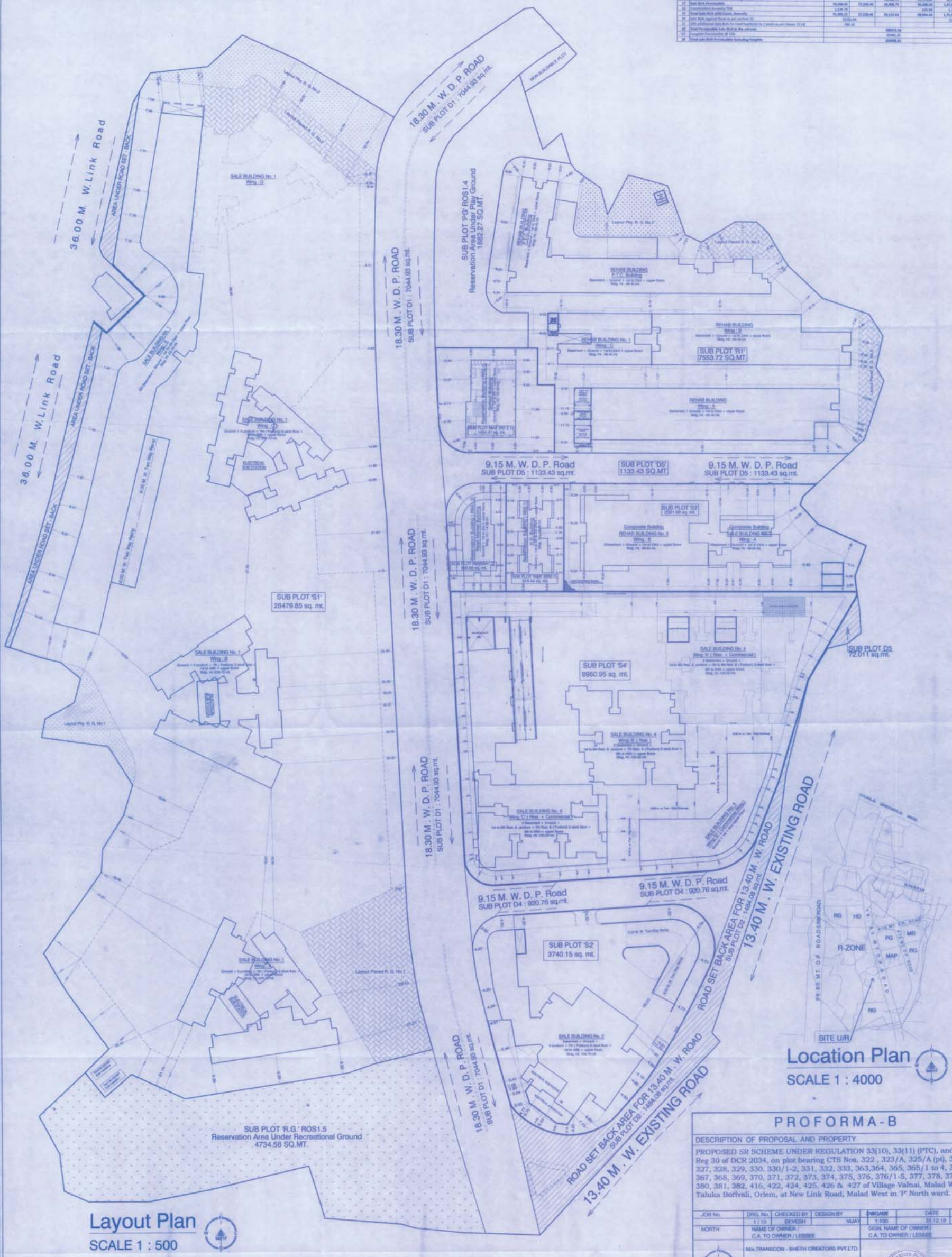
BUILT UP AREA STATEMENT OF BUILDING NO.1+2+3+4

WING	PROPOSED REFUGE AREA	NET CONSTRUCTION AREA	STAIRCASE LIFT LOBBY	Free Of Fsi Area (Void Area, Lift Pit, Lift Machine Room, Over Head Tanks)	BUILT-UP AREA PROPOSED	DUCT UNDER FSI	EXCESS REFUGE AREA	SECTION SCUM TERRACE	NET BUILT AREA PROPOSED
(1)	A	B	C	D	A+B+C+D	F	G	H	(A)+(F)+(G)+(H)
SALE BLDG NO.1									
GR. FLOOR	0.00	9487.0000	470.1600	0.4000	1174.7600	0.0000	0.0000	0.0000	174.176
WING 'A'	1478.98	24446.2300	1269.64	194.44	29189.4900	2.17	14.08	45.46	29212.70
WING 'B'	1563.12	24619.6300	1269.64	194.44	29157.4200	2.17	106.03	45.46	29332.33
WING 'C'	1284.82	18595.3500	1139.73	267.96	25470.2500	0.00	7.79	133.98	25332.71
WING 'D'	0.00	9866.7200	1044.27	0.00	6341.4500	0.00	0.00	0.00	6341.45
TOTAL	4326.92	107015.19	6299.64	841.24	122214.39	4.34	130.38	224.84	120005.16
SALE BLDG NO.2									
BLDG NO.1	720.75	21153.9000	3855.41	90.00	21302.3700	0.00	0.00	91.81	21394.18
SALE BLDG NO.3 (GROUND FLOOR)									
BLDG NO.1		1944.92	5075.4100	1072.94	0.00	6002.8700	0.00	26.06	0.00	5028.51
SALE BLDG NO.4									
Wing 'A'	916.13	37001.84	13362.13	872.30	23276.2500	0.00	34.13	0.00	23310.38
Wing 'B'	805.62	30852.13	10199.24	721.79	16835.92	0.00	122.29	0.00	16527.87
Wing 'C'	821.30	37732.37	12837.36	885.19	23605.11	0.00	0.00	17.00	23640.12
Wing 'D'	0.00	1956.42	310.16	0.00	1956.3900	0.00	0.00	0.00	1956.39
TOTAL	2464.05	107543.70	44803.92	2577.51	63966.06	0.00	156.41	17.00	64173.76
REHAB BNGLS									
REHAB WING A	0.00	0.00	0.00	0.00	14.56	0.00	0.00	0.00	14.56
ORIGINAL BNG No 1 (Wing 'B')	0.00	0.00	0.00	0.00	466.44	0.00	0.00	0.00	466.44
TOTAL	1561.56	210841.88	69837.01	3508.05	217329.80	4.34	513.06	333.65	214992.12

Fungible Statement

1.	Proposed BUA Area	151431.43
2.	Permissible Fungible Area	56501.00
3.	Permissible BUA including Fungible Area	217932.43
4.	Already Proposed Fungible	29284.45
5.	Fungible Area Proposed at this Stage	29040.07
6.	Net Built Up Area Proposed including Fungible Area	217991.98
Gross Built Up Area proposed		217651.98

Sr. No.	Particular	Regulations			Total
		33	33(10)	33(11)	
1	Total Plot Area	27,992.13	16,550.00	24976.00	69,671.78
2	Area under reservation to be handed over				
	(a) ROS 1,2 - Rehab Wing	499.87		66.91	566.88
	(b) ROS 1,4 - Plot Ground	1,845.34		53.33	1,898.67
	(c) ROS 1,3 - Municipal School	1,354.45			1,354.45
	(d-a) ROS 1,3 - Recreational Ground - 1				
	(d-b) ROS 1,3 - Recreational Ground - 2	2,755.84		1058.56	4,774.56
	(d-c) ROS 1,3 - Recreational Ground - 3				
	(e) (i) ROS 1,3 - Amenities and Encumbrance	575.60		0.00	575.44
	Nursery (i-1) - Municipal & Jain Hostel		3955.00	4923.00	10,878.71
3	Total Area under Reservations to be handed over	6,310.08	7,955.00	3099.11	18,465.20
4	Balance Plot Area	20,574.05	11,551.76	14940.75	51,474.18
5	Add/Less area under reservations	5,743.08		3099.11	11,754.19
6	Plot Area considered for FSI	27,992.13	11,551.76	24976.00	63,980.77
7	Permissible FSI		4.00	4.00	
8	Built Up Area Permissible		46,047.12	99,307.44	1,45,354.56
9	Plot Area to be considered for Base FSI 1.0	27,992.13			27,992.13
10	FSI (27.70-1.0) FOR SECTION 30(A)	27,992.13			27,992.13
11	7.5 % Area of plot/amount to MCGM (0.1)	23,149.07			23,149.07
12	Handloom FSI as per Circular 3,7 Note (Old Sr.No.11a)	6,318.08			6,318.08
13	Total Built Up Area Permissible	79,249.41	46,047.12	99,307.44	3,17,805.87
14	Proposed Carpet area of Tenement			27 feet	
15	Proposed Built up Rehab Building (PTC Wing		30,522.57	27,253.88	84,403.27
16	Proposed Built up Rehab Building Components			70,468.75	91,775.62
17	Sale BUA Permissible	79,249.41	21,524.45	28,468.75	1,29,242.61
18	Construction Proximity TDR	3,318.74			3,318.74
19	Total Sale BUA with Cases, Basically	76,360.23	21,524.45	99,122.64	1,25,923.87
20	Sale BUA Against Road as per section 31	23,052.04			23,052.04
21	10% additional Sale BUA For road Realignment (2 years as per Clause 33 (24)	768.20			768.20
22	Total Permissible Sale BUA in the scheme			1,49,975.04	
23	Fungible Permissible @ 15%			22,496.25	
24	Total sale BUA Permissible Including Fungible			2,04,936.41	



Layout Plan
SCALE 1 : 500

Location Plan
SCALE 1 : 4000

PROFORMA-B

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED SR SCHEME UNDER REGULATION 33(10), 33(11) (PTC), and Reg 30 of DCR 2034, on plot bearing CTS Nos. 322 , 323/A, 325/A (pt), 326, 327, 328, 329, 330, 330/1-2, 331, 332, 333, 363,364, 365, 365/1 to 4, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 376/1-5, 377, 378, 379, 380, 381, 382, 416, 422, 424, 425, 426 & 427 of Village Valnai, Malad West Taluka Borivali, Orlem, at New Link Road, Malad West in 'P' North ward.

JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRGANE	DATE	REV.
	1 / 10	DEVESH	VIJAY	1:100	31.12.19	

NORTH

NAME OF OWNER / C.A. TO OWNER / LESSEE: M/s.TRANSCON - SHETH CREATORS PVT.LTD.

SIGN. NAME OF OWNER / C.A. TO OWNER / LESSEE

NAME, ADDRESS OF ARCHITECT / L.S.

ARUN GURAV. (L.S. No 840002681)
SKYLINE
INFRABUILT CONSULTANTS PVT LTD.
Shop No.3, sarovar, vasant complex
Mahavir Nagar, Kandivali (West),
Mumbai 400 067.
office@skylineinfra.org

SIGN OF ARCHITECT / L.S.

STAMP OF APPROVAL PLAN

This cancels Approval to the Previous Plans sanctioned under no. PN/Pr/1618/20/10/2021/APIS4 Dated 12/08/2021

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/PN/Pr/1634/20/10/2021/APIS4 DATED 19 AUG 2021

Executive Engineer
Slum Rehabilitation Authority