



LOCATION PLAN
Scale = 1:4000
D.P.SHEET No. E-6



NORTH LINE

LANDR FILE NO:CE/536/SPES/LOT

This Cancels Approval to the Previous Plans Sanctioned under no. CE/582/SPES/LOT Dated: 25.07.2017

Approved Subject to terms and conditions mentioned in the office letter No. CE/582/SPES/LOT

(i) This approval is for the position of access road and location of recreation/ amenity spaces only.

(ii) This approval is not for flagpoles, bus stops and open spaces around the same.

(iii) Special attention is drawn to condition Nos. _____ and _____ of the terms and conditions in the letter referred above.

LOTAN SUKADE O AHIRE

Executive Engineer, Building Proposal(E/S) II

MANISHA P BURGHADE

JAYESH CHAGAN DHANASE

S.E.(B.P) T/W

A.E.(B.P) S & T

FORM 1		
(1)	AREA STATEMENT	SQ.MTS
1	AREA OF PLOT	37745.60
	(a) AREA OF RECREATION IN PLOT	---
	(b) ROAD SET BACK AREA	350.58
	(c) AREA OF E.P.ROAD	---
	TOTAL	350.58
2	DEDUCTION FOR :-	---
	(A) FOR RECREATION /ROAD AREA	---
	(a) ROAD SET-BACK AREA TO BE HANDLED OVER (100%)(REGULATION NO.16)	350.58
	(b) PROPOSED E.P.ROAD TO BE HANDLED OVER(100%)(REGULATION NO.16)	---
	(c) (1)RECREATION AREA TO BE HANDLED OVER (100%)(REGULATION NO.17)	---
	(ii)RECREATION AREA TO BE HANDLED OVER AS FOR RECREATION	---
	TOTAL	350.58
	(B) FOR AMENITY AREA	---
	(a) AREA OF AMENITY PLOTS/PILOTS TO BE HANDLED OVER AS PER DCR 14(4)	---
	(b) AREA OF AMENITY PLOTS/PILOTS TO BE HANDLED OVER AS PER DCR 14(4) (37395.22 X 7.5X)	2804.64
	(c) AREA OF AMENITY PLOTS/PILOTS TO BE HANDLED OVER AS PER DCR 30(AMTANCE)	---
	TOTAL	2804.64
	(C)DEDUCTIONS FOR EXISTING BUA TO BE RETAINED IF ANY /LAND COMPONENT OF EXISTING BUA/EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOTTED	---
3	TOTAL DEDUCTIONS[(20X+200) + 25C] AS WHEN APPLICABLE.]	3155.82
4	BALANCE AREA OF PLOT (MINUS 3)	34590.58
5	PLOT UNDER DEVELOPMENT AS TO BE HANDLED OVER TO NCM/ APPROPRIATE AUTHORITY AS PER SUNKALA ARDNE.	34590.58
6	ZONAL (BASIC) FS (1.00)	1.00
7	BUILT UP AREA AS PER ZONAL (BASIC) FS (5%)	34590.58

CONTENTS OF SHEET

BLOCK PLAN & LOCATION PLAN

CERTIFICATE OF AREA

NOTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 25.07.2017 AND THE DIMENSIONS OF THE SIZES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED. (Sd/-) Sd/- AND THE AREA 30 WORKED OUT AS PER THE TRUE AND TRUSTED AREA. (Sd/-) Sd/-

SUNIL BALBIR SINGH ARORA

Signature of Architect

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed Amended Layout on Land bearing C.T.S.No. 543 of village Nahur, at Mulund (W).

NAME OF THE OWNER

RAJENDRA MANCHAR CHANDORKAR

ADDRESS OF THE OWNER

Proposed Amended Layout on Land bearing C.T.S.No. 543 of village Nahur, at Mulund (W).

DIRECTOR

Oberoi Constructions Ltd.

Commercial, 3rd floor, International business park

Oberoi Garden city Off Western Express Highway

Goregaon (East), Mumbai - 400 063

NORTH LINE

NAME & ADDRESS OF ARCHITECT

SUNIL BALBIR SINGH ARORA

Digitally signed by SUNIL BALBIR SINGH ARORA on 2018.08.10 10:40:00 +05'30', Reason: I am the author of this document.

Date: 2018.08.10 10:40:00 +05'30'

Architect Sunil Arora

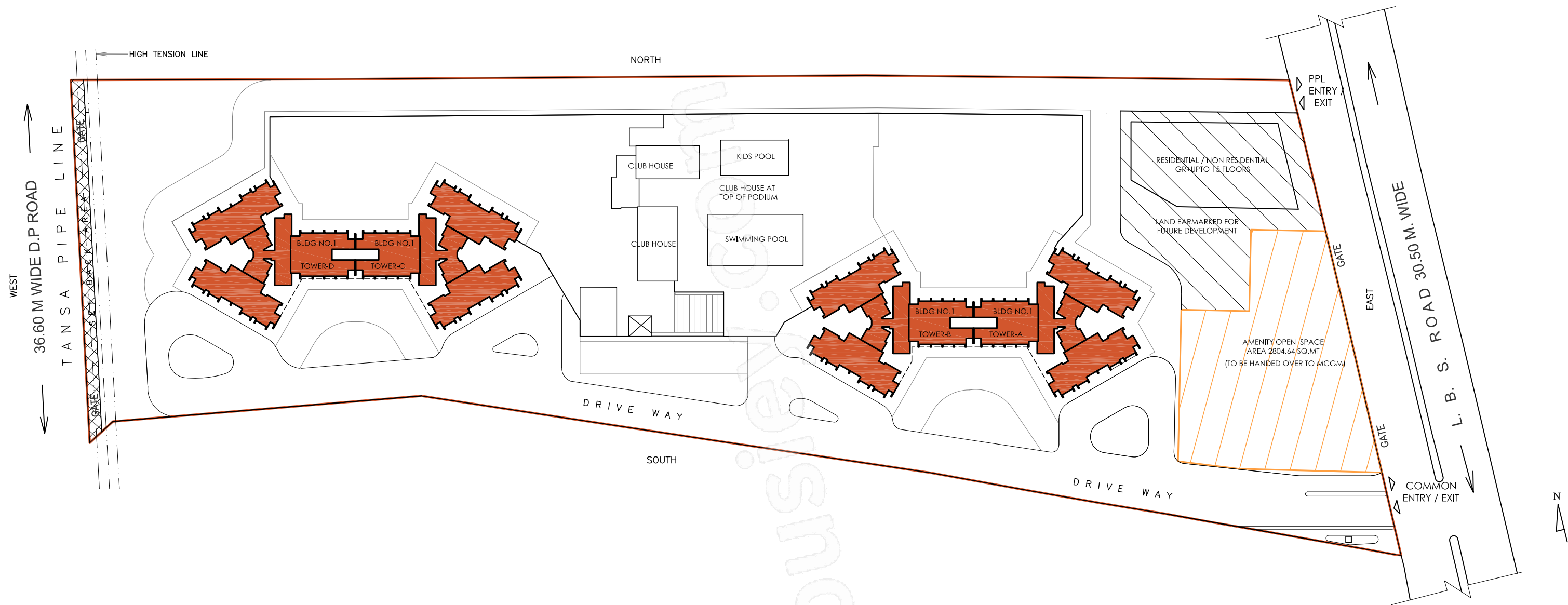
Lic.No.CA/89/12741

Commercial, 3rd floor, International business park

Oberoi Garden city Off Western Express highway

Goregaon (East), Mumbai - 400 063

Tel:-91 22 6677 3636



ANNEXURE 1
APPROVED LAYOUT WITH
PHASING / USER SUPERIMPOSED

LEGEND

REAL ESTATE PROJECT

LAND EARMARKED FOR FUTURE DEVELOPMENT

- NOTE:
1. THE DETAILED SCHEME OF DEVELOPMENT IN THIS ANNEXURE DISCLOSES THE DESIGNATED USES OF THE BUILDINGS / STRUCTURES / TOWERS / WINGS AND THE PHASE/S OF DEVELOPMENT ON THE LARGER PROPERTY AND IS BASED ON THE CURRENT APPROVED LAYOUT AND ANY AMENDMENTS TO THE APPROVED LAYOUT IN ACCORDANCE WITH THE APPLICABLE LAWS MAY RESULT IN CONSEQUENTIAL CHANGES TO THE SCHEME DISCLOSED IN THIS ANNEXURE.
 2. TOWER A, B, C AND D SHALL EACH HAVE UPTO 65 UPPER FLOORS.
 3. FURTHER, THE OVERALL DEVELOPMENT ENVISAGED IN THE WHOLE PROJECT SHALL INTER ALIA, COMPRISE OF UPTO 10 PODIUMS AND UPTO 3 BASEMENTS WHICH WOULD HAVE PARKING FOR ALLOTTEES OF THE REAL ESTATE PROJECT, ALLOTTEES/OCCUPANTS OF BUILDINGS/WINGS ON LAND EARMARKED FOR FUTURE DEVELOPMENT, AND FOR USERS OF PUBLIC PARKING LOT (TO BE HANDED OVER TO MCGM) CONSTRUCTED AS PER THE DCR.
 4. THE PROMOTER PROPOSES TO UTILIZE A TOTAL FLOOR SPACE INDEX ("FSI") OF 4 ON GROSS PLOT AREA OF THE LARGER PROPERTY PLUS COMPENSATORY FUNGIBLE FSI PLUS FREE OF FSI AREAS TOGETHER AGGREGATING UPTO APPROXIMATELY 2,44,593.00 SQUARE METERS PLUS THE PARKING AREA/S AND THE AMENITIES IN THE COURSE OF THE PHASE-WISE DEVELOPMENT OF THE WHOLE PROJECT.
 5. CLUB HOUSE AT PODIUM TOP SHALL BE SHARED BETWEEN ALLOTTEES OF REAL ESTATE PROJECT AND ALLOTTEES/OCCUPANTS OF BUILDINGS/WINGS ON LAND EARMARKED FOR FUTURE DEVELOPMENT.
 6. SUBJECT TO TERMS AND CONDITIONS OF AGREEMENT FOR SALE OF PREMISES.