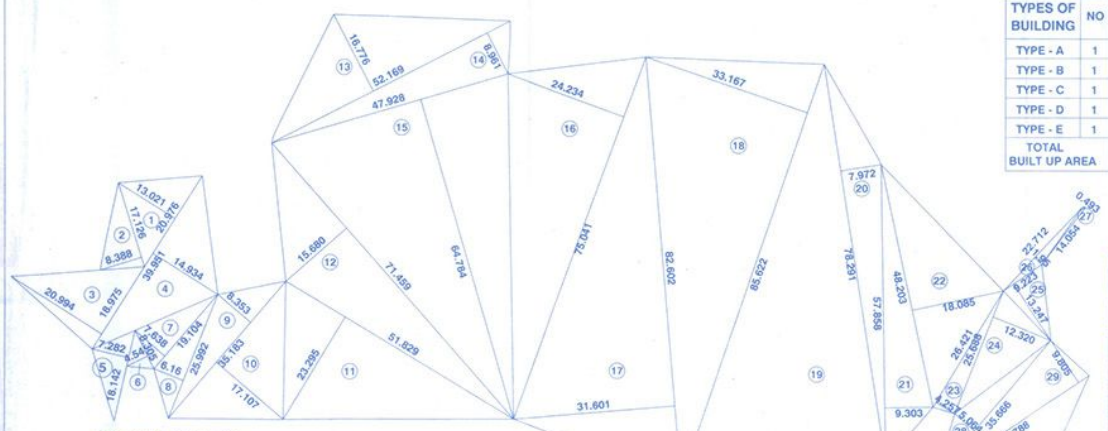
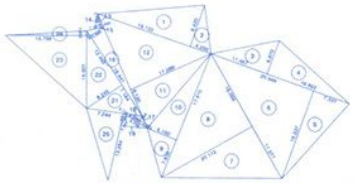


PLOT AREA DIAGRAM
SCALE=1:500

R.G. AREA CALCULATION

ADDITIONS :-

1. 1 / 2 X 19.103 X 8.430 =	80.519 SQ.M	
2. 1 / 2 X 8.430 X 4.250 =	17.914 SQ.M	
3. 1 / 2 X 6.870 X 11.457 =	39.355 SQ.M	
4. 1 / 2 X 6.870 X 16.822 =	57.784 SQ.M	
5. 1 / 2 X 7.331 X 18.037 =	66.115 SQ.M	
6. 1 / 2 X 20.949 X 15.037 =	156.929 SQ.M	
7. 1 / 2 X 20.112 X 11.577 =	116.418 SQ.M	
8. 1 / 2 X 16.066 X 20.112 =	161.560 SQ.M	
9. 1 / 2 X 6.100 X 7.832 =	23.888 SQ.M	
10. 1 / 2 X 6.100 X 17.910 =	54.625 SQ.M	
11. 1 / 2 X 17.089 X 6.120 =	69.381 SQ.M	
12. 1 / 2 X 15.917 X 17.089 =	136.003 SQ.M	
13. 1 / 2 X 2.736 X 0.562 =	0.769 SQ.M	
14. 1 / 2 X 2.736 X 1.187 =	1.624 SQ.M	
15. 1 / 2 X 3.089 X 1.193 =	1.843 SQ.M	
16. 1 / 2 X 3.089 X 18.441 =	28.482 SQ.M	
17. 1 / 2 X 1.464 X 2.083 =	1.525 SQ.M	
18. 1 / 2 X 3.389 X 1.464 =	2.481 SQ.M	
19. 1 / 2 X 2.302 X 4.729 =	5.442 SQ.M	
20. 1 / 2 X 0.744 X 2.302 =	0.856 SQ.M	
21. 1 / 2 X 8.245 X 7.184 =	29.616 SQ.M	
22. 1 / 2 X 12.450 X 8.245 =	51.325 SQ.M	
23. 1 / 2 X 15.750 X 14.001 =	110.258 SQ.M	
24. 1 / 2 X 15.750 X 0.932 =	7.340 SQ.M	
25. 1 / 2 X 13.284 X 7.244 =	48.114 SQ.M	
TOTAL ADDITIONS =	1302.166 SQ.M	
NET AREA = 1302.166 =	1302.166 SQ.M	



R. G. AREA DIAGRAM
SCALE=1:500

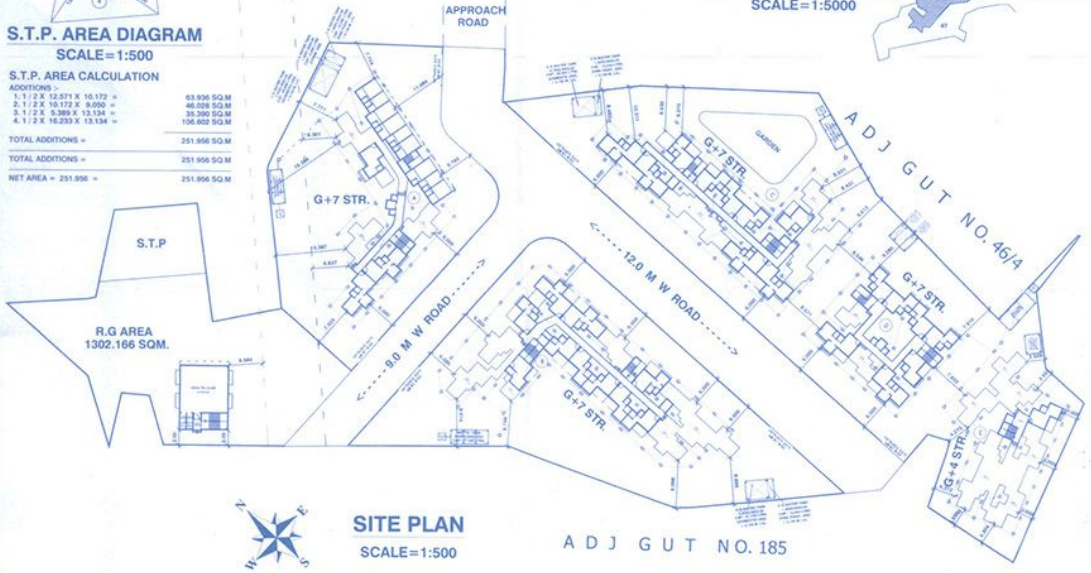
LOCATION PLAN
SCALE=1:5000

S.T.P. AREA DIAGRAM
SCALE=1:500

S.T.P. AREA CALCULATION

ADDITIONS :-

1. 1 / 2 X 12.571 X 10.172 =	63.936 SQ.M
2. 1 / 2 X 10.172 X 9.050 =	46.026 SQ.M
3. 1 / 2 X 5.389 X 13.134 =	35.390 SQ.M
4. 1 / 2 X 16.233 X 13.134 =	106.602 SQ.M
TOTAL ADDITIONS =	251.956 SQ.M
TOTAL ADDITIONS =	251.956 SQ.M
NET AREA = 251.956 =	251.956 SQ.M



SITE PLAN
SCALE=1:500

TOTAL BUILT-UP AREA CALCULATION

TYPES OF BUILDING	NO	GR. FL. (SQM)	GR.FL.(COMM.) (SQM)	1ST FL. (SQM)	2ND FL. (SQM)	3RD FL. (SQM)	4TH FL. (SQM)	5TH FL. (SQM)	6TH FL. (SQM)	7TH FL. (SQM)	TOTAL (SQM)
TYPE - A	1	101.672	122.828	327.160	327.160	327.160	327.160	327.160	327.160	327.160	2514.620
TYPE - B	1	275.333		513.325	513.325	513.325	513.325	513.325	513.325	513.325	3868.608
TYPE - C	1	273.475		442.802	442.802	442.802	442.802	442.802	442.802	442.802	3373.089
TYPE - D	1	194.194		250.401	250.401	250.401	250.401	250.401	250.401	250.401	1947.001
TYPE - E	1	19.583		280.710	280.710	280.710	280.710	----------	----------	----------	1142.423
TOTAL BUILT UP AREA		864.257	122.828	1814.398	1814.398	1814.398	1814.398	1533.688	1533.688	1533.688	12845.741

PLOT AREA STATEMENT

ADDITIONS :-

1	1/2	X 20.976	X 13.021	X 1 NO	=	136.564 SQ.MT.
2	1/2	X 17.126	X 8.388	X 1 NO	=	71.826 SQ.MT.
3	1/2	X 18.975	X 20.994	X 1 NO	=	199.181 SQ.MT.
4	1/2	X 39.951	X 14.934	X 1 NO	=	298.314 SQ.MT.
5	1/2	X 18.142	X 7.282	X 1 NO	=	66.055 SQ.MT.
6	1/2	X 8.305	X 4.540	X 1 NO	=	18.852 SQ.MT.
7	1/2	X 19.104	X 7.638	X 1 NO	=	72.958 SQ.MT.
8	1/2	X 25.992	X 6.160	X 1 NO	=	80.055 SQ.MT.
9	1/2	X 35.183	X 8.353	X 1 NO	=	146.942 SQ.MT.
10	1/2	X 35.183	X 17.107	X 1 NO	=	300.938 SQ.MT.
11	1/2	X 51.829	X 23.295	X 1 NO	=	603.678 SQ.MT.
12	1/2	X 71.459	X 15.680	X 1 NO	=	560.239 SQ.MT.
13	1/2	X 52.169	X 16.776	X 1 NO	=	437.594 SQ.MT.
14	1/2	X 52.169	X 8.961	X 1 NO	=	233.743 SQ.MT.
15	1/2	X 47.928	X 64.784	X 1 NO	=	1552.484 SQ.MT.
16	1/2	X 75.041	X 24.234	X 1 NO	=	909.272 SQ.MT.
17	1/2	X 82.602	X 31.601	X 1 NO	=	1305.153 SQ.MT.
18	1/2	X 85.622	X 33.167	X 1 NO	=	1419.912 SQ.MT.
19	1/2	X 78.291	X 39.898	X 1 NO	=	1561.827 SQ.MT.
20	1/2	X 78.291	X 7.972	X 1 NO	=	312.068 SQ.MT.
21	1/2	X 57.858	X 9.303	X 1 NO	=	269.126 SQ.MT.
22	1/2	X 48.203	X 18.085	X 1 NO	=	435.876 SQ.MT.
23	1/2	X 26.421	X 4.257	X 1 NO	=	56.237 SQ.MT.
24	1/2	X 25.688	X 12.320	X 1 NO	=	158.238 SQ.MT.
25	1/2	X 9.223	X 13.247	X 1 NO	=	61.089 SQ.MT.
26	1/2	X 22.712	X 1.950	X 1 NO	=	22.144 SQ.MT.
27	1/2	X 14.054	X 0.493	X 1 NO	=	3.464 SQ.MT.
28	1/2	X 35.666	X 5.064	X 1 NO	=	90.306 SQ.MT.
29	1/2	X 36.788	X 9.805	X 1 NO	=	180.353 SQ.MT.
30	1/2	X 36.788	X 18.238	X 1 NO	=	335.470 SQ.MT.
				TOTAL ADDITION	=	11899.958 SQ.MT. X

TYPE OF BLDG.	FLAT/SHOP NO.	TOTAL UNITS PER BLDG.	NO. OF BLDG.	TOTAL NO. OF FLATS
TYPE - A GROUND + STILT + 7TH FLR	SHOP - 01 TO 09 001 TO 002 101 TO 109 201 TO 209 301 TO 309 401 TO 409 501 TO 509 601 TO 609 701 TO 709	65	01	SHOP - 09 65
TYPE - B GROUND + STILT + 7TH FLR	001 TO 009 101 TO 116 201 TO 216 301 TO 316 401 TO 416 501 TO 516 601 TO 616 701 TO 716	121	01	121
TYPE - C GROUND + STILT + 7TH FLR	001 TO 008 101 TO 114 201 TO 214 301 TO 314 401 TO 414 501 TO 514 601 TO 614 701 TO 714	106	01	106
TYPE - D GROUND + STILT + 7TH FLR	001 TO 006 101 TO 109 201 TO 209 301 TO 309 401 TO 409 501 TO 509 601 TO 609 701 TO 709	69	01	69
TYPE - E GROUND + STILT + 4TH FLR	101 TO 110 201 TO 210 301 TO 310 401 TO 410	40	01	40
TOTAL			05	401
TOTAL NO OF SHOPS = 09 NOS				
TOTAL NO OF FLATS = 401 NOS				

PARKING STATEMENT

	TOTAL NOS OF TENAMENTS	TOTAL NOS. CAR PARK. REQ.	TOTAL NOS OF SCOOTER REQ.	TOTAL NOS OF CYCLES REQ.
1. NOS OF TENAMENTS, 70 TO 100 SQM. 2 TENAMENTS 1 CAR , 1 SCOOTERS & 2 CYCLES	----	----	----	----
2. NOS OF TENAMENTS BELOW 50 SQM 4 TENAMENTS 2 SCOOTERS & 5 CYCLES	401	----	502	504
3. 100 SQM BUILT UP AREA OR FUNCTION THEREOF 1 CAR , 1 SCOOTERS & 2 CYCLES	122.828 SQ.M	02	06	06
TOTAL REQUIRED		02	508	510
TOTAL PROVIDED		02	508	510

GROUND FLOOR (GYMNASIUM IN R.G. AREA)
SCALE=1:200

BUILT UP AREA CALCULATION

GROUND FLOOR (GYMNASIUM IN R.G. AREA)				
A	9.500	X12.500 X 1 NO	=	118.750 SQ.MT.
		TOTAL ADDITION	=	118.750 SQ.MT. X
PERMISSIBLE STRUCTURE IN R.G. AREA 10 % of R.G. AREA (1190.000 SQ.MT.)			=	119.000 SQ.MT.
PROPOSED STRUCTURE IN R.G. AREA			=	118.750 SQ.MT.

FIRST FLOOR (M.P. HALL IN R.G. AREA)
SCALE=1:200

BUILT UP AREA CALCULATION

FIRST FLOOR (M.P. HALL IN R.G. AREA)				
A	9.500	X 6.250 X 1 NO	=	59.375 SQ.MT.
		TOTAL ADDITION	=	59.375 SQ.MT. X
PERMISSIBLE STRUCTURE IN R.G. AREA 5 % of R.G. AREA (1190.000 SQ.MT.)			=	59.500 SQ.MT.
PROPOSED STRUCTURE IN R.G. AREA			=	59.375 SQ.MT.

GROUND FLOOR PLAN
(GYMNASIUM IN R.G. AREA)
SCALE=1:200

FIRST FLOOR PLAN
(M.P. HALL IN R.G. AREA)
SCALE=1:200

TERRACE FLOOR PLAN
(M.P. HALL IN R.G. AREA)
SCALE=1:200

LAYOUT

SEAL & STAMP OF APPROVAL

या कार्यालयाचे पत्र क्र. विरे/रेखांक/बाप्र जो. तानशोप/नि.ना. दिनांक
जसताळे/2022-दिनांक 27/6/24 नगरीय सर्वांना अधी
राहून दिलेला रेखाने दुरुस्ती सुचविल्याप्रमाणे "रहिवास व वाणिज्य"
वापरासाठी नकाशाला मंजुरीसाठी शिफारस

सहायक संचालक,
नगर रचना, ठाणे.

A. AREA STATEMENT	SQ.M.
1. AREA OF PLOT	
GUT NO. 46/1	4800.000
GUT NO. 46/2A	3300.000
GUT NO. 46/2B	3300.000
GUT NO. 46/6	500.000
TOTAL	11900.000
2. DEDUCTION FOR	
a) ROAD ACQUISITION AREA	0.000
b) PROPOSED ROAD	0.000
c) ANY RESERVATION	0.000
(TOTAL a+b+c)	0.000
3. GROSS AREA OF PLOT (1-2)	11900.000
4. PERMISSIBLE R.G. AREA	1190.000
5. PROPOSED R.G. AREA	1302.166
6. DEDUCTION FOR AMENITY SPACE, IF ANY	0.000
7. NET AREA OF PLOT= 90% OF (3)	10710.000
8. ADDITION OF AREA FOR F.S.I IF ANY	0.000
9. TOTAL AREA (7+8)	10710.000
10. PERMISSIBLE PREMIUM F.S.I. 20% ON (7)	2142.000
11. PERMISSIBLE BUILT-UP AREA (7+10)	12852.000
12. EXISTING BUILT-UP AREA	0.000
13. PROPOSED BUILT-UP AREA	12845.741
14. EXCESS BALCONY AREA TAKEN IN F.S.I (AS PER B (c) BELOW	0.000
15. TOTAL PROPOSED BUILT-UP AREA (12+13+14)	12845.741
16. BALANCE AREA	6.259
17. TOTAL USED PREMIUM F.S.I.	2135.741
18. F.S.I CONSUMED	1.190

B. BALCONY AREA STATEMENT :	SQ.M.
a. PERMISSIBLE BALCONY AREA	1926.849
b. PROPOSED BALCONY AREA	1745.080
c. EXCESS BALCONY AREA	0.000

PROJECT

LAYOUT FOR PROPOSED BUILDINGS.ON LAND BEARING GUT NO. 46/1, 46/2A, 46/2B, 46/6, AT-VILLAGE VALSHET, TALUKA.- SHAHAPUR, DIST.- THANE

*CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFRENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDE ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P SCHEME RECORDS/LAND RECORD DEPARTMENT/CITY SURVEY RECORDS.

ARCHITECT

OWNERS / P.A.H.

M/S. VALSHET CORPORATION

MR. VIMAL M. SELARKA. MR. JIMMY L. BHANUSHALI.

1. This drawings are prepared on the documents received from the client/owner, and architect hold no responsibility for the authenticity of the documents.
2. Architect is not responsible for commencement of work before approval.

JOB NO.	SCALE	NORTH	DATE
2015/A-1395	AS SHOWN		10TH AUG' 2017
DRG NAME	DRAWN BY		DRG. NO.
B. NO.- 46, VALSHET LAYOUT-MUN-21-02-2017	DINESH P.		2015/A-1395/1

ARCHITECTS

1/9

AR.VINAY WADEKAR

TRIARCH DESIGN STUDIO
ARCHITECTS AND INTERIOR DESIGNERS