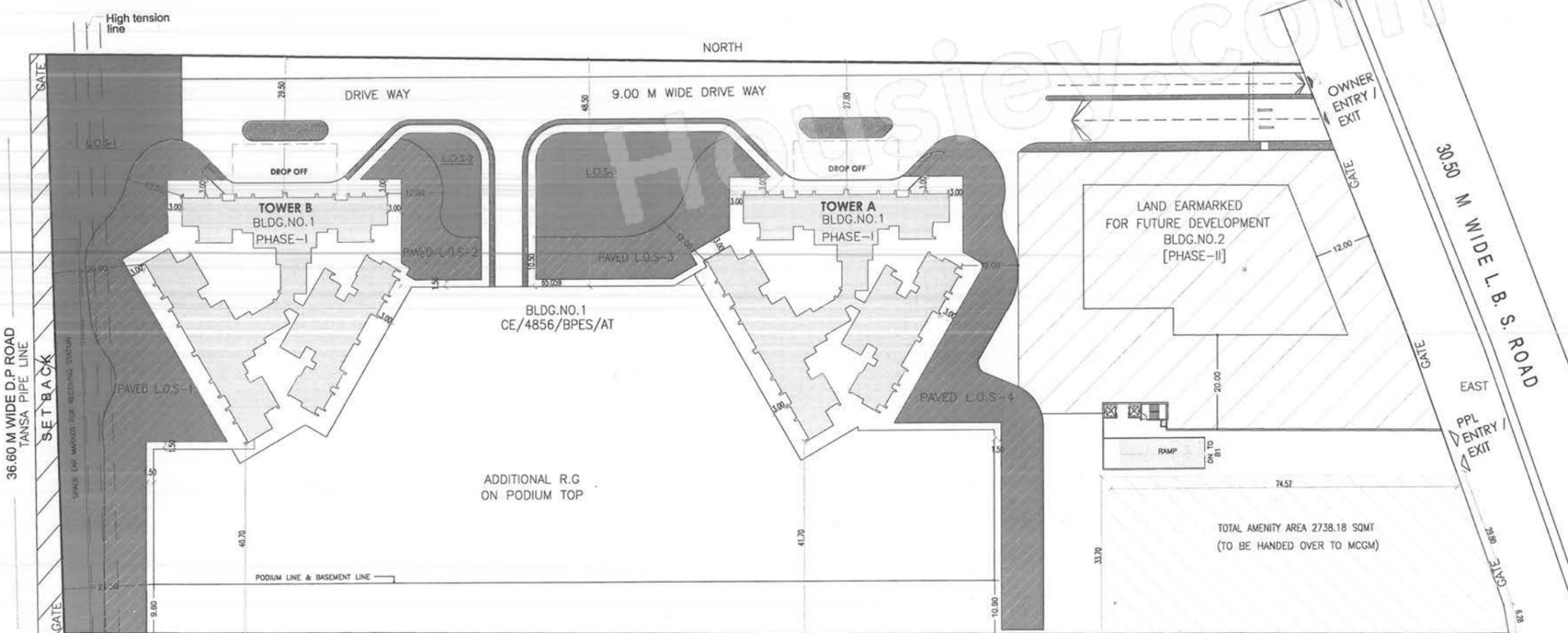


LOCATION PLAN
Scale = 1:4000



LAYOUT PLAN
Scale = 1:500

This Cancels Approval to the Previous Plans Sanctioned under no. CE/581/BPES/LOT Dated. 22.07.2017

Approved Subject to terms and conditions mentioned in the office letter No. CE/581/BPES/LOT

- This approval is for the position of access road and location of recreational amenity spaces only.
- This approval is not for bldgs. its users and open spaces around the same.
- Special attention is drawn to condition Nos. and.....of the terms and conditions in the letter referred above.

LOTAN SUKADEO AHIRE
Executive Engineer, Building Proposal(E.S) II

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

JAYESH CHHAGAN DUSANE
A.E.(B.P) S & T

FORM I		SQ.MTS.
I AREA STATEMENT		
1	AREA OF PLOT	36990.30
	(a) AREA OF RESERVATION IN PLOT	---
	(b) ROAD SET BACK AREA	481.22
	(c) AREA OF D.P.ROAD	---
	TOTAL	481.22
2	DEDUCTION FOR :-	
	(A) FOR RESERVATION /ROAD AREA	
	(a) ROAD SET-BACK AREA TO BE HANDED OVER (100%)(REGULATION NO.16)	481.22
	(b) PROPOSED D.P.ROAD TO BE HANDED OVER(100%)(REGULATION NO.16)	---
	(c) (i) RESERVATION AREA TO BE HANDED OVER (100%)(REGULATION NO.17)	---
	(ii) RESERVATION AREA TO BE HANDED OVER AS PER AR(REGULATION NO.17)	---
	TOTAL	481.22
	(B) FOR AMENITY AREA	
	(a) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(A)	---
	(b) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(D) [36509.08 X 7.5%]	2738.18
	(c) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 35(ABEYANCE)	---
	TOTAL	2738.18
	(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 ALLOWED.	---
3	TOTAL DEDUCTIONS [2(A)+2(B) + 2(C) AS AND WHEN APPLICABLE.]	3219.40
4	BALANCE AREA OF PLOT (MINUS 3)	33770.90
5	PLOT UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM/ APPROPRIATE AUTHORITY AS PER SR.MD.4 ABOVE.	33770.90
6	ZONAL (BASIC) FSI (1.00)	1.00
7	BUILT UP AREA AS PER ZONAL (BASIC) FSI (5*6)	33770.90

CONTENTS OF SHEET
BLOCK PLAN & LOCATION PLAN

VERIFIED THAT THE PLOT UNDER REFERENCE WAS SANCTIONED BY THE MUNICIPAL CORPORATION OF THE CITY OF MUMBAI IN THE YEAR 1975 AND THE AREA IS HANDED OVER TO MUNICIPAL CORPORATION, MUMBAI. THE AREA IS HANDED OVER TO MUNICIPAL CORPORATION, MUMBAI. THE AREA IS HANDED OVER TO MUNICIPAL CORPORATION, MUMBAI. THE AREA IS HANDED OVER TO MUNICIPAL CORPORATION, MUMBAI.

DESCRIPTION OF PROPOSAL & PROPERTY
Proposed Amended Layout on Land bearing C.T.S No. 475,475/1 to 11 of Village Mulund, Mulund (W) & C.T.S Nos. 545, 546, 546/ 1 & 2 of Village Nahur, at Mulund (W).

NAME OF THE OWNER
RAJENDRA MANOHAR CHANDORKAR

DIRECTOR
Oberoi Constructions Ltd.
Commerz, 3rd floor, International business park
Oberoi Garden city, Off. Western Express highway
Goregoan (East), Mumbai - 400 063

NORTH LINE
NAME & ADDRESS OF ARCHITECT
SUNIL BALBIR SINGH ARORA
Architect Sunil Arora
Lic.No.C.A./89/12741
Commerz, 3rd floor, International business park
Oberoi Garden city, Off. Western Express highway
Goregoan (East), Mumbai - 400 063
Tel:+91 22 6677 3606



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 AND B SHALL EACH HAVE UPTO 67 UPPER FLOORS.
 3. FURTHER, THE OVERALL DEVELOPMENT ENVISAGED IN THE WHOLE PROJECT SHALL INTER ALIA, COMPRISE OF UPTO 9 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 2,39,697.00 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.