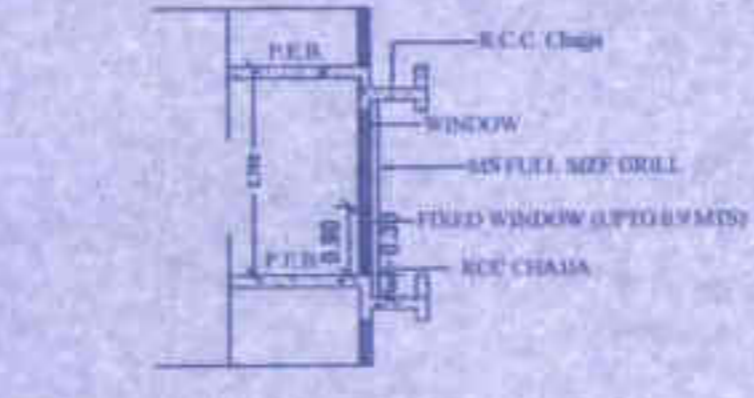
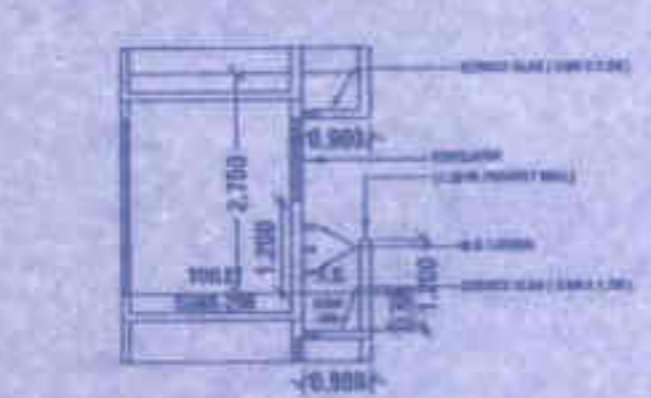
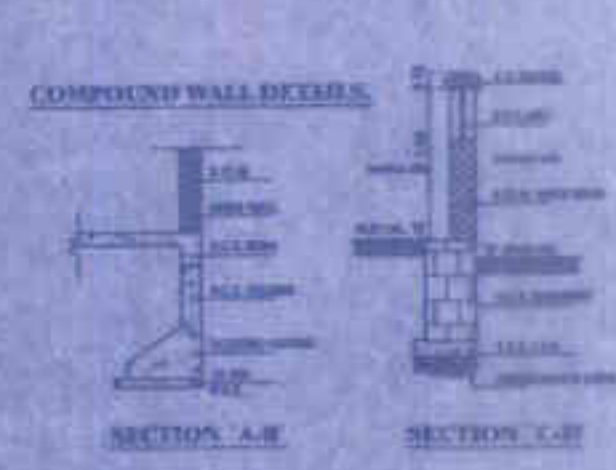
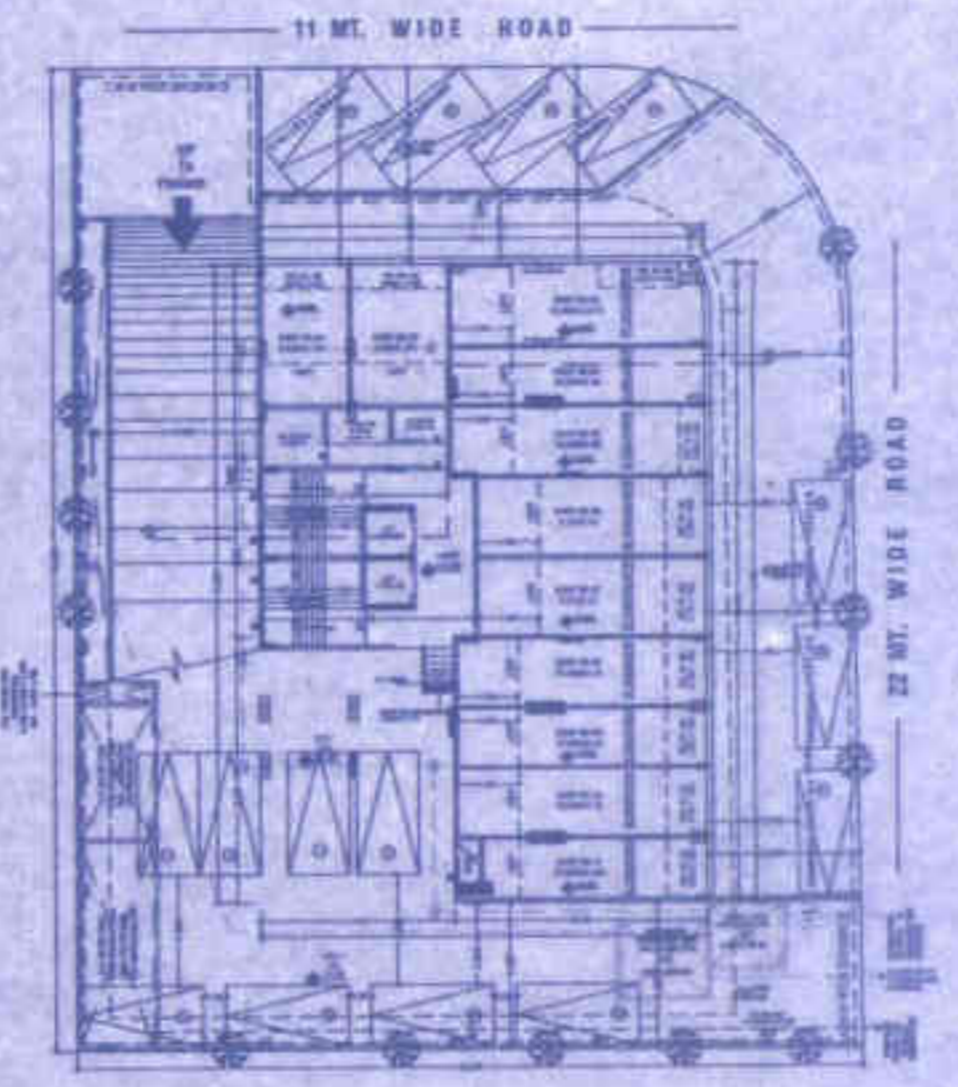


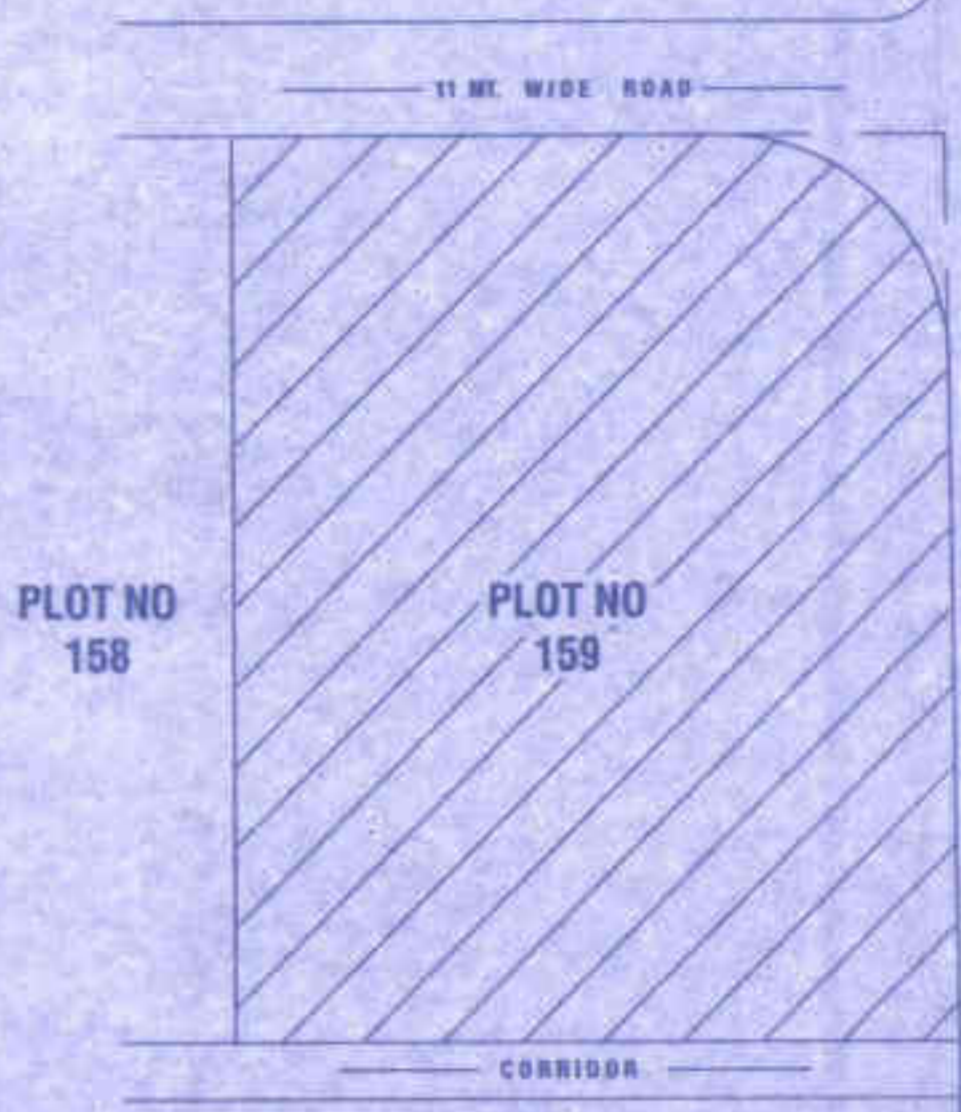
APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER  
 No. CIDCO/TE/2015/4254  
 Dtd: 31 DEC 2015  
 For: *Keynote Planner LLP*  
 CIDCO of Maharashtra Ltd.  
 Rajgadh Bhavan, 4th Floor,  
 Plot No. 4, Sector - 11,  
 Chhatrapati Shivaji Maharaj, New Mumbai.  
*Chait*



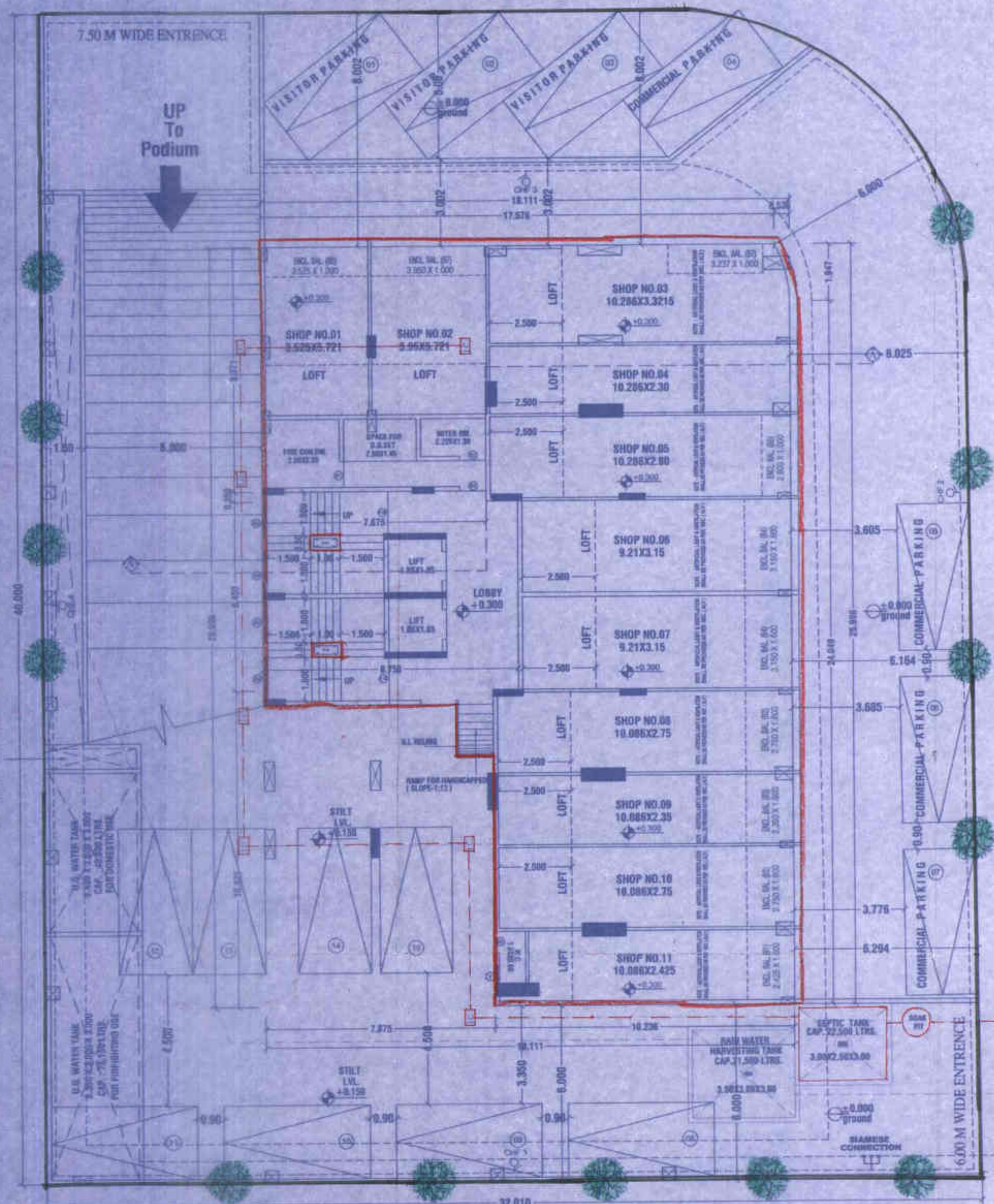
11 MT. WIDE ROAD



BLOCK PLAN (SCALE 1:200)

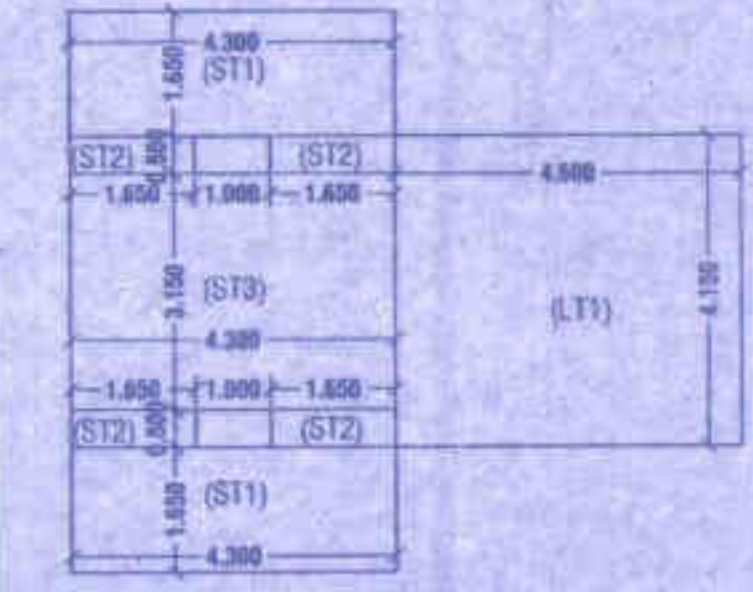
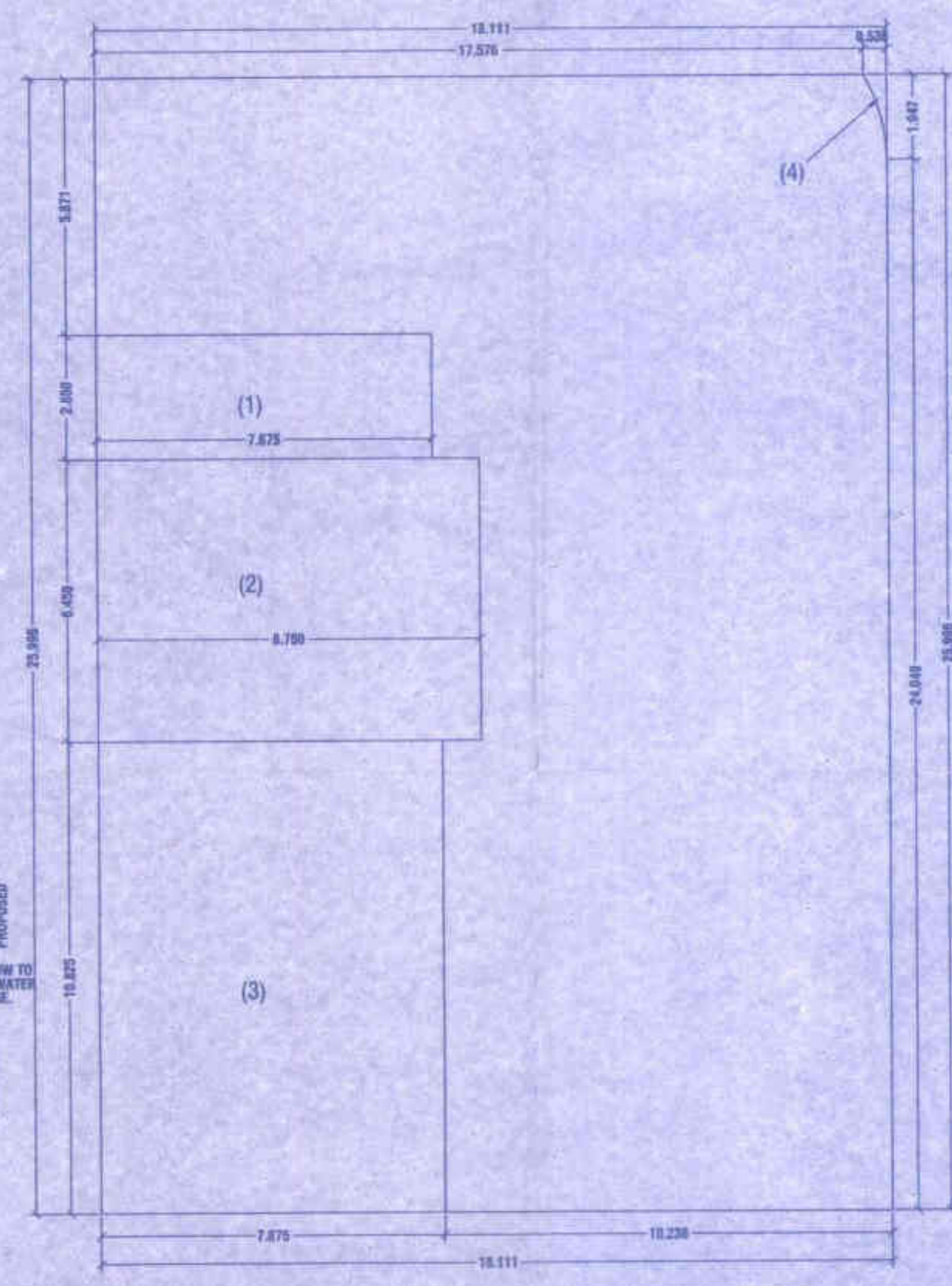


LOCATION PLAN (SCALE 1:200)



GROUND FLOOR PLAN (SCALE 1:100)

22 MT. WIDE ROAD



A) GROUND TO 2ND FLR. STAIRCASE AREA CALCULATION  
 LT1 = 4.600 X 4.150 X 1 = 19.090  
 ST1 = 4.300 X 1.550 X 2 = 14.19  
 ST2 = 1.650 X 0.500 X 4 = 3.300  
 ST3 = 4.300 X 3.150 X 1 = 13.545  
 TOTAL = 50.125

**GROUND FLOOR AREA CALCULATION**

AREA OF BLOCK  
 (B) = 18.111 X 25.996 X 1 = 470.814 SQ.MT.

DEDUCTIONS  
 1 = 7.675 X 2.850 X 1 = 21.874 SQ.MT.  
 2 = 6.750 X 6.450 X 1 = 58.437 SQ.MT.  
 3 = 7.975 X 10.825 X 1 = 86.247 SQ.MT.  
 4 = AREA OF PLINE X 1 = 0.345 SQ.MT.  
 TOTAL = 163.904

2) GROSS BUILT UP AREA  
 470.814 - 163.904 = 306.910

3) 15% PER. BALCONY  
 306.910 X 15 / 115 = 40.032

4) PROPOSED BALCONY  
 B1 = 2.425 X 1.600 X 1 = 3.880  
 B2 = 2.750 X 1.600 X 2 = 8.800  
 B3 = 2.350 X 1.600 X 1 = 3.760  
 B4 = 3.150 X 1.600 X 2 = 10.08  
 B5 = 2.800 X 1.000 X 1 = 2.800  
 B6 = 3.525 X 1.000 X 1 = 3.525  
 B7 = 3.950 X 1.000 X 1 = 3.950  
 B8 = 3.237 X 1.000 X 1 = 3.237  
 TOTAL = 40.032

NET B.U.A.OF = 306.910 - 40.032 = 266.878  
 NET B.U.A. OF GROUND FLOOR = 266.878

**AREA STATEMENT**

AREA OF PLOT	1348.20	Sq.Mt.
PERMISSIBLE BUILT UP AREA	1.00	Sq.Mt.
PERMISSIBLE COMMERCIAL AREA	1074.000	Sq.Mt.
PROPOSED BUILT UP AREA	266.878	Sq.Mt.
NET B.U.A. OF GROUND FLOOR (COMM)	266.878	Sq.Mt.
NET B.U.A. OF 1ST FLOOR	90	Sq.Mt.
NET B.U.A. OF 2ND FLOOR	90	Sq.Mt.
NET B.U.A. OF 3RD FLOOR	128.261	Sq.Mt.
NET B.U.A. OF 4TH FLOOR	128.261	Sq.Mt.
NET B.U.A. OF 5TH FLOOR	128.261	Sq.Mt.
NET B.U.A. OF 6TH FLOOR	128.261	Sq.Mt.
NET B.U.A. OF 7TH FLOOR	128.261	Sq.Mt.
NET B.U.A. OF 8TH FLOOR	128.261	Sq.Mt.
NET B.U.A. OF 9TH FLOOR	128.261	Sq.Mt.
NET B.U.A. OF 10TH FLOOR	128.261	Sq.Mt.
NET B.U.A. OF 11TH FLOOR	128.261	Sq.Mt.
NET B.U.A. OF 12TH FLOOR	128.261	Sq.Mt.
NET B.U.A. OF 13TH FLOOR	128.261	Sq.Mt.
NET B.U.A. OF 14TH FLOOR	128.261	Sq.Mt.
NET B.U.A. OF 15TH FLOOR	128.261	Sq.Mt.
TOTAL PROPOSED B.U.A AREA	1871.948	Sq.Mt.
P.E.L. COVERED AREA	1.887	Sq.Mt.
TOTAL COMMERCIAL AREA PROVIDED	266.878	Sq.Mt.
TOTAL RESIDENTIAL AREA PROVIDED	1864.170	Sq.Mt.
TOTAL BALCONY AREA	40.032	Sq.Mt.
TOTAL STAIRCASE AREA	50.125	Sq.Mt.
TOTAL BUILT UP AREA	1971.684	Sq.Mt.
TOTAL STILT + PODIUM AREA	181.800	Sq.Mt.
TOTAL AREA OF TERRACE	232.570	Sq.Mt.
AREA UNDER FOR AREA OF P.E.L.	20.350	Sq.Mt.
NO. OF COMM. UNITS PROVIDED	57	
NO. OF COMM. UNITS PROVIDED	11	
TOTAL HEIGHT OF BUILDING	48.600	Mt.
TOTAL NO. OF LIFT	67	No.

**BUILT UP AREA STATEMENT**

FLOOR	NET B.U.A.	STAIRCASE AREA	PERM. BAL.	PROP. BAL.	EXCESS BAL.	TOTAL
GROUND	266.878	50.125	45.000	40.032	0.000	362.035
1ST	90	0.000	0.000	0.000	0.000	90.000
2ND	90	0.000	0.000	0.000	0.000	90.000
3RD	128.261	0.000	20.000	20.000	0.000	268.261
4TH	128.261	0.000	20.000	20.000	0.000	268.261
5TH	128.261	0.000	20.000	20.000	0.000	268.261
6TH	128.261	0.000	20.000	20.000	0.000	268.261
7TH	128.261	0.000	20.000	20.000	0.000	268.261
8TH	128.261	0.000	20.000	20.000	0.000	268.261
9TH	128.261	0.000	20.000	20.000	0.000	268.261
10TH	128.261	0.000	20.000	20.000	0.000	268.261
11TH	128.261	0.000	20.000	20.000	0.000	268.261
12TH	128.261	0.000	20.000	20.000	0.000	268.261
13TH	128.261	0.000	20.000	20.000	0.000	268.261
14TH	128.261	0.000	20.000	20.000	0.000	268.261
15TH	128.261	0.000	20.000	20.000	0.000	268.261
TOTAL	1871.948	50.125	370.000	370.000	0.000	3662.073

For VILLA CITY BUILDERS LLP  
 Designated Partner  
 NAME & SIGNATURE OF OWNER  
 (M/S VILLA CITY BUILDERS LLP)

NAME & SIGNATURE OF ARCHITECT  
 (FOR FASCINATE ARCHITECTS)

DESCRIPTION OF PROPOSAL  
 PROPOSED RESIDENTIAL BUILDING ON PLOT NO-158 SECTOR 50, (12.5% SCHEME) DRONAGIRI, NAVI MUMBAI.

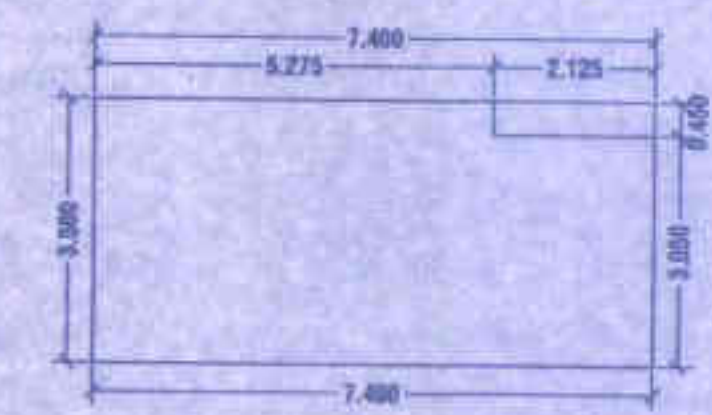
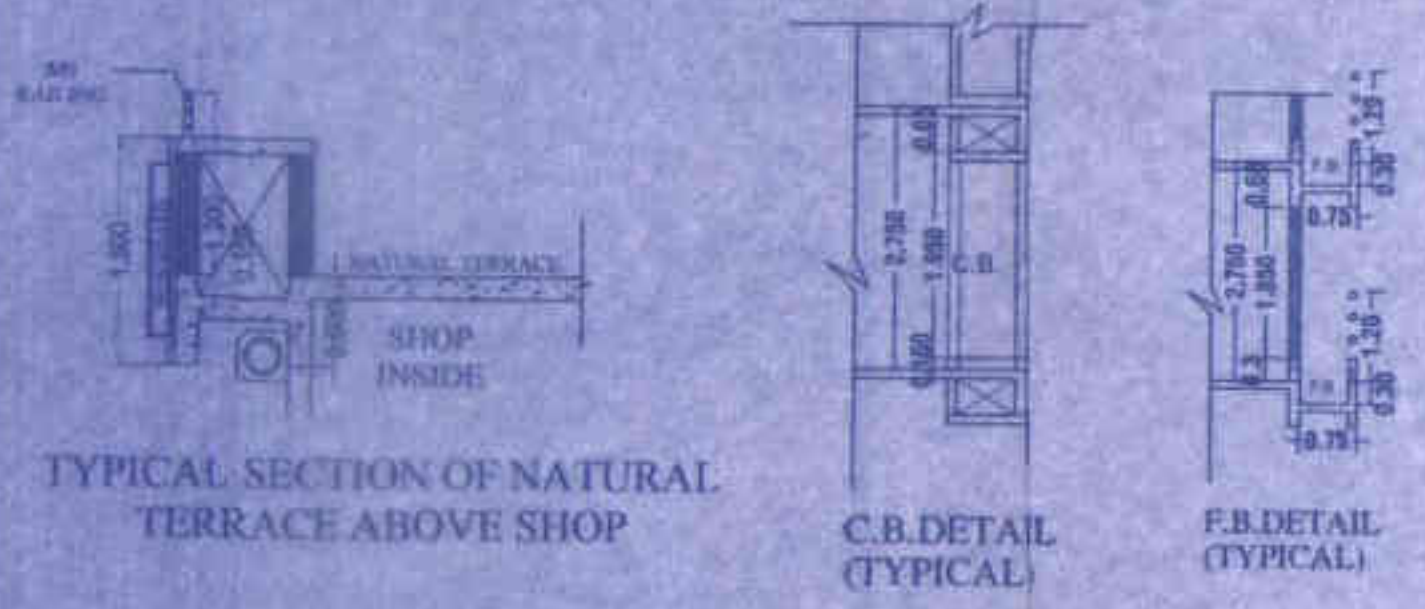
JOB NO. DR/2014/MD/01  
 DAD BY: MATHENDRA SCALE: 1:100  
 CHD BY: SHAMPOUS DATE: 08/12/2014  
 NAME & ADDRESS OF ARCHITECT

**FASCINATE** ARCHITECTS & INTERIOR DESIGNERS  
 P. A. Mathendran & Shampous, Complex, Sector 4, Vashi, Dist. Thane  
 Tel: 282224, 282225, E-mail: contact@fascinate.com

APPROVED SUBJECT TO THE CONDITION MENTIONED IN this office letter No. CIDCO/PROP/11/14/54 Dtd 31 DEC 2010

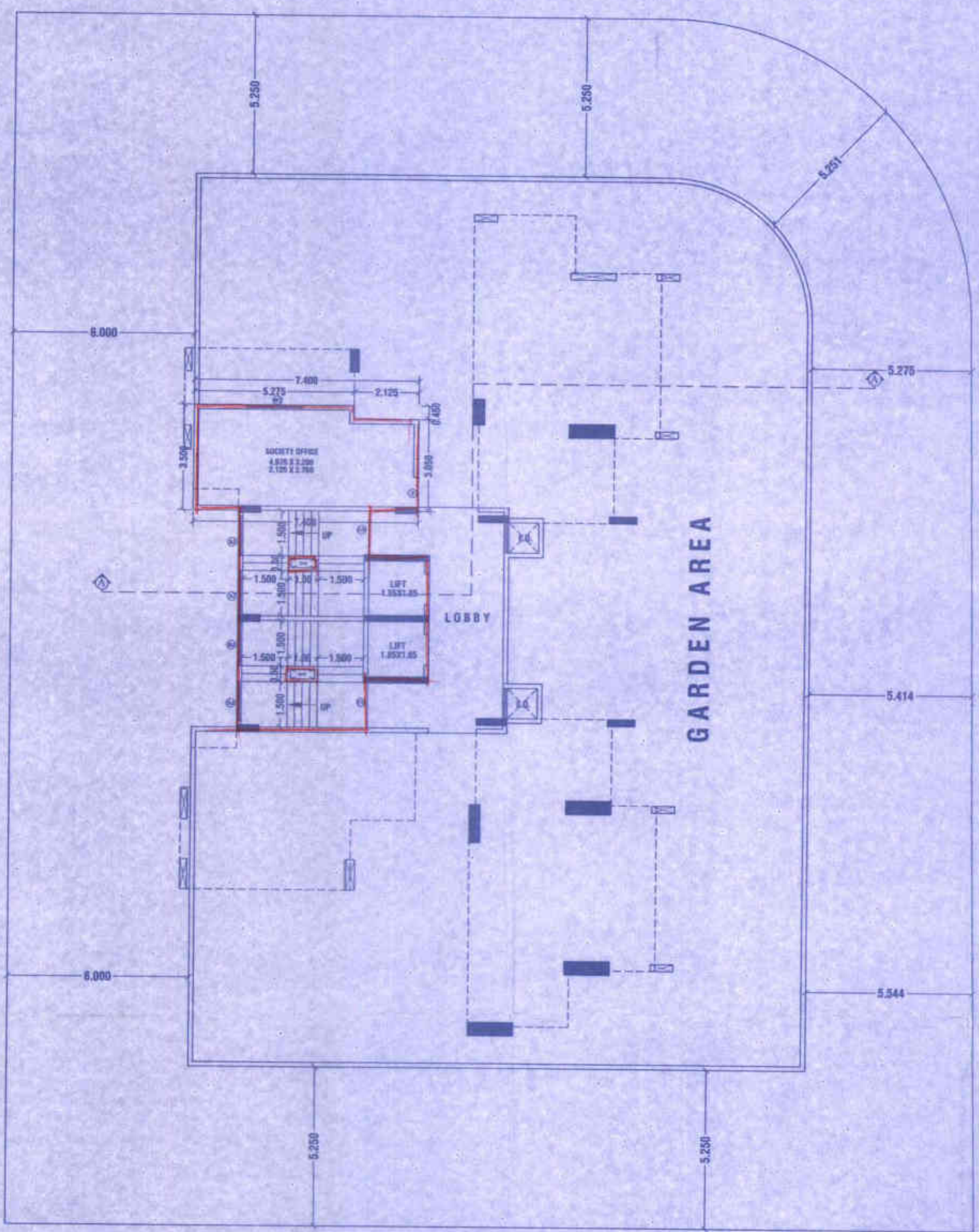
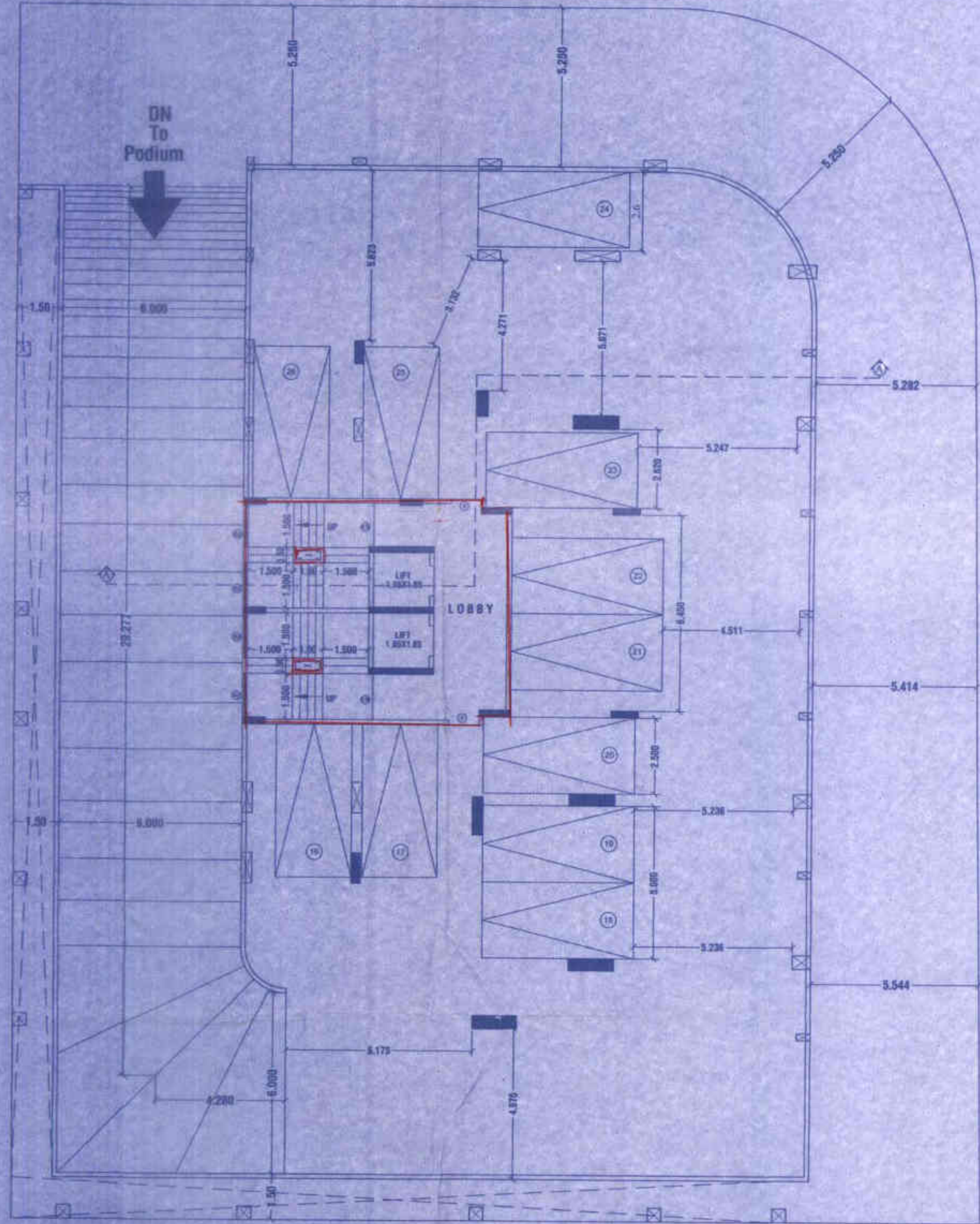
*Sanjay*

Associate Partner (BP)  
 CO of Maharashtra Ltd.  
 1 - 13 Shrihar, 4th Floor,  
 1 - No. 4, Sector - 11,  
 CGO-Delapur, Navi Mumbai.



**SOCIETY OFFICE AREA DIAGRAM**

BLOCK AREA	7.400 X 3.800 = 28.320 Sq.M.
TOTAL	= 28.320 Sq.M.
DEDUCTIONS	
(B) 2.125 X 1.450 X 1 = 0.958 Sq.M.	
TOTAL DEDUCTIONS	= 0.958 Sq.M.
NET BUILT-UP AREA	= 27.362 Sq.M.



**PARKING AREA STATEMENT**

TYPE	BUILT UP AREA	REQUIRED PARK	FLATS	PARKING REQUIRED
AREA	UP TO 45 SQ.M.	AT LEAST 1	27	27
45 TO 90 SQ.M.	AT LEAST 2	24	12	
90 TO 135 SQ.M.	AT LEAST 3	18	6	
135 TO 180 SQ.M.	AT LEAST 4	12	3	
TOTAL		61		61
ADD 10% VISITOR PARKING		7		7
TOTAL REQUIRED		68		68
TOTAL PROVIDED		68		68

**SANITARY REQUIREMENT**

FLOOR	NO. OF TOILET ROOM	NO. OF EACH ROOM	NO. OF WC PROVIDED
GROUND FLOOR	02	02	02
1ST TO 15TH FLOOR	02	01	01

**WATER TANK CALCULATION**

FLATS = 27	2.00 X 2.00 LTR. X 1.50	= 76,500 LTR.
SHOP = 11	2.00 X 2.00 LTR. X 1.50	= 9,900 LTR.
TOTAL REQUIRED U.G. TANK FOR DOMESTIC USE		= 86,400 LTR.
TOTAL PROPOSED U.G. TANK FOR DOMESTIC USE		= 86,400 LTR.
TOTAL REQUIRED U.G. TANK FOR COMM. USE		= 5,850 LTR.
TOTAL PROPOSED U.G. TANK FOR COMM. USE		= 5,850 LTR.
TOTAL REQUIRED U.G. TANK FOR P.F. USE		= 70,800 LTR.
TOTAL PROPOSED U.G. TANK FOR P.F. USE		= 70,800 LTR.
TOTAL REQUIRED O.H. TANK FOR DOMESTIC USE		= 25,800 LTR.
TOTAL PROPOSED O.H. TANK FOR DOMESTIC USE		= 22,400 LTR.
TOTAL REQUIRED O.H. TANK FOR COMM. USE		= 3,950 LTR.
TOTAL PROPOSED O.H. TANK FOR COMM. USE		= 3,950 LTR.
TOTAL REQUIRED O.H. TANK FOR FIRE FIGHTING USE		= 29,000 LTR.
TOTAL PROPOSED O.H. TANK FOR FIRE FIGHTING USE		= 29,000 LTR.

**DOORS & WINDOW SCHEDULE**

TYPE	NO.	DESCRIPTION
D	120	DOOR/FRAME
D1	120	1.20 X 2.10 T.M. SLIDING DOOR
D2	60	1.20 X 2.10 T.M. FRAMELESS DOOR
D3	60	1.20 X 2.10 WOODEN DOOR
W	273	AL. FR. GLAZED WINDOW
W1	120	AL. FR. GLAZED WINDOW
W2	150	AL. FR. GLAZED WINDOW
W3	210	AL. FR. GLAZED WINDOW
W4	120	AL. FR. GLAZED WINDOW
W5	120	AL. FR. GLAZED WINDOW
W6	120	AL. FR. GLAZED WINDOW
V	600	VENTILATED PARTITION

**LIGHT & VENTILATION STATEMENT**

ROOM	CAREY AREA	L.V. AREA	AREA	L.V. FREQ.	TYPE
LOBBY	12.00	0.20	0.20	3.00	W
OFFICE	1.00	0.02	0.02	3.00	W1
BED	4.00	0.08	0.08	3.00	W1
BEDROOM	6.00	0.12	0.12	3.00	W2
BATH	2.00	0.04	0.04	3.00	V
K.C.	2.00	0.04	0.04	3.00	V

NOTE: THIS IS TO CERTIFY THAT WE HAVE ACTUALLY REVIEWED THE DRAWINGS ON THE PLOT AND SAME ARE FOUND AS PER THE SUBMISSION PLAN ENCLOSED WITH THIS LETTER TO LAUNCH

For VILLA CITY BUILDERS LLP

*Sanjay*  
 Designated Partner

NAME & SIGNATURE OF OWNER (M/S VILLA CITY BUILDERS LLP)

NAME & SIGNATURE OF ARCHITECT

(FOR FASCINATE ARCHITECTS)

*Sanjay*  
 ARCHITECT

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING ON PLOT NO-159 SECTOR 50, (12.5% SCHEME) DRONAGIRI, NAVI MUMBAI.

JOB NO. DRG. NO. MO. / 22  
 CAD. BY. AMBHERIA SCALE: 1:100  
 CHKD. BY. SHAMJANE DATE: 09/10/2015

MUMBAI ADDRESS OF ARCHITECT

**FASCINATE ARCHITECTS**  
 ARCHITECTS & INTERIOR DESIGNERS

F-1, 2nd Floor, 11th Street, Sector 11, Navi Mumbai  
 11-2810114, 2810115, E-mail: fascinate.architects@gmail.com