLISHED U/S 28(4) AND SUMITTED TO GOVT.U/S 30(1) FOF MR &TP ACT,1966							
SR.NO	OCCUPANCY	PARKING SPACE FOR EVERY (UNIT)	TOTAL FLAT	REQUIRED 4 WHEELERS	REQUIRED 2 WHEELERS	PROVIDED 4 WHEELERS	PROVIDED 2 WHEELERS
1	RESIDENTIAL	A) 2 tenement having carpet area less than 30.00 sq. m.	0	0	0	0	0
		B) 2 tenement with carpet area exceeding to30.00 sq. m.but not exceeding 40 sq.m.each.	67	33.5	67	33.5	67
		C) 2 tenement with carpet area exceeding to 40.00 sq. m.but not exceeding 80 sq.m.each.	22	11	22	11	22
		IN ADDITION TO THE PARKING SPACES SPECIFIED IN (A),(B),(C)& (D)ABOVE ,PARKING SPACES FOR VISITORS SHALL BE PROVIDEDTO THE EXTENT OF 5 PERCENT OF THE NUMBER STIPULATED ABOVE SUBJECT TO MINIMUM OF ONE		2.23	4.45	2.23	4.45
		TOTAL PARKING		46.73	93.45	46.725	93.45
				70%	100%		
		MULTIPAL FACTOR AS PER TABLE NO.6C CLAUSE 8.2.2		32.71	93.45	33	93

COMPOSITE TWO WHEELER 93-30 = 63
30 TWO INTO 5 CARS 33+5 = 38
PROPOSED SCOOTER = 65
PROPOSED CAR = 38

APPROVED C.C LETTER NO.FOR SROT/BSNA/2501/BP/Revised/Kalher-62/297/2022 - dated 04/03/2022

BUILT-UP AREA STATEMENT

SR.NO.	BUILT UP AREA	GR. FLR	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	7TH FLR	TERR FLR	TOTAL
1	PROPOSED BUILT UP AREA										
	(I) BUILDING 2 - WING C	191.93	270.84	268.80	270.84	268.80	270.84	268.80	270.84	13.29	2094.89
	(II) BUILDING 2 - WING D O.C RECEIVED	159.84	268.12	267.45	268.12	267.45	268.12	267.45	268.12	14.94	2041.61
	(III) WATCHMAN CABIN	5.00									5.00
2	TOTAL PROPOSED BUILT UP AREA										4141.50

PARKING SUMMARY
PROPOSED BLDG.-2 WING -C & D

SR.NO.	PARKING SPACE FOR EVERY	TYPE FOUR WHEELERS	TYPE TWO WHEELERS	NO. OF FLATS	TOTAL REQUIRED FOUR WHEELERS	TOTAL REQUIRED TWO WHEELERS	PROPOSED FOUR WHEELERS	PROPOSED TWO WHEELERS
1	2 TENEMENTS WITH CARPET AREA ABOVE 30 SQ.M. BUT LESS THAN 40 SQ.M. EACH	0	0	0	0	0	0	0
2	2 TENEMENTS WITH CARPET AREA ABOVE 40 SQ.M. BUT LESS THAN 60 SQ.M. EACH	1	5	56	28	56	28	56
4	TOTAL			56	28	56	28	56
5	5% VISITORS PARKING (ON TOTAL)				1	3	1	3
6	FOR EVERY 100 SQ.M. CARPET AREA FOR SHOP	1	6	204.56	2	12	2	12
7	SAY TOTAL PARKING				31	71	31	71
8	REQUIRED PARKING x 0.70				22	71	22	71

LAYOUT

STAMP OF APPROVAL

PLANS APPROVED (.03.NOS OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH ~~BUILDING PERMISSION &~~ COMMENCEMENT CERTIFICATE/~~AMENDED BUILDING PERMISSION & COMMENCEMENT CERTIFICATE~~ BEARING -
NO. SROT/BSNA/2501/BP/ Kalher-62/401-V1 / 503 / 2024.
DATE : 03 / 05 / 2024.
AND THE CONDITIONS MENTIONED THEREIN.
Planner,
Sub-Regional Office, Thane,
MMRDA

MMRDA

PROFORMA

A		AREA STATEMENT	
1		AREA OF PLOT	11730.00
	a	AREA OF 7/12 EXTRACT	11730.00
	b	DEMACRATION (AS PER TRIANGULATION METHOD)	11762.28
	c	AS PER SITE	11762.28
	d	LEAST AREA OF 1a, 1b, 1c	11730.00
2		DEDUCTIONS	11730.00
	a	AREA UNDER 24.00 M.W. D.P. ROAD	1855.00
	b	RESERVATION SC & VM=(916.89+446.21)	1363.10
	c	ENCROACHMENT AREA=109.57	109.57
	d	AREA UNDER RESERVATION SS	1469.90
	e	TOTAL (a + b +c+d)	4797.57
	f	BALANCE PLOT AREA (1d - 2d)	6932.43
3		AMENITY	
	a	REQUIRED	-------
	b	PROPOSED	-------
	c	TOTAL AMENITY TO BE LEFT	-------
4		NET PLOT	
	a	NET PLOT AREA = (2f -3b)	
		NET PLOT AREA=	6932.43
5		OPEN SPACE - 10% OF (4a-10% OF 6932.43 =693.24)	1063.67
6		BASIC FSI = 1.10 X 6932.43	7625.67
7		PAID PREMIUM FSI 0.30 NET PLOT AREA (6932.43x 30%)	2079.73
8		TDR FSI 0.90 NET PLOT AREA	-------
9		PERMISSIBLE BUILT UP AREA (6+7+8)	9705.40
10		EXISTING APPROVED BLDG. AS PER BSNA O.C RECEIVED OF BUILDING (BLDG.NO-1 WING = A AND B) BUILT UP AREA	3911.96
11		BALANCE AREA (9-10)	5793.44
12		TOTAL PERMISSIBLE ENTITLEMENT	
	a	(6+7+8) OR 11 WHICHEVER IS APPLICABLE	9705.40
	b	PERMISSIBLE ANCILLARY FSI AREA = 60% OF 5793.44 X60%	3476.06
	c	TOTAL ENTITLEMENT AS PER UDCPR (9 +12b)	13181.46
13		EARLIER APPROVED B/UP AREA AS PER BSNA EXCLUDING ANCILLARY FSI (BLDG.NO-1 WING = A AND B) BUILT UP AREA	3911.96
14	a	O.C RECEIVED OF (BLDG. NO.-2 WING -D) AS PER UDCPR	2041.61
	b	EARLIER APPROVED B/UP AREA AS PER UDCPR BLDG. NO .-2 (WING-C)	2094.89
	c	WATCHMAN CABIN BUA AS PER UDCPER = 5.00 SQ.MT	5.00
15		BALANCE B/UP AREA AS PER UDCPR=(12-13-14a-b-c)	5128.00
16		PROPOSED BUILT UP AREA AS PER UDCPR = (BLDG.NO.-3)	2731.98
17		PROPOSED BUILT UP AREA AS PER UDCPR = (BLDG.NO.-4)	2382.51
18		PROPOSED TOTAL BUILT UP AREA =(16+17)	5114.49
19		BALANCE B/UP AREA=(15-18)	13.51

NOTE : ALL DIAMENSIONS ARE IN METER

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEY BY ME ON DATED 21-03-2023 & THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED IN THE PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. RECORD ETC.

SIGNATURE OF CONSULTANT ENGINEER
TP/ ENG/ 322

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT OF RESIDENTIAL BUILDING NO. 3 AND 4 ON LAND BEARING S.NO.53/5, 53/6,310/2,310/3,310/4,51/4,51/2/,51/10, & 51/3/B AT VILLAGE- KALHER, TAL-BHIWANDI, DIST-THANE in SPA area of Bhiwandi.

OWNERS NAME AND SIGNATURE

JAI BHAWANI ORCHID INFRA LLP

1) JIGNESH GADA . ________

2) PANKAJ MEHTA . ________

CONSULTING ENGINEER NAME AND SIGNATURE

ATUL
GHARAT AND ASSOCIATES

ARCHITECT, CONSULTING ENGINEER STRUCTURAL AND INTERIOR DESIGNER
Add- 1st floor, Sudarshana Building, Kalyan-Bhiwandi Road, Pimpalghar.Email-consu.atulgharat85@gmail.com

DWG. NO.	DRAWN BY	CHECKED BY	APPROVED BY
AGKL-04/02	RUPESH	ER. ATUL GHARAT	ER. ATUL GHARAT

STAMP AND SIGNATURE

ATUL GHARAT & ASSOCIATES STATE/R/2022/APL/02842 BHIWANDI

NORTH

N

REV.

SCALE: 1:100