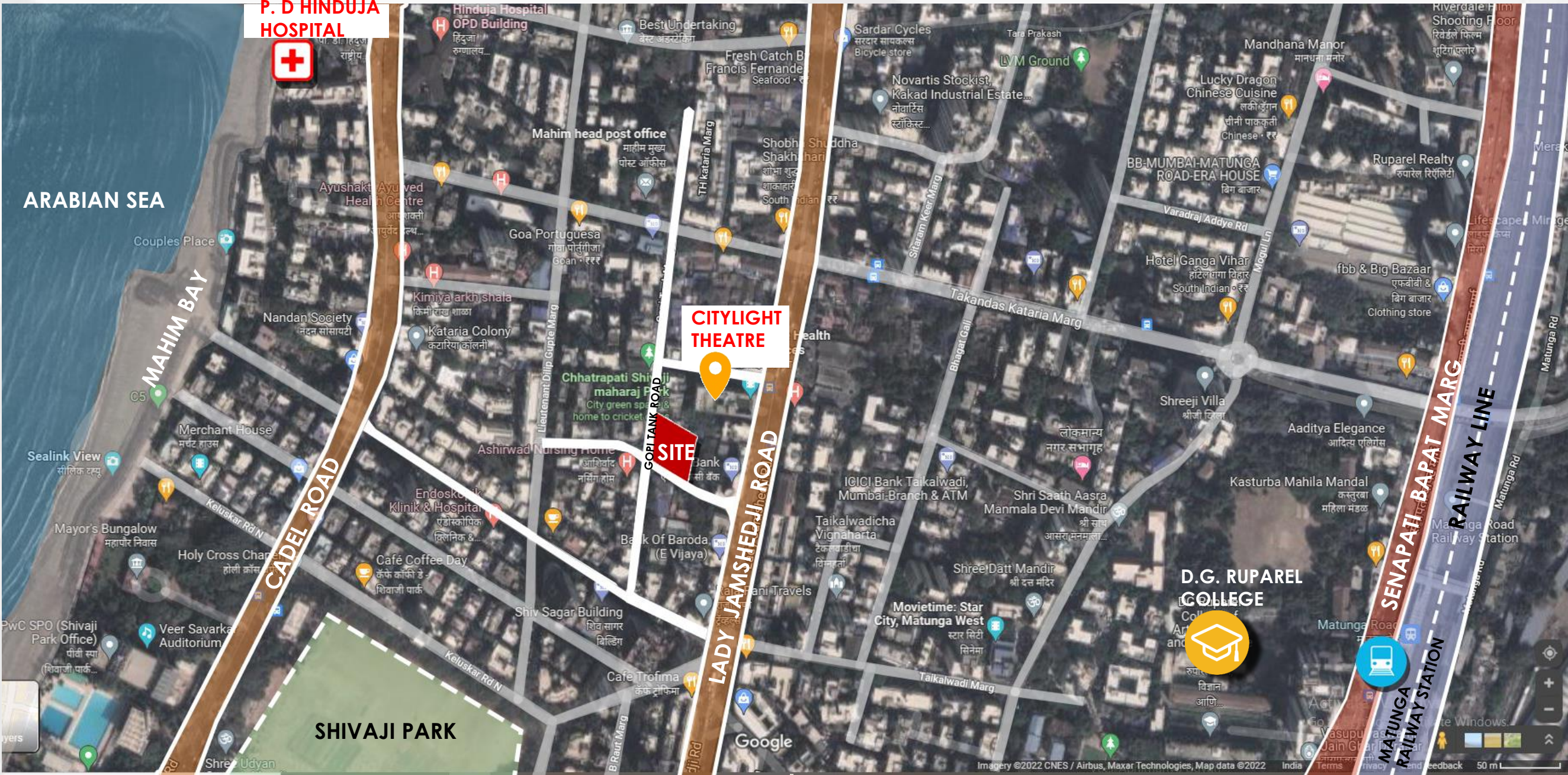


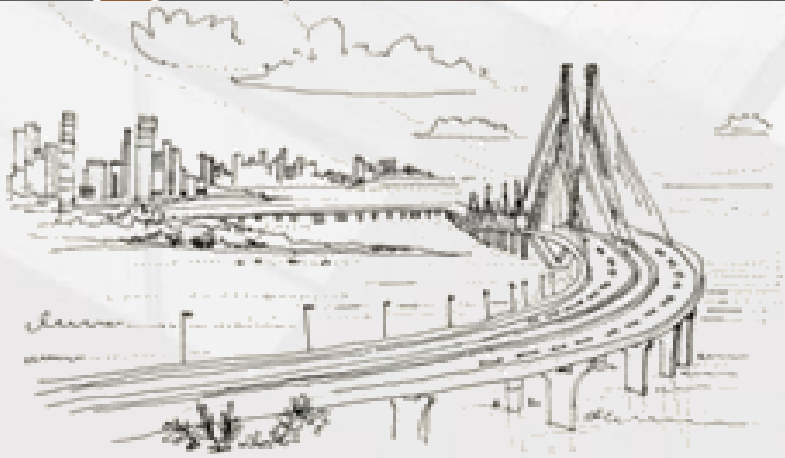


PROPOSAL FOR RESIDENTIAL BUILDING AT SHIVAJI PARK, MUMBAI

SITE CONTEXT- MACROLEVEL



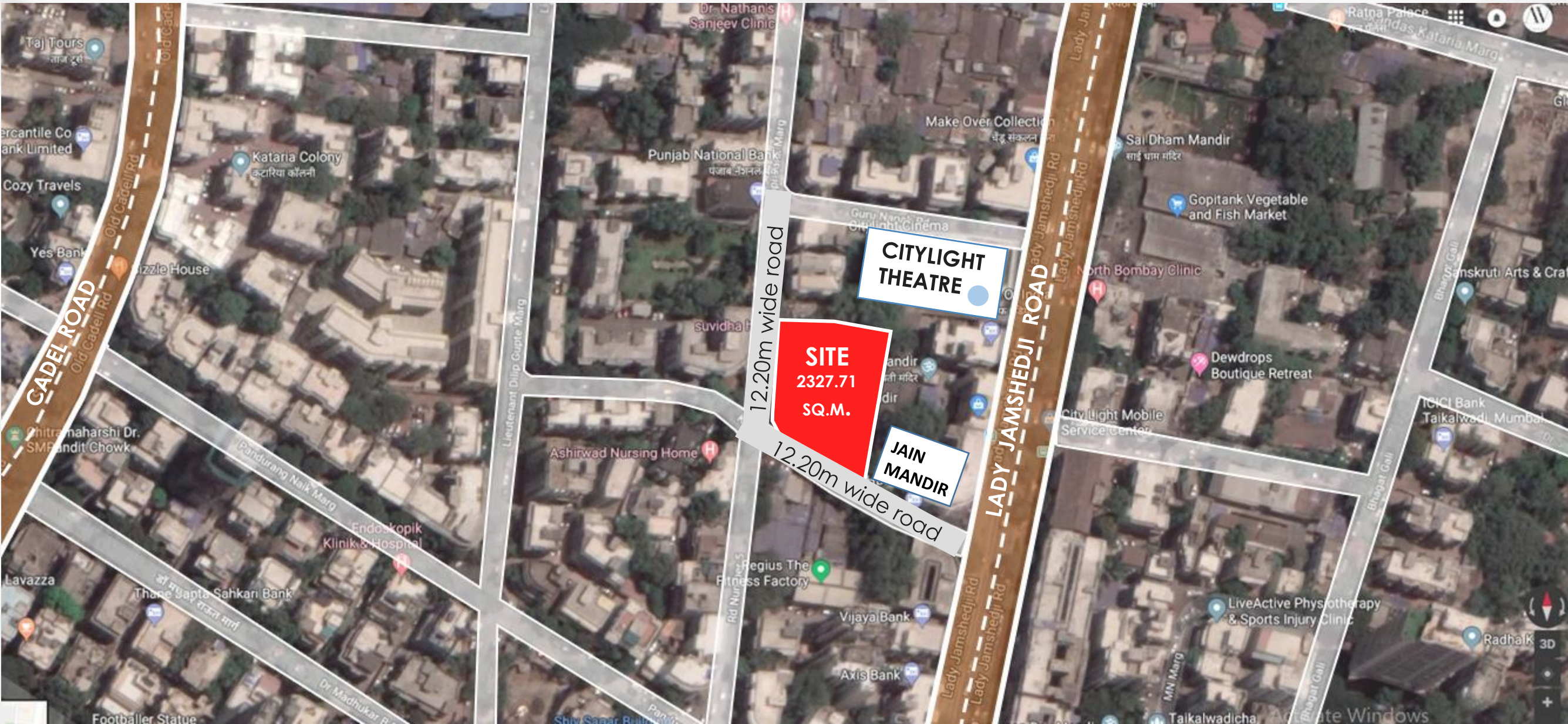
- ❑ The site is located in one of the most prime area of Mumbai which is well connected with road, rail and will soon be accessible by the metro line as well.
- ❑ The site is in close proximity to Shivaji Park and the Mahim Bay.



- ❑ Mesmerizing sea-link view
- ❑ Site is located 850 m from Matunga Railway Station

PROPOSAL FOR RESIDENTIAL BUILDING AT SHIVAJI PARK, MUMBAI

SITE CONTEXT- MICROLEVEL



- ❑ The site is a corner plot facing a junction where the arterial roads Khot Galli & Gopi Tank Road.
- ❑ They connect the site to the 2 major roads one being Cadel Road which runs parallel to the Mahim Bay and the other being Lady Jamshedji Road which leads towards South Mumbai.
- ❑ The Plot is Besides Munisuvrat Swami Jain Mandir.



PROPOSAL FOR RESIDENTIAL BUILDING AT SHIVAJI PARK, MUMBAI

SALIENT FEATURES

- ❑ From enormous themed landscapes, lavish amenities to luxurious apartments in towers that kiss the sky, MORAJ OPULENCE offers the perfect blend of connectivity to all parts of the city .
- ❑ Ensure that your present & your future become better than you imagine.
- ❑ Promises environment friendly luxuries as well as exclusive luxuries, making your lifestyle beautiful and rare at the same time.
- ❑ Basement + Ground floor + 2 Amenity Floors + 38 Storey's of residential floor with Luxurious 2, 3, 4 BHK Homes.
- ❑ Located near Shivaji Park, Dadar (W)
- ❑ 3 Passenger Elevators, 1 Service Elevator and 1 Fire Lift
- ❑ Apartments which enjoy a Mesmerizing view where the sky meets the Sea
- ❑ A High tech 100 cars Automated Multilevel car parking system with Efficient car access time.
- ❑ 14 - seater Mini - Theatre where you can catch all the latest box office hits.
- ❑ Tension Edged Swimming Pool overlooking the infinite Arabian Sea.
- ❑ Fitness Centre & Indoor Games that opens to panoramic views of the city.
- ❑ An Observatory Deck at 155m Height which opens up to mesmerizing city views
- ❑ Rooftop now with Jogging track, Sky bar/ Café Seating's, Children's play area, Multipurpose Area & Old folk Area which helps residents escape the bustle of the city.



❑ BUILDING AMENITIES – STATE OF ART FACILITIES

 REDUCTION IN ENERGY COST	 HIGH PERFORMANCE GLAZING	 ABUNDANT DAYLIGHT AND NATURAL VENTILATION	 RAIN WATER HARVESTING	 LANDSCAPING TO ENHANCE INDOOR AIR QUALITY	 SOLAR POWER
 ECO-FRIENDLY BUILDING MATERIALS USED	 WATER EFFICIENT FIXTURES	 MULTI LEVEL RAMP PARKING	 MULTIPURPOSE ROOM WITH LADIES AND GENTS TOILETS.	 3 FULLY AUTOMATIC HIGH SPEED ELEVATORS IN EACH WING	 OPTIC FIBER FUTURE READY
 CCTV SECURITY SYSTEM FOR COMMON AREA	 INTERCOM FACILITY FOR ALL FLATS	 FIRE FIGHTING EQUIPMENTS ALONG WITH WATER TANKA	 R.C.C. FRAMED STRUCTURE, EARTHQUAKE RESISTANCE.	 PAVERED TILES/BLOCK IN STILT AND COMPOUND WITH BRIGHT LIGHTING.	

GROUND FLOOR PLAN

Entrance Lobby



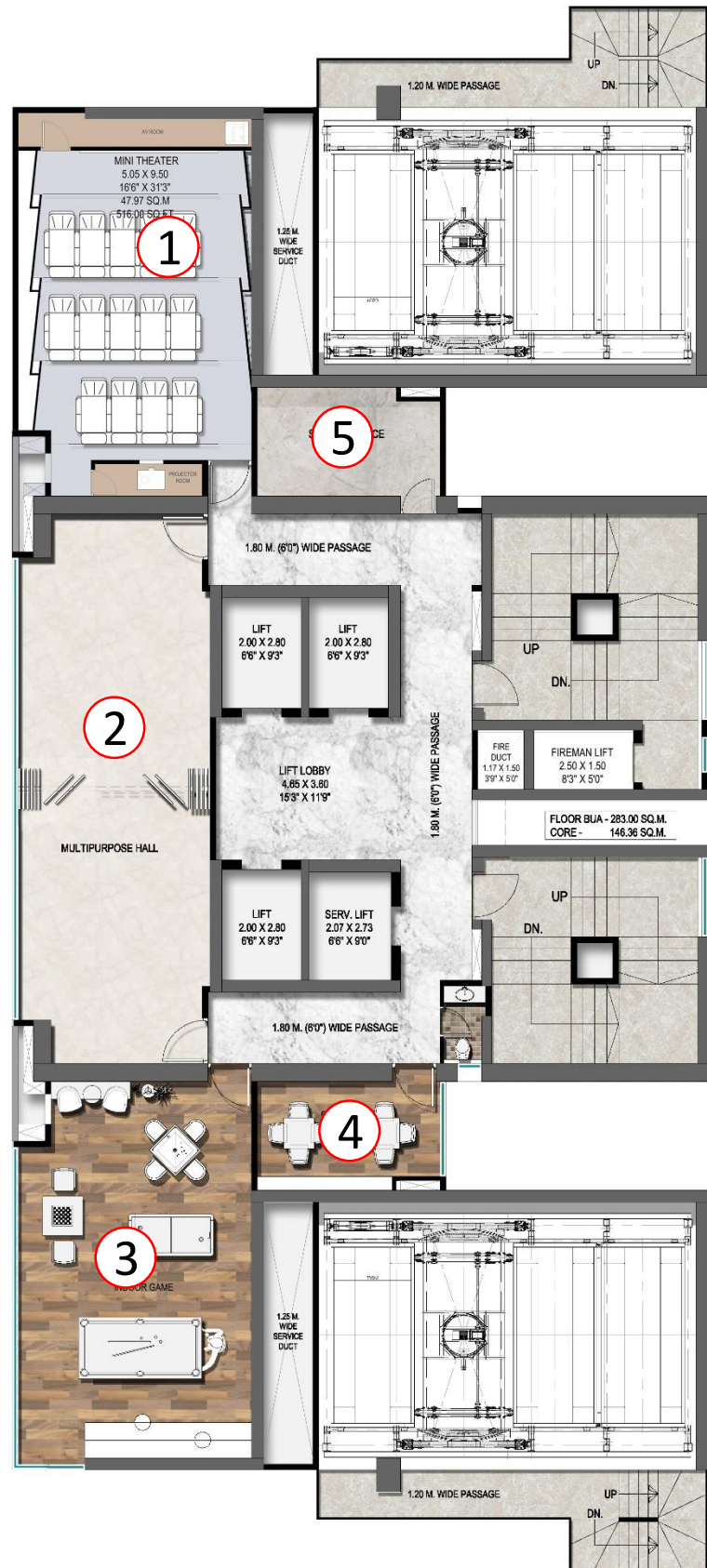
PARKING STATEMENT FOR SALE BLDG.				
S.NO.	DESCRIPTION	MODULE NO.	NO. OF MODULES	NO. OF CARS
01	1:1 TOWER PARKING (1.50 PIT WITHOUT BASEMENT)	TO 1	02	100 X 2
TOTAL				200 CARS



PROPOSAL FOR RESIDENTIAL BUILDING AT SHIVAJI PARK, MUMBAI

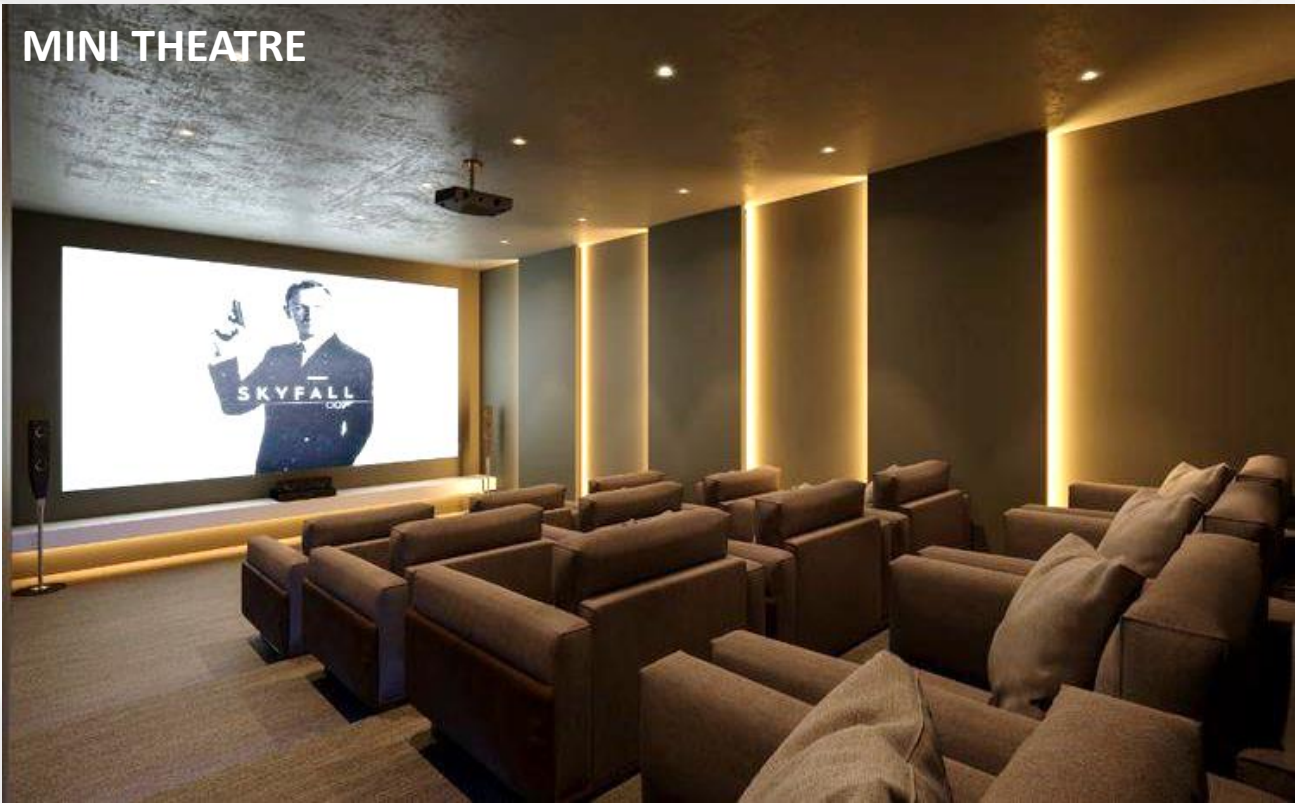


AMENITY FLOOR LEVEL 1 (MINI THEATRE, MULTIPURPOSE HALL, INDOOR GAMES.)



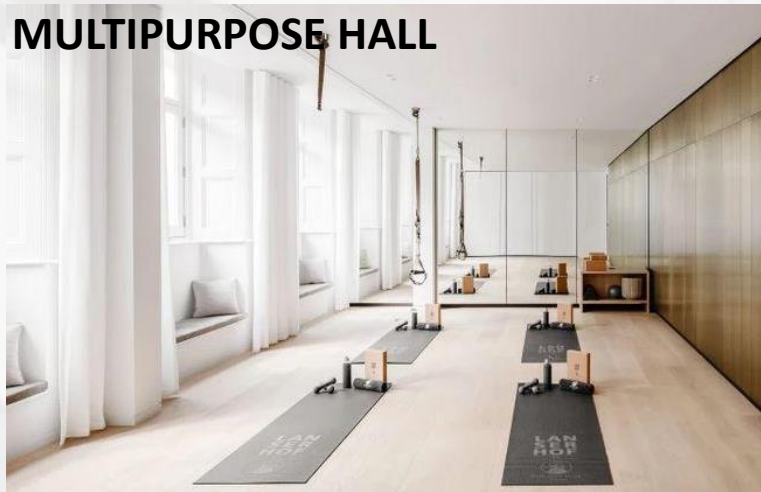
1

MINI THEATRE



2

MULTIPURPOSE HALL



3

INDOOR GAMES



LEGEND

- 1. MINI THEATRE
(19'3" X 31'3")
- 2. MULTIPURPOSE HALL
(15'9" X 45'6")
- 3. INDOOR GAMES
(19'3" x 31'3")
- 4. CARD ROOM
(15'0" X 9'0")
- 5. SOCIETY OFFICE
(15'0" X 9'0")

AMENITY FLOOR LEVEL 2 (SWIMMING POOL, GYMNASIUM, SPA & ZEN GARDEN)



LEGEND

- 1. SWIMMING POOL (36'3" X 12'6")
- 2. SUN DECK – REFUGE AREA (14'6" X 27'9")
- 3. GYMNASIUM (21'3" x 31'3")
- 4. CHANGING ROOM (11'3" X 9'0")
- 5. SPA (14'6" X 10'6")
- 6. ZEN GARDEN (21'3" X 21'9")



- ☐ Tension Edge Pool overlooking the Sea Link
- ☐ Large podium acting as Public Leisure Spaces.
- ☐ Naturally Ventilated
- ☐ Eye - pleasing Aesthetic Beauty.

TYPICAL FLOOR PLAN – 2.5 BHK



2.5 BHK

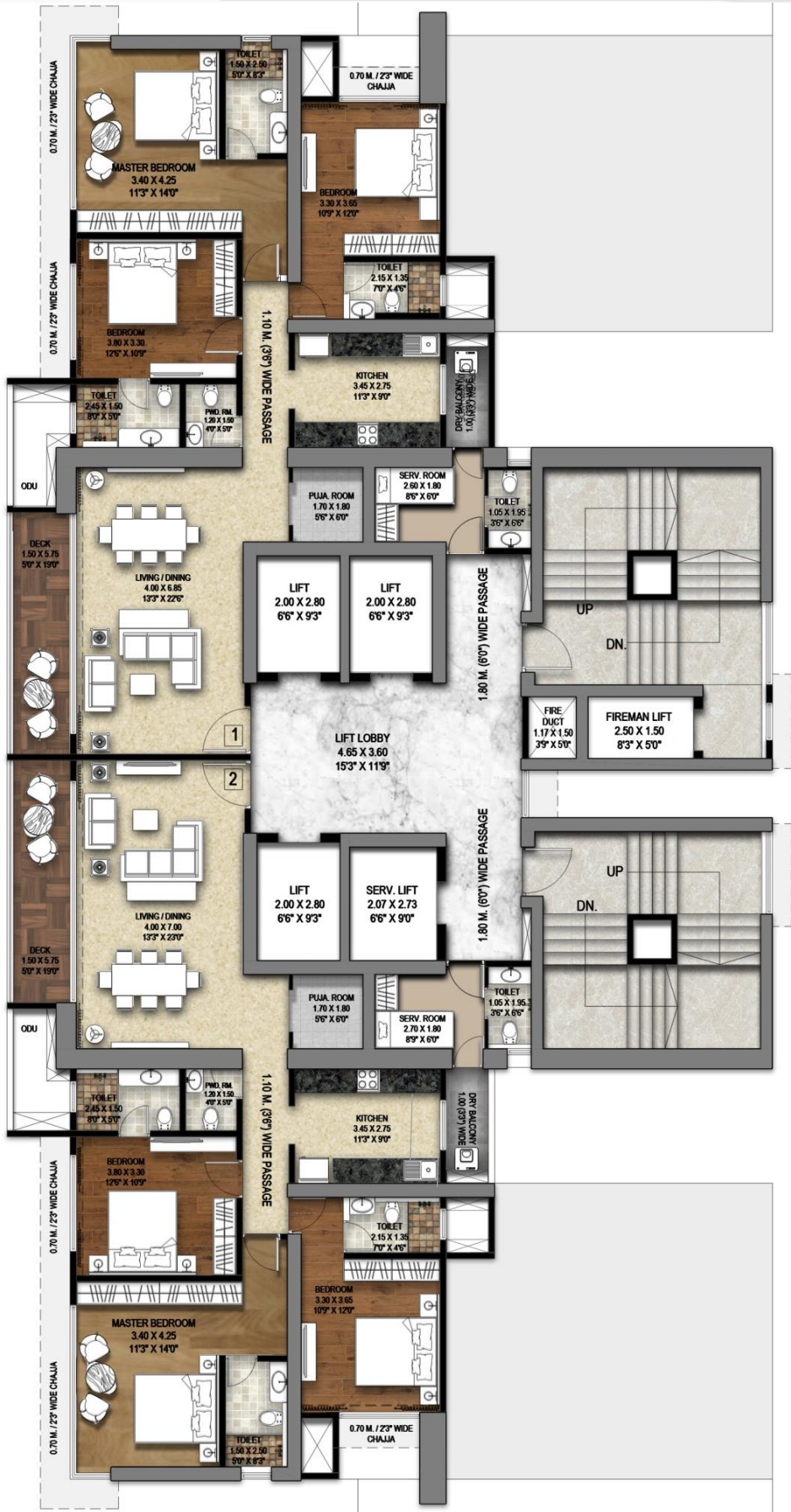
RERA CARPET = 1077.00 SQ.FT.

CARPET = 1012.00 SQ.FT.

RERA CARPET AREA			
	AREA	SQ.M	SQ.FT
FLAT NO : 1	FLAT	92.27	993.19
	DRY BALCONY	3.05	32.83
	DECK	4.73	50.91
	TOTAL	100.05	1,077.00
FLAT NO : 2	FLAT	92.27	993.19
	DRY BALCONY	3.05	32.83
	DECK	4.73	50.91
	TOTAL	100.05	1,077.00

CARPET AREA			
	AREA	SQ.M	SQ.FT
FLAT NO : 1	FLAT	86.52	931.30
	DRY BALCONY	2.75	29.60
	DECK	4.73	50.91
	TOTAL	94.00	1,012.00
FLAT NO : 2	FLAT	86.52	931.30
	DRY BALCONY	2.75	29.60
	DECK	4.73	50.91
	TOTAL	94.00	1,012.00

TYPICAL FLOOR PLAN – 3 BHK



3 BHK

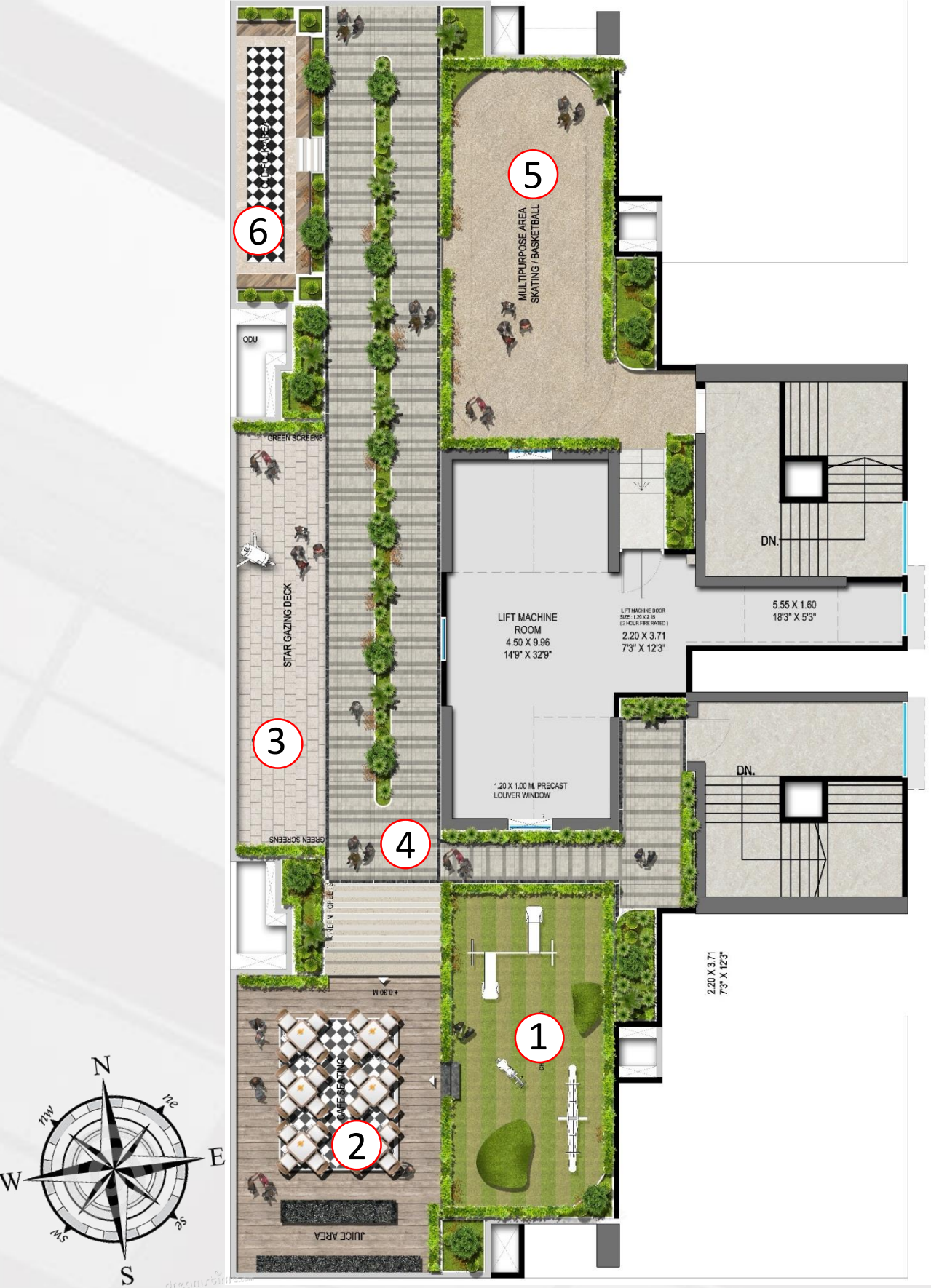
RERA CARPET = 1442.35 SQ.FT.

CARPET = 1326.45 SQ.FT.

RERA CARPET AREA			
	AREA	SQ.M	SQ.FT
FLAT NO : 1	FLAT	123.49	1,329.24
	DRY BALCONY	2.75	29.60
	DECK	7.76	83.52
	TOTAL	134.00	1,442.35
FLAT NO : 2	FLAT	123.49	1,329.24
	DRY BALCONY	2.75	29.60
	DECK	7.76	83.52
	TOTAL	134.00	1,442.35

CARPET AREA			
	AREA	SQ.M	SQ.FT
FLAT NO : 1	FLAT	112.97	1216.00
	DRY BALCONY	2.50	26.90
	DECK	7.76	83.52
	TOTAL	123.23	1326.45
FLAT NO : 2	FLAT	112.97	1216.00
	DRY BALCONY	2.50	26.90
	DECK	7.76	83.52
	TOTAL	123.23	1326.45

TERRACE FLOOR PLAN



- ❑ Viewing Deck at 155m height looking at the sea.
- ❑ High Standard Amenity at Terrace level.

- ❑ A rooftop deck built for gathering, entertaining, and relaxing.
- ❑ A new urban oasis has sprung up on the rooftop.
- ❑ Rooftop now with Jogging track, Sky bar/ Café Seating's, Children's play area, Multipurpose Area & Old folk Area which helps residents escape the bustle of the city.

- ❑ We pledge to contribute in the greening of the urban landscape and the improving of the habitat by providing sustainable and environmentally friendly architecture.

LEGEND

1. CHILDRENS PLAY AREA - (15'3" X 29'6")
2. CAFÉ SEATING/SKY BAR/ BARBECUE AREA - (18'0" X 26'3")
3. OBSERVATORY DECK – (8'0" X 38'3")
4. JOGGING TRACK – (10'3" X 77'6")
5. MULTIPURPOSE AREA – (15'3" X 34'3")
6. OLD FOLK AREA – (8'0" X 26'3")



PROPOSAL FOR RESIDENTIAL BUILDING AT SHIVAJI PARK, MUMBAI



PROPOSAL FOR RESIDENTIAL BUILDING AT SHIVAJI PARK, MUMBAI



PROPOSAL FOR RESIDENTIAL BUILDING AT SHIVAJI PARK, MUMBAI















- THANK YOU -

PRESENTED BY-

