

**DISTRIBUTION OF UNDIVIDED SHARE OF LAND (UDSL) IN CHANDERKUNJ
ARMY TOWERS, SILVER SAND ISLAND, KOCHI**

1. Please refer Agenda Points fwd by RWA SSI Kochi discussed with RWA by MD through video conference on 21 Oct 2020. The clarifications on the subject are given in succeeding paras.

2. Undivided Share of Land (UDSL) is a part of the plot given to the owner of the flat in an apartment complex on which the entire structure is built. This share of land has no defined boundaries and each and every flat built on that particular plot will have associated UDSL.

3. For the purpose of registration of sale deeds of Dwelling Units, allottees are intimated the UDSL. As per policy of AWHO, UDSL is calculated by applying the following norms :-

$$\text{UDSL} = \frac{\text{Total Land Area} \times \text{Super Area of each DU}}{\text{Total Super Built up Area}}$$

4. The UDSL is distributed proportionately as per the Super Built up Area of various types of DUs on a pro-rata basis. In addition, as per the Kerala State Govt rules, UDSL is also distributed to the various Central Amenities such as Club House, Guard Room, Electrical Room, Pump Room and STP. The super area of common amenities / services as per OC is 1337.07 Sq M. Proportionate UDSL on pro-rata basis comes to 4.773 Ares. The difference of 0.522 Ares is due to rounding off in calculation which has been given to the allottees instead of the RWA.

5. Total Super Built-up Area (SBA) as per Occupancy Certificate (Completion Report) issued by Municipality of Thripunithura is **48454.23 Sq M.**

6. **Total Land Area.** Total Land holding of AWHO (as per sale deeds)

$$= 171.07 \text{ Ares (Sale deed No 1543, 407 \& 408)} + 1.365 \text{ Ares (Sale deed No 1912)}$$

$$\text{Total Land Area} = 171.07 + 1.365 = \mathbf{172.435 \text{ Ares}}$$

7. Accordingly, UDSL has been allotted to various types of as under:-

| <u>Ser No</u> | <u>Type of DU</u> | <u>Nos of DUs</u> | <u>* UDSL Per DU (In Ares)</u> | <u>Share of UDSL Per Category (In Ares)</u> |
|--|----------------------------------|--------------------------|---------------------------------------|--|
| A | B | C | D | E = (C x D) |
| a) | MDA (First Floor) | 04 | 0.655 | 2.62 |
| b) | MDA (Typical Floor) | 52 | 0.511 | 26.572 |
| c) | DXA (First Floor) | 04 | 0.753 | 3.012 |
| d) | DXA (Typical Floor) | 100 | 0.627 | 62.70 |
| e) | SDA (First Floor) | 04 | 0.845 | 3.38 |
| f) | SDA (Typical Floor) | 100 | 0.699 | 69.90 |
| Total UDSL for 264 DUs | | | | 168.184 Ares |
| g) | Total Land Area | | | 172.435 (Ares) |
| h) | Bal Land Area (172.435 -168.184) | | | 4.251 (Ares) |
| *Note: As per sale deed with allottees. | | | | |

8. From the above tables, it is clear that, total UDSL given to indl DUs and that of bal land are tallying with that of total land held by AWHO. As on date, 4.251 Ares of land (ie 2.886 Ares out of 171.07 Ares of main land and 1.365 Ares of 4th sale deed) is held with AWHO to be transferred to RWA along with misc buildings.

9. PD had submitted two sets of draft sale deed, one of balance UDSL for misc buildings and the other for land under 4th sale deed during Aug 2020 to RWA for approval, so that balance land as per Para 7 (h) above can be transferred to RWA along with misc buildings .

10. RWA is requested to do the needful and take over the land mentioned in Para 7 (h) above.