

BUILT-UP AREA STATEMENT

| FLOORS | NET CONSTRUCTION AREA (A) | PROPOSED REFUGE AREA (B) | FREE OFFICE AREA (E.D., F.O. METER RM. ENTRANCE LOBBY, SLOPING TERRACE ETC.) (C) | STAIRCASE AREA (FREE OF FSJ) (D) | POCKET TERRACE (E) | BUILT-UP AREA PROPOSED (F=A+B+C+D) | EXCESS METER RM. & REFUGE AREA (G) | EXCESS FITNESS CENTER AREA (H) | NET BUILT-UP AREA PROPOSED (I=F+G+H) |
|------------------------|---------------------------|--------------------------|--|----------------------------------|--------------------|------------------------------------|------------------------------------|--------------------------------|--------------------------------------|
| TOWER - 1 (28th Floor) | 36003.82 | 1151.29 | 0.00 | 8483.02 | 0.00 | 26389.51 | 1.55 | 0.00 | 26391.06 |
| TOWER - 2 (28th Floor) | 32888.88 | 733.84 | 0.00 | 9152.87 | 13.20 | 21929.47 | 2.26 | 0.59 | 21931.76 |
| TOWER - 3 (28th Floor) | 31679.24 | 802.59 | 0.00 | 909.46 | 21.63 | 20689.21 | 0.00 | 0.00 | 20689.21 |
| TOWER - 4 (28th Floor) | 14280.92 | 406.35 | 0.00 | 3372.23 | 0.00 | 10222.97 | 110.55 | 16.48 | 10350.00 |
| REHAB 2 (Shop Excess) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 26.78 | 0.00 | 0.00 | 26.78 |
| TOTAL | 114812.86 | 3094.07 | 2221.33 | 30267.10 | 34.83 | 79256.94 | 114.38 | 16.48 | 79387.80 |

TENEMENT AREA STATEMENT FOR SALE TOWER -1,2,3 & 4

| BUILDING NAME & No. | FLOOR | SALE COMM. UNIT | SALE RESIDENTIAL UNIT | TOTAL NO. OF TENANT |
|---------------------|--|-----------------|-----------------------|---------------------|
| TOWER - 1 | 1st To 28th Floor (28th Floor to 28th Floor) | 0 | 210 | 210.00 |
| TOWER - 2 | Ground Floor (1st To 28th Floor) | 9 | 357 | 366.00 |
| TOWER - 3 | 1st To 28th Floor | 0 | 359 | 359.00 |
| TOWER - 4 | 2nd To 28th Floor | 0 | 122 | 122.00 |
| TOTAL | | 9.00 | 1048.00 | 1057.00 |

Fungible Statement

| | | |
|------------------------------|--|----------|
| 1 | Proposed BUA Area | 59972.30 |
| 2 | Permissible Fungible Area | 20990.31 |
| 3 | Permissible BUA Including Fungible Area | 80962.61 |
| 4 | Already Purchase Fungible (Residential) | 19212.76 |
| 5 | Already Purchase Fungible (Commercial) | 202.74 |
| 6 | Net Built Up Area Proposed Including Fungible Area | 79387.80 |
| Gross Built Up Area proposed | | 79387.80 |

CONTENTS OF SHEET : LAYOUT PLAN, NET CONSTRUCTION AREA SUMMARY, CAR PARKING AREA SUMMARY & TENEMENT STATEMENT.

| Sl. No | Particulars | Proposed LCI | | Total |
|--------|--|-----------------|-----------------|----------|
| | | As per DCR 1991 | As per DCR 2034 | |
| 1 | Plot area | 8665.82 | 7029.9 | 4507.81 |
| 2 | Deductions | 34.68 | 309.83 | 244.31 |
| 3 | Net Area | 8631.14 | 6719.07 | 4263.50 |
| 4 | Total Deductions | 837.79 | 351.50 | 486.29 |
| 5 | Balance plot area | 7793.35 | 6367.57 | 4177.21 |
| 6 | Additional for FSJ | 309.83 | 309.83 | 309.83 |
| 7 | Permissible BUA | 7728.03 | 6678.41 | 4487.04 |
| 8 | Total BUA permissible | 17901.67 | 26713.64 | 17659.52 |
| 9 | Small FSJ | 7728.24 | 3406.73 | 7728.24 |
| 10 | Additional FSJ TDR | 3664.12 | 0 | 3664.12 |
| 11 | Additional FSJ per DCR and 20% as per Reg. 32 (Table 1.25) | 66.30 | 0 | 66.30 |
| 12 | Proposed BUA of PTC | 10074.08 | 0 | 10074.08 |
| 13 | Size of structures | 25 sqm | 27.88 sqm | |
| 14 | Proposed Rehab BUA | 4004.45 | 13681.48 | 17685.93 |
| 15 | Proposed Rehab Component | 4781.81 | 20372.96 | 25154.77 |
| 16 | Net BUA permissible (inclusive of 1.85) | 9030.9 | 21391.50 | 20414.60 |
| 17 | Total Sale BUA permissible | 17971.49 | 16679.54 | 34651.03 |
| 18 | Possible permissible on sale | 5975.02 | 2837.830 | 7412.85 |
| 19 | Total BUA permissible including fungible | 23946.51 | 22517.370 | 46463.88 |

PARKING AREA REQUIRED AS PER D.C.P.R. 2034 (Sale Tower - 2, 3 & 4)

| Sl. No. | CA AREA OF FLAT (IN SQ. MT.) | TOTAL NO. OF FLAT (Over 10) | TOTAL NO. OF FLAT (Over 10) | TOTAL NO. OF FLAT (Over 10) | TOTAL NO. OF FLAT (Over 10) | PARKING REQUIRED | PARKING |
|---------------------------------------|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|---------|
| 1 | BELOW 45.00 sq. mt. | 105 | 105 | 0 | 213 | 1 PARKING FOR 1 TENEMENTS | 213.00 |
| 2 | 45.00 TO 60.00 sq. mt. | 190 | 224 | 0 | 414 | 1 PARKING FOR 1 TENEMENTS | 414.00 |
| 3 | 60.00 TO 90.00 sq. mt. | 63 | 27 | 123 | 211 | 1 PARKING FOR 1 TENEMENTS | 211.00 |
| 4 | ABOVE 90.00 sq. mt. | 0 | 0 | 0 | 0 | 1 PARKING FOR 1 TENEMENTS | 0.00 |
| 5 | TOTAL | 358 | 356 | 123 | 638 | | 838.00 |
| 6 | 10% ADDITIONAL PARKING FOR VISITORS | | | | | | 83.80 |
| 7 | TOTAL PARKING FOR RESIDENTIAL | | | | | | 921.80 |
| COMMERCIAL PARKING REQUIREMENT | | | | | | | |
| 8 | SHOP CARPET AREA BELOW 800.00 SQ. MT. | 718.34 | 1 | 1 | 1 | 1 PARKING FOR 80.00 sq. mt. | 17.61 |
| 9 | SHOP CARPET AREA ABOVE 800.00 SQ. MT. | 0.00 | 1 | 1 | 1 | 1 PARKING FOR 80.00 sq. mt. | 0.00 |
| 10 | TOTAL | | | | | | 17.61 |
| 11 | 10% ADDITIONAL PARKING FOR VISITORS (M/R 12) | | | | | | 2.00 |
| 12 | TOTAL PARKING FOR COMMERCIAL | | | | | | 19.61 |
| 13 | SALE 1 REPAIRING PARKING (C) | | | | | | 57.00 |
| 14 | TOTAL PARKING REQUIREMENT (RES. + COMM) | | | | | | 998.41 |
| 15 | TOTAL PARKING PROPOSED (D) | | | | | | 998 |

PROFORMA - B

DESCRIPTION OF PROPOSAL AND PROPERTY

AMENDED IOA FOR TOWER 2, 3 & 4 S.R. SCHEME ON THE PLOT BEARING C.T.S NO - 695, 702, 704, 704/1 to 79, 705 (Part), 705/2, 720/A/5, 720/B/4 to 160, 725, 725/7 to 70, 728, 729, 730, 731, 731/1, 732 (Part), 732/1 (Part) to 15 (Part), 737/8/1 & 737/8/2 (Part) of Village - Oshwara, Taluka - Andheri at Veera Desai Road, Andheri (W), Mumbai - 53

| JOB No. | DRG. No. | CHECKED BY | DESIGN BY | DWG. BY | SCALE | DATE | REV. |
|---------|----------|------------|-----------|----------|-------|------|------|
| | | DEVESH | DEVESH | ASHWARYA | | | |

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

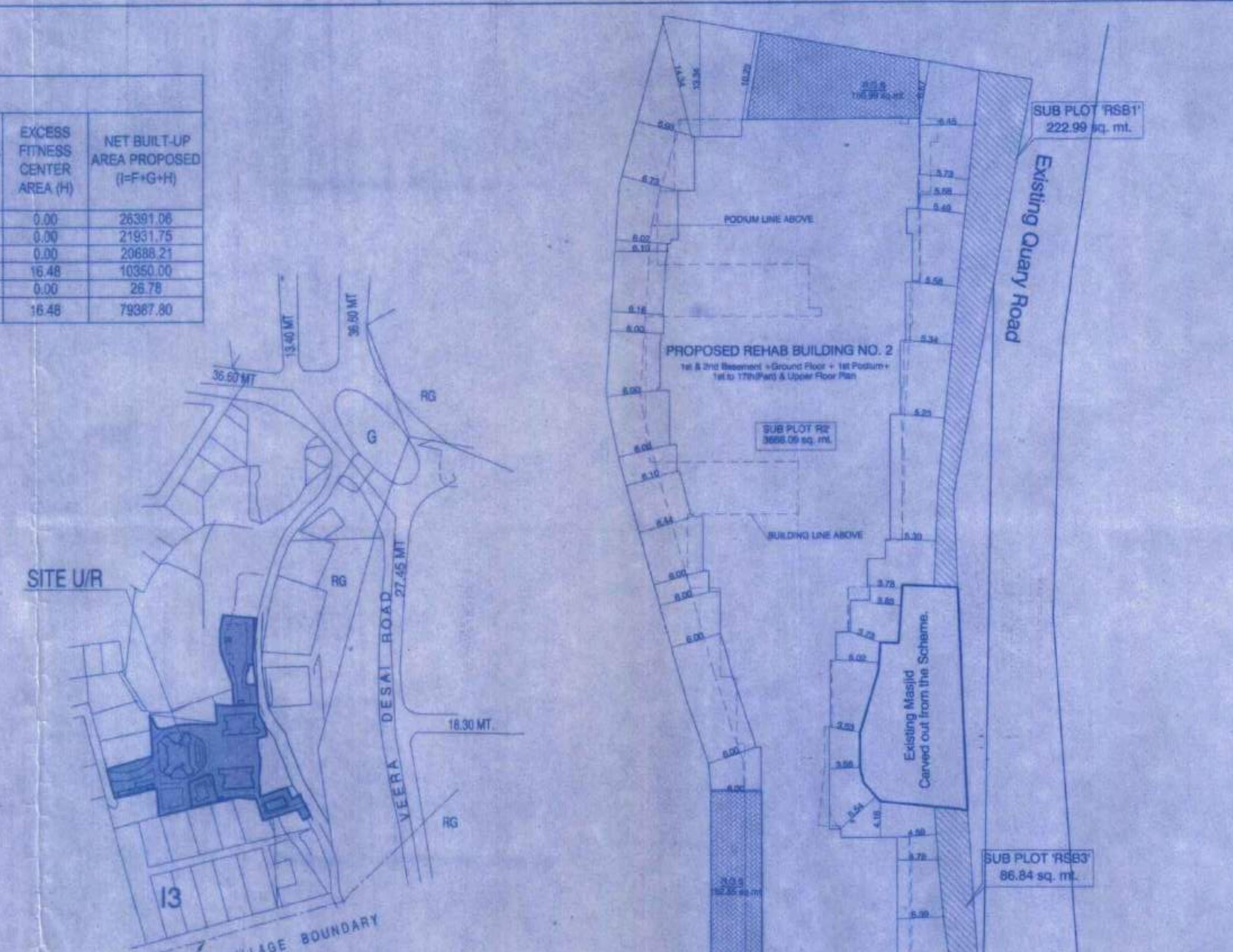
NAME, ADDRESS OF ARCHITECT / L.S.
ARUN GURAV, L.S.NO/840002681
SKYLINE INFRA MART CONSULTANTS LLP.
Shop No.3, sarovar, vasant complex Mahavir Nagar, Kandivali (West), Mumbai 400 067
Email: office@skylinesinfra.org

STAMP OF APPROVAL PLAN

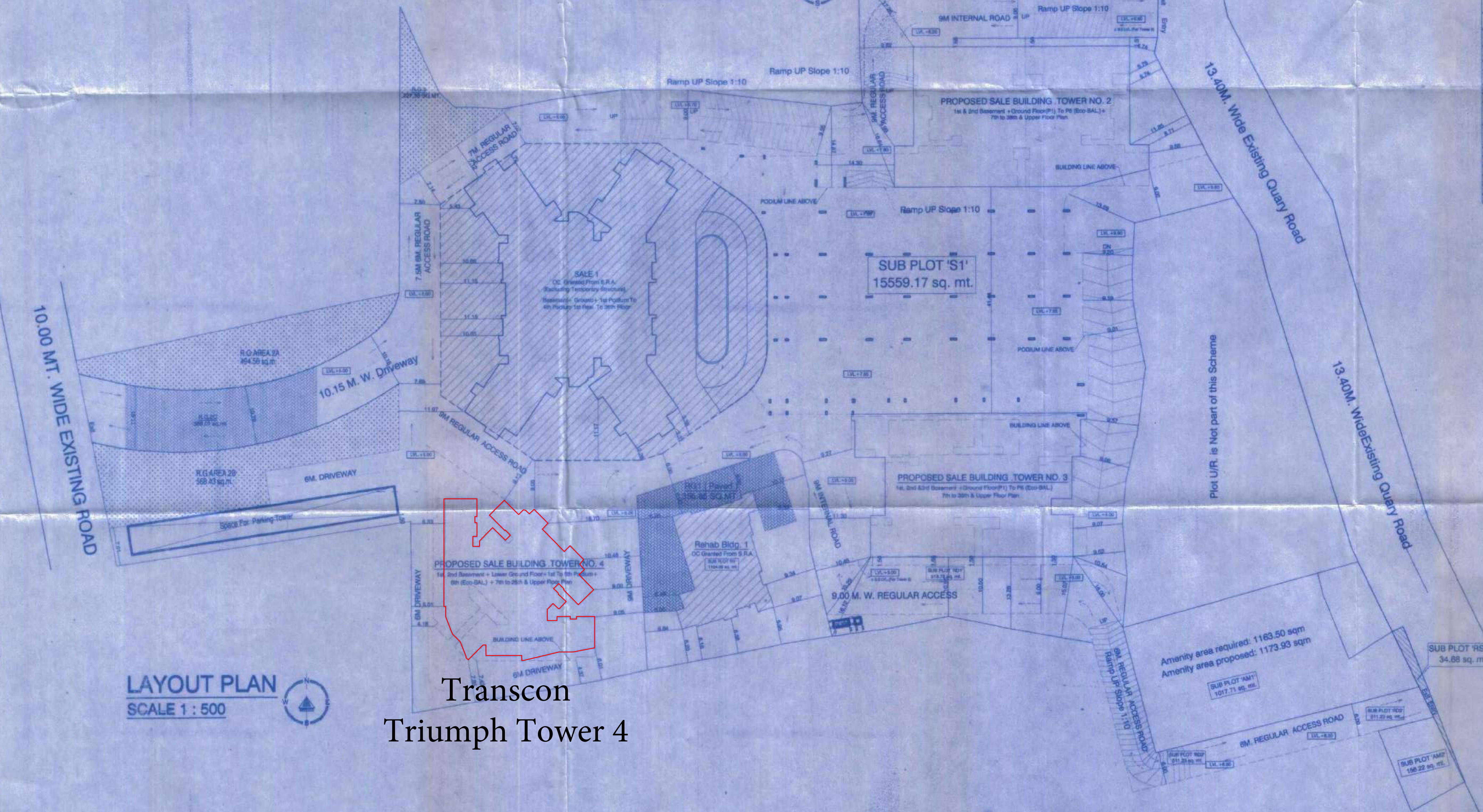
This cancels Approval to the Previous Plans sanctioned under no. _____
Dated: _____

Approved Subject to the condition mentioned in the permission Letter no. 2734-EN/2022 dated 31.12.2022
31.12.2022
Executive Engineer
Slum Rehabilitation Authority

Location Plan Scale 1 : 4000



LAYOUT PLAN SCALE 1 : 500



Transcon Triumph Tower 4