

BUILT-UP AREA STATEMENT

FLOORS	NET CONSTRUCTION AREA	PROPOSED REFUGE AREA	FREE OF FSI AREA (I.E.D. F.D. METER RM, ENTRANCE LOBBY, SLOPING TERRACE ETC.)	STAIRCASE AREA	BUILT-UP AREA PROPOSED (A)	EXCESS METER RM & REFUGE AREA (B)	EXCESS FITNESS CENTER AREA (C)	NET BUILT-UP AREA PROPOSED (A+B+C)
TOWER - 1	36993.82	1151.29	0.00	8463.02	26389.51	1.55	0.00	25391.06
TOWER - 2	31,499.19	731.70	787.00	8930.25	20620.19	58.00	4.19	20682.38
TOWER - 3	12564.97	241.83	363.29	4161.66	1772.80	63.86	0.00	1836.67
REHAB BLDG SALE AREA	132.88	0.00	0.00	0.00	0.00	0.00	0.00	132.88
TOTAL	75770.46	2125.88	1150.29	21574.92	54782.44	123.44	4.19	55042.96

TENEMENT AREA STATEMENT FOR SALE

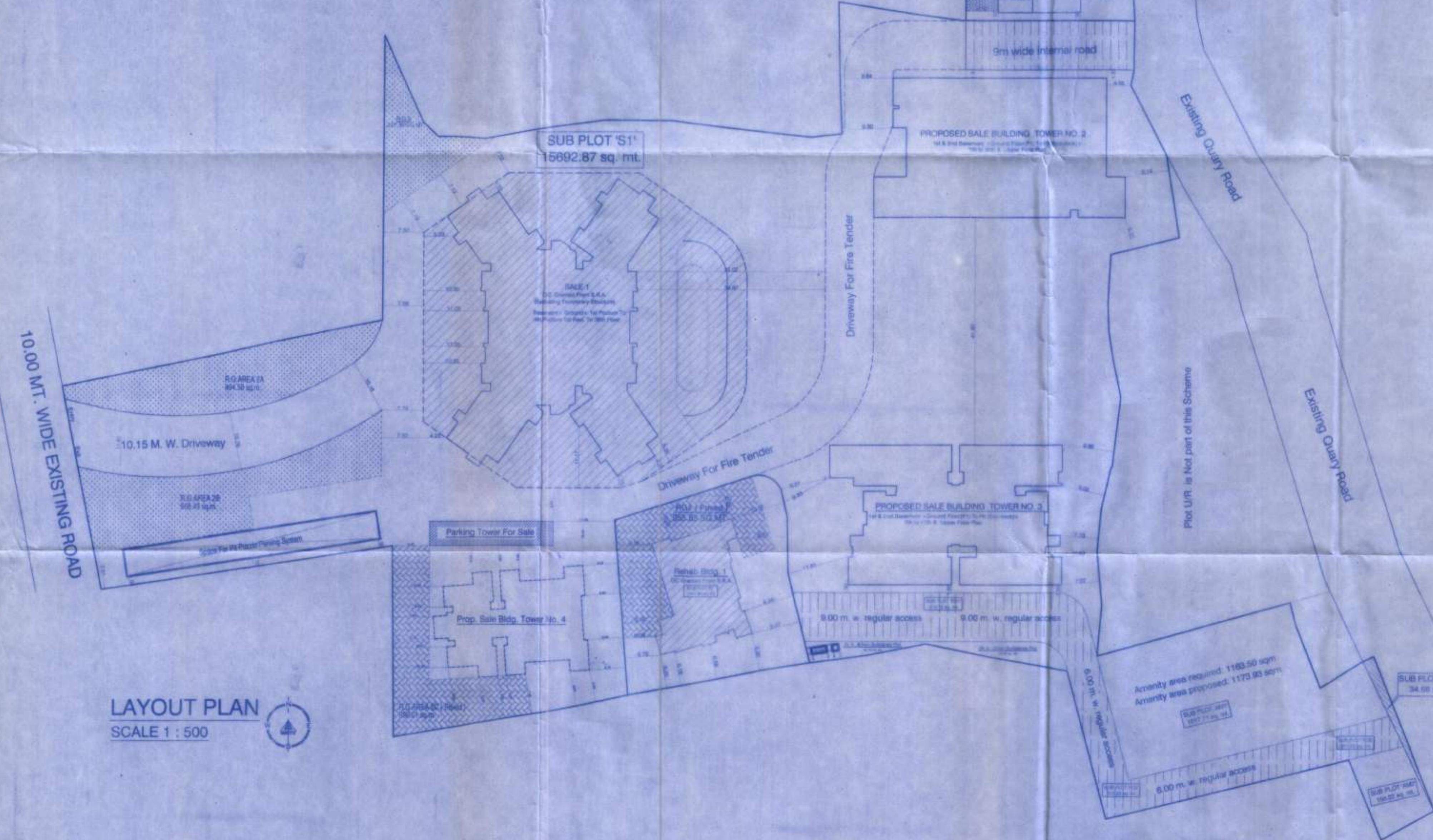
BUILDING NAME & No	FLOOR	SALE COMM. UNIT	SALE RESIDENTIAL UNIT	TOTAL NO. OF TENANT
TOWER - 1	10 TO 18 FLOOR (REHAB) 19 TO 21 FLOOR (SALE)	0.00	210	210.00
TOWER - 2	10 TO 18 FLOOR (REHAB) 19 TO 21 FLOOR (SALE)	0	335	335.00
TOWER - 3	10 TO 18 FLOOR (REHAB) 19 TO 21 FLOOR (SALE)	0.00	136	136.00
TOTAL		0.00	681.00	681.00

PARKING AREA REQUIRED AS PER D.C.P.R. 2034

REQUIREMENT	NO. OF CARS	AREA (SQ. MT.)	REMARKS
1. MINIMUM PARKING	681	1100	AS PER D.C.P.R. 2034
2. ADDITIONAL PARKING FOR VISITORS	100	150	AS PER D.C.P.R. 2034
3. TOTAL PARKING REQUIRED	781	1250	
4. AVAILABLE PARKING	781	1250	
5. DEFICIENCY	0	0	

**CONTENTS OF SHEET :
LAYOUT PLAN, BUILT UP AREA SUMMARY,
CAR PARKING AREA SUMMARY & TENEMENT STATEMENT**

Sr. No	Particulars	30/33/11	33/10	Total
1	Plot area	8565.82	7029.90	2857
2	Deductions			2857
3	a Road Setback	34.68		64.27
4	b Amenity Space Except (705, 705/2)	803.11	351.50	7.97
5	Total Deductions	837.79	351.50	72.24
6	Balance plot Area	7728.03	6678.41	2857.00
7	Additions for FSI			64.27
8	a Road Setback			64.27
9	Plot for FSI	7728.04	6678.41	4015.69
10	Permissible FSI	2.20	4.00	3
11	Total BUA permissible	17002.13	26713.62	16062.75
12	Zonal FSI	7728.24		7728.24
13	0.7 FSI TDR	5409.77		5409.77
14	Additional premium FSI	3864.12		3864.12
15	Proposed BUA of PTC	10289.05		10289.05
16	Size of tenements		25 sqm	27.88 sqm
17	Proposed Rehab BUA	4004.45	11153.24	15157.69
18	Proposed Rehab Component	4781.81	16384.43	21166.24
19	Total BUA approved for the scheme	8786.26	27537.67	36323.93
20	Sale BUA permissible (Incentive of 1.05 for 33/10 for 25sqm tenement)		5020.90	17203.65
21	Total Sale BUA permissible	17002.13	16424.57	5020.90
22	Fungible permissible on sale	5950.75	5748.60	1757.32
23	Sale BUA permissible including fungible	22952.88	22173.17	6778.22
24	Total Sale BUA permissible including fungible			23224.93
25	75129.19			



PROFORMA-B

DESCRIPTION OF PROPOSAL AND PROPERTY

S.R. SCHEME ON THE PLOT BEARING C.T.S NO. - 695, 702, 704, 704/1 to 79, 705 (Part), 702/2, 720A/5, 720/54 to 180, 725, 725/7 to 70, 728, 729, 730, 731, 731/1, 732 (Part), 732/1 to 15 (Part), 737/8/1 & 737/8/2 (Part) of Village - Oshiwara, Taluka - Andheri at Veera Desai Road, Andheri (W), Mumbai - 400 093

JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DWG. BY	SCALE	DATE	REV.
		DEVESH		ASHWARYA	1:500		

NAME OF OWNER / C.A. TO OWNER / LESSEE: M/S. TRANSCON DEVELOPERS PVT. LTD. AND TRANSCON ENTERPRISES

NAME OF ARCHITECT / L.S.: ARUN QURAV, G / 247 / LS

SKYLINE
INFRAMART CONSULTANTS LLP.
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Email: office@skylineinfra.org

This cancels Approval to the Previous Plans sanctioned under no. *W/1653/KW/1/2017*

Dated: *25/12/2020*

Approved Subject to the condition mentioned in this office permission Letter no. *SP/AVENUE/01/2017/SSS/KW/1/2017* Dt. *16 MAR 2021*

[Signature]
Executive Engineer
Slum Rehabilitation Authority