

STAMP OF APPROVAL

LAYOUT PLAN

SPECIAL PLANNING AUTHORITY, MAHARASHTRA STATE ROAD DEVELOPMENT CORPORATION LTD. DEVELOPMENT- PERMISSON APPROVED under Section 45 of Maharashtra Regional & Town Planning Act, 1966 subject to conditions mentioned in this office's Letter No. MSRDC/SPA/ITP/25/CC/2019/152 dated 06.10.2020

Dr. Dinesh V. Nayak, Chief Engineer, SPA, MSRDC

O.C. Signed by Joint Managing Director (I)



LOCATION PLAN SCALE: 1:10

CONTENT OF SHEET

LOCATION PLAN, KEY PLAN, PLOT AREA TRIANGULATION DIAGRAM & CALCULATION, AREA TRIANGULATION DIAGRAM & CALCULATION, CARPET AREA STATEMENT, BUILT UP AREA STATEMENT, TENEMENT AREA STATEMENT, PARKING STATEMENT.

PROFORMA-II

(NAME: AR. DINESH NAYAK) HAS BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT/HAVE EXAMINED THE BOUNDRIES AND THE AREA OF PLOT ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR. I HAVE AND I DO HEREBY CERTIFIED THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN THE POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM CORRECT.

DATE: 06/10/2020

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 25/11/2018 & 03/12/2018; & THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

DATE: 06/10/2020

OWNER'S SIGNATURE

- 1. MR. URAAZ BAHL
2. MR. SANTOSH BAHL
3. MR. RAVI KHUBCHANDANI
4. CAPT. AVTEINDER SINGH MAN
5. MR. ZAHAN BATLIWALA
6. MR. RIAZ BATLIWALA
7. MR. AMARJEET SINGH

ARCHITECT'S SIGNATURE

Ar. Dinesh V. Nayak, A.I.C., M.A., M.C.A., M.S. Dinesh Nayak & Associates, Registered Architect, CA/811575/AM/249

M/s Dinesh Nayak & Associates, ARCHITECTS-ENGINEERS-VALUERS, Shri Ravi Khubchandani and other 6

Table with columns: LVL NO, ELEVATION (DENA), FLOOR, BUA, PERMISSIBLE BALCONY, PROPOSED BALCONY, EXCESS BALCONY, PERMISSIBLE TERRACE, PROPOSED TERRACE, EXCESS TERRACE, PERMISSIBLE REFUSE, PROPOSED REFUSE, EXCESS REFUSE, CANYON AREA, NET BUA, NO. OF UNITS. Includes Tower 1-3 and Tower 4 data.

Table with columns: LVL NO, ELEVATION (DENA), FLOOR, BUA, PERMISSIBLE BALCONY, PROPOSED BALCONY, EXCESS BALCONY, PERMISSIBLE TERRACE, PROPOSED TERRACE, EXCESS TERRACE, PERMISSIBLE REFUSE, PROPOSED REFUSE, EXCESS REFUSE, CANYON AREA, NET BUA, NO. OF UNITS. Includes Tower 5-7 and Tower 8 data.

Table with columns: LVL NO, ELEVATION (DENA), FLOOR, BUA, PERMISSIBLE BALCONY, PROPOSED BALCONY, EXCESS BALCONY, PERMISSIBLE TERRACE, PROPOSED TERRACE, EXCESS TERRACE, PERMISSIBLE REFUSE, PROPOSED REFUSE, EXCESS REFUSE, CANYON AREA, NET BUA, NO. OF UNITS. Includes Tower 8-10 and Tower 11 data.

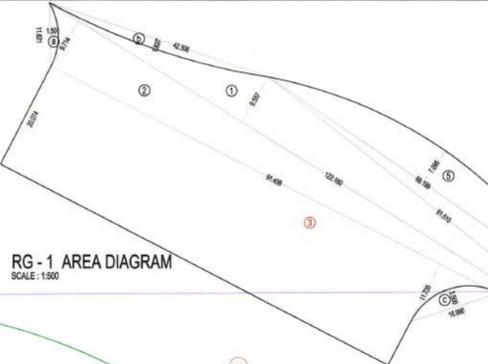
Table with columns: LVL NO, ELEVATION (DENA), FLOOR, BUA, PERMISSIBLE BALCONY, PROPOSED BALCONY, EXCESS BALCONY, PERMISSIBLE TERRACE, PROPOSED TERRACE, EXCESS TERRACE, PERMISSIBLE REFUSE, PROPOSED REFUSE, EXCESS REFUSE, CANYON AREA, NET BUA, NO. OF UNITS. Includes Tower 12 and Tower 13 data.

PROPOSED R.G. AREA STATEMENT (R.G.-1) table with columns: ADDITIONS, DEDUCTIONS, TOTAL ADDITIONS AREA, NET PLOT AREA.

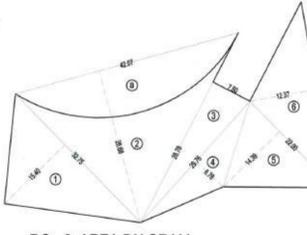
Table with columns: Level Number, Elevation(m), T1, T2, T3, T4, T5, T6, T7. Includes building levels and podium levels.

PROPOSED R.G. AREA STATEMENT (R.G.-2) table with columns: ADDITIONS, DEDUCTIONS, TOTAL ADDITIONS AREA, NET PLOT AREA.

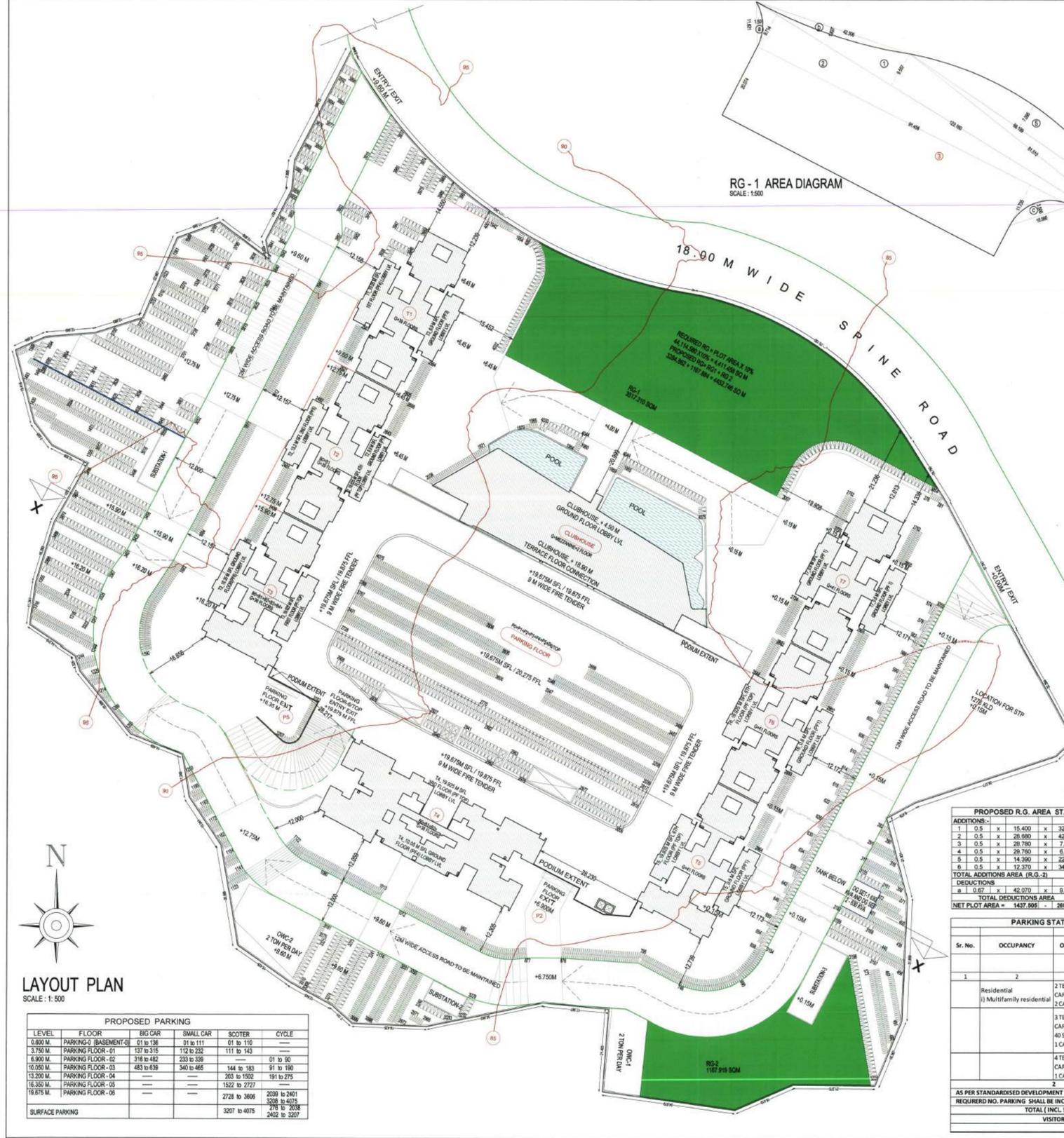
PARKING STATEMENTS table with columns: Sr. No., OCCUPANCY, ONE PARKING SPACE FOR EVERY, NO. OF TENEMENTS, NO. OF SCOOTER, NO. OF CYCLE, NO. OF CAR, NO. OF SCOOTER, NO. OF CYCLE, NO. OF CAR.



RG-1 AREA DIAGRAM SCALE: 1:500



RG-2 AREA DIAGRAM SCALE: 1:500



LAYOUT PLAN SCALE: 1:500

PROPOSED PARKING table with columns: LEVEL, FLOOR, BIG CAR, SMALL CAR, SCOOTER, CYCLE.

AS PER STANDARDISED DEVELOPMENT CONTROL AND PROMOTION REGULATIONS FOR REGIONAL PLANS IN MAHARASHTRA REGULATION NO. 16.1, REQUIRED NO. PARKING SHALL BE INCREASED BY 50% IN PROPHETIC AREAS.