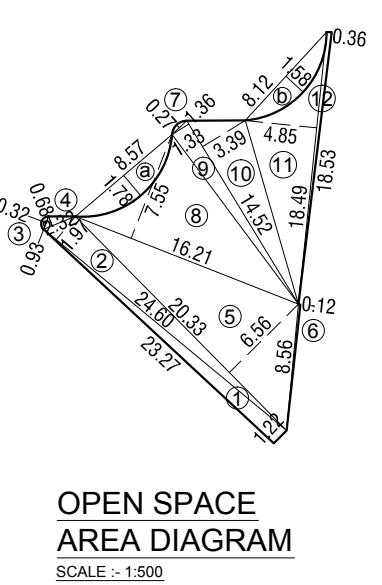


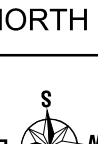
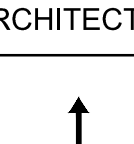


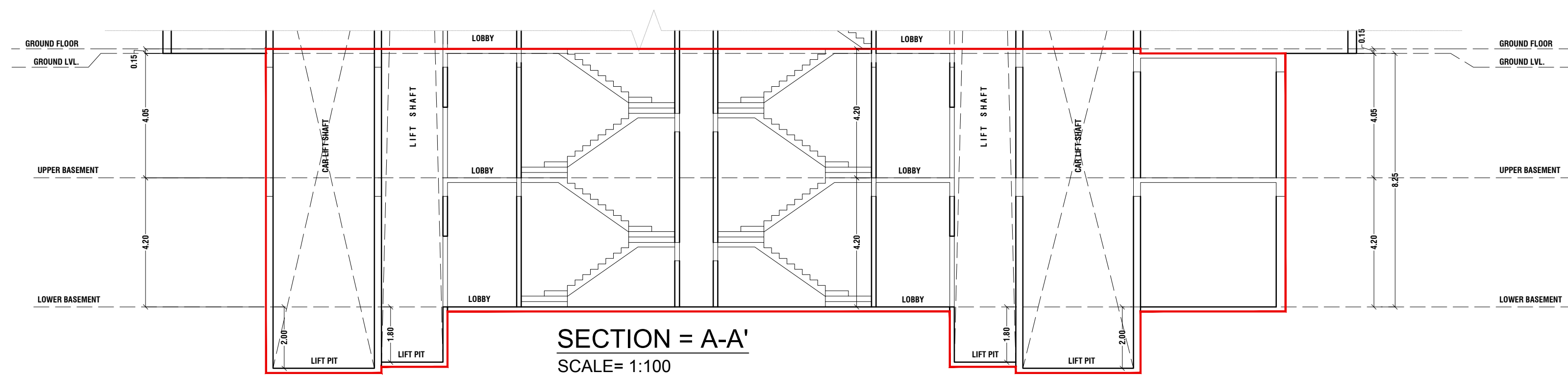
AMENITY OPEN SPACE AREA CALCULATION						
ADDITION AREA						
1	23.27	X	1.22	X	0.50	= 14.19
2	24.21	X	1.97	X	0.50	= 23.85
3	0.93	X	0.32	X	0.50	= 0.15
4	2.32	X	0.88	X	0.50	= 0.79
5	20.33	X	6.55	X	0.50	= 66.68
6	8.56	X	0.12	X	0.50	= 0.51
7	16.21	X	7.56	X	0.50	= 61.19
8	1.36	X	0.27	X	0.67	= 0.25
9	14.52	X	1.33	X	0.50	= 9.66
10	14.52	X	3.39	X	0.50	= 24.61
11	18.49	X	4.85	X	0.50	= 44.84
12	18.53	X	0.36	X	0.50	= 3.34
TOTAL AREA OF ADDITION						= 250.05
DEDUCTIONS AREA						
1	8.57	X	1.58	X	0.67	= 10.22
2	8.12	X	1.79	X	0.67	= 8.80
TOTAL AREA OF DEDUCTION						= 18.82
TOTAL						= 250.05 - 18.82 = 231.24

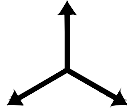
PLOT AREA CALCULATION											
1	1/2	X	41.43	X	12.30	X	1	NO	=	254.79	SQ.MT
2	1/2	X	41.43	X	9.33	X	1	NO	=	193.20	SQ.MT
3	1/2	X	39.22	X	4.15	X	1	NO	=	81.38	SQ.MT
4	1/2	X	38.23	X	3.19	X	1	NO	=	60.98	SQ.MT
5	1/2	X	38.21	X	3.60	X	1	NO	=	68.78	SQ.MT
6	1/2	X	38.81	X	3.96	X	1	NO	=	76.84	SQ.MT
7	1/2	X	39.22	X	17.99	X	1	NO	=	352.80	SQ.MT
8	1/2	X	39.22	X	2.60	X	1	NO	=	50.99	SQ.MT
9	1/2	X	32.61	X	4.13	X	1	NO	=	67.34	SQ.MT
10	1/2	X	24.43	X	2.49	X	1	NO	=	30.42	SQ.MT
11	1/2	X	21.08	X	3.57	X	1	NO	=	37.63	SQ.MT
12	1/2	X	17.49	X	4.12	X	1	NO	=	36.03	SQ.MT
13	1/2	X	15.09	X	5.74	X	1	NO	=	43.31	SQ.MT
14	1/2	X	15.48	X	5.10	X	1	NO	=	39.47	SQ.MT
15	1/2	X	15.47	X	0.12	X	1	NO	=	0.93	SQ.MT
16	1/2	X	15.48	X	1.84	X	1	NO	=	14.24	SQ.MT
17	1/2	X	7.57	X	1.44	X	1	NO	=	5.45	SQ.MT
18	1/2	X	3.15	X	0.10	X	1	NO	=	0.16	SQ.MT
TOTAL ADDITION									=	1414.74	SQ.MT X

SET BACK AREA CALCULATION								
a	7.70	X	1.48	X	0.50	=	5.70	
b	7.70	X	1.15	X	0.50	=	4.43	
c	4.12	X	0.51	X	0.50	=	1.05	
TOTAL SPACE AREA							=	11.18

Rakesh Vasant Sonawane Digitally signed by Rakesh Vasant Sonawane Date: 2023.06.10 12:40:09 +05'30'	Amol Suresh Budhikwar Digitally signed by Amol Suresh Budhikwar Date: 2023.06.10 13:46:09 +05'30'	Rupesh Murdharaj Totewar Digitally signed by Rupesh Murdharaj Totewar Date: 2023.06.11 10:47:29 +05'30'
S.E./B.P.(GM) / MHADA	DY.ENG./B.P.(GM) / MHADA	EXECUTIVE ENGINEER B.P.(GM) / MHADA
	SANGITA SUYOG SHET Digitally signed by Sangita Suyog Shet Date: 2023.06.10 16:42:59 +05'30'	Shakrendra a Dhanpat Seth Digitally signed by Shakrendra a Dhanpat Seth Date: 2023.06.10 16:42:59 +05'30'
ARCHITECT	OWNER	OWNER

PROFORMA - A		
A)	AREA STATEMENT	SQ.M
1a	Plot area as per Demarcation (1376.18 + 38.56 sq.m. Tit bit area)	1414.74
1b	Plot area as per MHADA NOC	-----
1c	Plot area as per L.S.Certificate	-----
1	Least plot area consider	1414.74
2	DEDUCTION FOR	-----
	a Road set-back	11.18
	b Reservation of any	-----
	c Proposed Road	-----
	d% amenity space as per DCPFR 56/57 (sub plot)	-----
	e open space area	231.24
	Total Deductions { a+b+c+d+e }	242.42
3	Balance Area of plot (1-2)	1172.32
4	DEDUCTABLE RECREATIONAL GROUND 15%	-----
5	Net Plot Area (3-4)	1172.32
6	ADDITIONS FOR FLOOR SPACE INDEX	-----
	2(a) 100% Set Back Area	11.18
	2(b) 100% D.P.Road	-----
7	TOTAL AREA (5+6)	1183.50
8	FLOOR SPACE INDEX PERMISSIBLE	00.00
9	PERMISSIBLE BUILT UP AREA	00.00
9a	Additional FSI granted by MHADA NOC (PRO-RATA BUA) U/No.CO/WB/REE/NOC/F-1699/1221/2024	00.00
10	Permissible Floor Area 9 + 9a	00.00
11	Existing Floor Area	-----
12	Proposed Built up Area	00.00
13	Purely Residential Built up area	00.00
14	Remaining Non - Residential Built up area	-----
15	TOTAL Built - up proposed (13 +14)	00.00
16	Floor Space Index consumed	00.00
B)	DETAILS OF FSI AVAILED AS PER DCPFR 31(3)	
1	Fungible Built up Area component proposed vide DCPFR 31(3) for purely residential (6488.50 X 0.35 = 2270.97)	00.00
2	Fungible Built up Area component proposed vide DCPFR 31(3) for purely non-residential	-----
3	Total fungible Built up Area Vide DCPFR 31(3) = (B1 + B2)	00.00
4	Total Gross Built up Area proposed (15 + B3)	00.00
C	TENEMENT STATEMENT	
i)	Proposed Area (Item A,12 above)	00.00
ii)	Less Non Residential Area	-----
iii)	Area Available for Tenements (i-ii)	00.00
iv)	Tenements Permissible (Density of Tenements 450/Hec)	00.00
v)	Tenements Proposed	00.00
vi)	Tenements Existing	00.00
vii)	Total Tenements on the Plot	00.00
D	PARKING AREA STATEMENT	
i)	Total parking required	00.00
ii)	Total parking proposed	00.00
iii)	Total big parking proposed	
iv)	Total small parking proposed	
D	Transport Vehicles Parking	
i)	Space for transport vehicles parking required by Regulations	
ii)	Total no. of transport vehicles parking spaces provided	
CERTIFICATE OF AREA		
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 1414.74 SQ.MT. TWO THOUSAND FIVE HUNDRED EIGHTY SIX POINT ZERO AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS SANGITA SUYOG SHET SIGNATURE OF ARCHITECT		
PROFORMA - B		
CONTENTS OF SHEET		
PLINTH PLAN , BLOCK & LOCATION PLAN, PLOT AREA DIA.& CALCULATIUON		
DESCRIPTION OF PROPOSAL AND PROPERTY		
PROPOSED REDEVELOPMENT OF EXISTING SOCIETY KNOWN AS VERSOVA ANDHERI UTSAHI CO-OPERATIVE HOUSING SOCIETY LIMITED ON PLOT BEARING NO. C-1, CTS NO. 1374/B/475, SURVEY NO. 120 OF VILLAGE VERSOVA, MHADA LAYOUT SITUATED AT VERSOVA, ANDHERI (WEST), MUMBAI-400053,UNDER REG. 33(5) OF DCPFR 2034.		
NAME AND ADDRESS OF THE OWNER		
M/s. REN REALITY LLP (A ESTO GROUP COMPANY)		
NORTH	ARCHITECT 'S NAME, ADDRESS & SIGNATURE	
	 mitie Designers & Planners Pvt .Ltd. NEW JAGRUTI C.H.S. ,S.V. ROAD, 1ST FLOOR ,FLAT NO. 7, BANDRA (W), MUMBAI-50. Email: mitie.pvt.ltd@gmail.com	
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PROFORMA - B	
CONTENTS OF SHEET	
BASEMENT FLOOR PLAN.	
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROPOSED REDEVELOPMENT OF EXISTING SOCIETY KNOWN AS VERSOVA ANDHERI UTSAHI CO-OPERATIVE HOUSING SOCIETY LIMITED ON PLOT BEARING NO. C-1, CTS NO. 1374/B/475, SURVEY NO. 120 OF VILLAGE VERSOVA, MHADA LAYOUT SITUATED AT VERSOVA, ANDHERI (WEST), MUMBAI-400053, UNDER REG. 33(5) OF DCPR 2034.	
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	mitie Designers & Planners Pvt. Ltd. NEW JAGRUTI CHS., S.V. ROAD, 1ST FLOOR, FLAT NO. 7, BANDRA (W), MUMBAI-40. Email: mitie.pvt.ltd@gmail.com
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