SHEET NO:-3/4	VP.NO:0402	BUILDING NO.-1

STAMP OF DATE OF RECEIPT OF PLANS

THIS PLAN SHALL NOT BE CONSIDERED AS A PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT ON LAW

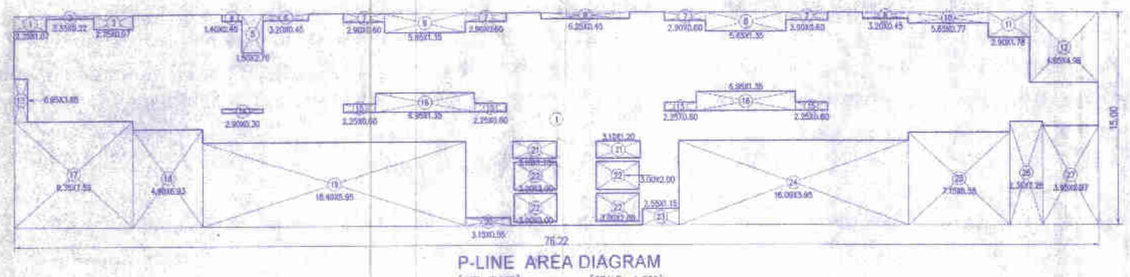
VASAI-VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

Approved as amended in .....
Subject to the Conditions mentioned in this office Letter No. VVCMC/TP/CC/VP/...0402/...551/2022-23
Dated ...31/03/2023.....

COMMISSIONER
VASAI-VIRAR CITY MUNICIPAL CORPORATION
Virar (East), Pin No. 401 305, Dist. Palghar.

Certified that the above permission is issued by Commissioner VVCMC, Virar.

Deputy Director,
VVCMC, Virar.



P-LINE AREA DIAGRAM
[10TH FLOOR] [SCALE- 1:200]

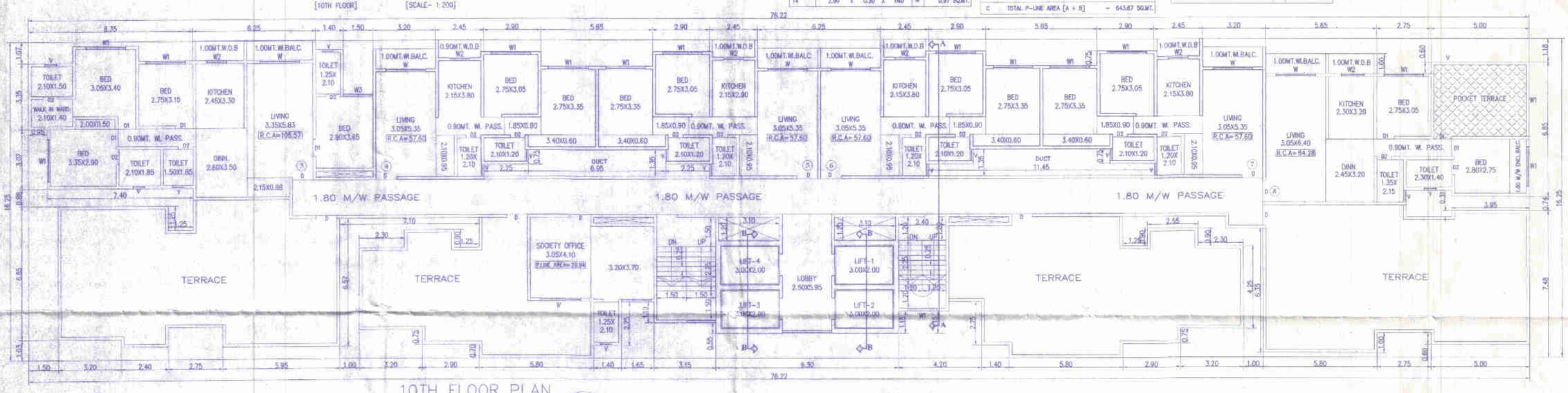
P.LINE AREA CALCULATION
[10TH FLOOR]

1	76.22	X	15.00	X	1NO	=	1143.30	SQ.MT.
					TOTAL ADDITION	=	1143.30	SQ.MT. X
DEDUCTIONS								
1	2.25	X	1.07	X	1NO	=	2.40	SQ.MT.
2	3.35	X	0.22	X	1NO	=	0.73	SQ.MT.
3	2.75	X	0.97	X	1NO	=	2.66	SQ.MT.
4	1.40	X	0.45	X	1NO	=	0.63	SQ.MT.
5	1.50	X	2.70	X	1NO	=	4.05	SQ.MT.
6	3.20	X	0.45	X	2NOS	=	2.88	SQ.MT.
7	2.90	X	0.80	X	4NOS	=	9.28	SQ.MT.
8	5.65	X	1.35	X	2NOS	=	15.25	SQ.MT.
9	6.25	X	0.45	X	1NO	=	2.81	SQ.MT.
10	5.65	X	0.77	X	1NO	=	4.35	SQ.MT.
11	2.90	X	1.78	X	1NO	=	5.16	SQ.MT.
12	4.85	X	4.98	X	1NO	=	24.15	SQ.MT.
13	0.95	X	3.05	X	1NO	=	2.90	SQ.MT.
14	2.90	X	0.30	X	1NO	=	0.87	SQ.MT.
15	2.35	X	0.60	X	4NOS	=	5.40	SQ.MT.
16	6.95	X	1.35	X	2NOS	=	18.76	SQ.MT.
17	9.35	X	7.53	X	1NO	=	62.87	SQ.MT.
18	4.90	X	6.93	X	1NO	=	33.95	SQ.MT.
19	18.49	X	5.95	X	1NO	=	110.01	SQ.MT.
20	3.15	X	0.55	X	1NO	=	1.73	SQ.MT.
21	3.10	X	1.20	X	2NOS	=	7.44	SQ.MT.
22	3.00	X	2.00	X	4NOS	=	24.00	SQ.MT.
23	2.55	X	1.15	X	1NO	=	2.93	SQ.MT.
24	16.09	X	5.95	X	1NO	=	95.73	SQ.MT.
25	7.15	X	6.53	X	1NO	=	46.68	SQ.MT.
26	2.30	X	7.28	X	1NO	=	16.74	SQ.MT.
27	3.95	X	6.97	X	1NO	=	27.53	SQ.MT.
					TOTAL DEDUCTION	=	529.57	SQ.MT. Y1
TOTAL P-LINE AREA [X - Y1]						=	613.73	SQ.MT. X1
A	SOCIETY OFFICE AREA					=	29.94	SQ.MT.
B	TOTAL P-LINE AREA [X - Y1]					=	613.73	SQ.MT.
C	TOTAL P-LINE AREA [A + B]					=	643.67	SQ.MT.

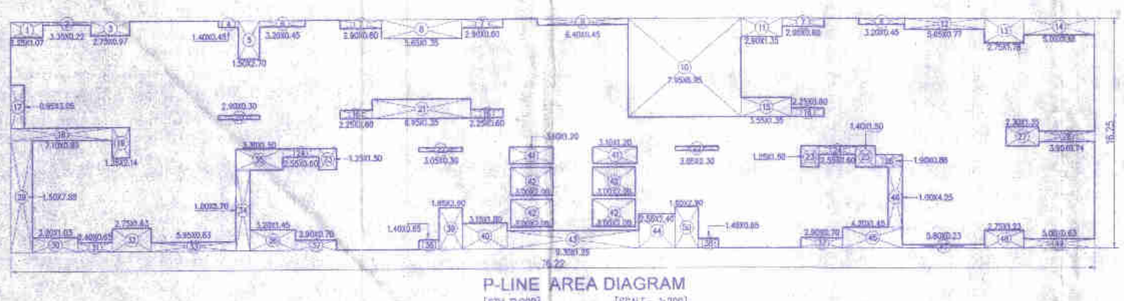
SOCIETY OFFICE AREA DIAGRAM
[10TH FLOOR] [SCALE- 1:200]

P.LINE AREA CALCULATION

SOCIETY OFFICE AREA							[10TH FLOOR]	
1	3.35	X	4.25	X	1NO	=	14.24	SQ.MT.
2	1.40	X	3.85	X	1NO	=	5.53	SQ.MT.
3	1.55	X	4.00	X	1NO	=	6.60	SQ.MT.
4	1.55	X	2.30	X	1NO	=	3.57	SQ.MT.
TOTAL ADDITION						=	29.94	SQ.MT. X



10TH FLOOR PLAN
[SCALE 1:100] VIEW A-A



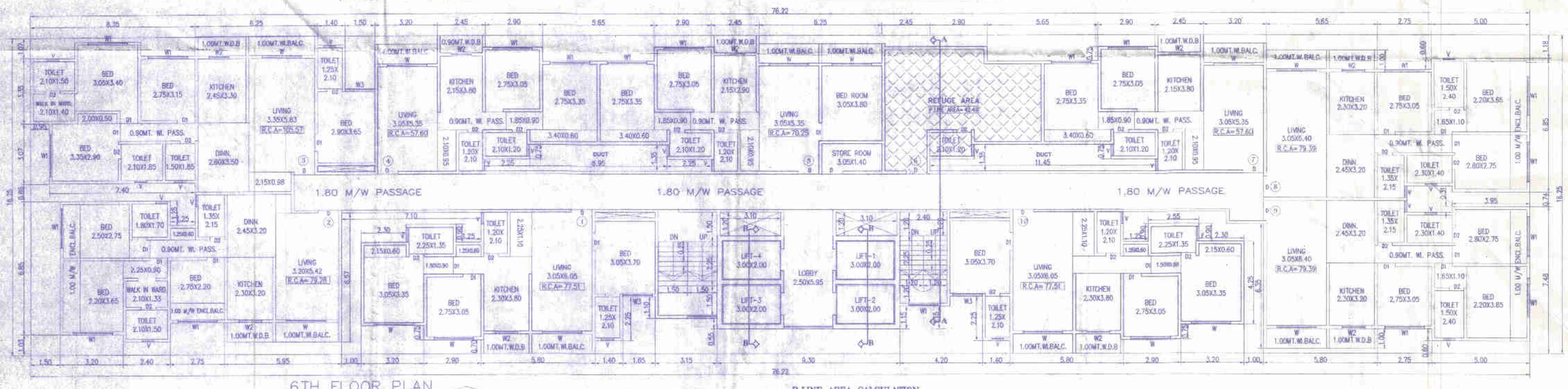
P-LINE AREA DIAGRAM
[6TH FLOOR] [SCALE- 1:200]

P.LINE AREA CALCULATION
[6TH FLOOR]

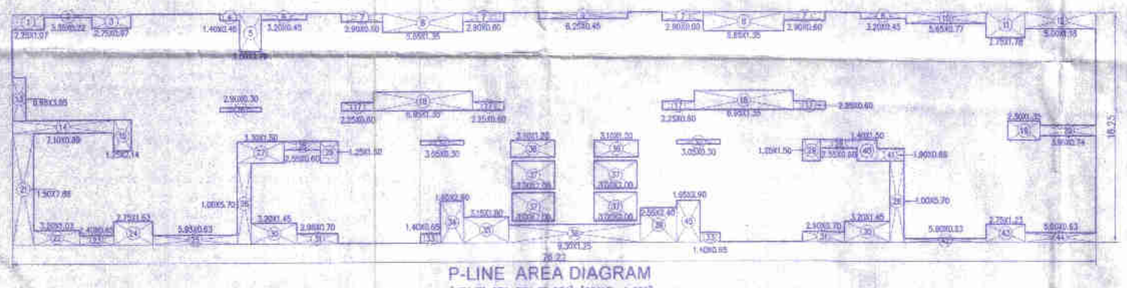
1	76.22	X	16.25	X	1NO	=	1238.58	SQ.MT.
					TOTAL ADDITION	=	1238.58	SQ.MT. X
DEDUCTIONS								
1	2.25	X	1.07	X	1NO	=	2.40	SQ.MT.
2	3.35	X	0.22	X	1NO	=	0.73	SQ.MT.
3	2.75	X	0.97	X	1NO	=	2.66	SQ.MT.
4	1.40	X	0.45	X	1NO	=	0.63	SQ.MT.
5	1.50	X	2.70	X	1NO	=	4.05	SQ.MT.
6	3.30	X	0.45	X	2NOS	=	2.88	SQ.MT.
7	2.90	X	0.60	X	3NOS	=	5.22	SQ.MT.
8	5.65	X	1.35	X	1NO	=	7.62	SQ.MT.
9	6.40	X	0.45	X	1NO	=	2.88	SQ.MT.
10	7.95	X	6.95	X	1NO	=	55.25	SQ.MT.
11	2.90	X	1.35	X	1NO	=	3.91	SQ.MT.
12	5.65	X	0.77	X	1NO	=	4.35	SQ.MT.
13	2.75	X	1.78	X	1NO	=	4.90	SQ.MT.
14	5.00	X	1.15	X	1NO	=	5.90	SQ.MT.
15	3.55	X	1.35	X	1NO	=	4.79	SQ.MT.
16	2.25	X	0.60	X	3NOS	=	4.05	SQ.MT.
17	0.95	X	3.05	X	1NO	=	2.90	SQ.MT.
18	7.10	X	0.90	X	1NO	=	6.39	SQ.MT.
19	1.25	X	2.15	X	1NO	=	2.68	SQ.MT.
20	2.90	X	0.30	X	1NO	=	0.87	SQ.MT.
21	6.95	X	1.35	X	1NO	=	9.38	SQ.MT.
22	3.05	X	0.30	X	2NOS	=	1.83	SQ.MT.
23	1.25	X	1.50	X	2NOS	=	3.75	SQ.MT.
24	2.55	X	0.60	X	2NOS	=	3.06	SQ.MT.
25	1.40	X	1.50	X	1NO	=	2.10	SQ.MT.
26	1.90	X	0.88	X	1NO	=	1.67	SQ.MT.
27	2.30	X	1.35	X	1NO	=	3.10	SQ.MT.
28	3.95	X	0.74	X	1NO	=	2.92	SQ.MT.
29	1.50	X	7.88	X	1NO	=	11.82	SQ.MT.
30	3.20	X	1.03	X	1NO	=	3.29	SQ.MT.
31	2.40	X	0.65	X	1NO	=	1.56	SQ.MT.
32	2.75	X	1.63	X	1NO	=	4.48	SQ.MT.
33	5.95	X	0.63	X	1NO	=	3.74	SQ.MT.
34	1.00	X	5.70	X	1NO	=	5.70	SQ.MT.
35	3.30	X	1.50	X	1NO	=	4.95	SQ.MT.
36	3.20	X	1.45	X	1NO	=	4.64	SQ.MT.
37	2.90	X	0.70	X	2NOS	=	4.06	SQ.MT.
38	1.40	X	0.65	X	2NOS	=	1.82	SQ.MT.
39	1.65	X	2.90	X	1NO	=	4.78	SQ.MT.
40	3.15	X	1.80	X	1NO	=	5.67	SQ.MT.
41	3.10	X	1.20	X	2NOS	=	7.44	SQ.MT.
42	3.00	X	2.00	X	4NOS	=	24.00	SQ.MT.
43	9.30	X	1.25	X	1NO	=	11.62	SQ.MT.
44	2.55	X	2.40	X	1NO	=	6.12	SQ.MT.
45	4.30	X	1.45	X	1NO	=	6.23	SQ.MT.
46	1.00	X	4.25	X	1NO	=	4.25	SQ.MT.
47	5.80	X	0.23	X	1NO	=	1.33	SQ.MT.
48	2.75	X	1.23	X	1NO	=	3.38	SQ.MT.
49	5.00	X	0.63	X	1NO	=	3.15	SQ.MT.
50	1.65	X	2.90	X	1NO	=	4.78	SQ.MT.
					TOTAL DEDUCTION	=	281.54	SQ.MT. Y1
TOTAL P-LINE AREA [X - Y1]						=	957.04	SQ.MT. X1

REFUGE AREA CALCULATION
[6TH FLOOR]

1	5.20	X	5.00	X	1NO	=	26.00	SQ.MT.
2	2.75	X	4.20	X	1NO	=	11.55	SQ.MT.
3	2.30	X	1.35	X	1NO	=	3.11	SQ.MT.
4	2.25	X	0.75	X	1NO	=	1.69	SQ.MT.
					TOTAL ADDITION	=	42.49	SQ.MT. X
(B) AS PER No. OF TENEMENT (5 PER. X 10 FLATS X 2 FLR.= 100 person) REFUGE AREA (100 X0.30 sqm./person)						=	30.00	SQ.MT.
REFUGE PROVIDED AS PER (B)						=	42.49	SQ.MT.



6TH FLOOR PLAN
[SCALE 1:100] VIEW A-A



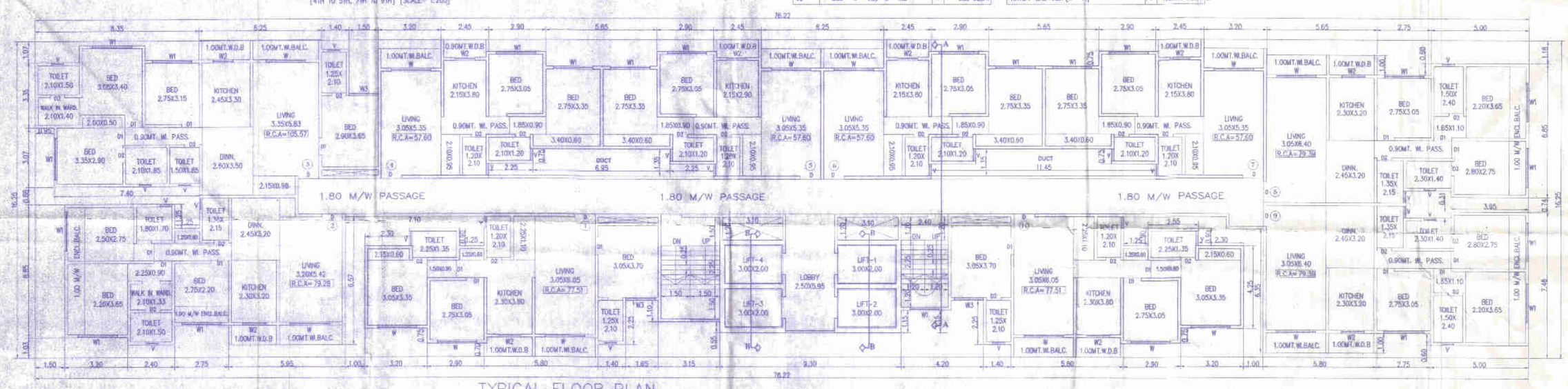
P-LINE AREA DIAGRAM
[4TH TO 5TH, 7TH TO 9TH] [SCALE- 1:200]

P.LINE AREA CALCULATION
[4TH TO 5TH, 7TH TO 9TH]

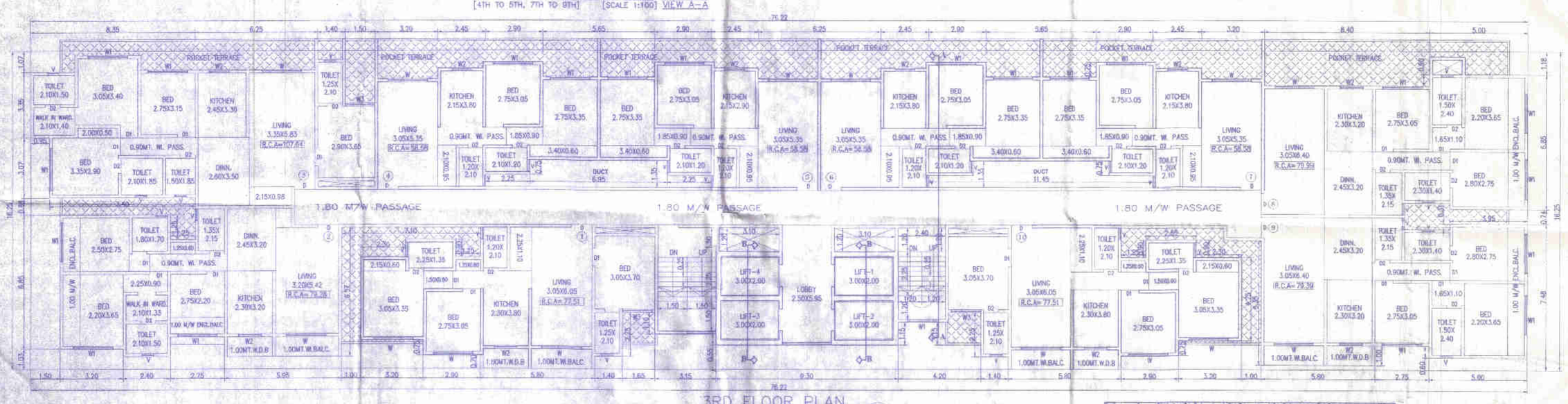
1	76.22	X	16.25	X	1NO	=	1238.58	SQ.MT.
					TOTAL ADDITION	=	1238.58	SQ.MT. X
DEDUCTIONS								
1	2.25	X	1.07	X	1NO	=	2.40	SQ.MT.
2	3.35	X	0.22	X	1NO	=	0.73	SQ.MT.
3	2.75	X	0.97	X	1NO	=	2.66	SQ.MT.
4	1.40	X	0.45	X	1NO	=	0.63	SQ.MT.
5	1.50	X	2.70	X	1NO	=	4.05	SQ.MT.
6	3.20	X	0.45	X	2NOS	=	2.88	SQ.MT.
7	2.90	X	0.60	X	4NOS	=	6.96	SQ.MT.
8	5.65	X	1.35	X	2NOS	=	15.25	SQ.MT.
9	6.25	X	0.45	X	1NO	=	2.81	SQ.MT.
10	5.65	X	0.77	X	1NO	=	4.35	SQ.MT.
11	2.75	X	1.78	X	1NO	=	4.89	SQ.MT.
12	5.00	X	1.15	X	1NO	=	5.90	SQ.MT.
13	0.95	X	3.05	X	1NO	=	2.89	SQ.MT.
14	7.10	X	0.90	X	1NO	=	6.39	SQ.MT.
15	1.25	X	2.15	X	1NO	=	2.68	SQ.MT.
16	2.90	X	0.30	X	1NO	=	0.87	SQ.MT.
17	2.25	X	0.60	X	4NOS	=	5.40	SQ.MT.
18	6.95	X	1.35	X	2NOS	=	18.76	SQ.MT.
19	2.30	X	1.35	X	1NO	=	3.10	SQ.MT.
20	3.05	X	0.74	X	1NO	=	2.92	SQ.MT.
21	1.50	X	7.88	X	1NO	=	11.82	SQ.MT.
22	3.20	X	1.03	X	1NO	=	3.29	SQ.MT.
23	2.40	X	0.65	X	1NO	=	1.56	SQ.MT.
24	2.75	X	1.63	X	1NO	=	4.48	SQ.MT.
25	5.95	X	0.63	X	1NO	=	3.75	SQ.MT.
26	1.00	X	5.70	X	2NOS	=	11.40	SQ.MT.
27	3.30	X	1.50	X	1NO	=	4.95	SQ.MT.
28	2.55	X	0.60	X	2NOS	=	3.06	SQ.MT.
29	1.25	X	1.10	X	2NOS	=	2.75	SQ.MT.
30	3.20	X	1.45	X	2NOS	=	9.28	SQ.MT.
31	2.90	X	0.70	X	2NOS	=	4.06	SQ.MT.
32	3.05	X	0.30	X	2NOS	=	1.83	SQ.MT.
33	1.40	X	0.65	X	2NOS	=	1.82	SQ.MT.
34	1.65	X	2.90	X	1NO	=	4.78	SQ.MT.
35	3.15	X	1.80	X	1NO	=	5.67	SQ.MT.
36	3.10	X	1.20	X	2NOS	=	7.44	SQ.MT.
37	3.00	X	2.00	X	4NOS	=	24.00	SQ.MT.
38	9.30	X	1.25	X	1NO	=	11.62	SQ.MT.
39	2.55	X	2.40	X	1NO	=	6.12	SQ.MT.
40	1.40	X	1.00	X	1NO	=	2.10	SQ.MT.
41	1.90	X	0.88	X	1NO	=	1.67	SQ.MT.
42	5.80	X	0.23	X	1NO	=	1.33	SQ.MT.
43	2.75	X	1.23	X	1NO	=	3.38	SQ.MT.
44	5.00	X	0.63	X	1NO	=	3.15	SQ.MT.
45	1.65	X	2.90	X	1NO	=	4.79	SQ.MT.
					TOTAL DEDUCTION	=	237.62	SQ.MT. Y1
TOTAL P-LINE AREA [X - Y1]						=	1000.96	SQ.MT. X1

TENEMENT AREA STATEMENT

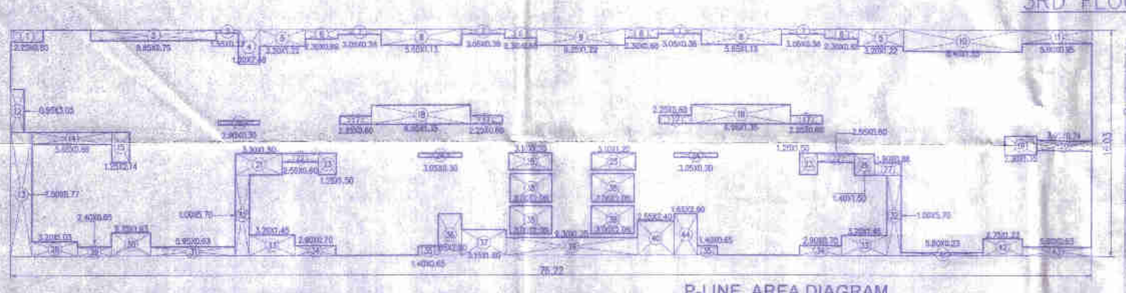
FLOOR NOS.	SOCIETY OFFICE NOS.	DRIVER ROOM NOS.	SHOP NOS.	OFFICE NOS.	1BHK NOS.	2BHK NOS.	3BHK NOS.	4BHK NOS.	TOTAL
	A	B	C	D	E	F	G	H	I=E+F+G+H
GROUND	–	01	17	–	–	–	–	–	–
1ST	–	–	–	17	–	–	–	–	–
2ND	–	–	–	17	–	–	–	–	–
3RD	–	–	–	–	–	04	05	01	10
4TH	–	–	–	–	–	04	05	01	10
5TH	–	–	–	–	–	04	05	01	10
6TH	–	–	–	–	–	02	06	01	09
7TH	–	–	–	–	–	04	05	01	10
8TH	–	–	–	–	–	04	05	01	10
9TH	–	–	–	–	–	04	05	01	10
10TH	01	–	–	–	–	05	–	01	06
GRAND TOTAL	01	01	17	34	–	31	36	08	75



TYPICAL FLOOR PLAN
[4TH TO 5TH, 7TH TO 9TH] [SCALE 1:100] VIEW A-A



3RD FLOOR PLAN
[SCALE 1:100] VIEW A-A



P-LINE AREA DIAGRAM
[3RD FLOOR] [SCALE- 1:200]

P.LINE AREA CALCULATION
[3RD FLOOR]

1	76.22	X	16.03	X	1NO	=	1221.81	SQ.MT.
					TOTAL ADDITION	=	1221.81	SQ.MT. X
DEDUCTIONS								
1	2.25	X	0.95	X	1NO	=	1.91	SQ.MT.
2	6.85	X	0.36	X	1NO	=	2.44	SQ.MT.
3	1.55	X	0.23	X	1NO	=	0.36	SQ.MT.
4	1.50	X	2.48	X	1NO	=	3.72	SQ.MT.
5	3.20	X	1.03	X	2NOS	=	7.01	SQ.MT.
6	3.30	X	0.68	X	4NOS	=	9.24	SQ.MT.
7	3.05	X	0.36	X	4NOS	=	4.44	SQ.MT.
8	5.65	X	1.13	X	2NOS	=	12.77	SQ.MT.
9	6.25	X	1.22	X	1NO	=	7.63	SQ.MT.
10	8.40	X	1.55	X	1NO	=	13.02	SQ.MT.
11	5.00	X	0.95	X	1NO	=	4.75	SQ.MT.
12	0.95	X	3.05	X	1NO	=	2.90	SQ.MT.
13	1.50	X	6.77	X	1NO	=	13.16	SQ.MT.
14	5.80	X	0.90	X	1NO	=	5.04	SQ.MT.
15	1.25	X	2.15	X	1NO	=	2.69	SQ.MT.
16	2.90	X	0.30	X	1NO	=	0.87	SQ.MT.
17	2.25	X	0.60	X	4NOS	=	5.40	SQ.MT.
18	6.95	X	1.35	X	2NOS	=	18.77	SQ.MT.
19	2.30	X	1.35	X	1NO	=	3.11	SQ.MT.
20	3.05	X	0.74	X	1NO	=	2.26	SQ.MT.
21	1.50	X	1.50	X	1NO	=	4.85	SQ.MT.
22	2.55	X	0.60	X	2NOS	=	3.06	SQ.MT.
23	1.25	X	1.50	X	2NOS	=	3.75	SQ.MT.
24	3.05	X	0.30	X	2NOS	=	1.83	SQ.MT.
25	3.10	X	1.20	X	2NOS	=	7.44	SQ.MT.
26	1.40	X	1.00	X	1NO	=	2.10	SQ.MT.
27	1.90	X	0.88	X	1NO	=	1.67	SQ.MT.
28	3.20	X	1.03	X	1NO	=	3.30	SQ.MT.
29	2.40	X	0.65	X	1NO	=	1.56	SQ.MT.
30	2.75	X	1.63	X	1NO	=	4.48	SQ.MT.
31	5.95	X	0.63	X	1NO	=	3.75	SQ.MT.
32	1.00	X	5.70	X	2NOS	=	11.40	SQ.MT.
33	3.20	X	1.45	X	2NOS	=	9.28	SQ.MT.
34	2.90	X	0.70	X	2NOS	=	4.06	SQ.MT.
35	1.40	X	0.65	X	2NOS	=	1.82	SQ.MT.
36	1.65	X	2.90	X	1NO	=	4.78	SQ.MT.
37	3.15	X	1.80	X	1NO	=	5.67	SQ.MT.
38	3.00	X	2.00	X	4NOS	=	24.00	SQ.MT.
39	9.30	X	1.25	X	1NO	=	11.62	SQ.MT.
40	2.55	X	2.40	X	1NO	=	6.12	SQ.MT.
41	5.80	X	0.23	X	1NO	=	1.33	SQ.MT.
42	2.75	X	1.23	X	1NO	=	3.38	SQ.MT.
43	5.00	X	0.63	X	1NO	=	3.15	SQ.MT.
44	1.65	X	2.90	X	1NO	=	4.79	SQ.MT.
					TOTAL DEDUCTION	=	253.60	SQ.MT. Y1
TOTAL P-LINE AREA [X - Y1]						=	968.13	SQ.MT. X1

POCKET TERRACE AREA DIAGRAM
[2ND FLOOR] [SCALE- 1:100]

POCKET TERRACE AREA CALCULATION
[2ND FLOOR]

1	0.75	X	1.67	X	1NO	=	1.25	SQ.MT.
2	3.35	X	0.81	X	1NO	=	2.71	SQ.MT.
3	8.03	X	1.57	X	1NO	=	12.59	SQ.MT.
4	1.55	X	1.04	X	1NO	=	1.61	SQ.MT.
5	1.50	X	3.29	X	1NO	=	4.94	SQ.MT.
6	3.20	X	2.04	X	2NOS	=	13.06	SQ.MT.
7	2.30	X	1.49	X	4NOS	=	13.71	SQ.MT.
8	3.05	X	1.19	X	4NOS	=	14.52	SQ.MT.
9	5.65	X	1.94	X	2NOS	=	21.92	SQ.MT.
10	6.25	X	2.04	X	1NO	=	12.75	SQ.MT.
11	0.40	X	2.37	X	1NO	=	18.31	SQ.MT.
12	1.80	X	0.83	X	1NO	=	1.50	SQ.MT.
13	2.25	X	1.77	X	1NO	=	4.00	SQ.MT.
14	2.75	X	0.38	X	1NO	=	1.05	SQ.MT.
15	1.65	X	1.18	X	1NO	=	1.92	SQ.MT.
16	1.80	X	0.55	X	1NO	=	0.99	SQ.MT.
17	1.80	X	1.65	X	1NO	=	2.97	SQ.MT.
					TOTAL ADDITION	=	132.67	SQ.MT. X

REFA CARPET AREA STATEMENT
[3RD FLOOR]

FLAT NO.	TOTAL REFA CARPET AREA(SQ.MT.) C=A+B
1	77.51 SQMT.
2	79.28 SQMT.
3	102.64 SQMT.
4	59.56 SQMT.
5	59.57 SQMT.
6	59.56 SQMT.
7	59.57 SQMT.
8	79.59 SQMT.
9	79.59 SQMT.
10	77.51 SQMT.

REFA CARPET AREA STATEMENT
[4TH TO 5TH, 7TH TO 9TH]

FLAT NO.	TOTAL REFA CARPET AREA(SQ.MT.) C=A+B
1	77.51 SQMT.
2	79.28 SQMT.
3	105.57 SQMT.
4	57.60 SQMT.
5	57.60 SQMT.
6	57.60 SQMT.
7	57.60 SQMT.
8	79.59 SQMT.
9	79.59 SQMT.
10	77.51 SQMT.

REFA CARPET AREA STATEMENT
[6TH FLOOR]

FLAT NO.	TOTAL REFA CARPET AREA(SQ.MT.) C=A+B
1	77.51 SQMT.
2	79.28 SQMT.
3	105.57 SQMT.
4	57.60 SQMT.
5	57.60 SQMT.
6	70.25 SQMT.
7	REFUGE AREA
8	57.60 SQMT.
9	79.38 SQMT.
10	79.38 SQMT.
11	77.51 SQMT.

REFA CARPET AREA STATEMENT
[8TH FLOOR]

FLAT NO.	TOTAL REFA CARPET AREA(SQ.MT.) C=A+B
1	105.57 SQMT.
2	57.60 SQMT.
3	57.60 SQMT.
4	57.60 SQMT.
5	57.60 SQMT.
6	64.38 SQMT.

PROFORMA -II

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED RESIDENTIAL WITH SHOPLINE BLDG. ON LAND BEARING S.NO.-149, PLOT NO.4,5,6,7 & S.NO.149(pt.)/ S.NO.157(pt.)/ PLOT NO.8, & S.NO.157/A, OF VILLAGE.-NILEMORE, TAL.- VASAI, DIST.- PALGHAR.

NAME OF OWNER/APPLICANT	SIGNATURE OF OWNER
M/S. INNOVATION ESTATES THROUGH PARTNER MR. OMPRAKASH K. PARASRAMPURIA & 1 OTHER (POA HOLDER)	Om Prakash Parasrampuria

DATE	DRN. BY	SIGNATURE/ NAME AND ADDRESS OF LICENSED SURVEYOR /ARCHITECT
SCALE: As Shown	CHKD BY	Megha URBANSCAPES (Regn. No. CA/2009/46223)
NORTH LINE	DRG. NO	
	JOB NO	