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

The amended plan duly approved herewith Supercedes all the earlier approved plans

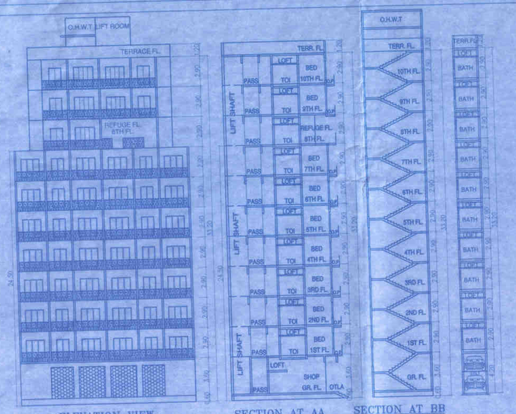
Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/AMEND/ VP/ 5336/ 61 / 2023-24 Dated 14/07/2023

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.

Town Planning VASAI VIRAR CITY MUNICIPAL CORPORATION DIST. PALGHAR



ELEVATION VIEW
SCALE1:200

SECTION AT AA
SCALE1:200

SECTION AT BB
SCALE1:200

BUILT-UP AREA & P-LINE AREA STATEMENT

A) AREA AS PER CC DCR 2001

FLOOR	BUILT UP AREA (AS ON SITE AS PER APPROVED PLAN)
GR. FLOOR	81.86 SQ.M
1ST FLOOR	301.47 SQ.M
2ND FLOOR	301.47 SQ.M
TOTAL	684.80 SQ.M

B) 1ST AMENDMENT AS PER UDCPR

FLOOR	TOTAL P-LINE AREA (SQ.MT.)	P-LINE AFTER DEDUCTION: BUILT UP RESI.AREA	BUILT UP COMM. AREA	ANCILLARY (COM. @ 80%) (RESI. @ 60%)	REFUGE AREA	TERRACE AREA
3RD FL.	471.79	294.86		176.93		
4TH FL.	471.79	294.86		176.93		
5TH FL.	471.79	294.86		176.93		
6TH FL.	357.52	223.45		134.07		
TOTAL	1772.89	1108.03		664.86		

C) 2ND AMENDMENT AS PER UDCPR (NOW PROPOSED)

FLOOR	TOTAL P-LINE AREA (SQ.MT.)	P-LINE AFTER DEDUCTION: BUILT UP RESI.AREA	BUILT UP COMM. AREA	ANCILLARY (COM. @ 80%) (RESI. @ 60%)	REFUGE AREA	TERRACE AREA
6TH FL.	114.27	71.42		42.85		
7TH FL.	471.79	294.86		176.93		
8TH FL.	313.50	195.94		117.56	27.15	126.96
9TH FL.	336.56	210.35		126.21		
10TH FL.	336.56	210.35		126.21		
TOTAL	1572.68	982.92		589.76	27.15	126.96

TOTAL AREA AS PER CC DCR 2001(A)= 684.80

TOTAL AREA AS PER UDCPR (B+C)= 3345.57

EWS TENEMENT STATEMENT

FLOOR	FLAT AREA BELOW 30SQ.MT FLAT NO	TOTAL	FLAT AREA BELOW 50SQ.MT FLAT NO	TOTAL
GR.FL.				
1ST FL.	101,104,106,108	4	102,103 105,107	4
2ND FL.	201,204,206,208	4	202,203, 205,207	4
3RD FL.	301,304 305,306,308	5	302,303,307	3
4TH FL.			401,402,403,404 405,407,407,408	8
5TH FL.			501,502,503,504 505,506,507,508	8
6TH FL.			601,602,603,604 605,606,607,608	8
7TH FL.			701,702,703,704 705,706,707,708	8
8TH FL.	803,804,805 806,807,808	6	801	1
9TH FL.	901,902,903,904 905,906,907,908	8		
10TH FL.	1001,1002,1003,1004 1005,1006,1007,1008	8		
TOTAL		35		44
PERCENTAGE		44.30%		55.70%

RERA AREA STATEMENT GR.FL TO 3RD FL

GR.FL	AREA
SHOP-1	22.60
SHOP-2	13.55
SHOP-3	13.55
SHOP-4	22.55
TOTAL	72.30

RERA AREA STATEMENT 1ST TO 2ND FL

1ST.2ND FL	AREA
101-201	29.90
102-202	42.67
103-203	41.78
104-204	29.16
105-205	34.78
106-206	29.90
107-207	40.51
108-208	29.90

RERA AREA STATEMENT 3RD FL AREA

3RD FL	AREA
301	29.77
302	38.76
303	35.72
304	30.00
305	29.47
306	29.79
307	38.88
308	29.77

RERA AREA STATEMENT 4TH TO 7TH FL.

4TH - 7TH AREA	
401-701	35.99
402-702	45.15
403-703	44.30
404-704	34.25
405-705	35.95
406-706	33.00
407-707	43.05
408-708	35.99

RERA AREA STATEMENT 8TH TO 10TH FL.

8TH FL	AREA
801	37.19
802	REFUGE
803	29.90
804	26.60
805	27.90
806	29.60
807	29.60
808	29.90

RERA AREA STATEMENT 9TH TO 10TH FL.

9TH & 10TH AREA	
901-1001	29.90
902-1002	29.90
903-1003	29.90
904-1004	26.60
905-1005	27.90
906-1006	29.60
907-1007	29.60
908-1008	29.90

TENEMENT STATEMENT

FLOOR	SHOP	1BHK	2BHK	TOTAL
GR.FL.	4			4
1ST.FL.		5	3	8
2ND.FL.		5	3	8
3RD.FL.		5	3	8
4TH.FL.		5	3	8
5TH.FL.		5	3	8
6TH.FL.		5	3	8
7TH.FL.		6	1	7
8TH.FL.		8		8
9TH.FL.		8		8
10TH.FL.		8		8
TOTAL	4	57	22	83

REFUGE AREA DIAGRAM
8TH FL
SCALE 1:200

REFUGE AREA CALCULATION 8TH FLOOR

R1	3.34	X	1.39	X 1NO	=	4.64 SQ.MT.
R2	5.17	X	1.05	X 1NO	=	5.43 SQ.MT.
R3	5.98	X	1.50	X 1NO	=	8.97 SQ.MT.
R4	5.23	X	1.55	X 1NO	=	8.11 SQ.MT.
TOTAL REFUGE AREA 8TH FL.					=	27.15 SQ.MT.

8TH FL.TERRACE AREA DIAGRAM
SCALE 1:200

TERRACE AREA CALCULATION 8TH FLOOR

T1	2.59	X	1.20	X 1NO	=	3.11 SQ.MT.
T2	20.39	X	1.89	X 1NO	=	38.74 SQ.MT.
T3	2.94	X	2.25	X 1NO	=	6.62 SQ.MT.
T4	3.20	X	2.90	X 2 NOS	=	18.56 SQ.MT.
T5	0.68	X	2.97	X 1NO	=	2.02 SQ.MT.
T6	1.59	X	1.62	X 1NO	=	2.58 SQ.MT.
T7	5.68	X	1.50	X 1NO	=	8.52 SQ.MT.
T8	5.30	X	2.74	X 2 NOS	=	29.04 SQ.MT.
T9	6.55	X	1.50	X 1NO	=	9.83 SQ.MT.
T10	3.09	X	1.85	X 1NO	=	5.72 SQ.MT.
T11	0.91	X	2.44	X 1NO	=	2.22 SQ.MT.
TOTAL TERRACE AREA 8TH FL.					=	126.96 SQ.MT. Y3

P-LINE AREA CALCULATION

9TH&10TH FLOOR

1	28.32	X	14.53	X 1NO	=	426.02 SQ.MT.
TOTAL ADDITION					=	426.02 SQ.MT. X

DEDUCTIONS

1	2.94	X	0.35	X 1NO	=	1.03 SQ.MT.
2	3.40	X	1.70	X 2 NOS	=	11.56 SQ.MT.
3	0.81	X	2.46	X 1NO	=	1.98 SQ.MT.
4	6.25	X	1.30	X 1NO	=	8.13 SQ.MT.
5	1.98	X	1.53	X 2 NOS	=	6.06 SQ.MT.
6	10.27	X	1.53	X 1NO	=	15.71 SQ.MT.
7	0.68	X	5.78	X 1NO	=	3.94 SQ.MT.
8	1.59	X	3.09	X 1NO	=	4.91 SQ.MT.
9	1.15	X	2.91	X 1NO	=	3.35 SQ.MT.
10	4.28	X	2.59	X 1NO	=	11.09 SQ.MT.
11	1.22	X	2.91	X 1NO	=	3.55 SQ.MT.
12	0.60	X	3.25	X 1NO	=	1.95 SQ.MT.
13	5.39	X	1.24	X 2 NOS	=	13.14 SQ.MT.
14	3.09	X	0.35	X 1NO	=	1.08 SQ.MT.
15	0.81	X	2.44	X 1NO	=	1.98 SQ.MT.
TOTAL DEDUCTION					=	89.46 SQ.MT. Y1
TOTAL P-LINE AREA (X - Y1)					=	336.56 SQ.MT. X1
TOTAL BUILT UP AREA 7TH,9TH,10TH FL.					=	210.35 SQ.MT.
60% ANCILLARY AREA 7TH,9TH,10TH FL.					=	126.21 SQ.MT.

P-LINE AREA CALCULATION

8TH FLOOR

1	30.07	X	17.93	X 1NO	=	539.16 SQ.MT.
TOTAL ADDITION					=	539.16 SQ.MT. X

DEDUCTIONS

1	2.59	X	0.70	X 1NO	=	1.81 SQ.MT.
2	4.15	X	0.70	X 1NO	=	2.91 SQ.MT.
3	0.95	X	2.90	X 1NO	=	2.76 SQ.MT.
4	9.81	X	2.44	X 1NO	=	23.94 SQ.MT.
5	3.99	X	1.53	X 2 NOS	=	12.21 SQ.MT.
6	6.23	X	2.83	X 1NO	=	17.69 SQ.MT.
7	1.15	X	2.91	X 1NO	=	3.35 SQ.MT.
8	4.28	X	2.59	X 1NO	=	11.08 SQ.MT.
9	1.22	X	2.91	X 1NO	=	3.55 SQ.MT.
10	0.60	X	3.25	X 1NO	=	1.95 SQ.MT.
11	0.75	X	3.20	X 1NO	=	2.40 SQ.MT.
12	0.68	X	2.82	X 1NO	=	1.92 SQ.MT.
13	1.59	X	1.47	X 1NO	=	2.34 SQ.MT.
14	0.65	X	2.44	X 1NO	=	1.59 SQ.MT.
15	0.95	X	3.20	X 1NO	=	3.04 SQ.MT.
16	3.20	X	0.30	X 1NO	=	0.96 SQ.MT.
TOTAL DEDUCTION					=	71.55 SQ.MT. Y1

REFUGE AREA CALCULATION

8TH FLOOR

R1	3.34	X	1.39	X 1NO	=	4.64 SQ.MT.
R2	5.17	X	1.05	X 1NO	=	5.43 SQ.MT.
R3	5.98	X	1.50	X 1NO	=	8.97 SQ.MT.
R4	5.23	X	1.55	X 1NO	=	8.11 SQ.MT.
TOTAL REFUGE AREA 8TH FL.					=	27.15 SQ.MT. Y2

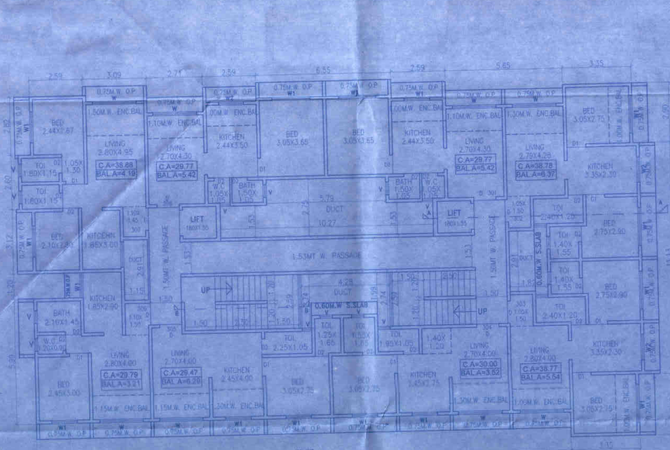
TERRACE AREA CALCULATION

8TH FLOOR

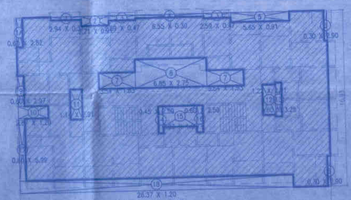
T1	2.59	X	1.20	X 1NO	=	3.11 SQ.MT.
T2	20.39	X	1.90	X 1NO	=	38.74 SQ.MT.
T3	2.94	X	2.25	X 1NO	=	6.62 SQ.MT.
T4	3.20	X	2.60	X 2 NOS	=	18.56 SQ.MT.
T5	0.68	X	2.97	X 1NO	=	2.02 SQ.MT.
T6	1.59	X	1.62	X 1NO	=	2.58 SQ.MT.
T7	5.68	X	1.50	X 1NO	=	8.52 SQ.MT.
T8	5.30	X	2.74	X 2 NOS	=	29.04 SQ.MT.
T9	6.55	X	1.50	X 1NO	=	9.83 SQ.MT.
T10	3.09	X	1.85	X 1NO	=	5.72 SQ.MT.
T11	0.91	X	2.44	X 1NO	=	2.22 SQ.MT.
TOTAL TERRACE AREA 8TH FL.					=	126.96 SQ.MT. Y3
TOTAL P-LINE AREA 8TH FL.(X-Y1+Y2+Y3)					=	313.50 SQ.MT.

SCHEDULE OF LIGHT&VENTILATION
TYPICAL 3RD TO 6TH FLOOR

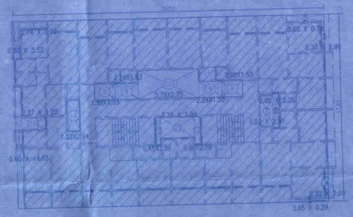
ROOM	CARPET AREA	1/6 REQ	PROVIDED
LIVING	4.00X 2.70=10.80	1.83	1.80X1.50=2.70
LIVING	4.00X 2.80=11.20	1.90	1.80X1.50=2.70
LIVING	4.30X 2.70=11.61	1.92	1.80X1.50=2.70
LIVING	4.30X 2.80=12.04	2.05	1.80X1.50=2.70
LIVING	4.95X 2.80 =13.86	2.36	1.80X1.50=2.70
BED	3.05X 2.75=8.39	1.63	1.80X1.50=2.70
BED	3.50X 2.90=10.15	1.73	1.80X1.50=2.70
BED	2.5X2.90=7.25	1.25	1.50X1.50=2.25
BED	3.05X2.75=8.74	1.14	1.20X1.50=1.80
BED	2.45X2.05=5.48	1.19	1.20X1.50=1.80
KIT.	2.45X3.00=7.35	1.25	1.20X1.50=1.80
KIT.	2.45X2.75=6.74	1.14	1.20X1.50=1.80
KIT.	3.35X2.30=7.70	1.31	1.20X1.50=1.80
KIT.	2.45X3.50=8.57	1.46	1.20X1.50=1.80
KIT.	2.70X2.80=7.56	1.60	1.20X1.50=1.80
TOI	1.25X1.05=2.65	0.35	0.90X0.90=0.64
TOI	2.65X1.05=2.78	0.47	0.90X0.60=0.54
TOI	1.90X1.05=2.05	0.35	0.90X0.60=0.54
TOI	1.40X1.05=2.17	0.37	0.90X0.60=0.54
TOI	2.40X1.20=2.88	0.48	0.90X0.60=0.54
TOI	1.80X1.15=2.07	0.35	0.90X0.60=0.54
BATH	2.10X1.45=3.05	0.52	0.90X0.60=0.54
BATH	1.50X1.05=1.58	0.27	0.90X0.60=0.54
WC	0.90X1.20=1.08	0.17	0.90X0.60=0.54
WC	1.00X1.05=1.05	0.23	0.90X0.60=0.54



3RD FLOOR PLAN
SCALE1:100



3RD FL. AREA DIAGRAM
SCALE 1:200



BUILT UP AREA DIAGRAM
(4TH TO 7TH FLOOR) SCALE 1:200

P-LINE AREA CALCULATION

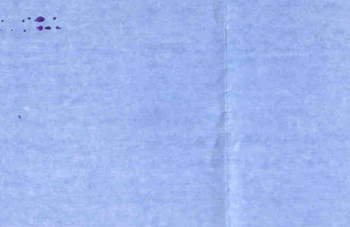
TYPICAL FLOOR (4TH TO 7TH)

1	30.02	X	17.92	X 1NO	=	537.96 SQ.MT.
TOTAL ADDITION					=	537.96 SQ.MT. X

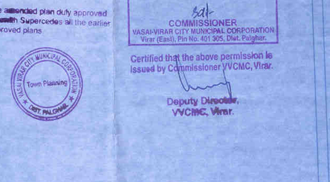
DEDUCTIONS

1	2.74	X	0.70	X 1NO	=	1.92 SQ.MT.
2	3.65	X	0.70	X 1NO	=	2.56 SQ.MT.
3	0.30	X	2.90	X 1NO	=	0.87 SQ.MT.
4	0.30	X	2.90	X 1NO	=	0.87 SQ.MT.
5	3.65	X	0.29	X 1NO	=	1.06 SQ.MT.
6	0.60	X	3.25	X 1NO	=	1.95 SQ.MT.
7	1.22	X	2.91	X 1NO	=	3.55 SQ.MT.
8	1.98	X	1.53	X 2 NOS	=	6.06 SQ.MT.
9	2.24	X	1.53	X 2 NOS	=	6.85 SQ.MT.
10	0.60	X	2.59	X 1NO	=	1.55 SQ.MT.
11	3.23	X	1.99	X 1NO	=	6.43 SQ.MT.
12	0.45	X	2.59	X 1NO	=	1.17 SQ.MT.
13	5.79	X	2.75	X 1NO	=	15.92 SQ.MT.
14	1.22	X	2.91	X 1NO	=	3.55 SQ.MT.
15	2.27	X	1.20	X 1NO	=	2.72 SQ.MT.
16	0.60	X	11.65	X 1NO	=	6.99 SQ.MT.
17	0.60	X	3.50	X 1NO	=	2.11 SQ.MT.
TOTAL DEDUCTION					=	66.17 SQ.MT. Y1
TOTAL P-LINE AREA (X - Y1)					=	471.79 SQ.MT. X1

AREA DIAGRAM
9TH,10TH FL. SCALE1:200



8TH FL. AREA DIAGRAM
SCALE 1:200



TERRACE FLOOR
SCALE1:200

PROFORMA II

CERTIFICATE OF AREA

Certified the plot under reference was surveyed by the on_____ and dimensions of sides etc. of the plot stated on plan are as measured on site and the area worked out tallies with the area stated in the document/ TP Scheme Records Department/ City Survey Record.

Signature of Architect/ Engineer & Structural Engineer

CERTIFICATE

Certified that the building plan submitted for approval satisfy the safety requirements for structural having constructed in seismic zone III. It is also certify that structural design including safety from natural hazards has been prepared by me/ my staff as structural engineer at brief BUILDING or two.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL CUM SHOP-LINE BUILDING UNDER EWS/LIG SCHEME ON LAND BEARING/ BEARING S.NO.137(PT),1(Old S.No.72),Plot No.3,4 AT VILLAGE-ACHOLE TALUKA VASAI, DIST- PALGHAR

NAME OF OWNER P.A.O — SIGNATURE

SHRI OMKAR CHS LTD. — For Shree Omkar Coop. Hsg. Society Ltd. Chairman Secretary Treasurer

OMKAR NARAYAN CHS LTD. — For OMKAR NARAYAN CO-OP. HSG. SOC. LTD.

M/S SHREE MAHALAXMI ENT. — For SHREE MAHALAXMI ENTERPRISES Partners

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
19/02/2024		3 OF 3		YMAY	

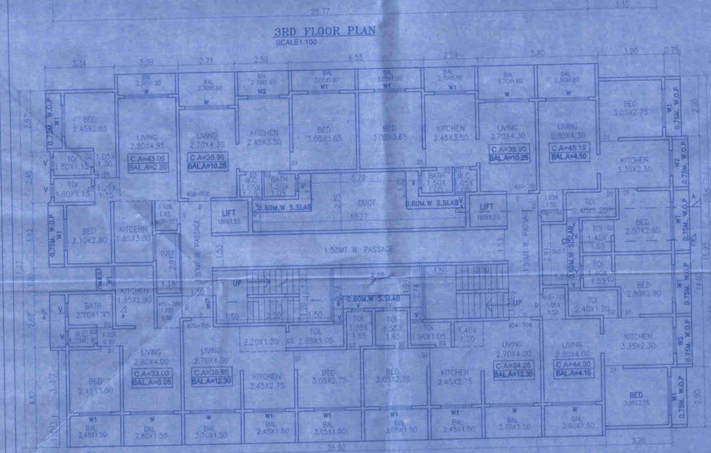
SIGNATURE NAME IN BLOCK LETTERS, YEAR ADDRESS OF LICENSED SURVEYOR / ENGINEER / STRUCTURAL ENGINEER/SUPERVISOR OF ARCHITECT

UMESH.S.KEKRE
ARCHITECTURAL CONSULTANT
SHOP NO.09, SUNRISE COMPLEX, OPP.BHATOLI NAGAR, BOISAR-VARATA, COLLEGE ROAD,VASAI (WEST), TAL.VASAI DIST.PALGHAR

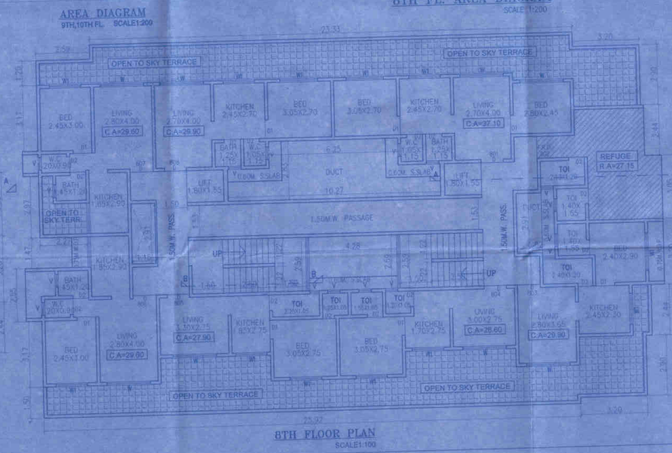
NORTH LINE

UMESH S. KEKRE B.ARCH CA/2010/50079

9TH&10TH FLR. PLAN
SCALE1:100



TYPICAL FLOOR PLAN
SCALE1:100 (4TH TO 7TH FLOOR)



8TH FLOOR PLAN
SCALE1:100