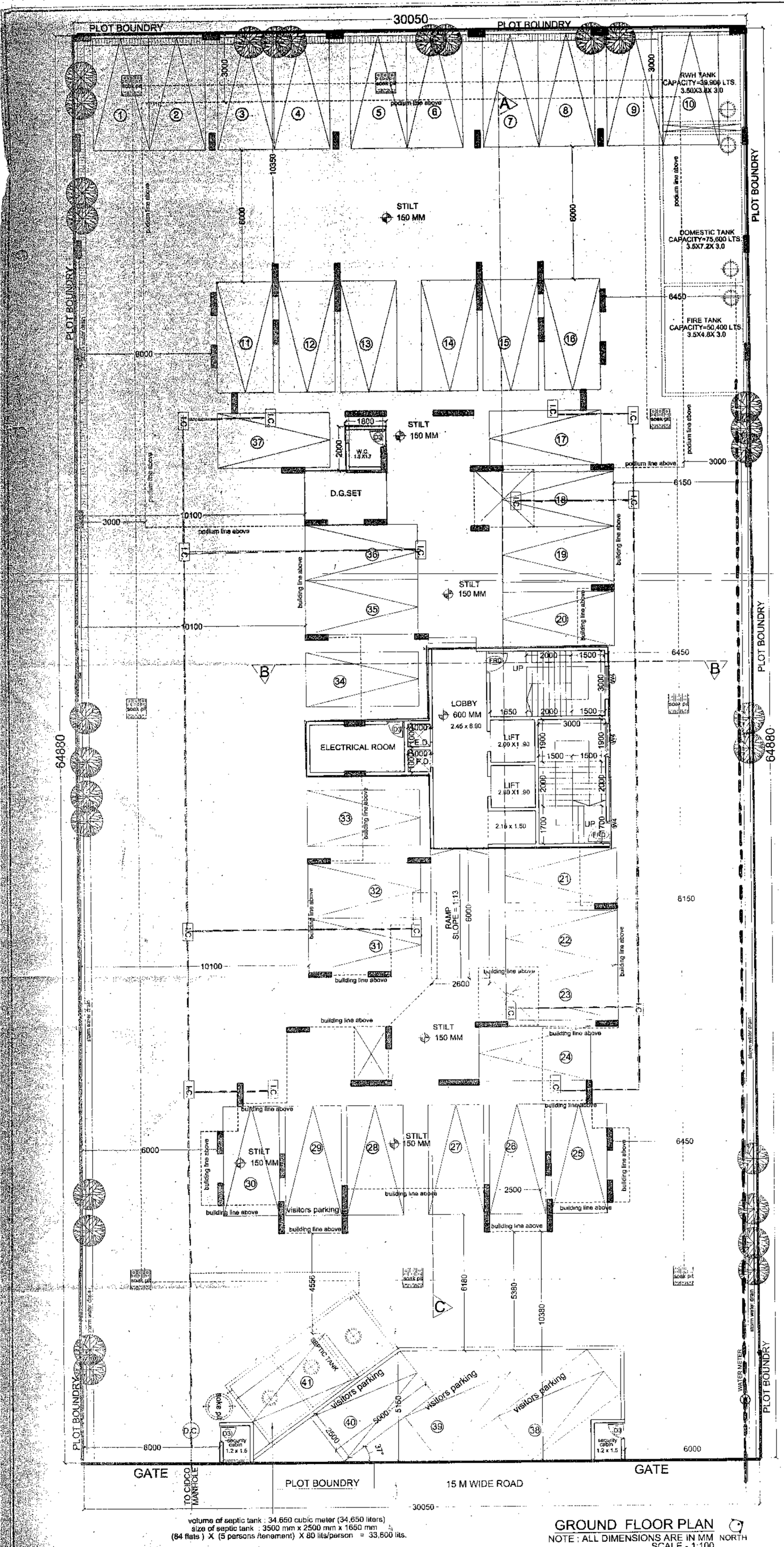


volume of septic tank : 34.650 cubic meter (34,650 liters)
size of septic tank : 3500 mm x 2500 mm x 1650 mm
(84 flats) X (5 persons /tenement) X 80 lits/person = 33,600 lits.

GROUND FLOOR PLAN

NOTE : ALL DIMENSIONS ARE IN MM NORTH
SCALE - 1:100

CARPET AREA STATEMENT (SQ. MTS.)

FLOOR	FLAT NOS.	CARPET AREA	C.B. AREA	TOTAL AREA
1ST FLOOR	FLAT 1	27.920	3.300	31.220
	FLAT 2	44.805	5.662	50.467
	FLAT 3	43.455	6.787	50.242
	FLAT 4	26.850	4.592	31.442
	FLAT 5	26.850	4.592	31.442
	FLAT 6	27.920	3.300	31.220
2ND TO 7TH FLOOR	FLAT 1	27.920	3.300	31.220
	FLAT 2	44.805	5.662	50.467
	FLAT 3	43.455	6.787	50.242
	FLAT 4	26.850	4.592	31.442
	FLAT 5	26.850	4.592	31.442
	FLAT 6	43.455	6.787	50.242
	FLAT 7	44.805	5.662	50.467
	FLAT 8	27.920	3.300	31.220
8TH TO 11TH FLOOR	FLAT 2	44.805	5.662	50.467
	FLAT 3	43.455	6.787	50.242
	FLAT 4	26.850	4.592	31.442
	FLAT 5	26.850	4.592	31.442
	FLAT 6	43.455	6.787	50.242
	FLAT 7	44.805	5.662	50.467
12TH FLOOR	FLAT 2	29.422	3.937	33.359
	FLAT 3	29.422	3.937	33.359
	FLAT 4	26.850	4.592	31.442
	FLAT 5	26.850	4.592	31.442
	FLAT 6	29.422	3.937	33.359
	FLAT 7	29.422	3.937	33.359

APPROVED SUBJECT TO CONDITION MENTIONED IN This Office Letter No. CIDCO / (B.P.) / ATP 2108 ..... Dated 30 DEC 2013
Additional Town Planning Officer, Raigad Bhavan, 4th Floor, Plot No. - 4, Sector - 11, C.B.D

PROJECTED TERRACE AREA STATEMENT

FLOOR	TERRACE	SIZE (mts.)	AREA (sq.mts.)	NOS.	TOTAL (sq.mts.)	PERMISSIBLE TERRACE AREA (15% of G.F.A.) (sq.mts.)	PROVIDED TERRACE AREA (sq.mts.)
1ST FLOOR	T1	3.450 X 1.500	5.175	2	10.350	37.057 SQ.MTS. X 1 FLOORS = 37.057	29.400 X 1 FLOORS = 29.400
	T2	3.050 X 1.500	4.575	2	9.150		
	T3	3.300 X 1.500	4.950	2	9.900		
3RD & 5TH FLOOR	T1	3.450 X 1.500	5.175	4	20.700	50.152 SQ.MTS. X 2 FLOORS = 100.304	39.750 X 2 FLOORS = 79.500
	T2	3.050 X 1.500	4.575	2	9.150		
	T3	3.300 X 1.500	4.950	2	9.900		
2ND,4TH & 6TH FLOOR	T4	2.975 X 1.500	4.462	4	17.850	50.152 SQ.MTS. X 3 FLOORS = 150.456	35.850 X 3 FLOORS = 107.550
	T5	4.050 X 1.500	6.075	2	12.150		
	T6	1.950 X 1.500	2.925	2	5.850		
7TH,9TH FLOOR	T1	3.450 X 1.500	5.175	4	20.700	50.152 SQ.MTS. X 2 FLOORS = 100.304	29.850 X 2 FLOORS = 59.700
	T2	3.050 X 1.500	4.575	2	9.150		
8TH & 10TH FLOOR	T4	2.975 X 1.500	4.462	4	17.850	41.754 SQ.MTS. X 2 FLOORS = 83.508	30.000 X 2 FLOORS = 60.000
	T5	4.050 X 1.500	6.075	2	12.150		
11TH FLOOR	T1	3.450 X 1.500	5.175	4	20.700	50.152 SQ.MTS. X 1 FLOORS = 50.152	20.700 X 1 FLOORS = 20.700
12TH FLOOR	T5	4.050 X 1.500	6.075	2	12.150	33.318 SQ.MTS. X 1 FLOORS = 33.318	12.150 X 1 FLOORS = 12.150

TOTAL PROJECTED TERRACE AREA = 369.000 SQ.MTS.

ENCLOSED BALCONY PREMIUM STATEMENT

FLOORS	BAL.	SIZE (sq.mts.)	AREA (sq.mts.)	NOS.	PREMIUM/BAL. (RS./-)	AMOUNT (Rs./-)
1ST FLOORS	B1	2.000 X 1.500	3.000	4	Rs 800/-	Rs.3,200/-
	B2	2.600 X 1.000	2.600	2	Rs. 800/-	Rs 1,600/-
	B4	1.700 X 1.000	1.700	2	Rs. 800/-	Rs 1,600/-
	B5	2.250 X 1.000	2.250	2	Rs. 800/-	Rs 1,600/-
	B6	1.500 X 1.000	1.500	4	Rs. 800/-	Rs.3,200/-
	B7	2.750 X 1.000	2.750	2	Rs. 800/-	Rs 1,600/-
TOTAL PREMIUM ON 1st. FLOOR = RS 12,800/-						
2nd to 6th FLOORS	B1	2.000 X 1.000	2.000	5	Rs. 800/-	Rs 4,800/-
	B2	2.600 X 1.000	2.600	4	Rs 800/-	Rs 3,200/-
	B3	3.050 X 1.630	4.971	1	Rs. 800/-	Rs.800/-
	B4	1.700 X 1.000	1.700	4	Rs 800/-	Rs.3,200/-
	B5	2.250 X 1.000	2.250	2	Rs. 800/-	Rs.1,600/-
	B6	1.500 X 1.000	1.500	4	Rs. 800/-	Rs.3,200/-
	B7	2.750 X 1.000	2.750	2	Rs. 800/-	Rs 1,600/-
					TOTAL	Rs 18,400/-
TOTAL PREMIUM ON 2nd to 6th FLOOR = RS 18,400/- X 5 = 92,000 /-						
7th FLOORS	B1	2.000 X 1.500	3.000	5	Rs. 800/-	Rs.4,000/-
	B2	2.600 X 1.000	2.600	4	Rs. 800/-	Rs 3,200/-
	B4	1.700 X 1.000	1.700	4	Rs. 800/-	Rs 3,200/-
	B5	2.250 X 2.000	4.500	2	Rs 800/-	Rs.1,600/-
	B6	1.500 X 1.000	1.500	2	Rs. 800/	Rs.1,600/-
	B6 a	1.500 X 2.000	3.000	2	Rs. 800/-	Rs.1,600/-
	B7	2.750 X 1.000	2.750	2	Rs. 800/-	Rs 1,600/-
					TOTAL	Rs.16,800/-
TOTAL PREMIUM ON 7th FLOOR = RS 16,800/-						
8th & 9th FLOORS	B1	2.000 X 1.000	2.000	6	Rs 800/-	Rs 4,800/-
	B2	2.600 X 1.000	2.600	4	Rs 800/-	Rs.3,200/-
	B3	3.050 X 1.600	4.880	2	Rs. 800/-	Rs 1,600/-
	B4	1.700 X 1.000	1.700	4	Rs. 800/-	Rs.3,200/-
	B6	1.500 X 1.000	1.500	2	Rs. 800/-	Rs 1,600/
					TOTAL	Rs 14,400/-
TOTAL PREMIUM ON 8th & 9th FLOOR = RS 14,400/- X 2 = 28,800 /-						
10th&11th FLOORS	B1	2.000 X 1.000	2.000	6	Rs. 800/-	Rs.4,800/-
	B2	2.600 X 1.000	2.600	4	Rs. 800/-	Rs.3,200/-
	B3	3.050 X 1.000	3.050	1	Rs. 800/-	Rs.800/-
	B4	1.700 X 2.000	3.400	4	Rs. 800/-	Rs.3,200/-
	B6	1.500 X 1.000	1.500	2	Rs. 800/-	Rs 1,600/-
					TOTAL	Rs.13,600/-
TOTAL PREMIUM ON 10th & 11th FLOOR = RS 13,600/- X 2 = 27,200 /-						
12th FLOORS	B1	2.000 X 1.650	3.300	4	Rs. 800/-	Rs.3,200/-
	B1 a	2.000 X 2.000	4.000	2	Rs. 800/-	Rs.1,600/-
	B4	1.700 X 2.000	3.400	4	Rs. 800/-	Rs.3,200/-
	B6	1.500 X 2.000	3.000	2	Rs. 800/-	Rs.1,600/-
					TOTAL	Rs.9,600/-
TOTAL PREMIUM ON 12th FLOOR = 9,600 /-						

TOTAL PREMIUM OF 1st TO 12th FLOORS = Rs. 1,87,200/-

VENTILATION AREA STATEMENT

ROOM	AREA * (IN SQ.MTS)	VENTILATION REQUIRED	VENTILATION PROVIDED
LIVING ROOM	17.592	2.932	4.41 (W1)
BEDROOM	7.930	1.321	3.78 (W2)
STUDY	7.802	1.300	3.78 (W2)
KITCHEN	4.590	0.765	2.520 (W3)

NOTE: * THE LARGEST POSSIBLE AREAS OF RESPECTIVE ROOMS ARE CONSIDERED

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE IN MM	DESCRIPTION
FRD	1200 X 2175	T.W. PANELLED FIRE RESISTANT DOOR (staircase)
D1	1000 X 2175	T.W. PANELLED DOOR (entrance)
D2	900 X 2175	FLUSH DOOR (bedroom)
D3	750 X 2175	ALUMINIUM HARDNER PARTLY GLAZED (toilet)
W1	2100 X 2100	FULLY GLAZED ALUMINIUM SLIDING WINDOW
W2	1800 X 2100	FULLY GLAZED ALUMINIUM SLIDING WINDOW
W3	1200 X 2100	FULLY GLAZED ALUMINIUM SLIDING WINDOW
W4	1500 X 1350	FULLY GLAZED ALUMINIUM SLIDING WINDOW
W5	2100 X 1350	FULLY GLAZED ALUMINIUM SLIDING WINDOW
W6	1800 X 1350	FULLY GLAZED ALUMINIUM SLIDING WINDOW
W7	1200 X 1350	FULLY GLAZED ALUMINIUM SLIDING WINDOW
V	600 X 1200	ALUMINIUM LOUVERED WINDOW (toilet)

STAMP OF APPROVAL FROM CIDCO.

NAME, ADDRESS & SIGN OF OWNER

M/S. MAGHNANI DEVELOPERS
408, Commodity Exchange,
Plot no.2,3&4,Sector-19,
Vashi, navi Mumbai,400703.

For MAGHNANI DEVELOPERS — For MAGHNANI DEVELOPERS
SHRI CHANDER N. LAKHANI — Partner — SHRI KHATAU C. MAGHNANI — Partner
FOR,
M/S. MAGHNANI DEVELOPERS

NOTE:
THIS IS TO CERTIFY THAT WE HAVE PHYSICALLY VERIFIED THE DIMENSIONS OF THE PLOT WHICH ARE SAME AS PER THE DEMARCATION PLAN ENCLOSED WITH "AGREEMENT TO LEASE"

For MAGHNANI DEVELOPERS
SHRI CHANDER N. LAKHANI Partner
For MAGHNANI DEVELOPERS
SHRI KHATAU C. MAGHNANI Partner
M/S. MAGHNANI DEVELOPERS — AR. AMIT N. PATIL

AREA STATEMENT

	SQ.MTS
AREA OF PLOT	1949.640
F.S.I.	1.5
PERMISSIBLE B.U.A.	2924.460
NET B.U.A. CONSUMED ON GROUND FLOOR	NIL
NET B.U.A. CONSUMED ON GROUND FLOOR W.C.	3.600
NET B.U.A. CONSUMED ON 1ST FLOOR	191.773
NET B.U.A. CONSUMED ON 2ND FLOOR	279.071
NET B.U.A. CONSUMED ON 3RD FLOOR	279.071
NET B.U.A. CONSUMED ON 4TH FLOOR	279.071
NET B.U.A. CONSUMED ON 5TH FLOOR	279.071
NET B.U.A. CONSUMED ON 6TH FLOOR	279.071
NET B.U.A. CONSUMED ON 7TH FLOOR	279.071
NET B.U.A. CONSUMED ON 8TH FLOOR	222.175
NET B.U.A. CONSUMED ON 9TH FLOOR	222.175
NET B.U.A. CONSUMED ON 10TH FLOOR	222.175
NET B.U.A. CONSUMED ON 11TH FLOOR	222.175
NET B.U.A. CONSUMED ON 12TH FLOOR	185.940
TOTAL B.U.A. CONSUMED	2924.439
BALANCE B.U.A.	0.021
CONSUMED F.S.I	1.499
BALANCE F.S.I.	0.001
TOTAL RESIDENTIAL B.U.A.(including Gr.Fl.W.C.Area)	2924.439
TOTAL COMMERCIAL B.U.A.	NIL

SUMMARY

TOTAL STILT AREA	860.308
TOTAL BALCONY (PERMISSIBLE)	538.303
TOTAL STAIR/ LIFT AREA	740.736
TOTAL PROJECTED TERRACE AREA	369.000
TOTAL NO.OF UNITS(residential)	84
TOTAL NO.OF UNITS (commercial)	NIL
TOTAL HIGHTS OF BLDG. (up to terrace)	37.650
TOTAL HIGHTS OF BLDG. (up to top lvl.)	43.600

B.U.A. WISE BREAK UP OF TENEMENTS

RANGE OF BUILT UP AREAS	NO. OF TENEMENTS
SHOPPING	NIL
BELOW 45 SQ.M.	42
45 - 60 SQ.M.	42
ABOVE 60 SQ.M.	NIL
TOTAL	84

CAR PARKING REQUIREMENTS

BUILT-UP AREA	NO. OF TENENTS	PARKING RATE	REQ. PARKING
SHOPPING	NIL	1/every 80 s.m.	NIL
BELOW 45 SQ.M.	42	1/every 4 flat	10.5 ~ 11
45 - 60 SQ.M.	42	1/every 2 flat	21
ABOVE 60 SQ.M.	NIL	1/every 1 flat	NIL

TOTAL REQ. NO. OF PARKING = 32 NOS.
10% VISITORS PARKING = 3.2 ~ 4 NOS
TOTAL NO. OF PARKING REQUIRED = 36 NOS.
TOTAL PARKING PROVIDED = 41 NOS.

SANITARY REQUIREMENTS

FLOOR	W.C's REQUIRED	W.C's PROVIDED
(GROUND-7TH)	84	88

PROJECT: (12.5% SCHEME)
PROPOSED RESIDENTIAL BUILDING
ON PLOT NO-97, SECTOR-18,
ULWE, NAVI MUMBAI.

NAME, ADDRESS & SIGN OF ARCHITECT

AMIT N. PATIL ARCHITECTS
217, 2ND FLOOR, SHIV CENTRE,
SECTOR-17, VASHI, NAVI MUMBAI.

AMIT N. PATIL (REG. NO. CA/2[illegible]/30730)

SCALE	1:100
DATE	30-10-13
DRAWN BY	NARENDRA
SHEET NO.	1/12
NORTH	

BUILT UP AREA STATEMENT (SQ. MTS.)

	B.U.A.	G.F.A.	STAIRS/LIFT	PER.BAL.	PROV. BAL.
GROUND W.C	3.600	72.852	72.852	---	---
1ST FLOOR	191.773	284.109	55.279	37.057	37.150
2ND FLOOR	279.071	384.502	55.279	50.152	50.171
3RD FLOOR	279.071	384.502	55.279	50.152	50.171
4TH FLOOR	279.071	384.502	55.279	50.152	50.171
5TH FLOOR	279.071	384.502	55.279	50.152	50.171
6TH FLOOR	279.071	384.502	55.279	50.152	50.171
7TH FLOOR	279.071	384.502	55.279	50.152	50.700
8TH FLOOR	222.175	320.115	56.186	41.754	41.960
9TH FLOOR	222.175	320.115	56.186	41.754	41.960
10TH FLOOR	222.175	320.115	56.186	41.754	42.050
11TH FLOOR	222.175	320.115	56.186	41.754	42.050
12TH FLOOR	185.940	255.445	56.187	33.318	40.800
TOTAL	2924.439	4199.878	740.736	538.303	547.525

GROUND FLOOR STAIRCASE = 49.140

RAIN WATER HARWESTNG CAPACITY REQUIRED
=120 DAYS X NO.PARKING X 10 LITRES
=120 X 33 PARKING X 10 = 39,600 LTS.
R.W.H. TANK REQUIRED =39,600 LTS.
R.W.H. TANK PROVIEDED =39,900 LTS

WATER CAPACITY REQUIRED

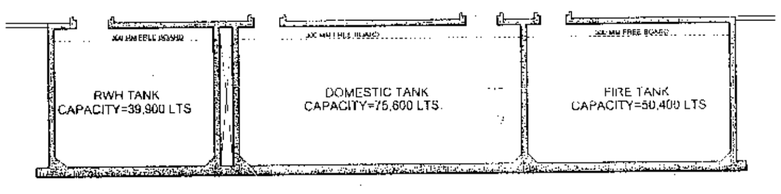
FOR COMMERCIAL
= NO.OF SHOP X PERSON X 80LTS. X 1.5 TIMES
= NO COMMERCIAL

FOR RESIDENTIAL
= NO.OF FLAT X 5 PERSON X 200 LTS X 1.5 TIMES
= 84 X 5 X 200 LTS. X 1.5 = 1,26,000 LTS.
U.G.TANK REQUIRED =75,600 LTS.(60%OF1,26,000 LTS.)
U.G.TANK PROVIEDED =75,600 LTS.

O.H.TANK REQUIRED =50,400 LTS.(40%OF1,17,000 LTS.)
O.H.TANK PROVIEDED = 50,700 LTS.(40%OF 30,000 LTS.)

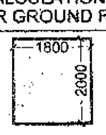
U.G.TANK & O.H. TANK CAPACITY

TOTAL REQUIRED LITRES	U.G. TANK		O.H.TANK	
	DOMESTIC TANK	FIRE TANK	FIRE TANK	DOMESTIC TANK
1,96,300	75,600	50,000	20,000	50,700

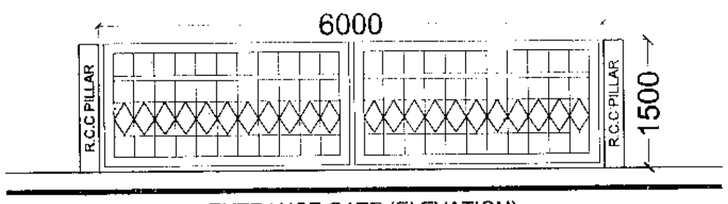


SECTION THROUGH (FIRE & DOMESTIC) U.G TANK
NOTE : ALL DIMENSIONS ARE IN MM
SCALE - (1:100)

AREA CALCULATION STATEMENT FOR FOR GROUND FLOOR W.C.



OVERALL DIMENSIONS = 1.800 X 2.000 = 3.600 SQ. MTS.
NO DEDUCTION
GROSS FLOOR AREA (G.F.A.) = 3.600 SQ. MTS.
NET B.U.A CONSUMED ON GROUND FLOOR W.C. = 3.600 SQ. MTS.



ENTRANCE GATE (ELEVATION)
NOTE : ALL DIMENSIONS ARE IN MM
SCALE - (1:50)