BUILT-UP AREA STATEMENT

FLOORS	NET CONSTRUCTION AREA (A)	PROPOSED REFUGE AREA (B)	FREE OF FSI AREA (E.D., F.D. METER RM. ENTRANCE LOBBY, SLOPPING TERRACE ETC.) (C)	STAIRCASE AREA (FREE OF FSI.) (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 (36th Floor)	36003.82	1151.29	0.00	8463.02	0.00	26389.51	1.55	0.00	26391.06
TOWER - 2 (38th Floor)	32868.88	733.84	1052.70	9152.87	13.20	21929.47	2.28	0.00	21931.75
TOWER - 3 (38th Floor)	31679.24	802.59	909.46	9278.98	21.63	20688.21	0.00	0.00	20688.21
TOWER - 4 (25th Floor)	14260.92	406.35	299.37	3372.23	0.00	10222.97	110.55	16.48	10350.00
REHAB 2 (Stilp Excess)	0.00	0.00	0.00	0.00	0.00	25.78	0.00	0.00	25.78
TOTAL	114812.86	3094.07	2221.53	30267.10	34.83	79256.94	114.38	16.48	79387.80

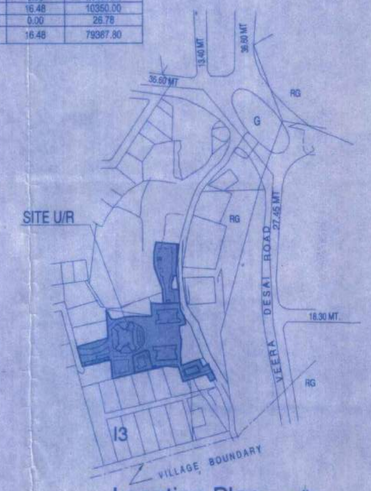
TENEMENT AREA STATEMENT FOR SALE

TOWER -1,2,3 & 4

BUILDING NAME & No.	FLOOR	SALE COMM. UNIT	SALE RESIDENTIAL UNIT	TOTAL NO. OF TENANT
TOWER - 1	1st To 4th (Podium), 7th, 9th to 14th, 16th to 21st, 23rd to 28th, 30th to 36th Floor Plan	0	210	210.00
TOWER - 2	Ground Floor (Pt1) To P6, 7th To 38th Floor Plan	9	357	366.00
TOWER - 3	P5 To P6, 7th To 38th Floor Plan	0	359	359.00
TOWER - 4	2nd To 5th podium, 7th To 25th Floor Plan	0	122	122.00
	TOTAL	9.00	1048.00	1057.00

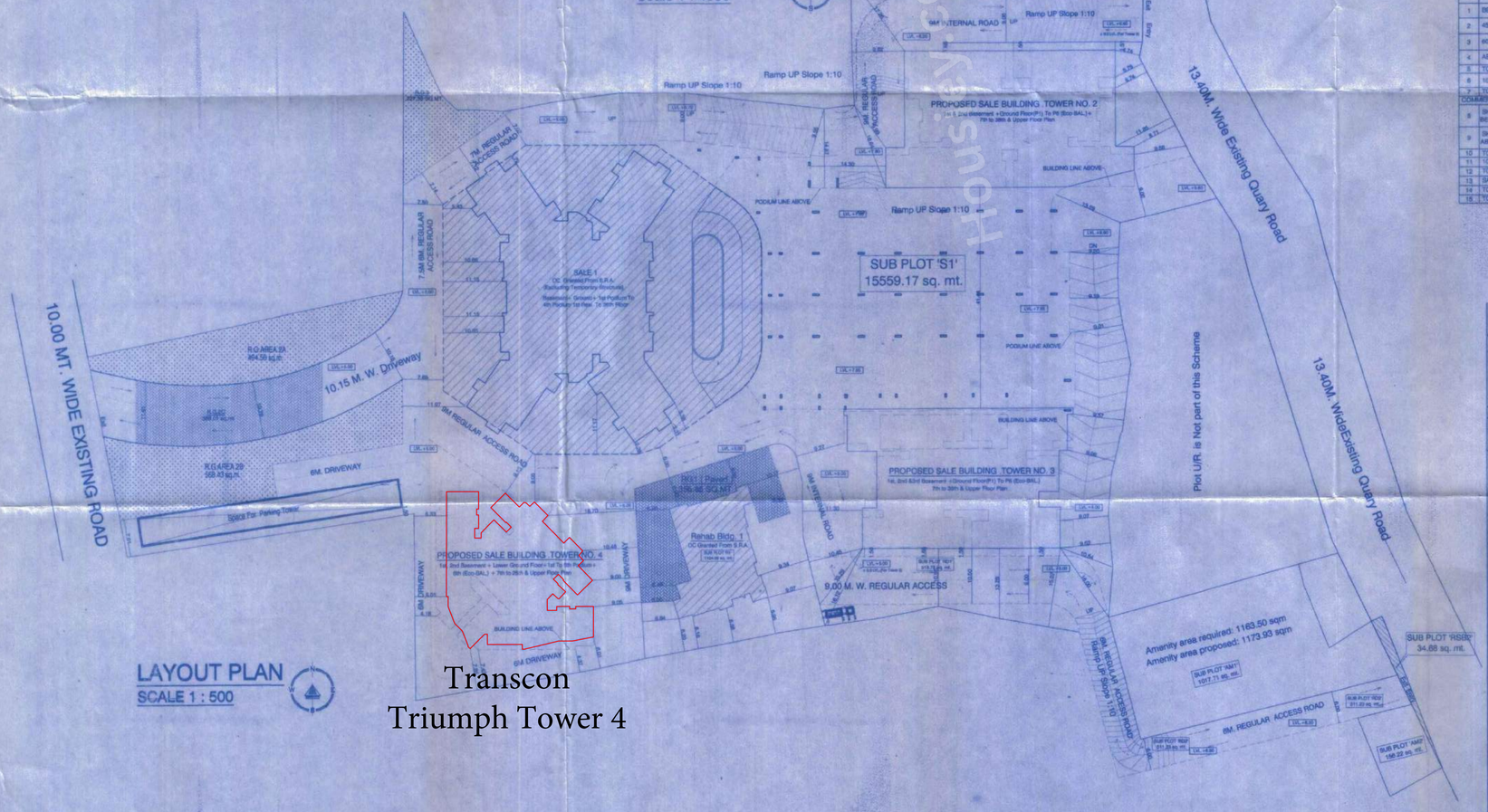
Fungible Statement

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



Location Plan

Scale 1 : 4000



LAYOUT PLAN

SCALE 1 : 500

Transcon
Triumph Tower 4

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

Sr. No	Particulars	Proposed LOI 30	33(11)	33(10) As per DCR 1991	33(10) As per DCPR 2034	Total
1	Plot area	8565.82	7029.9	2857.00	4507.81	22960.53
2	Deductions					
a	Road Setback	34.68			309.83	344.51
b	Amenity Space	803.11	351.3		24.91	1179.52
3	Total Deductions	837.79	351.30		334.74	1523.03
4	Balance plot Area	7728.03	6678.40	2857.00	4173.07	21435.50
5	Additions for FSI					
a	Road Setback				309.83	
6	Plot for FSI	7728.03	6678.41	2857	4482.9	21765.34
7	Permissible FSI	2.3	4	3	4	
8	Total BUA permissible	17771.67	26713.64	8571.00	17659.52	69715.83
9	Zonal FSI	7728.24				7728.34
10	0.7 FSI TDR	5409.77				5409.77
11	Additional premium FSI	3854.13				3854.13
	Additional FSI for 2(a) and 2(b) as per Reg. 33 (Table 12B)	66.36	0			
12	Proposed BUA of PTC		10034.08			10034.08
13	Size of tenements			25 sqm	27.88 sqm	
14	Proposed Rehab BUA			4004.43	13681.49	17685.93
15	Proposed Rehab Component			4781.81	20372.86	25154.67
17	Sale BUA permissible (Incentive of 1.95)			5020.9	21391.50	26412.40
18	Total Sale BUA permissible	17071.49	16679.34	5020.9	21391.50	60163.43
19	Fungible permissible on sale	5975.02	5837.830	1757.32	7487.03	21057.21
20	Sale BUA permissible including fungible	23046.51	22517.370	6778.22	28878.53	81220.64

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

(Sale Tower :2, 3 & 4)

Sr. No.	C.A. AREA OF FLAT (IN SQ. MT.)	TOTAL No. OF FLAT (Tower : 2)	TOTAL No. OF FLAT (Tower : 3)	TOTAL No. OF FLAT (Tower : 4)	TOTAL No. OF FLAT (Tower : 2,3 & 4)	PARKING REQUIRED	PARKING
RESIDENTIAL PARKING STATEMENT							
1	BELOW 45.00 sq. mt.	105	109	0	213	1 PARKING FOR 1 TENEMENTS	213.00
2	45.00 TO 60.00 sq. mt.	100	224	0	414	1 PARKING FOR 1 TENEMENTS	414.00
3	60.00 TO 90.00 sq. mt.	62	27	122	211	1 PARKING FOR 1 TENEMENTS	211.00
4	ABOVE 90.00 sq. mt.	0	0	0	0	2 PARKING FOR 1 TENEMENTS	0.00
5	TOTAL	267	359	122	838		838.00
6	10 % ADDITIONAL PARKING FOR VISITORS						83.80
7	TOTAL PARKING FOR RESIDENTIAL (A)						921.80
COMMERCIAL PARKING STATEMENT							
8	SHOP CARPET AREA BELOW 500.00 SQ. MT.	718.34	1 PARKING FOR 40.00 sq. mt.				17.91
9	SHOP CARPET AREA ABOVE 500.00 SQ. MT.	0.00	1 PARKING FOR 80.00 sq. mt.				0.00
10	TOTAL						17.91
11	10 % ADDITIONAL PARKING FOR VISITORS (MIN.) 2						2.00
12	TOTAL PARKING FOR COMMERCIAL (B)						19.91
13	SALE 1 ROADING PARKING (C)						57.00
14	TOTAL PARKING REQUIREMENT (RESI.+COMM) (A+B+C)						998.71
15	TOTAL PARKING PROPOSED (D)						999

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/ 84 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 - Oshiwara, Taluka- Andheri at Veera Desai Road, Andheri (W), Mumbai :- 53

JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DWG. BY	SCALE	DATE	REV.
		DEVESH		AISHWARYA			

NORTH

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

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

NAME, ADDRESS OF ARCHITECT / L.S.

ARUN GURAV LS.NO/S40002661

SKYLINE
INFRAMART CONSULTANTS LLP.
Shop No.3, sarovar, vasant complex
Mahavir Nagar, Kandivali (West),
Mumbai 400 067
Email: office@skylineinfra.org

SIGN OF ARCHITECT / L.S.

STAMP OF APPROVAL PLAN

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

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/..... Dt. 31 MAR 2022
Executive Engineer
Slum Rehabilitation Authority

Y:\Skyline inframart\TRANSCON\ANDHERI\00. BMC AS PER 2034\IOA\SALE\0 Final