PAVED R.G. AREA - 4 AREA LINE DIAG. CALCULATIONS SCALE :-1 : 500

PAVED R.G. AREA - 1						
1	1/2 X 10.12 X 4.99 X 1 NO	=	25.25	SQ.MT.		
2	1/2 X 10.12 X 4.71 X 1 NO	=	23.83	SQ.MT.		
3	1/2 X 6.16 X 1.44 X 1 NO	=	4.44	SQ.MT.		
	TOTAL PAVED R.G. AREA - 1	=	53.52	SQ.MT.	A	

PAVED R.G. AREA - 4 AREA LINE DIAG. CALCULATIONS SCALE :-1 : 500

PAVED R.G. AREA - 2					
4	1/2 X 8.48 X 3.54 X 1 NO	=	15.01	SQ.MT.	
	TOTAL PAVED R.G. AREA - 2	=	15.01	SQ.MT.	B

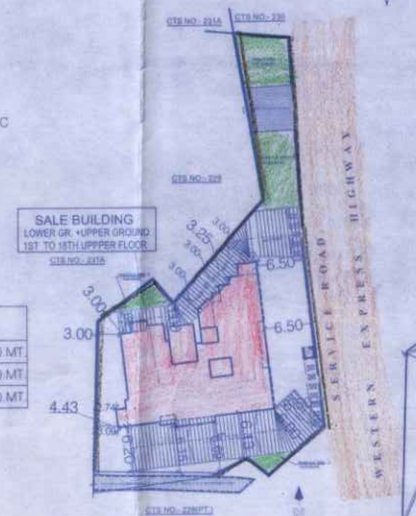
PAVED R.G. AREA - 3 AREA LINE DIAG. CALCULATIONS SCALE :-1 : 500

PAVED R.G. AREA - 3					
5	1/2 X 6.28 X 2.62 X 1 NO	=	8.23	SQ.MT.	
	» TOTAL PAVED R.G. AREA - 3	=	8.23	SQ.MT.	C
	TOTAL PAVED R.G. AREA - (A+B+C)	=	76.76	SQ.MT.	

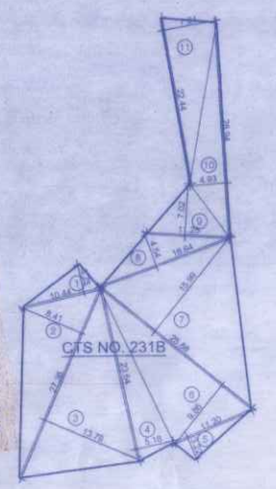
AREA DIAG. FOR AMENITY AREA CALCULATIONS SCALE :-1 : 500

AMENITY AREA CALCULATION				
1	0.50 X 9.94 X 6.44 X 1 NO	=	32.01	SQ.MT.
2	0.50 X 9.94 X 5.03 X 1 NO	=	25.00	SQ.MT.
	TOTAL AMENITY AREA	=	57.01	SQ.MT.

LOCATION PLAN
SCALE - 1:4000



BLOCK PLAN
SCALE :-1 : 500



AREA DIAG. FOR PLOT AREA CALCULATIONS SCALE :-1 : 500

BUILT-UP AREA STATEMENT

FLOOR	GROSS BUILT UP AREA	STAIR/LIFT BUA	REFUGE AREA	E.D/L.V AREA	FITNESS CENTER AREA	NET SALE BUA	EXCESS REFUGE AREA	TOTAL SALE BUA	BASIC SALE RESIDENTIAL BUA	FUNGIBLE SALE RESIDENTIAL BUA
LOWER GR. FLR.	88.08	39.10	--	0.66	48.32	--	--	--	--	--
GR. FLOOR	128.47	47.42	--	0.63	--	80.42	--	80.42	80.42	--
1ST FLOOR	293.13	43.85	--	0.63	--	248.65	--	248.65	248.65	--
2ND FLOOR	293.13	43.85	--	0.63	--	248.65	--	248.65	248.65	--
3RD FLOOR	293.13	43.85	--	0.63	--	248.65	--	248.65	248.65	--
4TH FLOOR	293.13	43.85	--	0.63	--	248.65	--	248.65	248.65	--
5TH FLOOR	293.13	43.85	--	0.63	--	248.65	--	248.65	248.65	--
6TH FLOOR	293.13	43.85	--	0.63	--	248.65	--	248.65	248.65	--
7TH FLOOR	293.13	43.85	--	0.63	--	248.65	--	248.65	248.65	--
8TH (REF.) FL.	293.13	43.85	68.33	0.63	--	180.32	--	180.32	180.32	--
9THFLOOR	293.13	43.85	--	0.63	--	248.65	--	248.65	248.65	--
10TH FLOOR	293.13	43.85	--	0.63	--	248.65	--	248.65	248.65	--
11TH FLOOR	293.13	43.85	--	0.63	--	248.65	--	248.65	248.65	--
12TH FLOOR	293.13	43.85	--	0.63	--	248.65	--	248.65	248.65	--
13TH FLOOR	293.13	43.85	--	0.63	--	248.65	--	248.65	248.65	--
14TH FLOOR	293.13	43.85	--	0.63	--	248.65	--	248.65	59.85	188.80
15TH(REF.) FL.	293.13	43.85	38.57	0.63	--	210.08	--	210.08	--	210.08
16TH FLOOR	293.13	43.85	--	0.63	--	248.65	--	248.65	--	248.65
17TH FLOOR	293.13	43.85	--	0.63	--	248.65	--	248.65	--	248.65
18TH FLOOR	293.13	43.85	--	0.63	--	248.65	--	248.65	--	248.65
TOTAL	5492.89	875.82	106.90	12.63	48.32	4449.22	--	4449.22	3304.39	1144.83

TENEMENT STATEMENT

FLOOR	SALE RESI.	TOTAL
GR. FLOOR	02	02
1ST FLOOR	05	05
2ND FLOOR	05	05
3RD FLOOR	05	05
4TH FLOOR	05	05
5TH FLOOR	05	05
6TH FLOOR	05	05
7TH FLOOR	05	05
8TH (REF.) FL.	04	04
9THFLOOR	05	05
10TH FLOOR	05	05
11TH FLOOR	05	05
12TH FLOOR	05	05
13TH FLOOR	05	05
14TH FLOOR	05	05
15TH(REF.) FL.	04	04
16TH FLOOR	05	05
17TH FLOOR	05	05
18TH FLOOR	05	05
TOTAL	90	90

FITNESS CENTRE AREA CALCULATION (SALE)

FITNESS CENTER AREA REQUIRED	= 2% OF TOTAL PROP. SALE AREA = 2% OF 4449.22 SQ.MT. = 88.98 SQ.MT.
PROPOSED SALE FITNESS CENTER AREA	= 48.32 SQ.MT.
EXCESS FITNESS CENTER AREA IN SALE	= NIL

PLOT AREA CALCULATION

1	0.50 X 10.44 X 3.75 X 1 NO	=	19.57	SQ.MT.	
2	0.50 X 27.36 X 8.41 X 1 NO	=	115.05	SQ.MT.	
3	0.50 X 27.36 X 13.79 X 1 NO	=	188.65	SQ.MT.	
4	0.50 X 23.64 X 5.18 X 1 NO	=	61.23	SQ.MT.	
5	0.50 X 11.20 X 3.22 X 1 NO	=	18.03	SQ.MT.	
6	0.50 X 25.88 X 9.86 X 1 NO	=	127.59	SQ.MT.	
7	0.50 X 25.88 X 15.99 X 1 NO	=	206.91	SQ.MT.	
8	0.50 X 18.64 X 4.54 X 1 NO	=	42.31	SQ.MT.	
9	0.50 X 11.25 X 7.02 X 1 NO	=	39.49	SQ.MT.	
10	0.50 X 28.94 X 4.93 X 1 NO	=	71.34	SQ.MT.	
11	0.50 X 22.44 X 7.24 X 1 NO	=	81.23	SQ.MT.	
	TOTAL PLOT AREA	=	971.40	SQ.MT.	

PARKING AREA STATEMENT (RESIDENTIAL)

CARPET AREA	NO. OF FLAT	PARKING RATIO	PARKING PROVIDED
BELOW 45.0	72.00	1/8 T	9.00
45.0 TO 60.0	--	1/4T	00.00
60.0 TO 90.0	18.00	1/2T	09.00
ABOVE 90.0	00.00	1/1T	00.00
TOTAL	90.00		18.00
ADD. 10% VISITORS			01.80
TOTAL PARKING REQUIRED			19.80
ADD. 50% ADDIT. PARKING (19.80 x 50%)			9.90
TOTAL PARKING PERMISSIBLE			29.70 SAY 30.00 NOS.
TOTAL PARKING PROPOSED			30.00 NOS

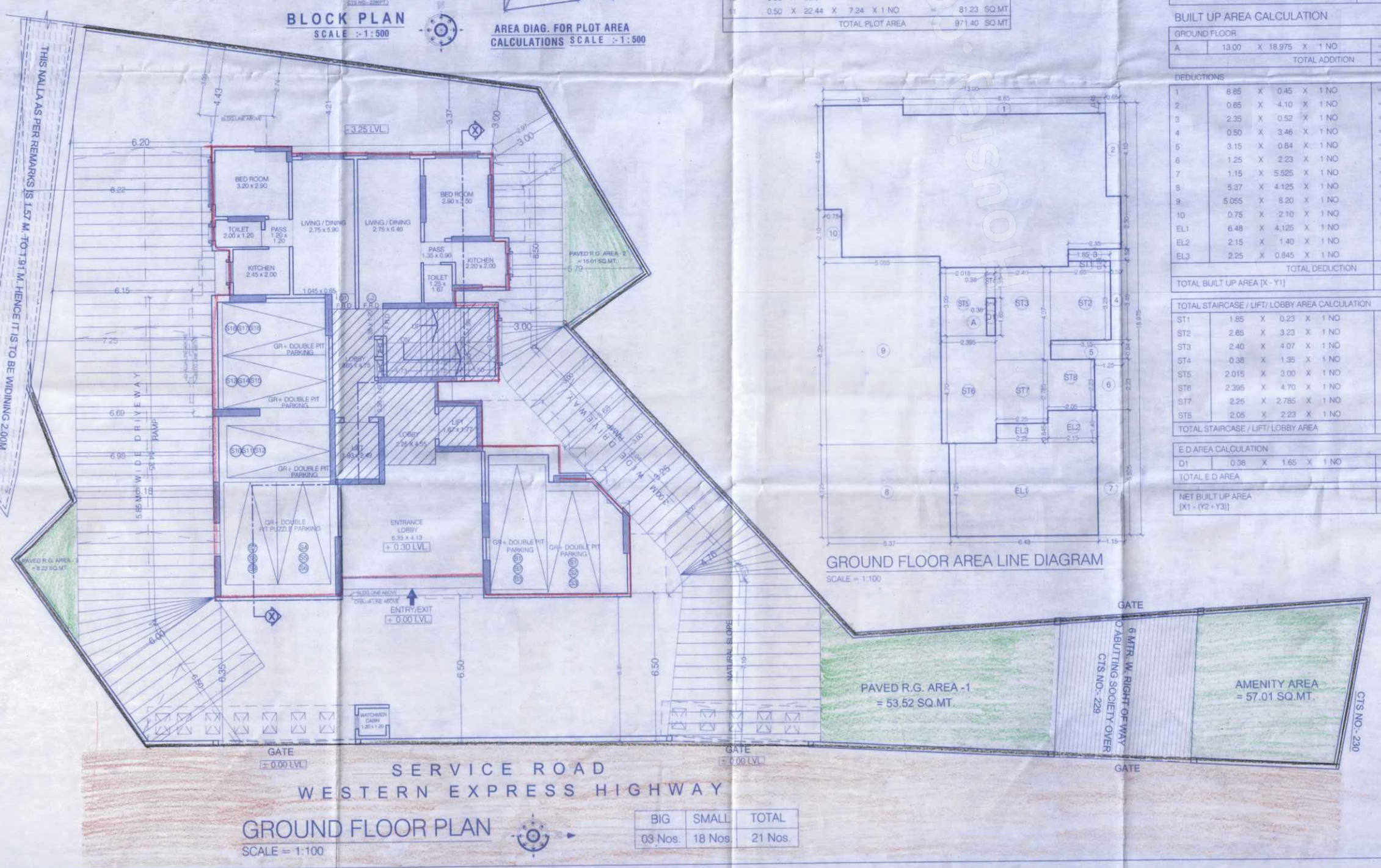
BUILT UP AREA CALCULATION

GROUND FLOOR				
A	13.00 X 18.975 X 1 NO	=	246.68	SQ.MT.
	TOTAL ADDITION	=	246.68	SQ.MT. X

DEDUCTIONS					
1	6.85 X 0.45 X 1 NO	=	3.08	SQ.MT.	
2	0.65 X 4.10 X 1 NO	=	2.67	SQ.MT.	
3	2.35 X 0.52 X 1 NO	=	1.22	SQ.MT.	
4	0.50 X 3.46 X 1 NO	=	1.73	SQ.MT.	
5	3.15 X 0.84 X 1 NO	=	2.65	SQ.MT.	
6	1.25 X 2.23 X 1 NO	=	2.79	SQ.MT.	
7	1.15 X 5.525 X 1 NO	=	6.35	SQ.MT.	
8	5.37 X 4.125 X 1 NO	=	22.15	SQ.MT.	
9	5.055 X 8.20 X 1 NO	=	41.45	SQ.MT.	
10	0.75 X 2.10 X 1 NO	=	1.58	SQ.MT.	
EL1	6.48 X 4.125 X 1 NO	=	26.73	SQ.MT.	
EL2	2.15 X 1.40 X 1 NO	=	3.01	SQ.MT.	
EL3	2.25 X 0.845 X 1 NO	=	1.90	SQ.MT.	
	TOTAL DEDUCTION	=	118.21	SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]		=	128.47	SQ.MT.	X1

TOTAL STAIRCASE / LIFT/ LOBBY AREA CALCULATION					
ST1	1.85 X 0.23 X 1 NO	=	0.43	SQ.MT.	
ST2	2.65 X 3.23 X 1 NO	=	8.56	SQ.MT.	
ST3	2.40 X 4.07 X 1 NO	=	9.77	SQ.MT.	
ST4	0.38 X 1.35 X 1 NO	=	0.51	SQ.MT.	
ST5	2.015 X 3.00 X 1 NO	=	6.05	SQ.MT.	
ST6	2.395 X 4.70 X 1 NO	=	11.26	SQ.MT.	
ST7	2.25 X 2.785 X 1 NO	=	6.27	SQ.MT.	
ST8	2.05 X 2.23 X 1 NO	=	4.57	SQ.MT.	
TOTAL STAIRCASE / LIFT/ LOBBY AREA		=	47.42	SQ.MT.	Y2

E.D AREA CALCULATION					
D1	0.38 X 1.65 X 1 NO	=	0.63	SQ.MT.	
TOTAL E.D AREA		=	0.63	SQ.MT.	Y3
NET BUILT UP AREA [X1 - (Y2 + Y3)]		=	80.42	SQ.MT.	



GROUND FLOOR PLAN
SCALE = 1:100

BIG	SMALL	TOTAL
03 Nos.	18 Nos.	21 Nos.

GROUND FLOOR AREA LINE DIAGRAM
SCALE = 1:100

FORM I

I	Area Statement		
1	Gross area of plot		971.40
a)	Area of Reservation		--
b)	Area of Road Set back		--
c)	Area of D.P. Road		--
2	Deductions for		
(A)	For Reservation / Road area		
a)	Road set-back area to be handed over (100%)		--
b)	Proposed D.P. Road to be handed over (100%)		--
c)	Proposed Area to be Handed over for Reservation		--
(B)	For Amenity area		
a)	Area of Amenity plot/plots to be handed over as per dcr 14(a)		57.01
b)	Area of amenity plot/plots to be handed over as per dcr 14(b)		--
c)	Area of amenity plot/plots to be handed over as per dcr 15		--
d)	Area of amenity plot/plots to be handed over as per dcr 35		--
(C)	Deductions for existing built up area to be retained if any		--
a)	Land component of existing bua as per regulation under which the development was allowed.		--
3	Total deductions - [2(A) +2(B) +2(C)]		--
4	Balance area of plot (1 minus 3)		914.39
4a	Addition For Reservation / Road Area		--
a)	Road Set-Back Area to be Handed Over (100%)		--
b)	Proposed Area to be Handed over for Reservation		--
5	Plot area under development (As per Sr. No. 4 above)		914.39
6	Zonal (basic) fsi (1 or 1.33)		--
7	Permissible built up area as per zonal(basic) fsi (5 * 6) (in case of mill land permissible built up area kept in abeyance)		--
8	Built up area equal to area of land handed over as per 2(a) of regulation 30(a)		--
9	Built up area in lieu of cost of construction of built up amenity to be handed over		--
10	Built up area due to "additional fsi on payment of premium" as per table no 12 of regulation no 30(a) subject to regulation no 30(a)3		--
11	Built up area due to admissible "tdr" as per table no 12 of regulation no 30(a) subject to regulation no 30(a)3		--
12	built up area equal to area of land handed over as per (Regulation no 17)		--
13	Road handover to mcgm		--
14	FSI Permissible	Zonal (1.00) / Free Sale (1.33) / PTC (1.33) / 4.00	
15	PTC BUA	-- / -- / 1195.00 / 1195.00	
16	Sale BUA Permissible for the scheme	914.39 / 1195.00 / -- / 2109.39	
17	Total BUA Permissible for the scheme (P.T.C. + Sale)	914.39 / 1195.00 / 1195.00 / 3304.39	
17A	PTC BUA Transferred to CTS No. 456(pt.), 160/A/1(Pt.) & 162(Pt.) of Village Mojas	1195.00 / 1195.00	
17B	Sale BUA Received from CTS No. 456(pt.), 160/A/1(Pt.) & 162(Pt.) of Village Mojas	3304.39 / 3304.39	
17C	Total Sale Permissible for the scheme after clubbing(16 + 17B)		3.61
18	FSI Sanctioned (17C / 5)		--
19	Fungible compensatory area as per regulation no 31(3)		--
a)	i)Permissible Fungible Compensatory area for Rehab component without charging premium		--
	ii) Fungible Compensatory area availed for Rehab component without charging premium		--
b)	i) Permissible Fungible Compensatory area by charging premium (3304.39 x 35%)		1156.54
	ii) Sale Fungible Compensatory area availed on payment of premium already paid wide receipt no:-63546 Dated - 13/08/2021		794.34
	iii) Fungible Compensatory area availed on payment of premium already paid wide receipt no:-77418 Dated - 02/05/2024		350.49
20	Total Built Up Area proposed including Fungible Compensatory Area (17C + 19b(ii) + 19b(iii))		4449.22
II	Other Requirements		
(A)	Reservation/Designation		
a)	Name of Reservation if Any		--
b)	Area of Reservation affecting the plot		--
c)	Area of Reservation land to be handed/handed over as per Regulation No.17		--
d)	Built up area of Amenity to be handed over as per Regulation No.17		--
e)	Area/Built up Area of Designation		--
(B)	Plot area/Built up Amenity to be Handed Over as per Regulation No		
	(i) 14(A)		57.01
	(ii) 14(B)		--
	(iii) 15		--
(C)	Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27		--
(D)	Tenement Statement		
	(i) Proposed built up area (13 above)	REFFER ABOVE STATEMENTS	
	(ii) Less deduction of Non-residential area (Shop etc.)		
	(iii) Area available for tenements [(i) minus (ii)]		
	(iv) Tenements permissible (Density of tenements/hectare)		
	(v) Total number of Tenements proposed on the plot		
(E)	Parking Statement	REFFER ABOVE STATEMENTS	
(F)	Transport Vehicles Parking	REFFER ABOVE STATEMENTS	

FORM 'II'

CONTENTS OF SHEET

* GROUND FLOOR PLAN & AREA LINE DIAG. & CALC.
* BLOCK & LOCATION PLAN, PLOT AREA CALC.
* BUILT UP AREA STATEMENT, TENEMENT STATEMENT & PARKING STATEMENT.

DESCRIPTION OF PROPOSAL

PROPOSED S.R. SCHEME U/REGULATION 33(11) OF DCPR 2034 ON PROPERTY BEARING CTS NO. 231B OF VILLAGE MOGRA, TALUKA ANDHERI, IN K/EAST WARD, AT WESTERN EXPRESS HIGHWAY, ANDHERI (E), MUMBAI - 400 060.

NAME OF OWNER	SIGNATURE
M/S. NEW YORK INFRASTRUCTURE COMPANY PLOT NO.249, FLAT NO.4, PUSHPANJALI CHS LTD., SHERE PUNJAB SOCIETY, ANDHERI (E), MUMBAI - 400 093.	
NAME & ADDRESS OF LIC. SURVEYOR	**SIGNATURE**
M/S. RUCHIKA CONSULTANTS ARCHITECT, ENGINEER & PROJECT CONSULTANTS NEAR BLDG. NO.3, RAM MANDIR ROAD, KHERWADI SIGNAL, KHER NAGAR, WESTERN EXPRESS HIGHWAY, BANDRA (E) MUMBAI - 400 051	VINOD C. KAMBLE K/441/LS

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL OF PLANS
	This cancels Approval to the Previous Plans sanctioned under no. K-E/WS/0249/2020-2021/0015 Dated 26-03-2022 Approved Subject to the condition Mentioned in this office permisson Letter no: K-E/WS/0249/2020-2021/0015 - 4 JUN 2024 Executive Engineer Slum Rehabilitation Authority

NORTH	DRAWN BY	CHECKED BY	JOB NO.	DATE