

BLOCK & LOCATION PLAN  
CHE/45/BP(SPL CELL)/LOS/302/1/New

THIS CANCEL THE APPROVAL TO THE PREVIOUS PLANS SANCTIONED  
U/N CHE/45/BP(SPL CELL)/LOS/302 DATED 30.08.2016  
APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE  
LETTER U/N CHE/45/BP(SPL CELL)/LOS/302/1/NEW DATE 11/03/2024

Dy. Ch. Eng.(B.P.) SPL CELL

S.E.(B.P.) SPL CELL-VII A.E.(B.P.) SPL CELL-III E.E.(B.P.) SPL CELL-I

PROFORMA - A

A	AREA STATEMENT AS PER	AS PER DCR 2034		
1	AREA OF PLOT AS PER PR CARD	1980237.21		
2	AREA OF PLOT AS TOTAL STATION	2092858.53		
3	STRINGENT PLOT AREA CONSIDERED	1980237.21		
4	DEDUCTION FOR	---		
a)	PIPE LINE ROAD 36.60 M WIDE D.P.ROAD SET BACK AREA (SUB PLOT - F)	19822.97		
b)	PIPE LINE ROAD 24.00 M D.P.ROAD SET BACK AREA (SUB PLOT - G)	598.96		
c)	PIPE LINE ROAD 24.00 M D.P.ROAD SET BACK AREA (SUB PLOT - M)	15805.22		
d)	45.75 M WIDE ROAD SET BACK AREA J.V.L.R (SUB PLOT - H + J)	10558.24		
e)	POST & TELEGRAPH (SUB PLOT - K)	663.36		
f)	GARDEN PARK (ROS 1.5) (SUB PLOT - C + D)	66982.59		
g)	NATURAL AREA (N.A.) (SUB PLOT - E)	1946.39		
h)	PRIMARY & SECONDARY SCHOOL (SUB PLOT - L)	6228.82		
i)	MUSLIM CEMETERY (SUB PLOT - N + P)	4789.53		
j)	12.00 M WIDE MUSLIM CEMETERY ROAD (SUB PLOT - Q)	633.79		
	TOTAL DEDUCTION (a + b + c + d + e + f + g + h + i + j)	128029.87		
5	TOTAL AREA OF PLOT (3 - 4)	1852207.34		
6	ADD AREA OF PRIMARY & SECONDARY SCHOOL (SUB PLOT - L)	6228.82		
7	ADD AREA OF POST & TELEGRAPH (SUB PLOT - K)	663.36		
8	BALANCE PLOT AREA (5 + 6 + 7)	1859099.52		
B	F.S.I.CALCULATION FOR PLOT - A & B			
1	AREA OF PLOT	291465.30	1567634.22	1859099.52
2	DEDUCTION	---	---	---
3	NET PLOT AREA (1 - 2)	291465.30	1567634.22	1859099.52
4	REQUIRED PG = 40% OF NET PLOT AREA	116586.12	627053.69	743639.81
5	F.S.I PERMISSIBLE	1.00	1.00	1.00
6	PERMISSIBLE FLOOR AREA	291465.30	1567634.22	1859099.52
7	ADD SET BACK AREA (19822.97 + 598.96 + 10558.24 + 15805.22 + 633.79)	0.00	47419.28	47419.28
8	TOTAL PERMISSIBLE FLOOR AREA	291465.30	1615053.40	1906518.70
9	BUA KEPT IN ABEYANCE FOR ENCROACHMENT AREA	23360.91	0.00	23360.91
10	EXISTING BUILT UP AREA (INCLUDING OC)	0.00	416420.71	416420.71
11	BALANCE BUA (8-10)	268104.39	1186332.69	1467737.08
12	BUA APPROVED TILL DATE (31.12.2023)	60476.35	429045.25	489521.60
13	NET BALANCE BUA (11 - 12)	207628.04	765874.44	977215.48

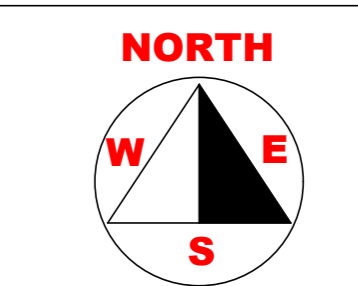
**AREA CERTIFICATE**  
Certified that I have surveyed the plot under reference on dated 30.08.2016 and that the dimensions, sides etc. of the plot stated on the plans are as measured on the site and the area so worked out is 2092858.53 sq.mt. and not tallies with the area stated in the document of ownership / town planning scheme records.

ARCHITECT SIGN

**DESCRIPTION OF PROPOSAL & PROPERTY:**  
AMENDED LAYOUT / SUBDIVISION / AMALGAMATION ON LAND BEARING C.T.S. NO. 1, 1/1 TO 1/181, 17, 17/1 TO 23 OF VILLAGE TIRANDAJ, CTS NO 1 OF VILLAGE POWAI AND C.T.S. NO. 54, 67A, 68 OF VILLAGE PASPOLI, FOR INDIAN INSTITUTE OF TECHNOLOGY, BOMBAY, IN 'S' WARD.

**NAME AND SIGNATURE OF OWNER :-**  
**INDIAN INSTITUTE OF TECHNOLOGY- BOMBAY**

STAMP



SCALE	DRAWN BY
1:2500	SIDDHARTH
DATE	CHECK BY
22.02.2024	AR. SARVESH B. NANDGIKAR

**ARCHITECT :- SARVESH B. NANDGIKAR**

**PLANOSCAPES ARCHITECTS & PLANNERS**  
OFF NO. B/03, Sai Ashish CHS. Ltd, Near ICICI Bank, Ashok Nagar, Vikhroli East, Mumbai - 83.  
sarvesh@planoscapes.com, TEL - 022 - 25777557

REV NO. 0/0

PATH: D:\PLANOSCAPES\IT BOMBAY\PL\_LS\_IT-Bombay Layout\_45\Amended Layout\_2023\22.02.2024 / IT B AMENDED LAYOUT PLAN\_22.02.2024

**LEGENDS**

EXISTING BUILDING	[Blue Box]
FUTURE BUILDING	[Red Box]
DEMOLISHED BUILDING	[Yellow Box]
PROPOSED ROAD	[Orange Box]
EXISTING ROAD	[Grey Box]
PG	[Green Box]
E. S. R.	[Purple Box]
SUBSTATION	[Pink Box]
WEST WATER TREATMENT PLANT	[Light Blue Box]
EXISTING BIOMETHANATION PLANT FOR PUBLIC HEALTH OFFICE	[Green Circle]
EXISTING WASTE COLLECTION FOR PUBLIC HEALTH OFFICE	[Cyan Circle]
EXISTING COMPOSTING PIT	[Pink Circle]
EXISTING BIO GAS PLANT	[Orange Circle]
PLOT BOUNDARY	[Black Line]
H.T.LINES	[Red Line]
CORRIDOR	[Pink Line]

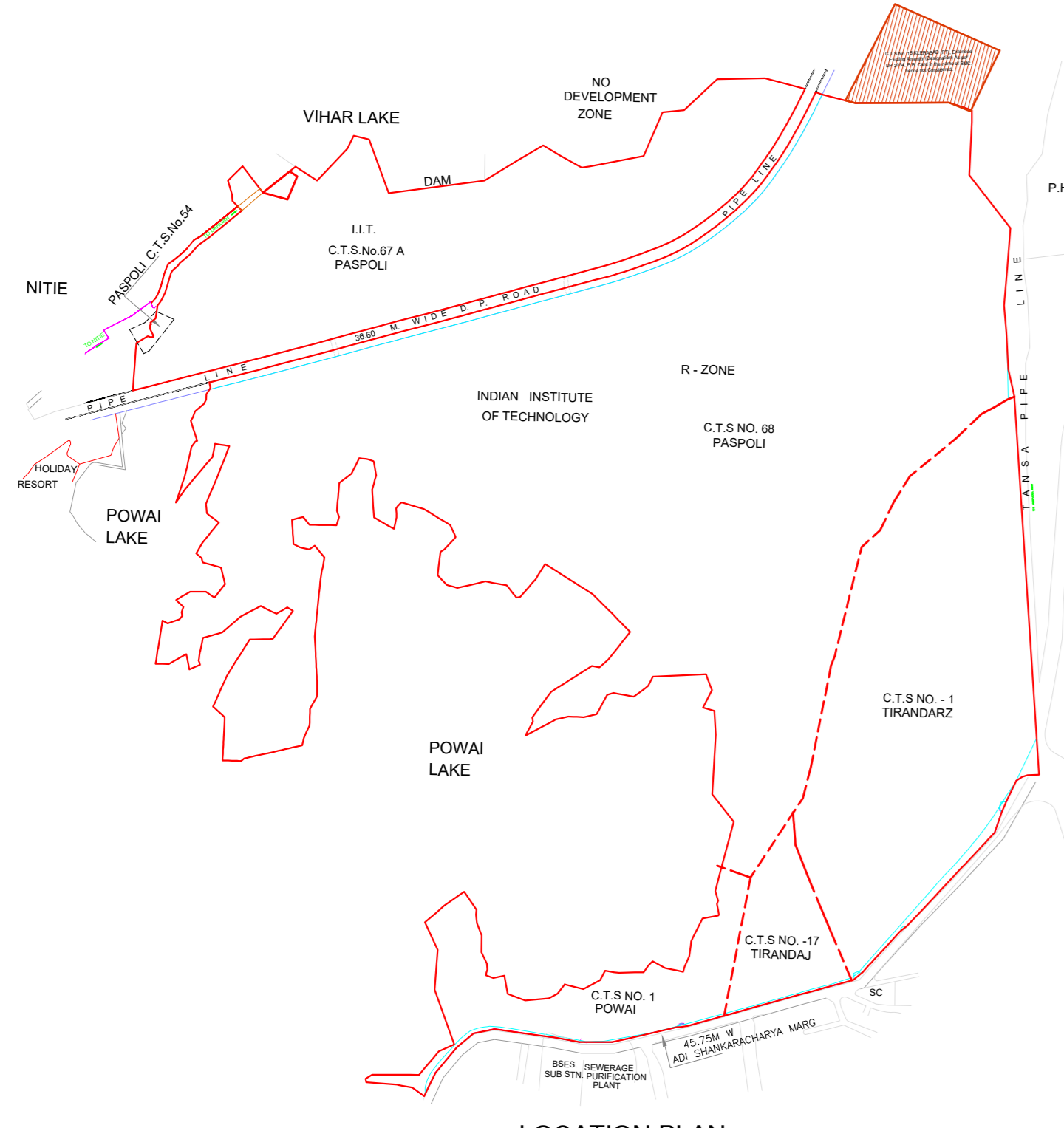
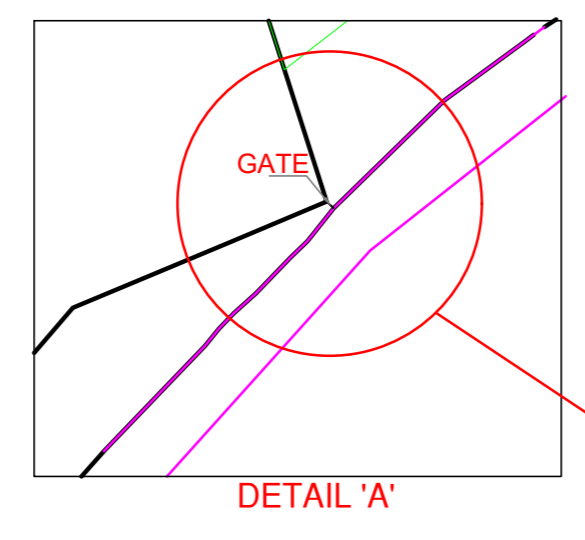
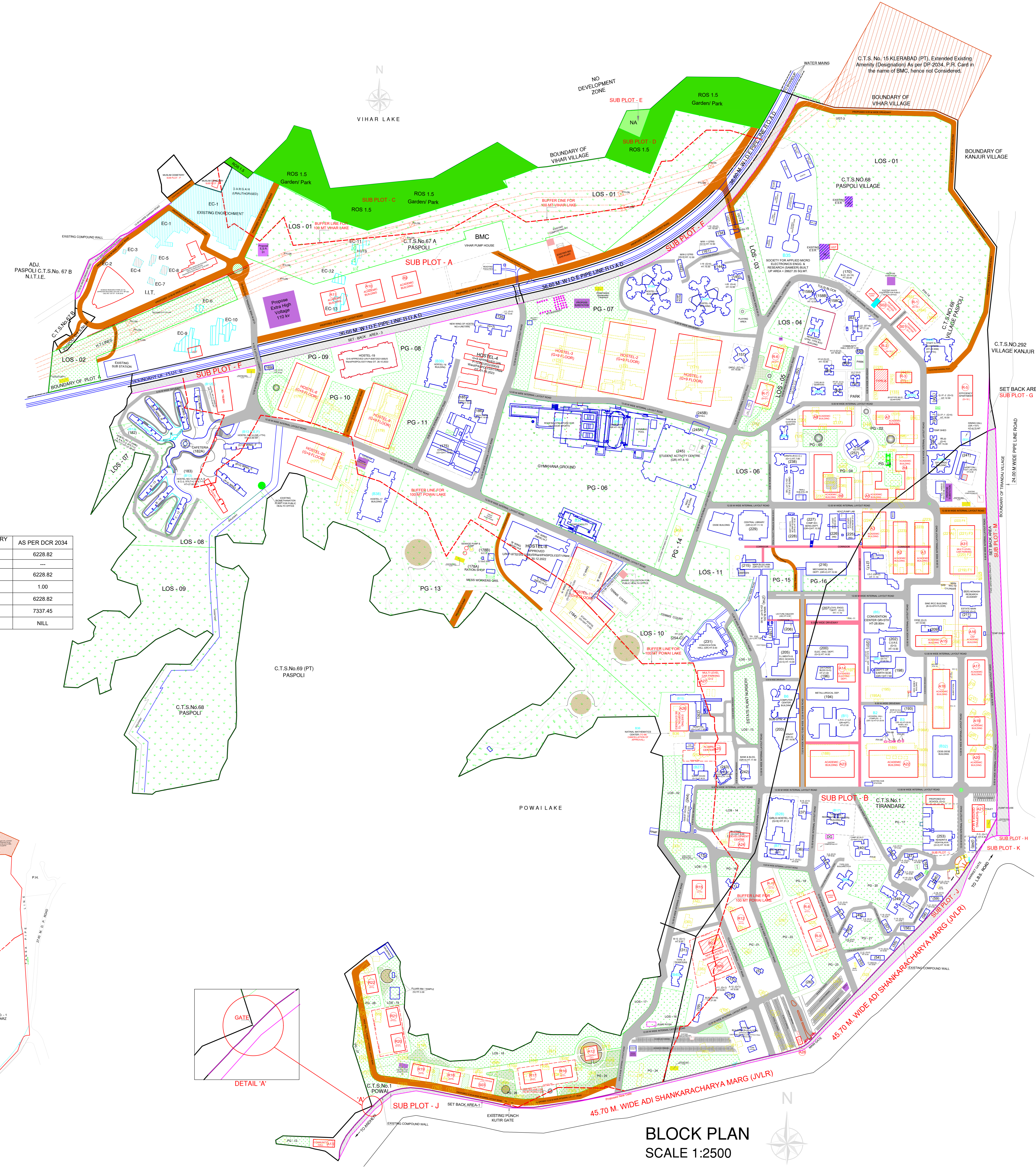
SUB PLOT	AREA	REMARKS
SUB PLOT - A	365817.60	R - ZONE
SUB PLOT - B	1609049.17	R - ZONE
SUB PLOT - C	38732.83	RESERVATION ROS 1.5
SUB PLOT - D	24858.29	RESERVATION ROS 1.5
SUB PLOT - E	1946.39	NATURAL AREA (N.A)
SUB PLOT - F	19822.97	SET BACK AREA 36.60 M WIDE PIPE LINE ROAD
SUB PLOT - G	598.96	PIPE LINE ROAD 24.00 M D.P.ROAD SET BACK AREA
SUB PLOT - H	377.96	SET BACK AREA 45.70 MT JVLR
SUB PLOT - J	10180.28	SET BACK AREA 45.70 MT JVLR
SUB PLOT - K	663.36	POST & TELEGRAPH
SUB PLOT - L	6228.82	PRIMARY & SECONDARY SCHOOL
SUB PLOT - M	15805.22	PIPE LINE ROAD 24.00 M D.P.ROAD SET BACK AREA
SUB PLOT - N	1920.99	MUSLIM CEMETERY
SUB PLOT - P	2866.54	MUSLIM CEMETERY
SUB PLOT - Q	633.79	12.00 M WIDE MUSLIM CEMETERY PROPOSED DP ROAD
SUB PLOT - R	1455.47	12.00 M WIDE DARGAH ROAD

A	AREA STATEMENT FOR (POST & TELEGRAPH) (EPU4.1)	AS PER DCR 2034
1	PLOT AREA (POST & TELEGRAPH)	663.36
2	DEDUCTION FOR	---
3	TOTAL AREA OF PLOT (1 - 2)	663.36
4	F.SI PERMISSIBLE	1.00
5	PERMISSIBLE FLOOR AREA	663.36
6	EXISTING BUILT UP AREA	284.81
7	BALANCE BUA (5 - 6)	378.55

A	AREA STATEMENT FOR PRIMARY & SECONDARY SCHOOL	AS PER DCR 2034
1	PLOT AREA	6228.82
2	DEDUCTION FOR	---
3	TOTAL AREA OF PLOT (1 - 2)	6228.82
4	F.SI PERMISSIBLE	1.00
5	PERMISSIBLE FLOOR AREA	6228.82
6	EXISTING BUILT UP AREA	7337.45
7	BALANCE BUA	NILL

**FUTURE BUILDING IN 100 MT LAKE BUFFER ZONE**

NO.	NAME
H-01	HOTEL BUILDING
H-02	HOTEL BUILDING
H-03	HOTEL BUILDING
H-04	HOTEL BUILDING
H-05	HOTEL BUILDING
H-06	HOTEL BUILDING
H-07	HOTEL BUILDING
H-08	HOTEL BUILDING
H-09	HOTEL BUILDING
H-10	HOTEL BUILDING
H-11	HOTEL BUILDING
H-12	HOTEL BUILDING
H-13	HOTEL BUILDING
H-14	HOTEL BUILDING
H-15	HOTEL BUILDING
H-16	HOTEL BUILDING
H-17	HOTEL BUILDING
H-18	HOTEL BUILDING
H-19	HOTEL BUILDING
H-20	HOTEL BUILDING
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H-94	HOTEL BUILDING
H-95	HOTEL BUILDING
H-96	HOTEL BUILDING
H-97	HOTEL BUILDING
H-98	HOTEL BUILDING
H-99	HOTEL BUILDING
H-100	HOTEL BUILDING



**BLOCK PLAN**  
SCALE 1:2500

**LOCATION PLAN**  
SCALE 1:4000  
D.P.SHEET-6/12, 6/13, 6/15

PLOT AREA CALCULATION

CHE/45/BP(SPL CELL)/LOS/302/1/New

THIS CANCEL THE APPROVAL TO THE PREVIOUS PLANS SANCTIONED

U/N CHE/45/BP(SPL CELL)/LOS/302 DATED 30.08.2016

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE

LETTER U/N CHE/45/BP(SPL CELL)/LOS/302/1/New DATE 11/03/2024

Dy. Ch. Eng.(B.P.) SPL CELL

S.E.(B.P.) SPL CELL-VII A.E.(B.P.) SPL CELL-III E.E.(B.P.) SPL CELL-I

Table with 3 columns: Area Calculation of Sub Plot - B, listing various plots with dimensions and areas.

Table with 3 columns: Area Calculation of Sub Plot - C, listing various plots with dimensions and areas.

Table with 3 columns: Area Calculation for ROS 1.5, listing various plots with dimensions and areas.

Table with 3 columns: Area Calculation for ROS 1.5, listing various plots with dimensions and areas.

Table with 3 columns: Total ROS 1.5 Area, listing sub plots C and D with their respective areas.

Table with 3 columns: Area Calculation of Sub Plot - A, listing various plots with dimensions and areas.

Table with 3 columns: Total Plot Area as per Total Station Plan, listing sub plots A, B, and C with their respective areas.

Table with 3 columns: Set Back Area of 24.00 M Road, listing various plots with dimensions and areas.

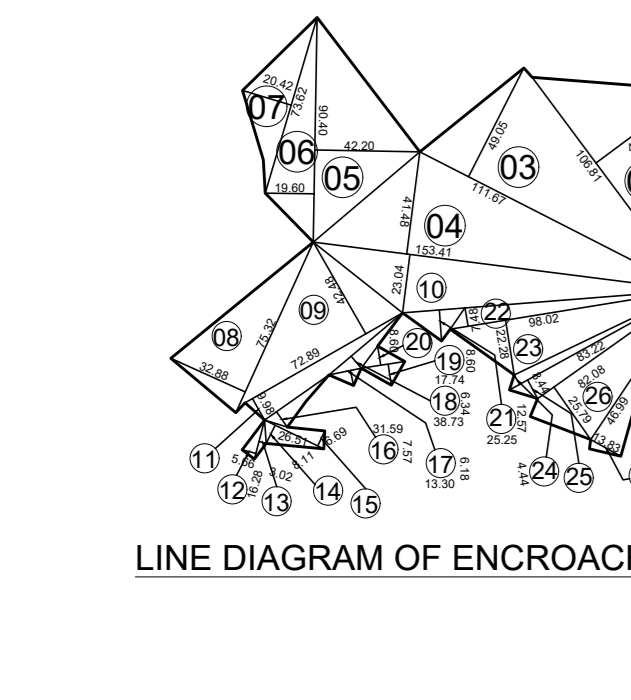


Table with 3 columns: Area Calculation of Encroachment - 1, listing various encroachment plots with dimensions and areas.

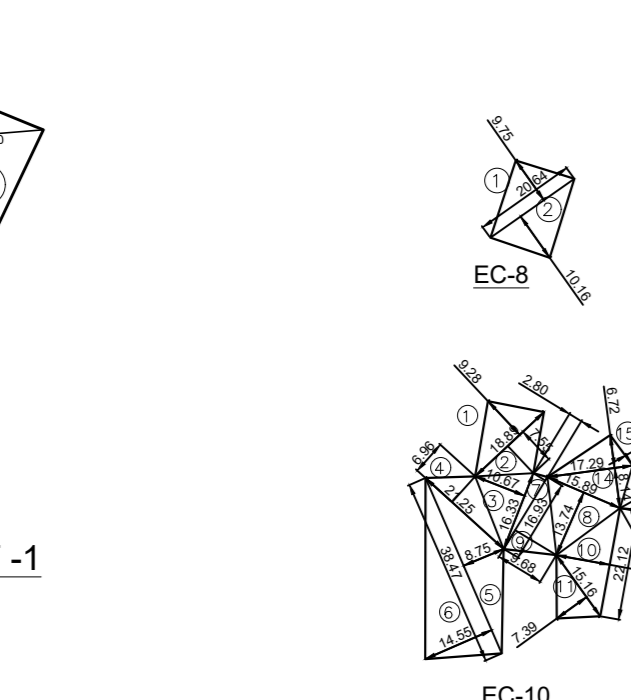


Table with 3 columns: Area Calculation of Encroachment - 2, listing various encroachment plots with dimensions and areas.

Table with 3 columns: Area Calculation of Encroachment - 3, listing various encroachment plots with dimensions and areas.

Table with 3 columns: Area Calculation of Encroachment - 4, listing various encroachment plots with dimensions and areas.

Table with 3 columns: Area Calculation of Encroachment - 5, listing various encroachment plots with dimensions and areas.

Table with 3 columns: Area Calculation of Encroachment - 6, listing various encroachment plots with dimensions and areas.

Table with 3 columns: Area Calculation of Encroachment - 7, listing various encroachment plots with dimensions and areas.

Table with 3 columns: Area Calculation of Encroachment - 8, listing various encroachment plots with dimensions and areas.

Table with 3 columns: Area Calculation of Encroachment - 9, listing various encroachment plots with dimensions and areas.

Table with 3 columns: Area Calculation of Encroachment - 10, listing various encroachment plots with dimensions and areas.

Table with 3 columns: Area Calculation of Encroachment - 11, listing various encroachment plots with dimensions and areas.

Table with 3 columns: Area Calculation of Encroachment - 12, listing various encroachment plots with dimensions and areas.

Table with 3 columns: Area Calculation of Encroachment - 13, listing various encroachment plots with dimensions and areas.

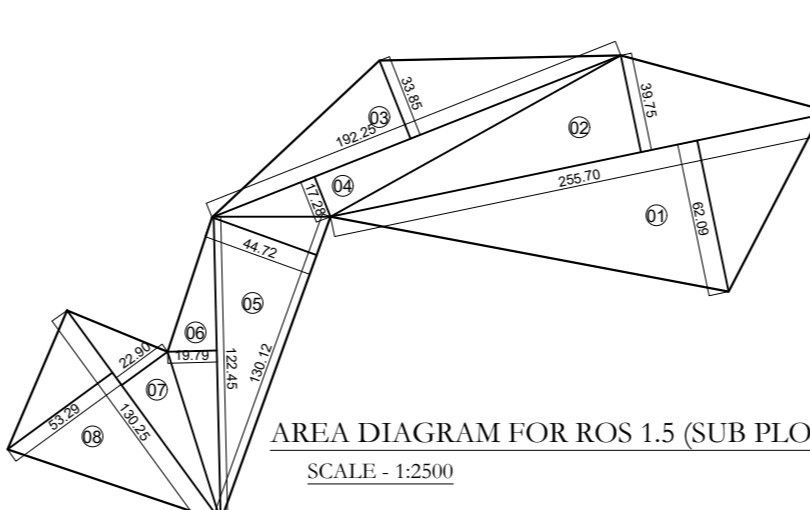
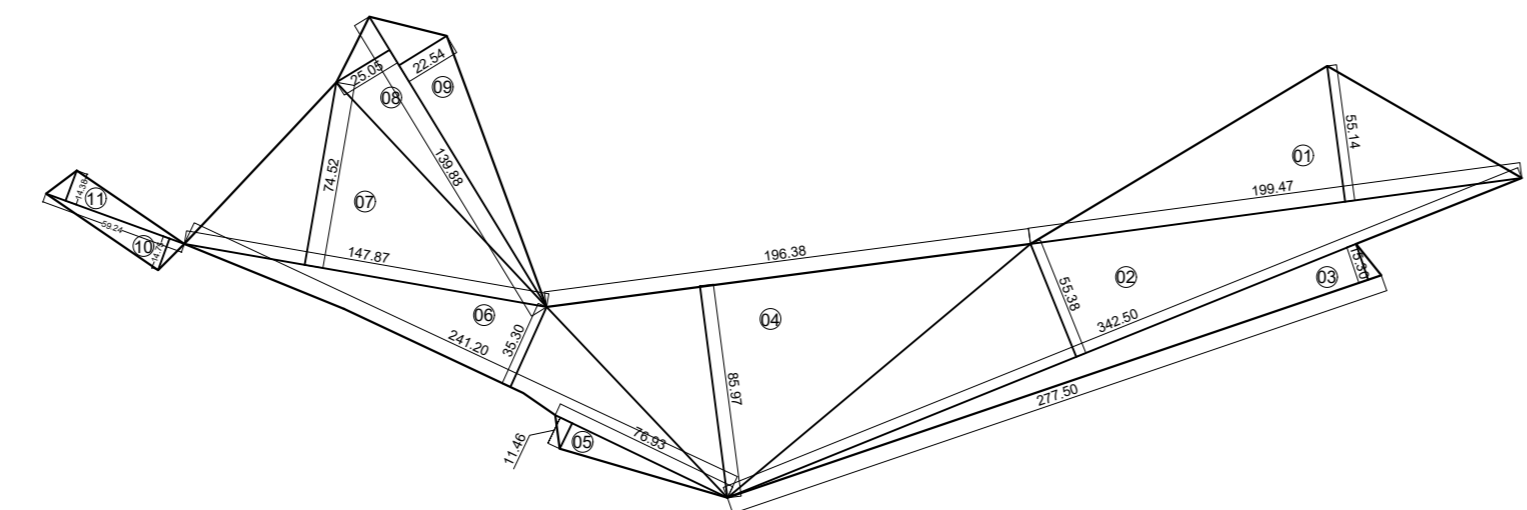


Table with 3 columns: Area Calculation for N/A Sub Plot - E, listing various plots with dimensions and areas.

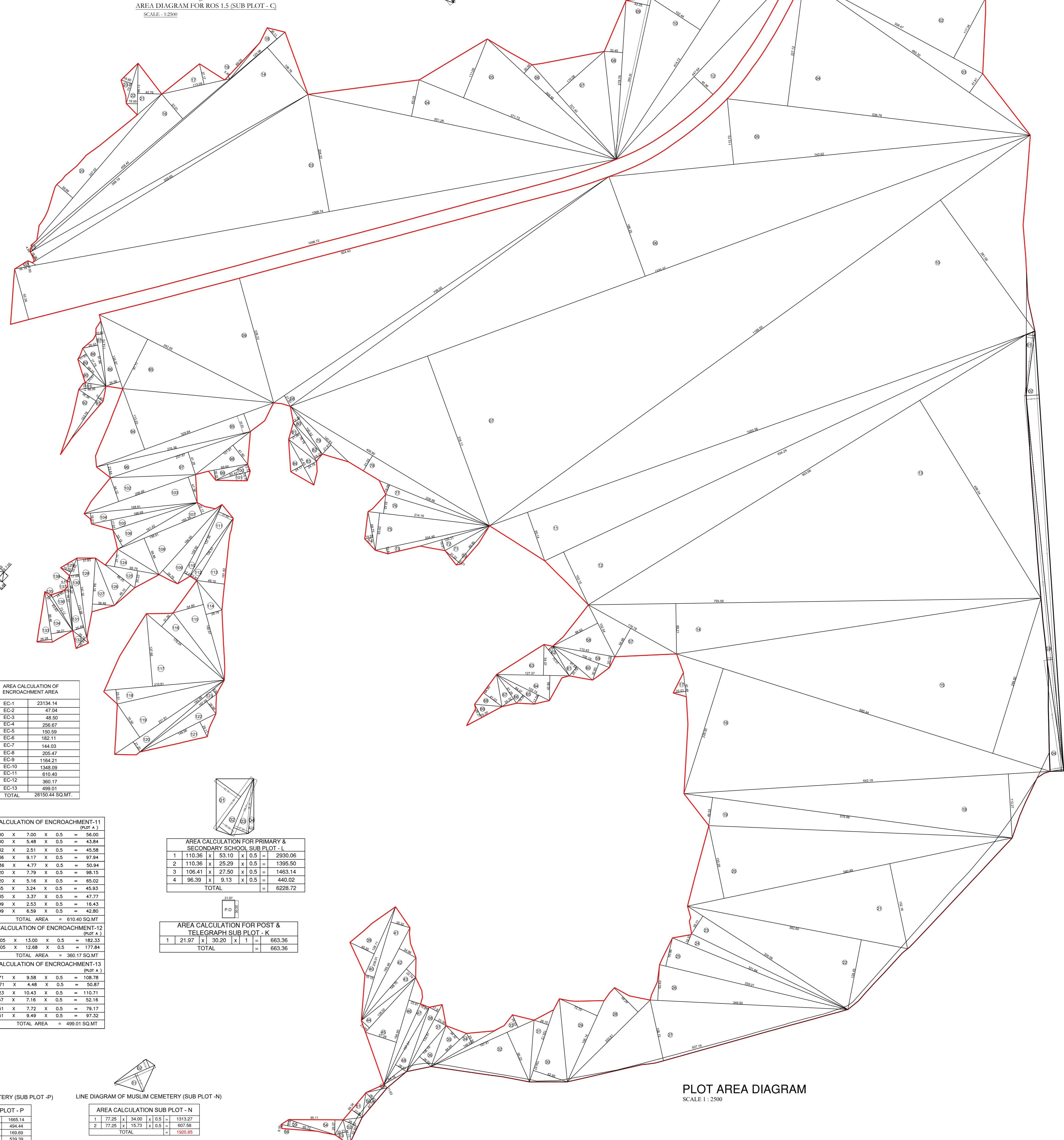


Table with 3 columns: Area Calculation Sub Plot - P, listing various plots with dimensions and areas.

Table with 3 columns: Area Calculation Sub Plot - N, listing various plots with dimensions and areas.

DESCRIPTION OF PROPOSAL & PROPERTY: AMENDED LAYOUT / SUBDIVISION / AMALGAMATION ON LAND BEARING C.T.S. NO. 1, 1/1 TO 1/181, 17, 17/1 TO 23 OF VILLAGE TIRANDAJ, CTS NO 1 OF VILLAGE POWAI AND C.T.S. NO. 54, 67A, 68 OF VILLAGE PASPOLI, FOR INDIAN INSTITUTE OF TECHNOLOGY, BOMBAY, IN 'S' WARD.

NAME AND SIGNATURE OF OWNER: INDIAN INSTITUTE OF TECHNOLOGY- BOMBAY

ARCHITECT: SARVESH B. NANDGIKAR

PLANOSCAPES ARCHITECTS & PLANNERS OFF NO. B/03, Sai Ashish CHS. Ltd, Near ICICI Bank, Ashok Nagar, Vikhroli East, Mumbai - 83. sarvesh@planoscapes.com, TEL - 022 - 25777557

REV NO. 0/0

PATH: D:\PLANOSCAPES\IIT BOMBAY\PL\_LS\_IIT-Bombay Layout\_45\Amended Layout\_2023\22.02.2024 / IIT B AMENDED LAYOUT PLAN\_22.02.2024

PG CALCULATION

CHE/45/BP(SPL CELL)/LOS/302/1/New

THIS CANCEL THE APPROVAL TO THE PREVIOUS PLANS SANCTIONED

U/N CHE/45/BP(SPL CELL)/LOS/302 DATED 30.08.2016

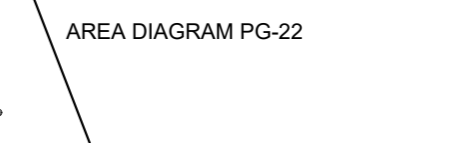
APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE

LETTER U/N CHE/45/BP(SPL CELL)/LOS/302/1/New DATE 11/03/2024

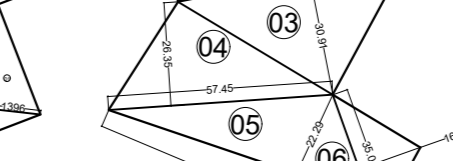
By: Ch. Eng. (B.P.) SPL CELL

S.E.(B.P.) SPL CELL-VII A.E.(B.P.) SPL CELL-III E.E.(B.P.) SPL CELL-I

AREA CALCULATION PG-22 table with 2 columns and 5 rows of area data.



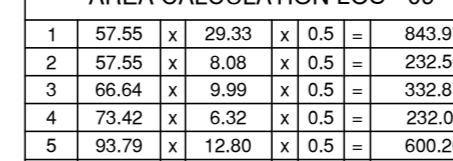
AREA CALCULATION PG-23 table with 2 columns and 5 rows of area data.



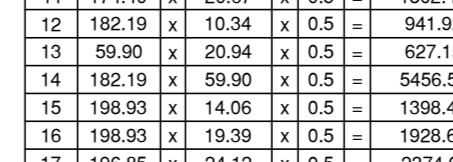
AREA CALCULATION PG-21 table with 2 columns and 5 rows of area data.



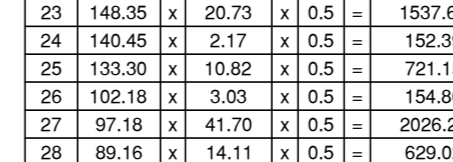
AREA CALCULATION PG-35 table with 2 columns and 5 rows of area data.



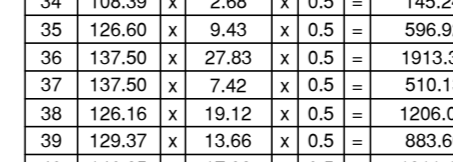
AREA CALCULATION LOS-09 table with 2 columns and 5 rows of area data.



AREA CALCULATION LOS-08 table with 2 columns and 5 rows of area data.



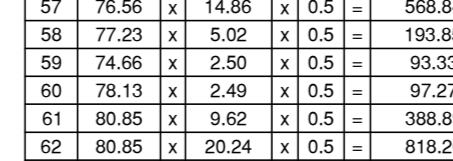
AREA CALCULATION LOS-19 table with 2 columns and 5 rows of area data.



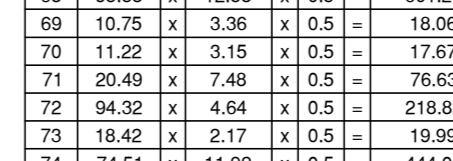
AREA CALCULATION PG-25 table with 2 columns and 5 rows of area data.



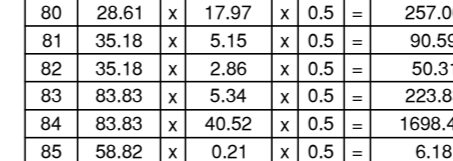
AREA CALCULATION LOS-08 table with 2 columns and 5 rows of area data.



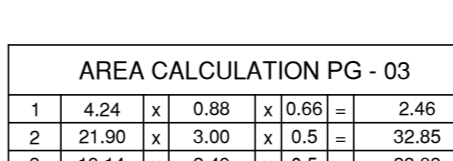
AREA CALCULATION LOS-19 table with 2 columns and 5 rows of area data.



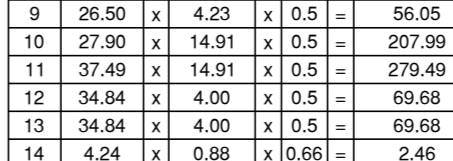
AREA CALCULATION PG-26 table with 2 columns and 5 rows of area data.



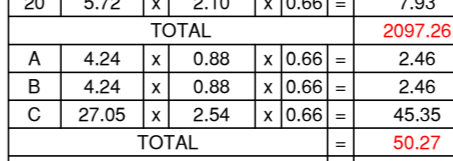
AREA CALCULATION LOS-13 table with 2 columns and 5 rows of area data.



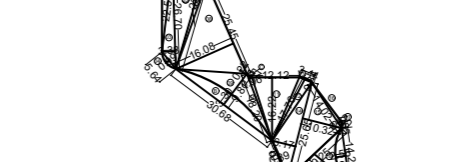
AREA CALCULATION LOS-13 table with 2 columns and 5 rows of area data.



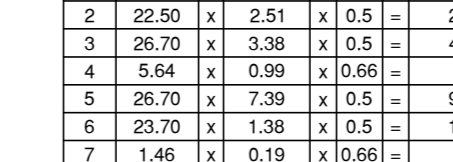
AREA CALCULATION LOS-12 table with 2 columns and 5 rows of area data.



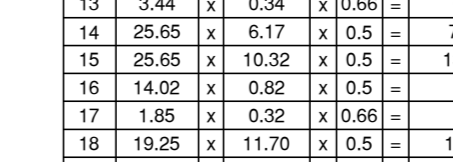
AREA CALCULATION LOS-12 table with 2 columns and 5 rows of area data.



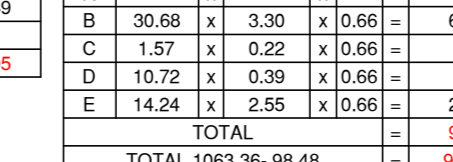
AREA CALCULATION LOS-12 table with 2 columns and 5 rows of area data.



AREA CALCULATION LOS-12 table with 2 columns and 5 rows of area data.



AREA CALCULATION LOS-12 table with 2 columns and 5 rows of area data.



AREA CALCULATION LOS-12 table with 2 columns and 5 rows of area data.



PLOT-B PG AREA TABLE table with 2 columns and 20 rows of area data.

LOS -1 LOS AREA TABLE table with 2 columns and 20 rows of area data.

LOS -2 LOS AREA TABLE table with 2 columns and 20 rows of area data.

LOS -3 LOS AREA TABLE table with 2 columns and 20 rows of area data.

LOS -4 LOS AREA TABLE table with 2 columns and 20 rows of area data.

LOS -5 LOS AREA TABLE table with 2 columns and 20 rows of area data.

LOS -6 LOS AREA TABLE table with 2 columns and 20 rows of area data.

LOS -7 LOS AREA TABLE table with 2 columns and 20 rows of area data.

AREA CALCULATION OF SET BACK -3 table with 2 columns and 20 rows of area data.

AREA CALCULATION SUB PLOT - G table with 2 columns and 20 rows of area data.

AREA CALCULATION SUB PLOT - M table with 2 columns and 20 rows of area data.

AREA CALCULATION LOS-08 table with 2 columns and 20 rows of area data.

AREA CALCULATION LOS-19 table with 2 columns and 20 rows of area data.

AREA CALCULATION LOS-18 table with 2 columns and 20 rows of area data.

AREA CALCULATION LOS-18 table with 2 columns and 20 rows of area data.

AREA CALCULATION LOS-18 table with 2 columns and 20 rows of area data.

TOTAL AREA OF SET - BACK table with 2 columns and 20 rows of area data.

AREA CALCULATION SUB PLOT - G table with 2 columns and 20 rows of area data.

AREA CALCULATION LOS-08 table with 2 columns and 20 rows of area data.

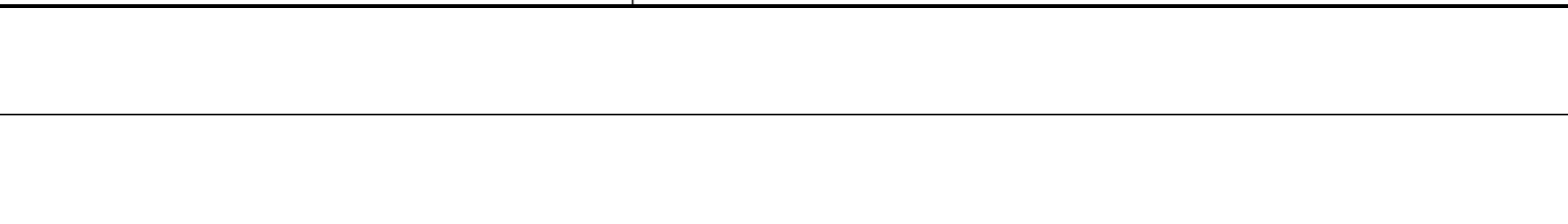
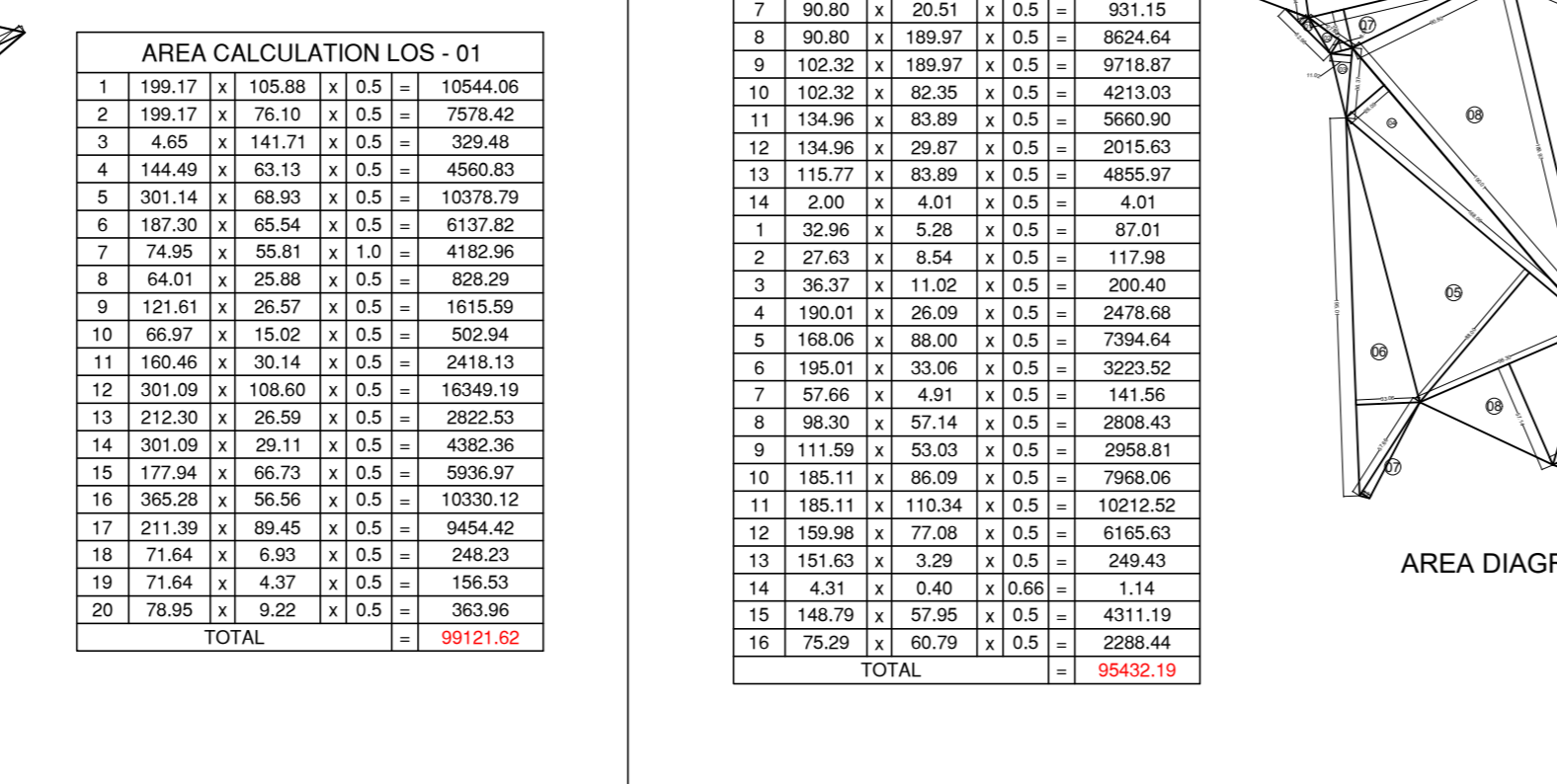
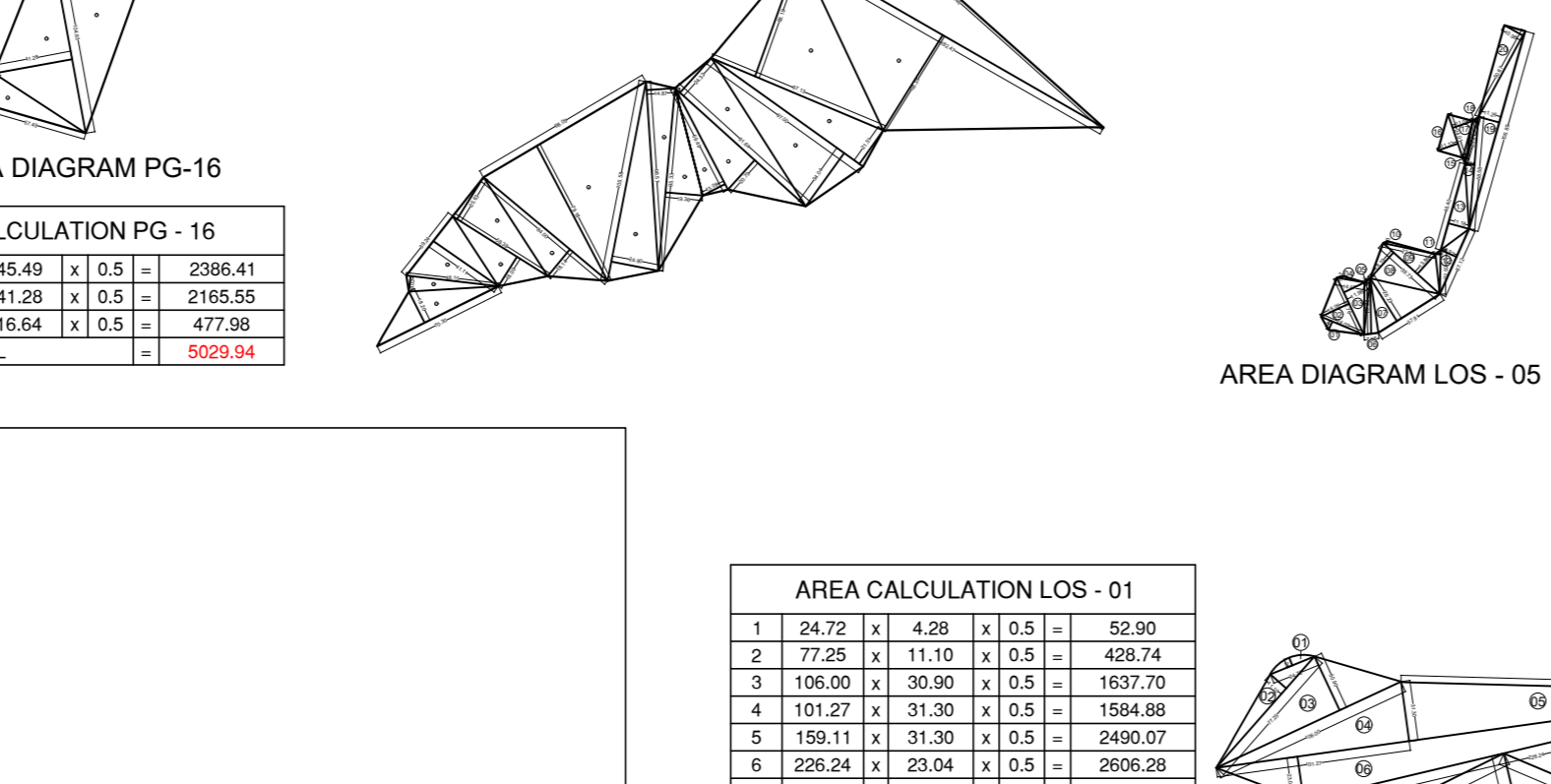
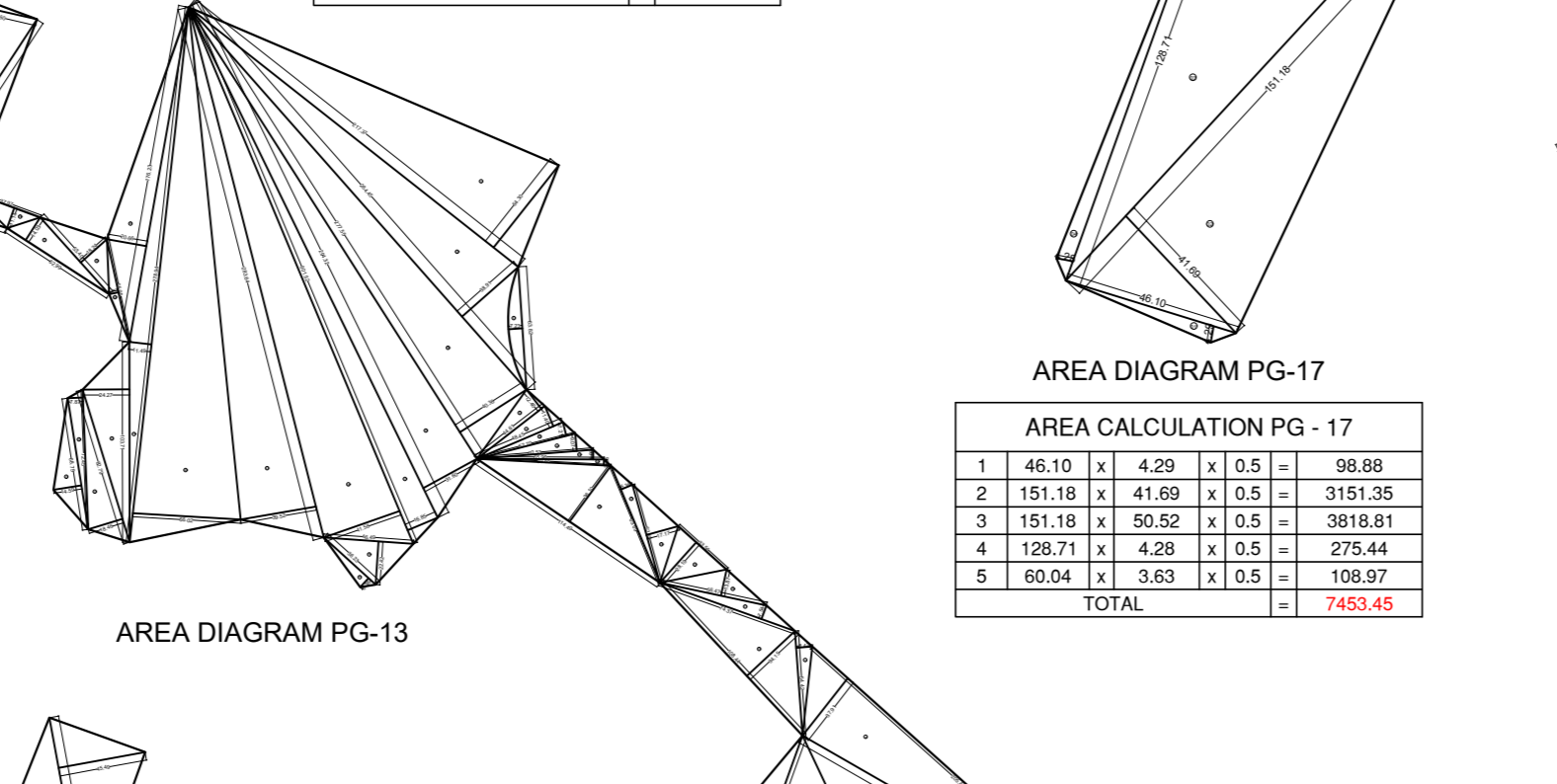
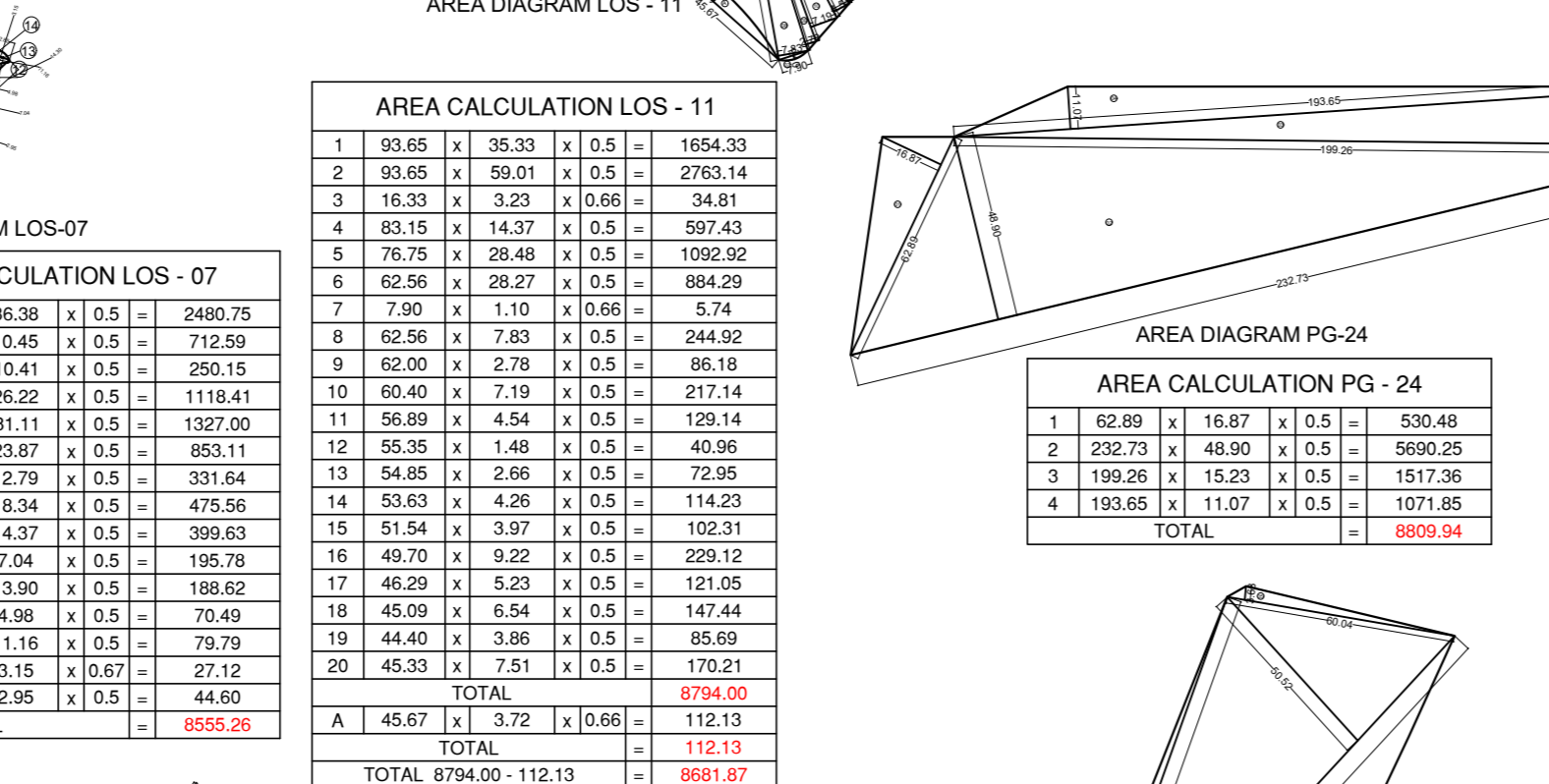
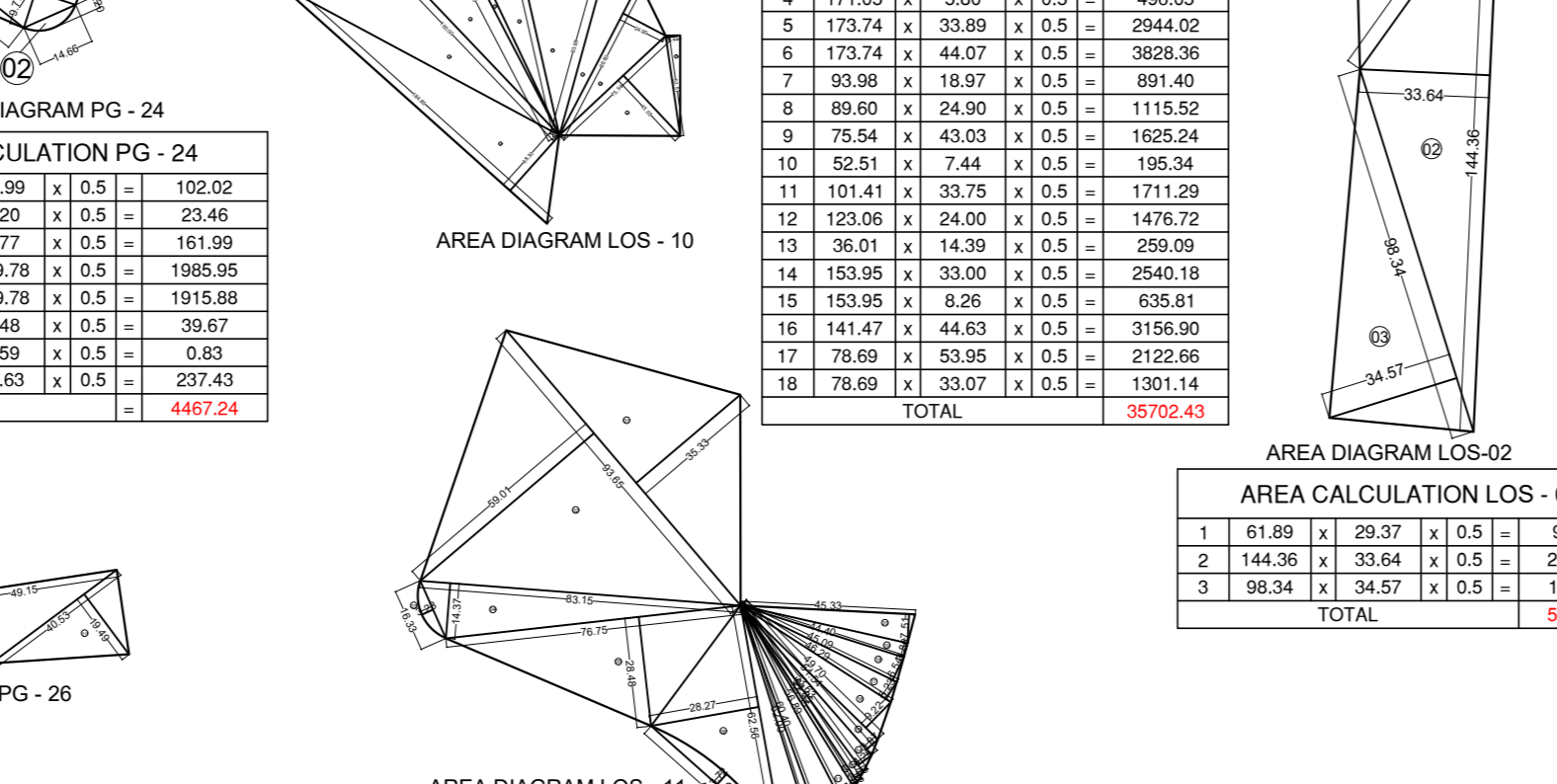
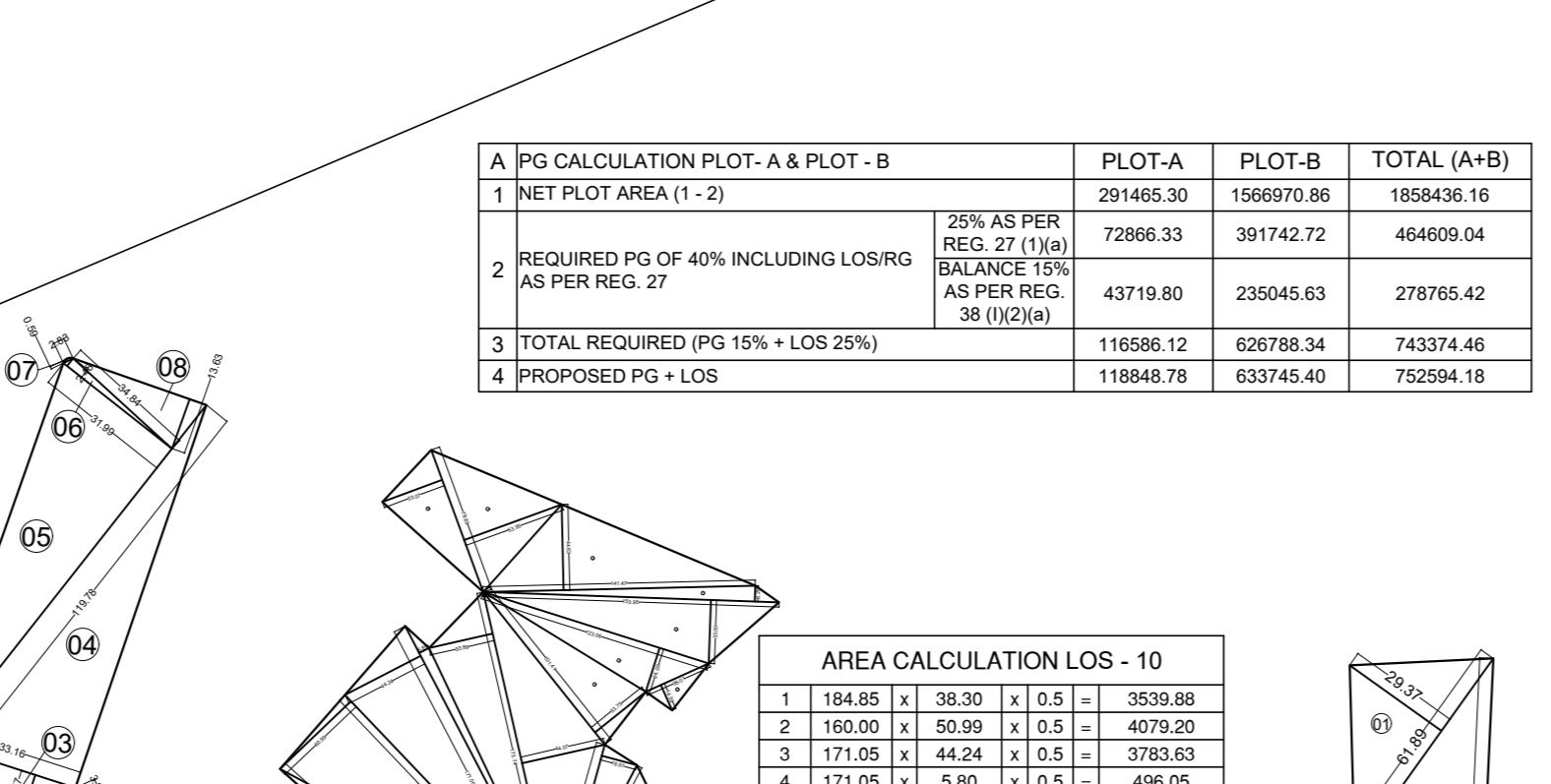
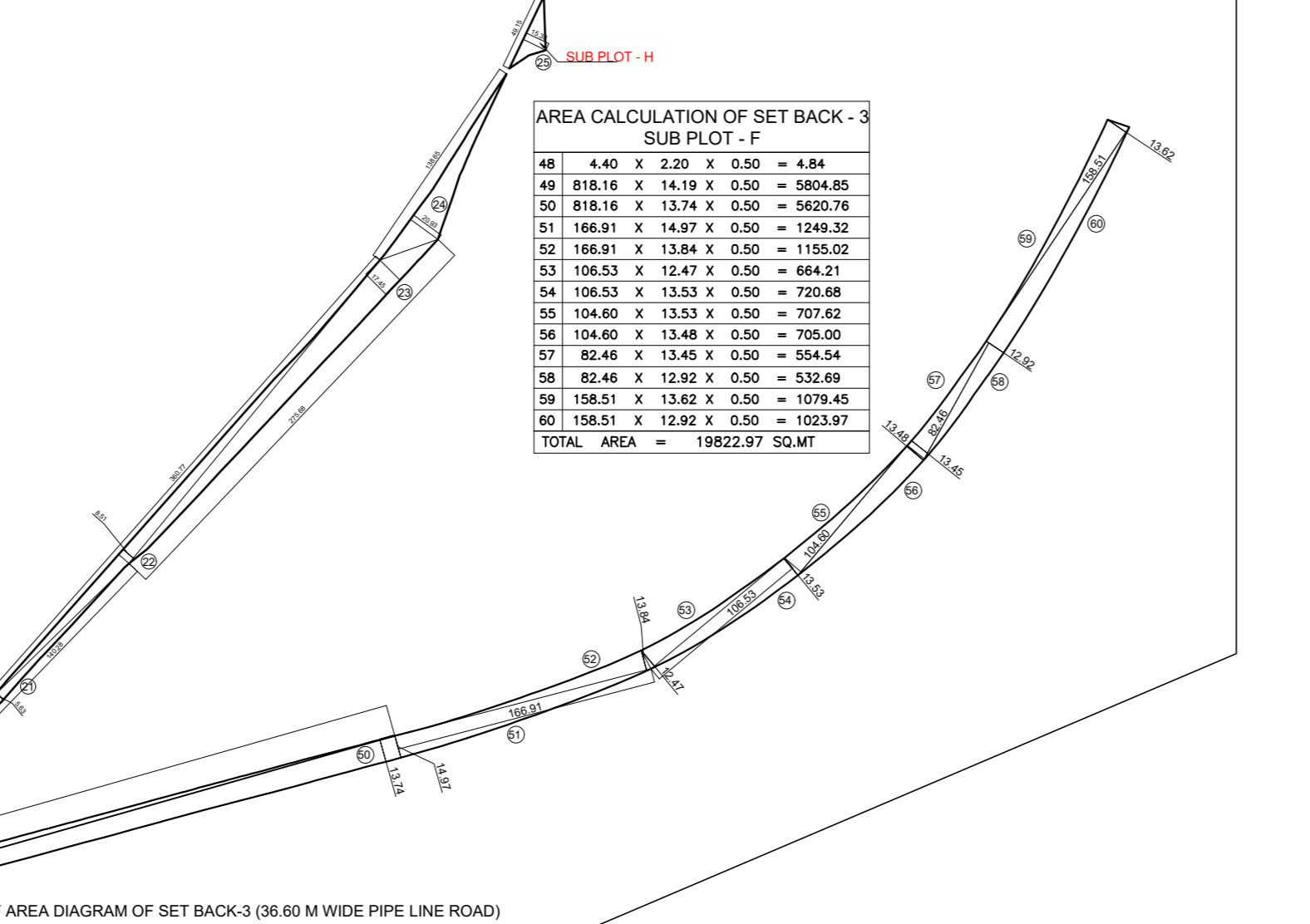
AREA CALCULATION LOS-19 table with 2 columns and 20 rows of area data.

AREA CALCULATION LOS-18 table with 2 columns and 20 rows of area data.

AREA CALCULATION LOS-18 table with 2 columns and 20 rows of area data.

AREA CALCULATION LOS-18 table with 2 columns and 20 rows of area data.

AREA CALCULATION LOS-18 table with 2 columns and 20 rows of area data.



AREA CALCULATION LOS-13 table with 2 columns and 20 rows of area data.

AREA CALCULATION LOS-13 table with 2 columns and 20 rows of area data.

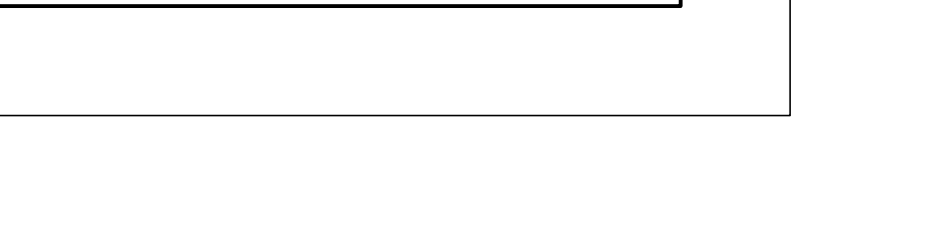
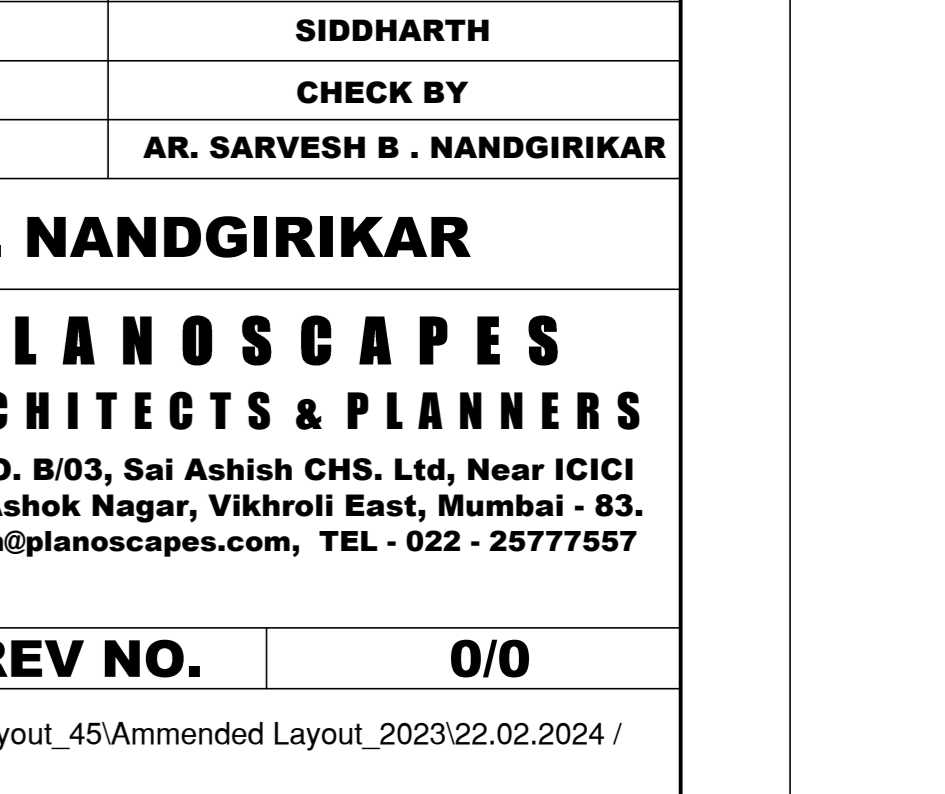
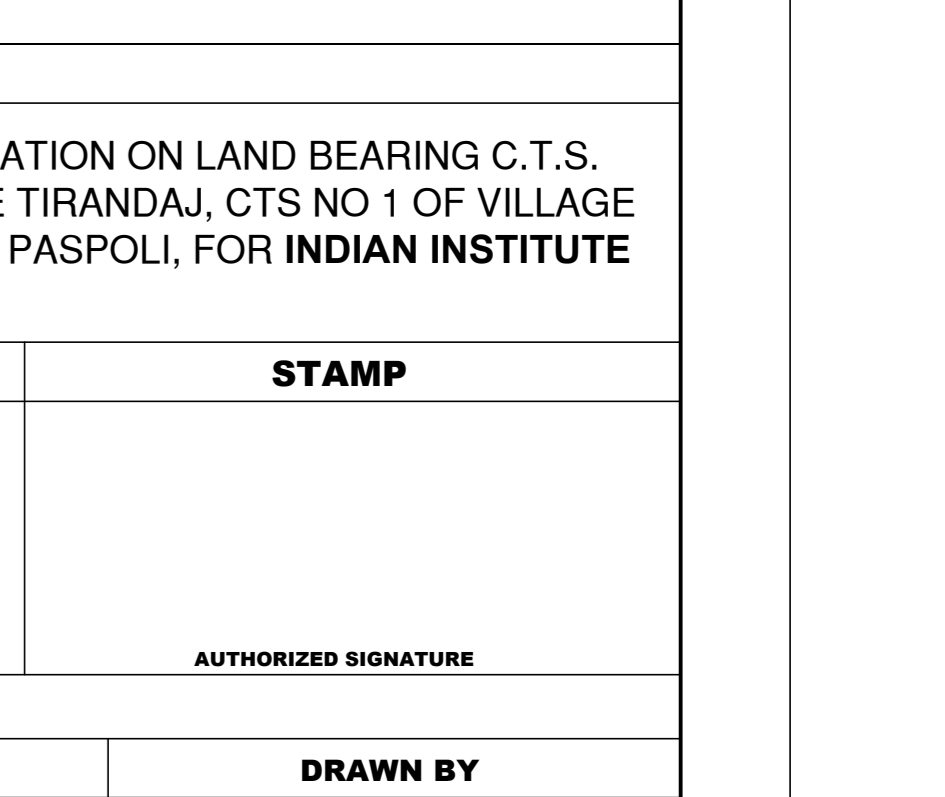
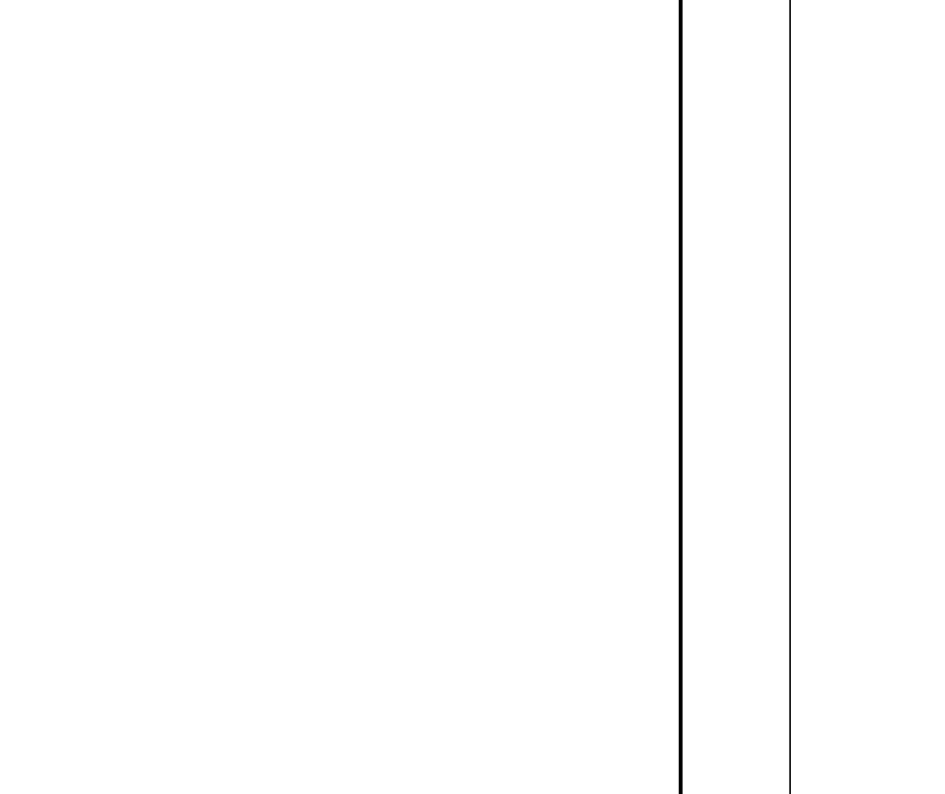
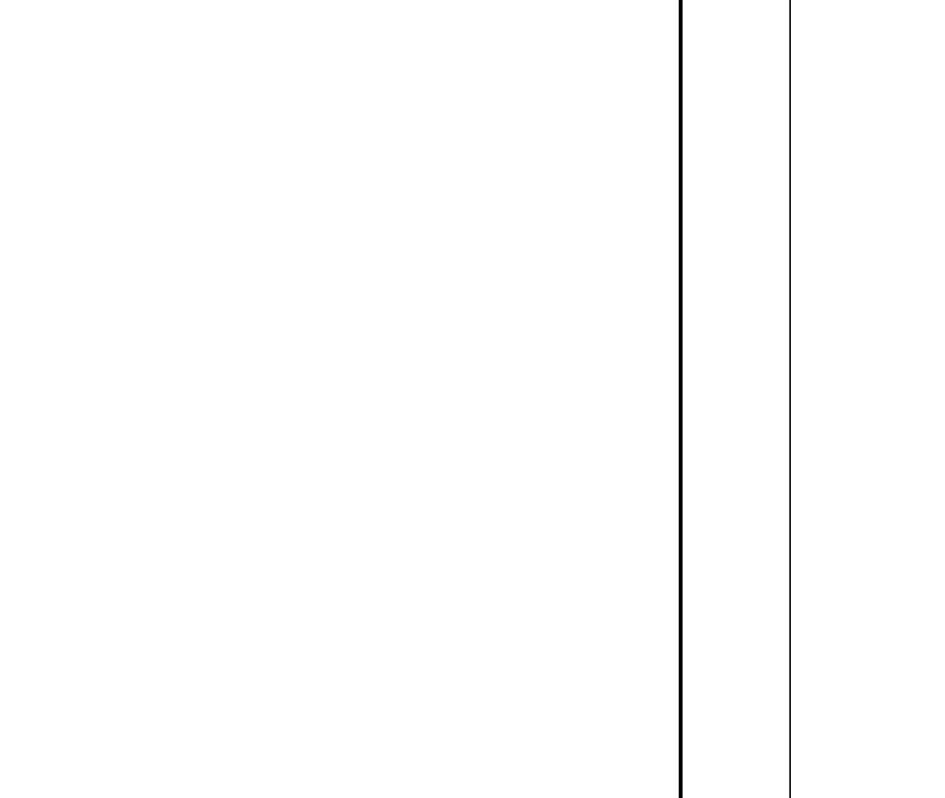
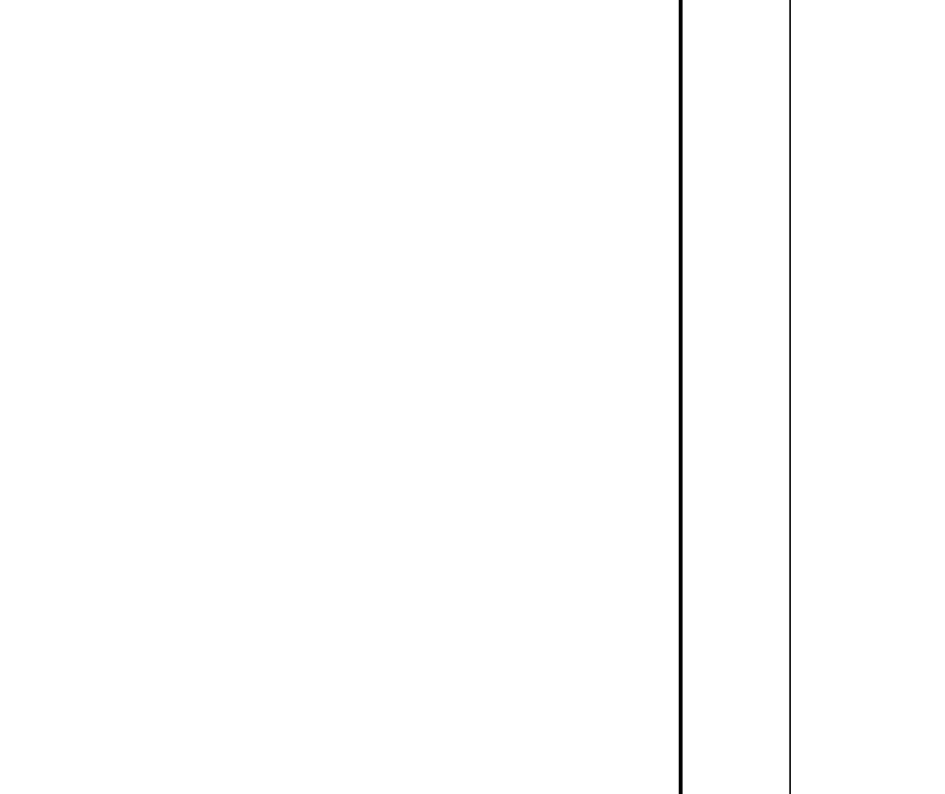
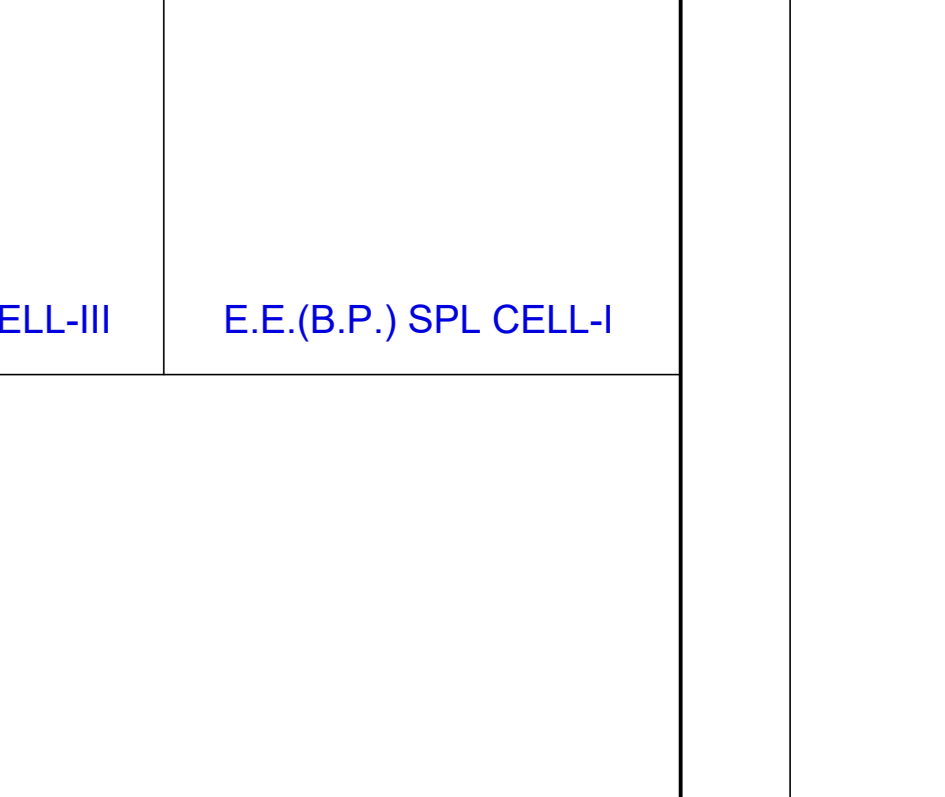
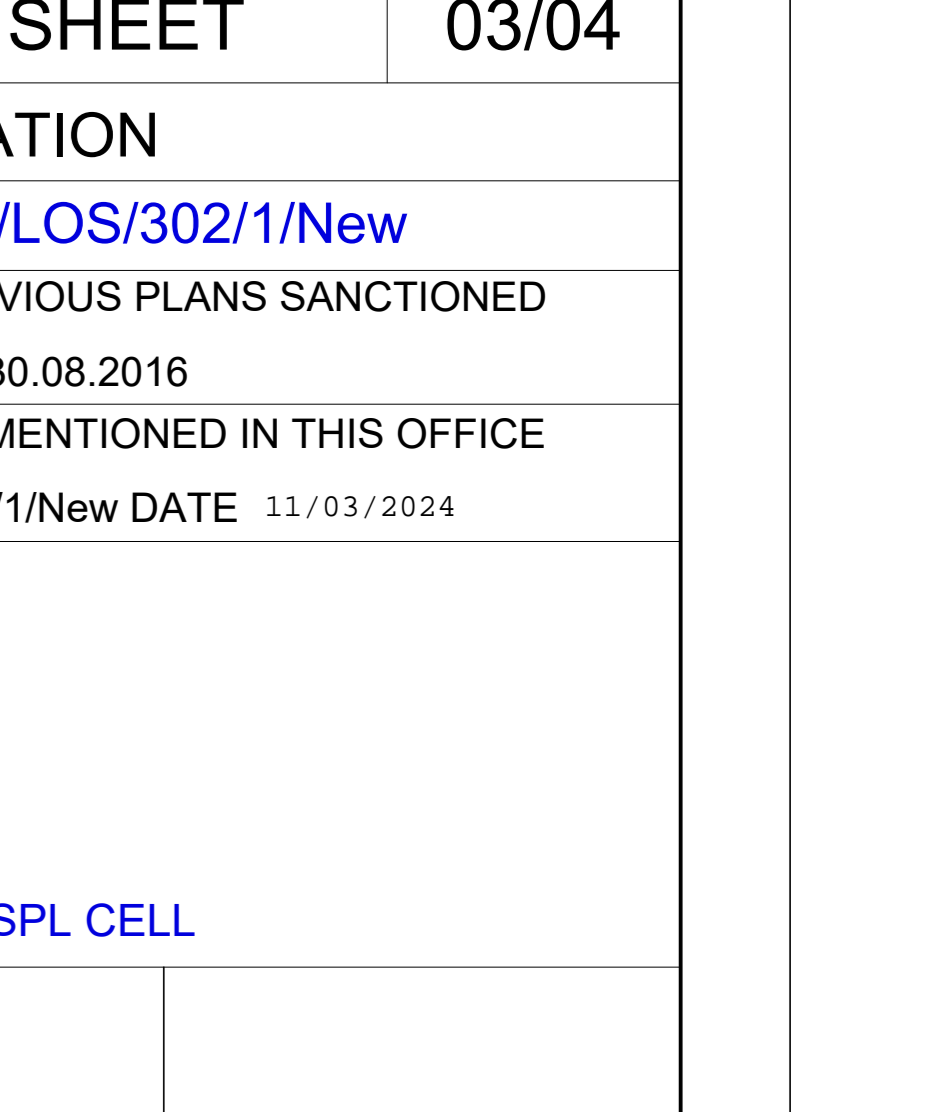
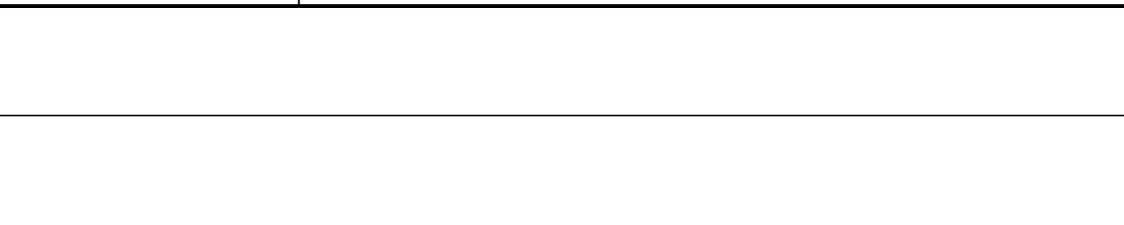
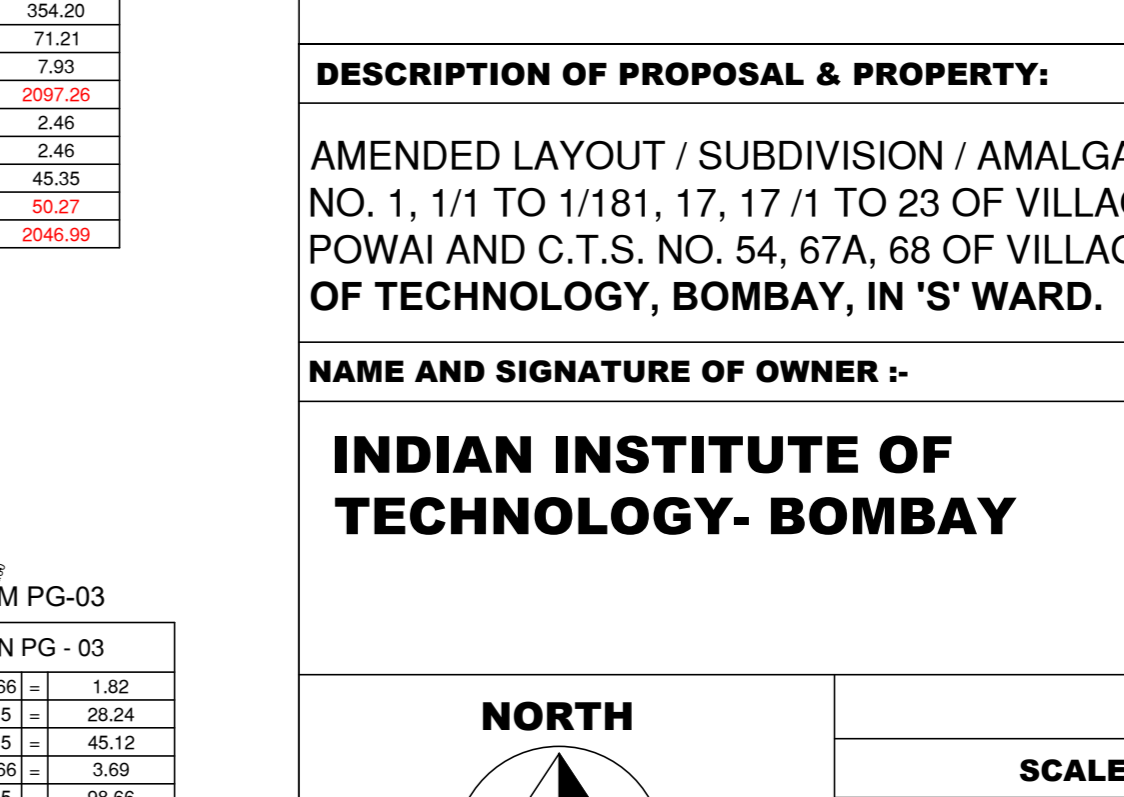
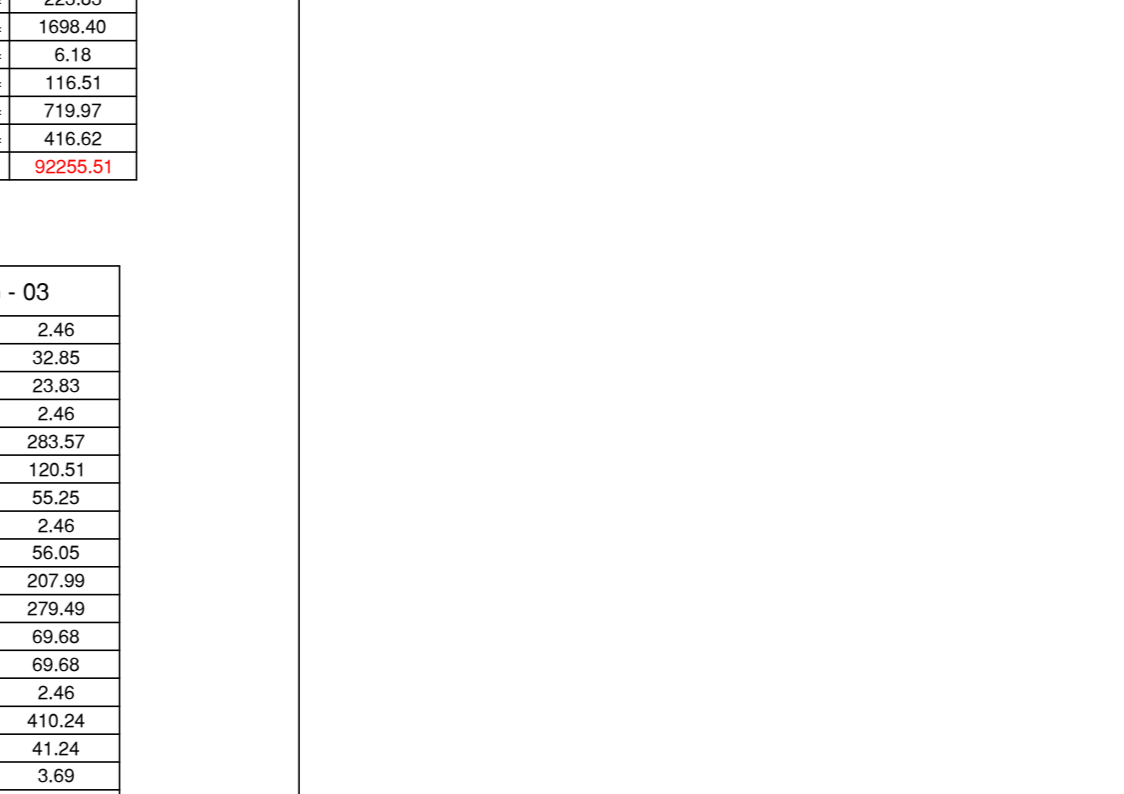
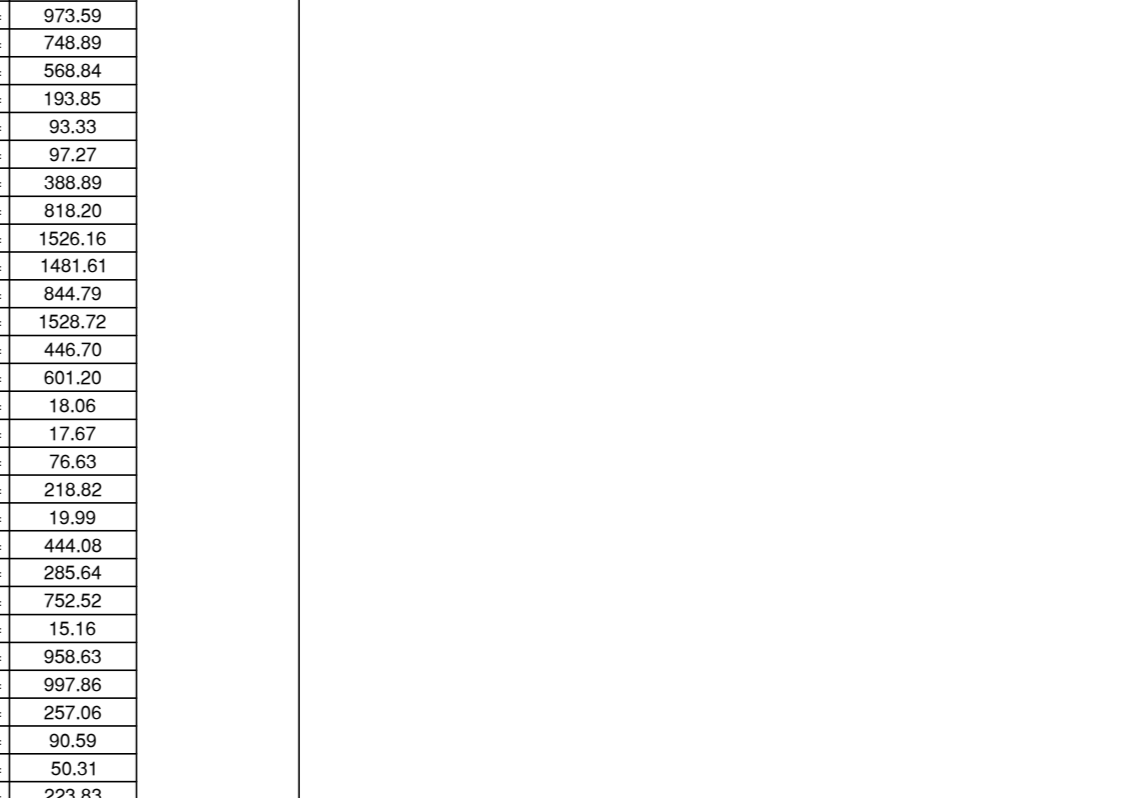
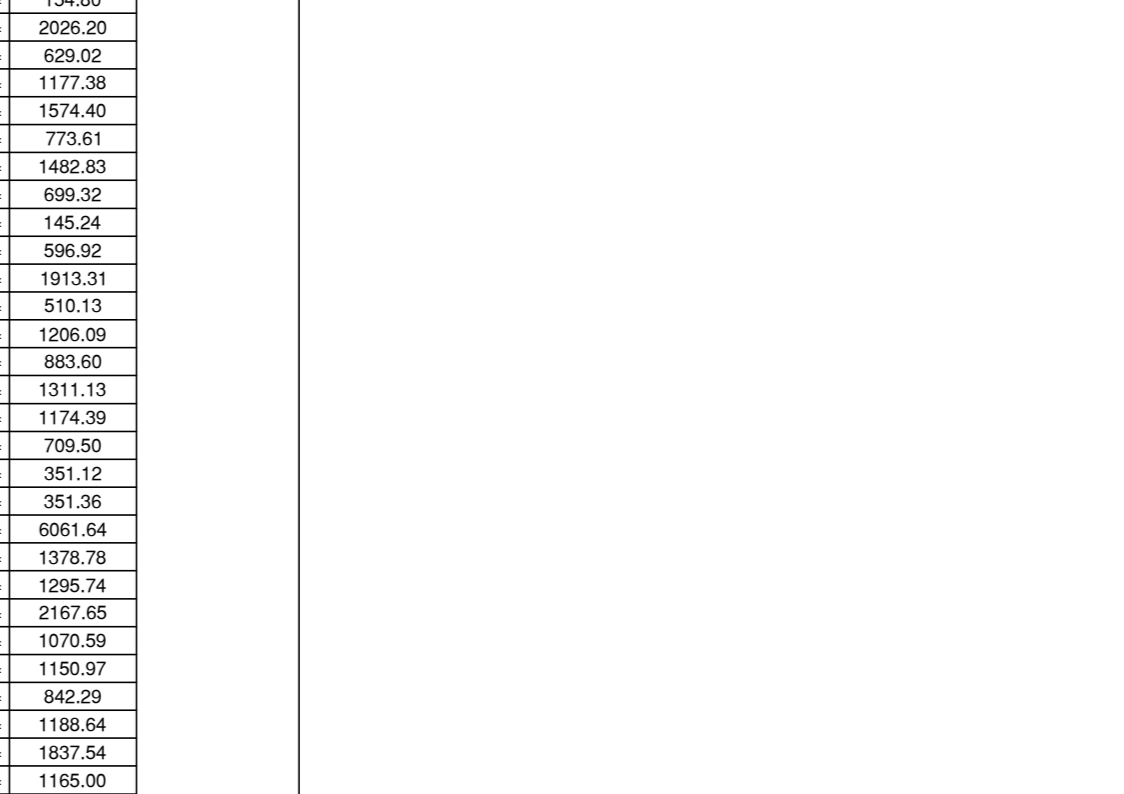
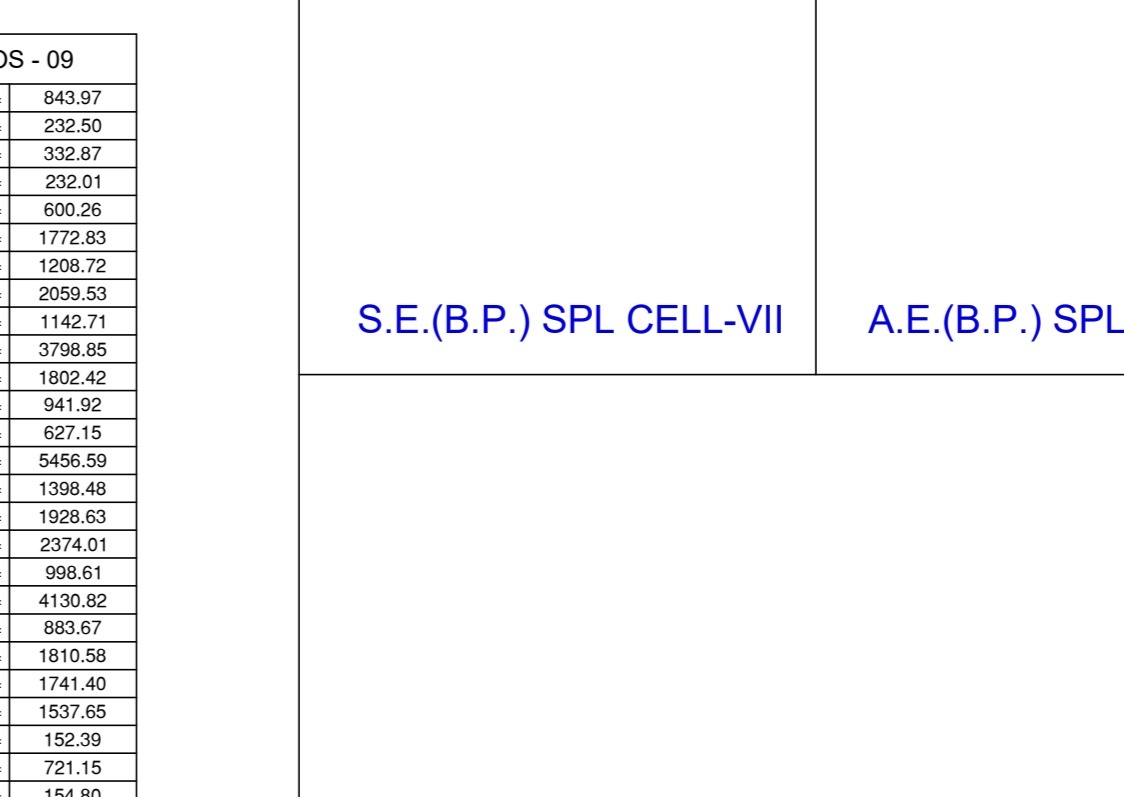
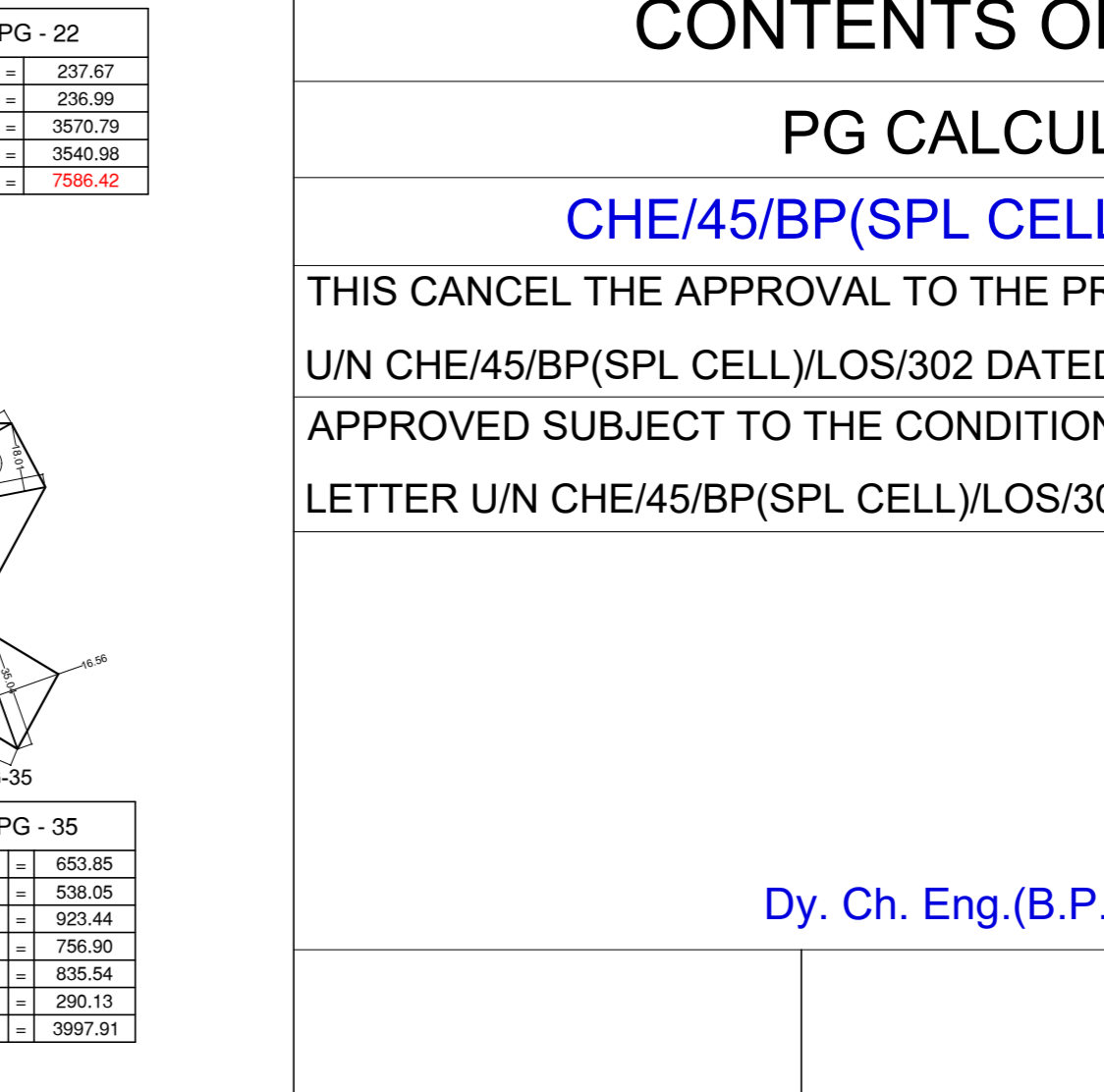
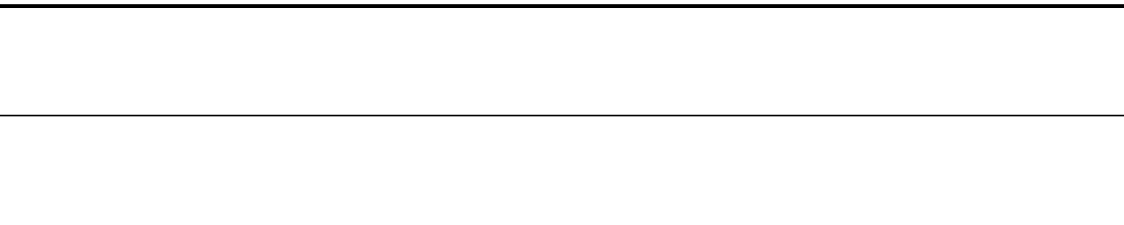
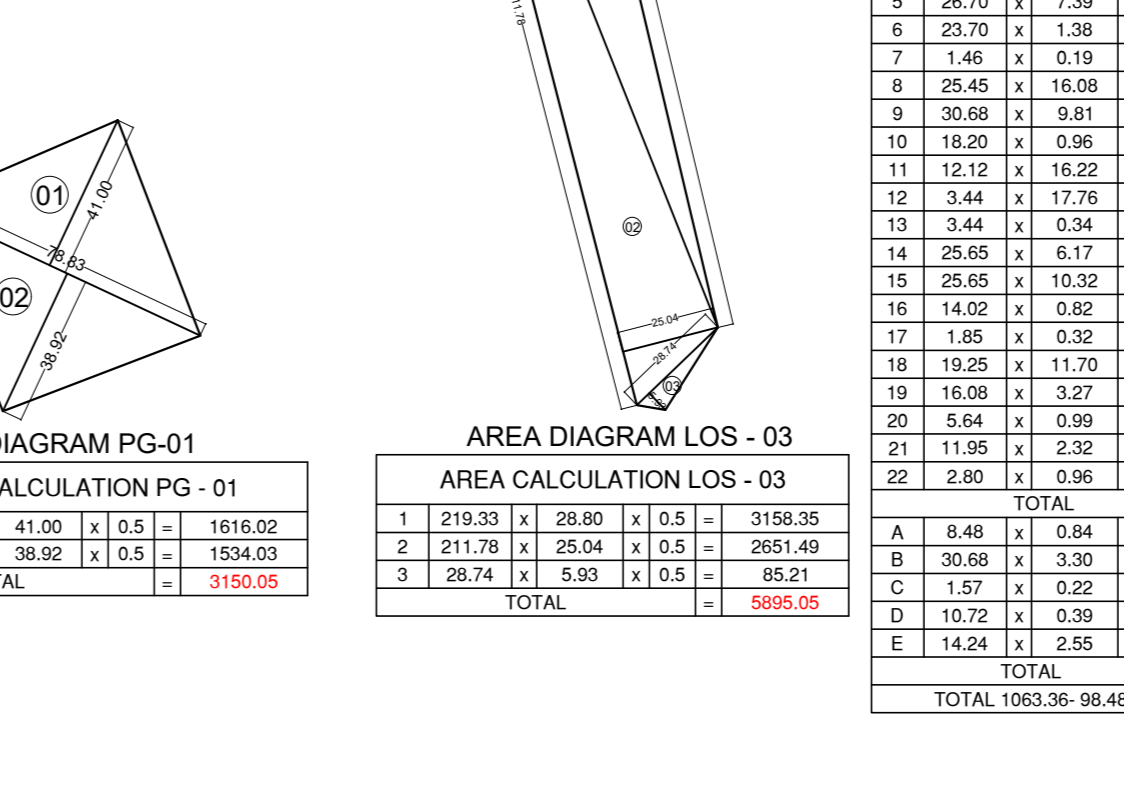
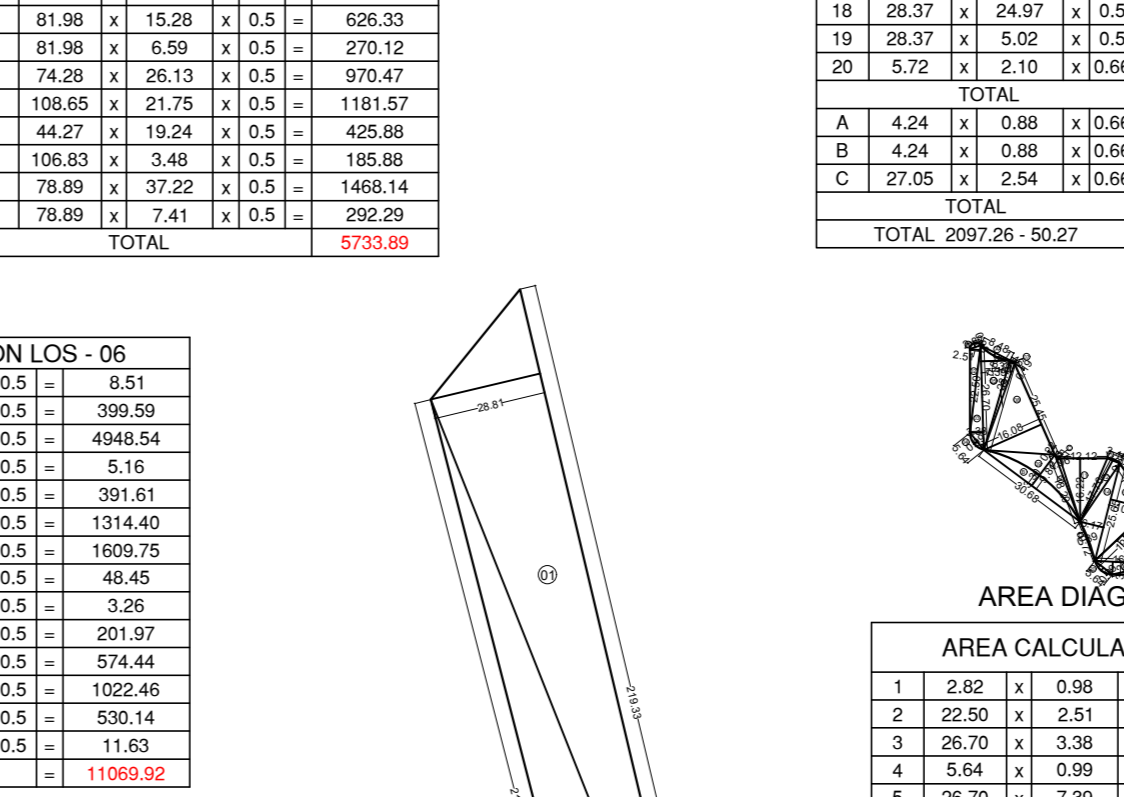
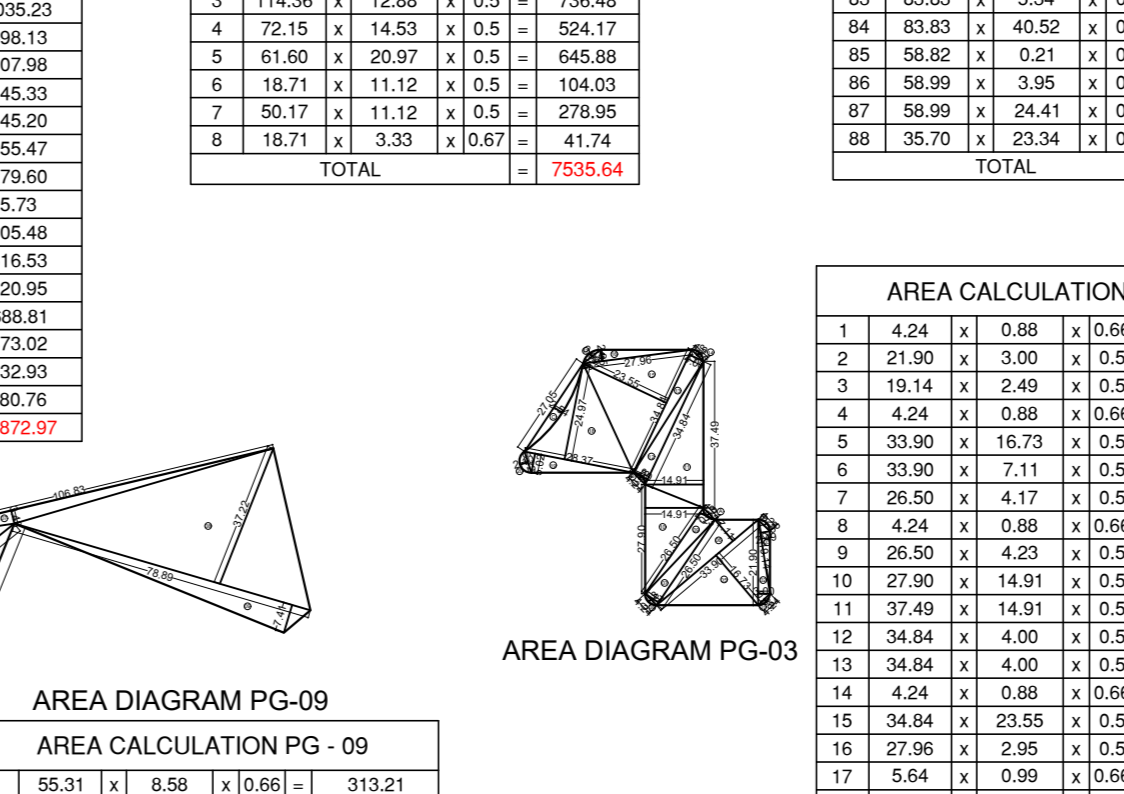
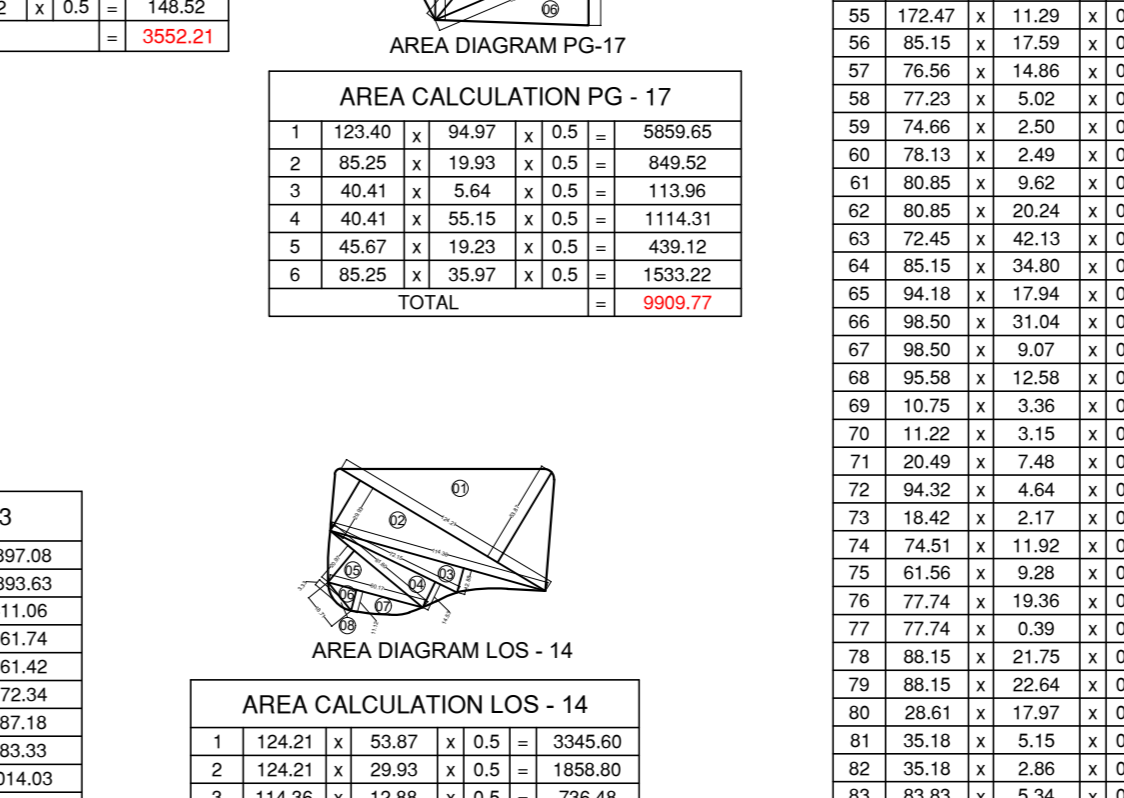
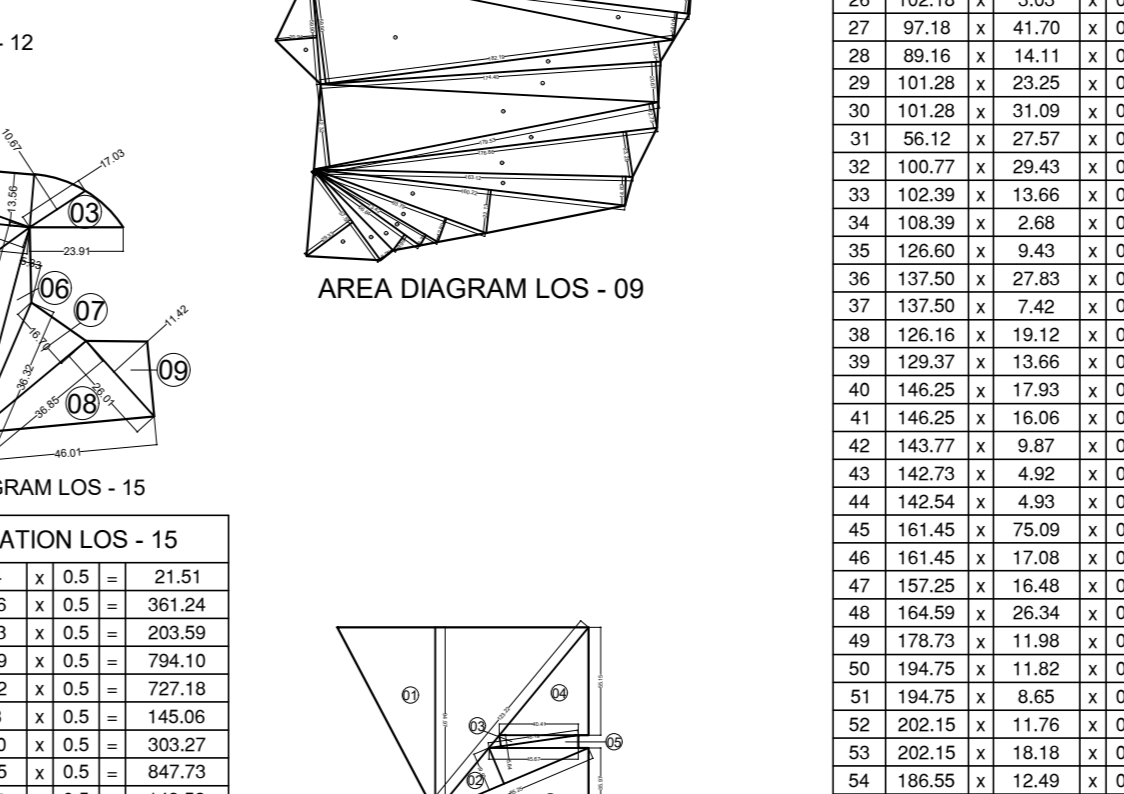
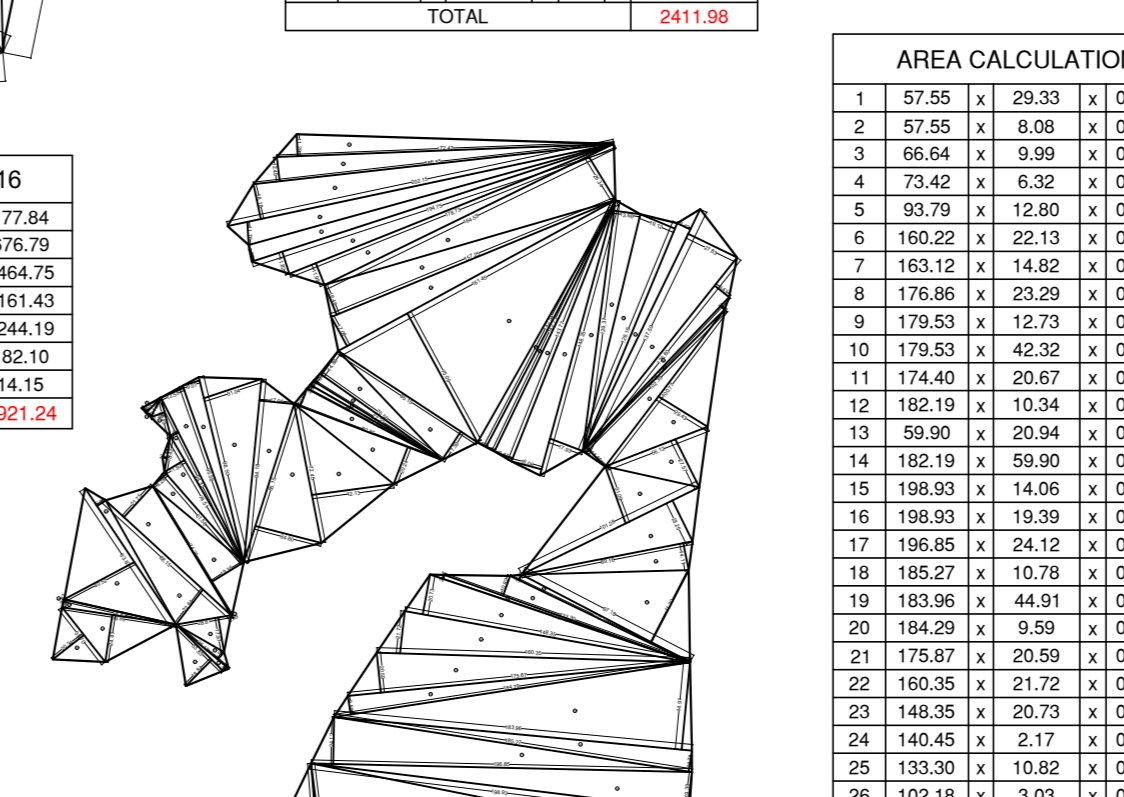
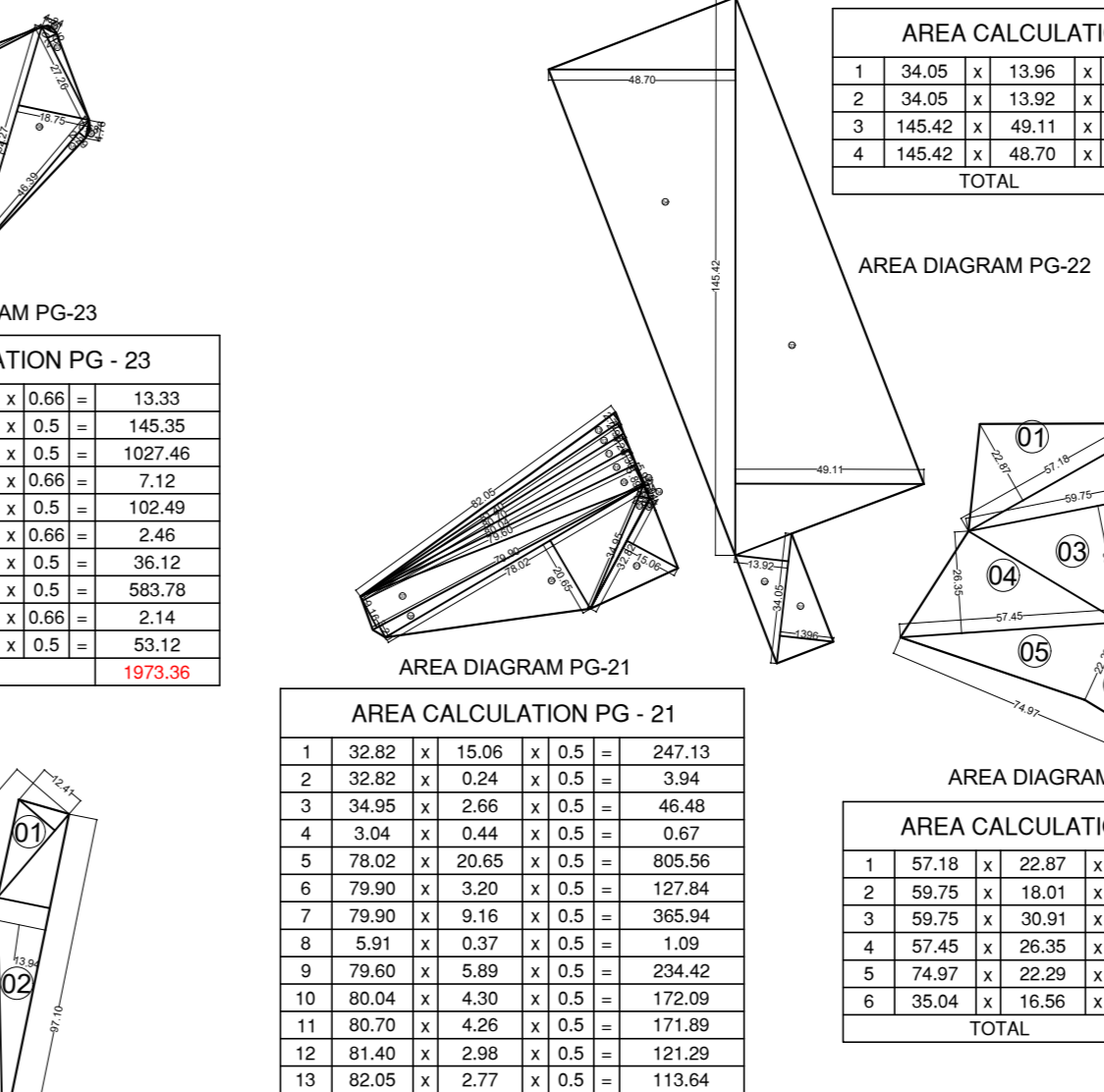
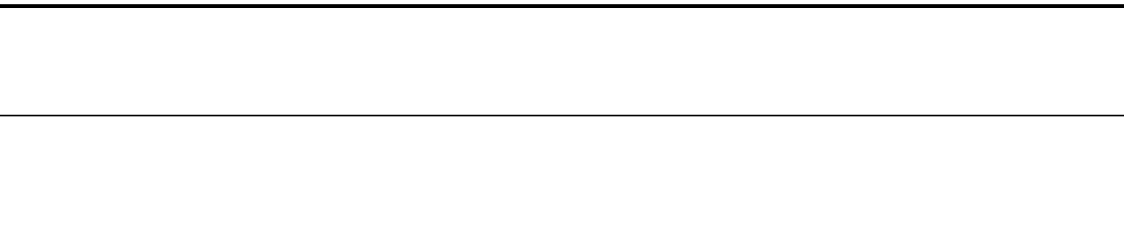
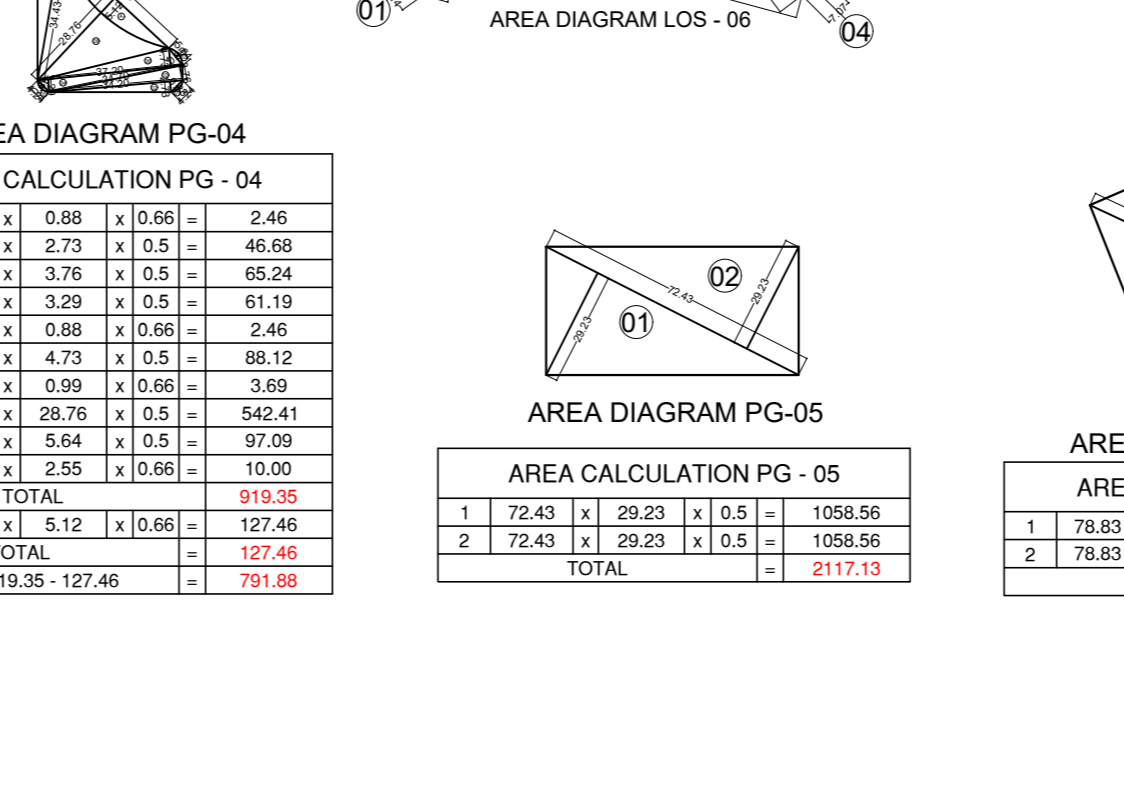
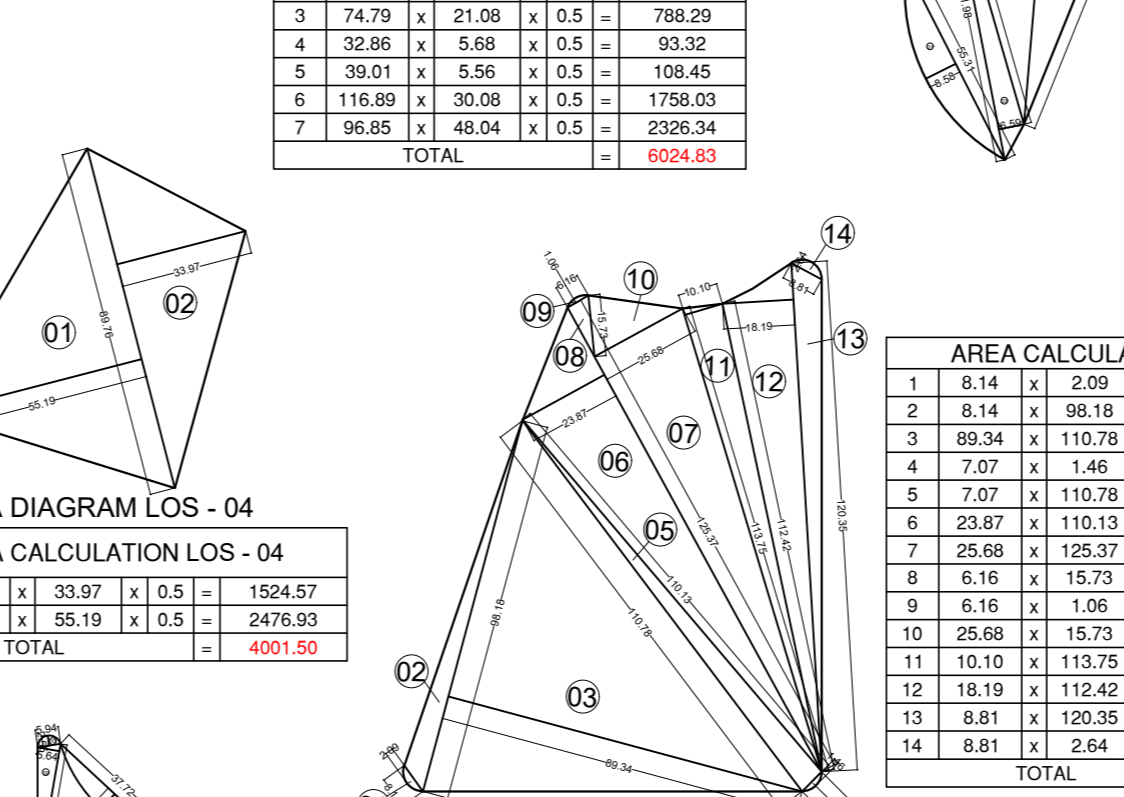
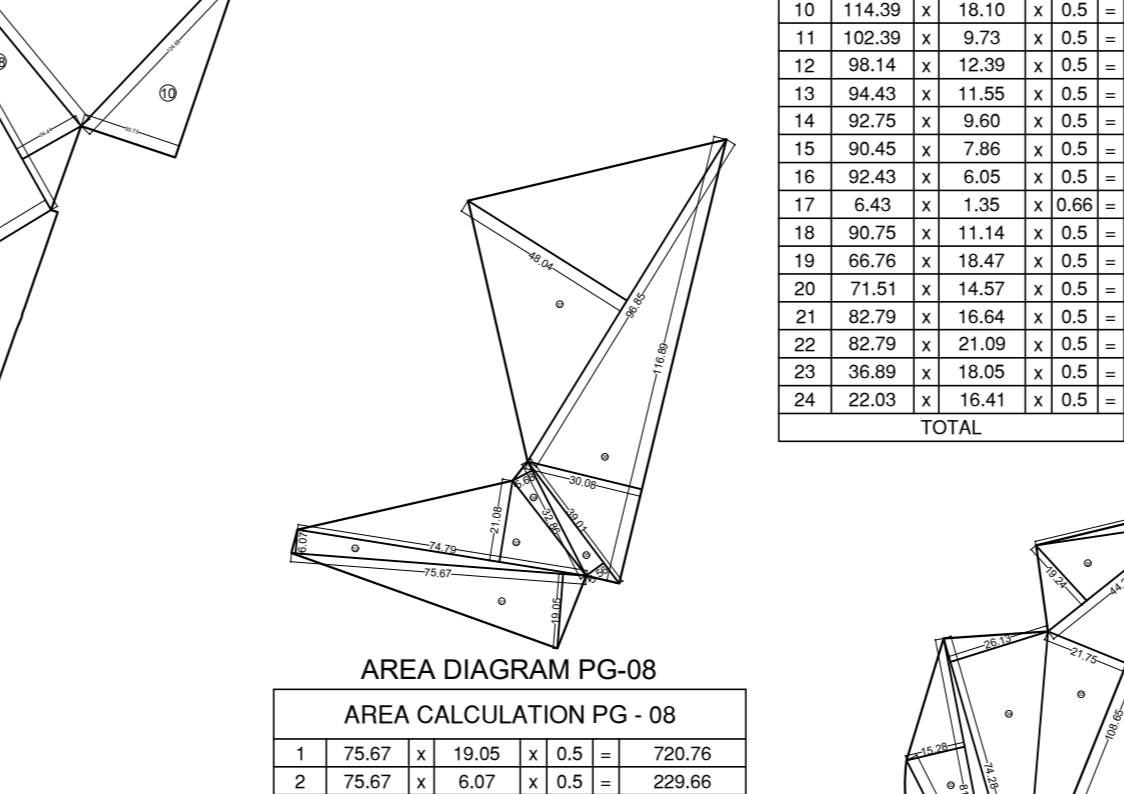
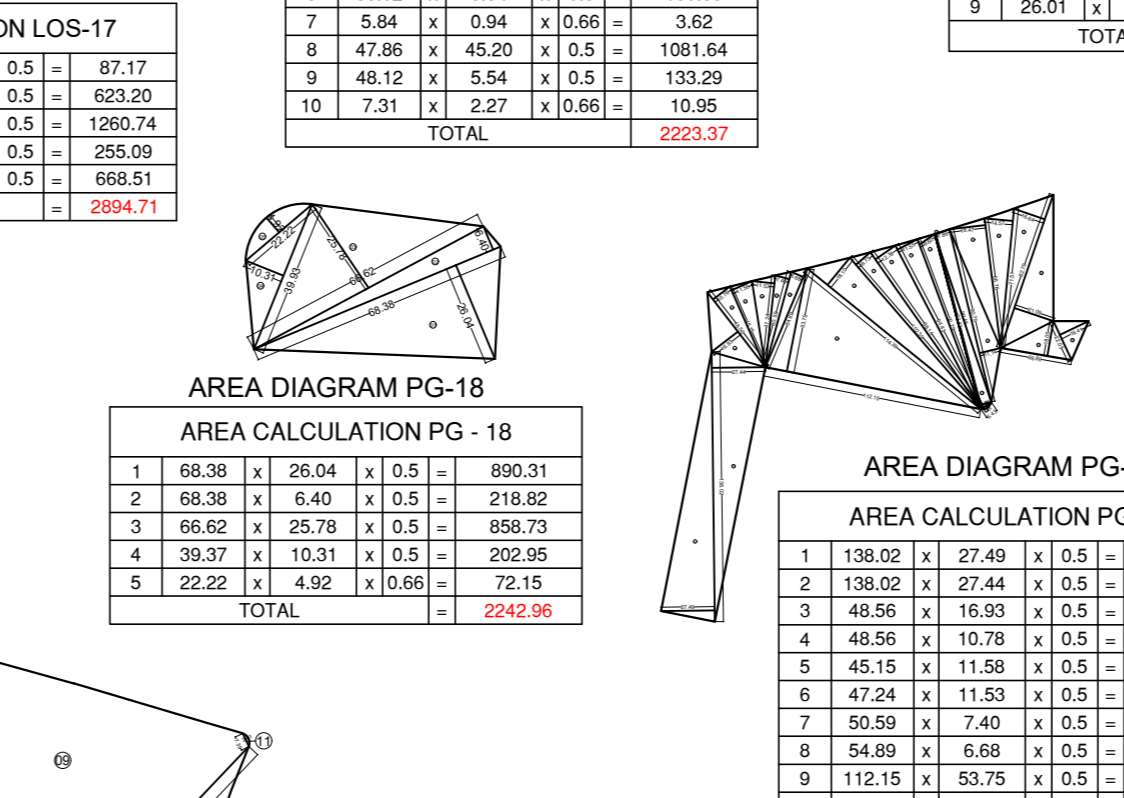
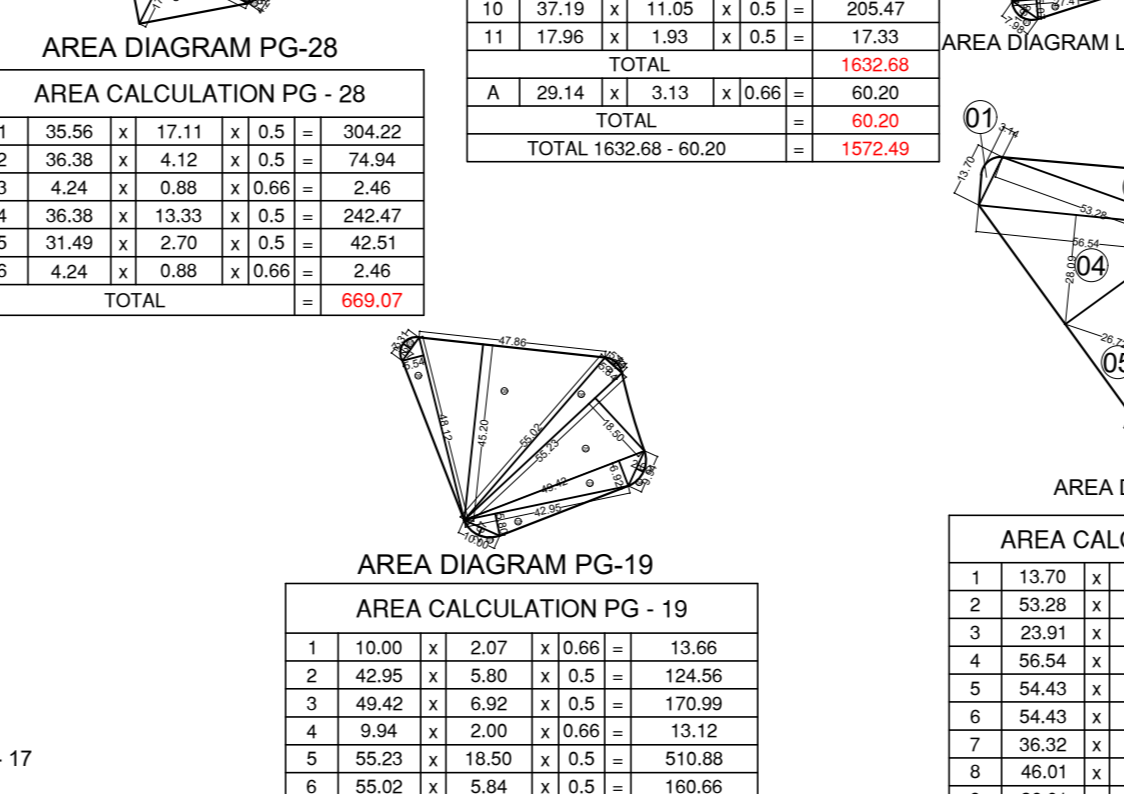
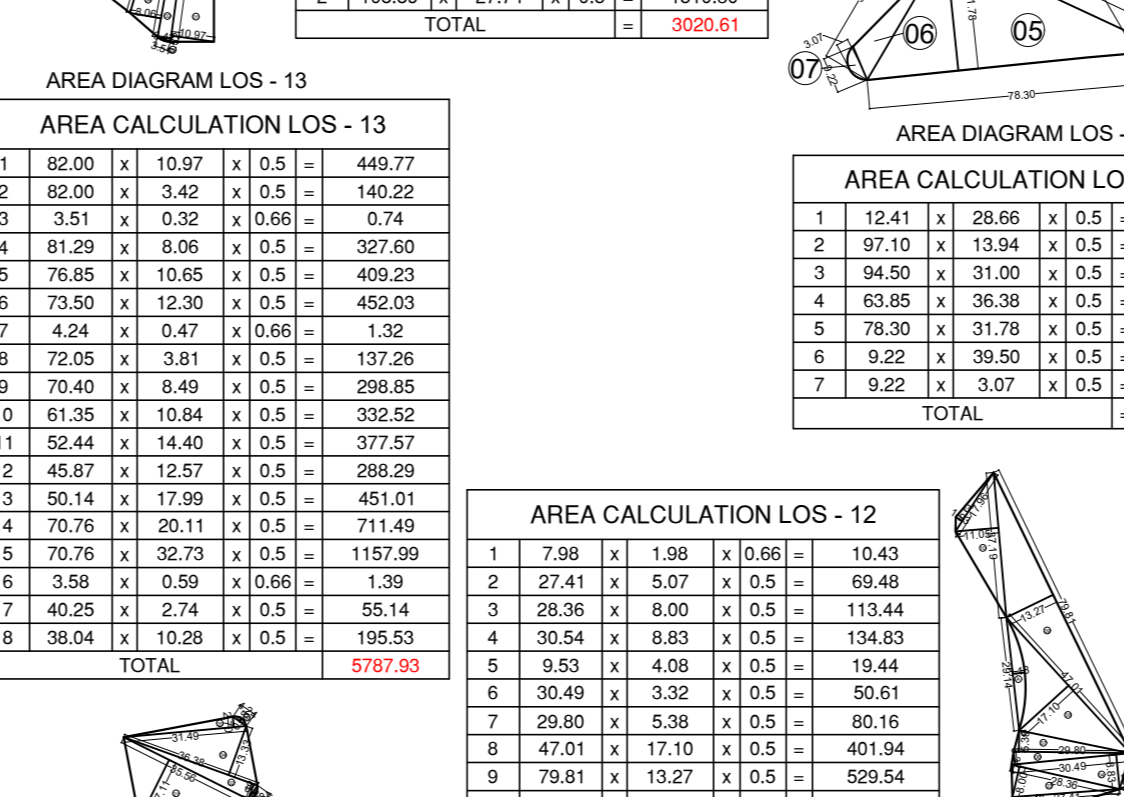
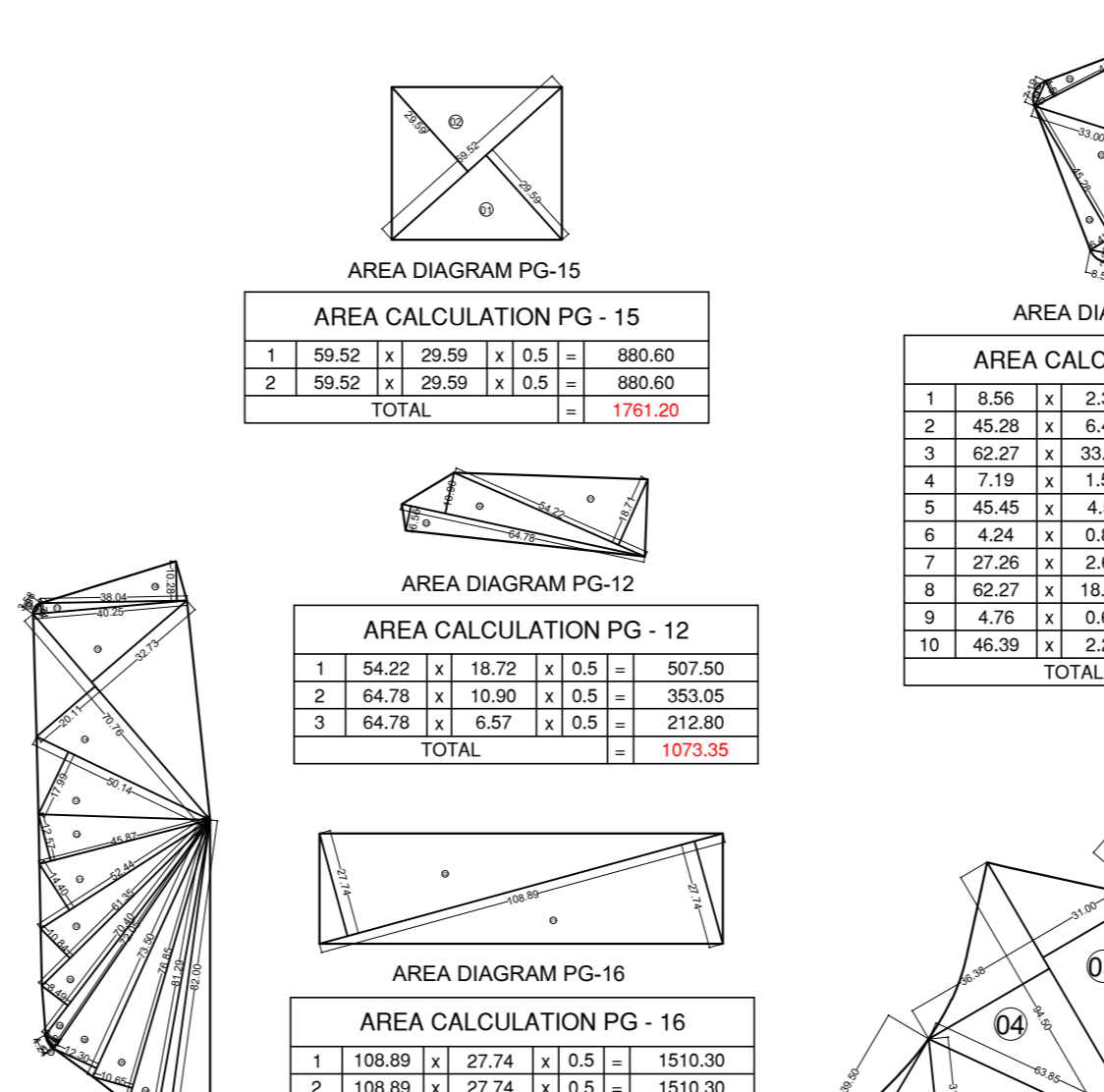
AREA CALCULATION LOS-12 table with 2 columns and 20 rows of area data.

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DESCRIPTOR OF PROPOSAL & PROPERTY:

AMENDED LAYOUT / SUBDIVISION / AMALGAMATION ON LAND BEARING C.T.S. NO. 1, 1/1 TO 1/181, 17, 17/1 TO 23 OF VILLAGE TIRANDAJ, CTS NO 1 OF VILLAGE POWAI AND C.T.S. NO. 54, 67A, 68 OF VILLAGE PASPOLI, FOR INDIAN INSTITUTE OF TECHNOLOGY, BOMBAY, IN 'S' WARD.

NAME AND SIGNATURE OF OWNER -

STAMP

INDIAN INSTITUTE OF TECHNOLOGY- BOMBAY

SCALE 1:2500 DATE 22.02.2024 ARCHITECT - SARVESH B. NANDGIKAR

PLANS CAPES ARCHITECTS & PLANNERS OFF NO. B/03, Sai Ashish CHS. Ltd, Near ICICI Bank, A/10, Sakinaka, Vikhroli East, Mumbai - 400072

REV NO. 0/0 AUTHORIZED SIGNATURE DRAWN BY SIDDHARTH CHECK BY AR. SARVESH B. NANDGIKAR

PATH: D:\PLANS\CAPES\ITB BOMBAY\_P.LS\_ITB-Bombay Layout\_45\Amended Layout\_2023\22.02.2024 / ITB AMENDED LAYOUT PLAN\_22.02.2024

