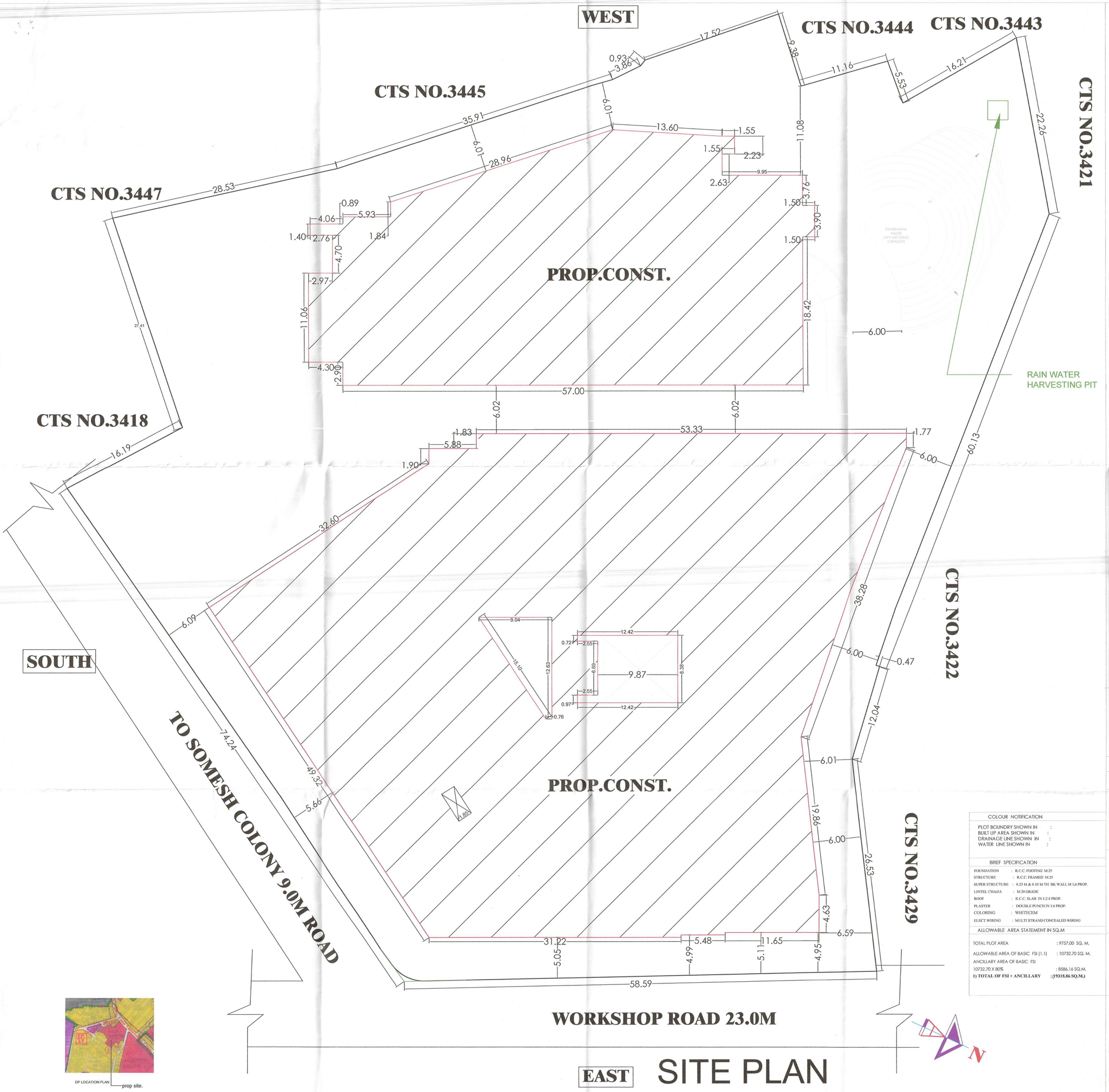

SITE PLAN

Drawing Sheet no. 8/8

मा.आयुक्त यांचे मान्यतेने
बांधकाम परवानगीस अटी व शर्ती नुसार

Sanctioned under Permit No. 110 Date 8/1/2024
File No. 001/17/2023-24
As Amended in.....

Assistant Director of Town Planning
Nanded Waghala City Municipal Corporation, Nanded.

AREA STATEMENT	SQ.MT.
1. Area of plot	9757.00
(Minimum area of a, b, c to be considered)	
(a) As per ownership document (7/12, CTS extract)	9757.00
(b) as per measurement sheet	9757.00
(c) as per site	9932.06
2. Deductions for	00.00
(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	.....
(b) Any D.P. Reservation area	00.00
(Total a+b)	.....
3. Balance area of plot (1-2)	9757.00
4. Amenity Space (if applicable)	NIL
(a) Required -	NIL
(b) Adjustment of 2(b), if any -	NIL
(c) Balance Proposed -	NIL
5. Net Plot Area (3-4 (c))	9757.00
6. Recreational Open space (if applicable)	NIL
(a) Required -	NIL
(b) Proposed -	NIL
7. Internal Road area	NIL
8. Plotable area (if applicable)	NIL
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI) 9757.0 x1.10	10732.70
10. Addition of FSI on payment of premium	
(a)Maximum permissible premium FSI - based on road width / TOD Zone.	
(b) Proposed FSI on payment of premium.	
11. In-situ FSI / TDR loading	0.0
(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	NIL
(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	NIL
(c) TDR area	000
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	
12.Additional FSI area under Chapter No. 7	00.00
13. Total entitlement of FSI in the proposal	NIL
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	NIL
(b) Ancillary Area FSI upto 80%with payment of charges.	8586.16
(c) Total entitlement (a+b)	NIL
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable)	2.75
15. Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	16719.95
(a) Existing Built-up Area.	00.00
(b) Proposed Built-up Area (as per 'P-line')	
(c) Total (a+b)	16719.95
16. F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	1.7135
17. Area for Inclusive Housing, if any	NIL
(a) Required (20% of Sr.No.5)	NIL
(b) Proposed	NIL

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	DATE :-26.DEC.2023
001		1:200	Er.MD.MOHSIN	Er.M. ADIL (SHIKHAR INFRA)	

OWNER /TRUSTEE ADDRESS :

PROPOSED DEVELOPMENT OF LAND BEARING C.T.S. NO .3419 BELONGING TO KALAMANDIR TRUST,NANDED INTO AUDITORIUM,CULTURAL HALL AND COMMERCIAL COMPLEX.

DEVELOPERS:

SHIKHAR INFRA NANDED

COLOUR NOTIFICATION

PLOT BOUNDRY SHOWN IN :
BUILT UP AREA SHOWN IN :
DRAINAGE LINE SHOWN IN :
WATER LINE SHOWN IN :

BRIEF SPECIFICATION

FOUNDATION	: R.C.C. FOOTING M.25
STRUCTURE	: R.C.C. FRAMED M.25
SUPER STRUCTURE	: 0.23 M & 0.10 M TH BK.WALL M 1.6 PROP.
LINTEL CHAJJA	: M 20 GRADE
ROOF	: R.C.C. SLAB IN 1:2:4 PROP.
PLASTER	: DOUBLE PUNCH IN 1:6 PROP.
COLORING	: WHITECEM
ELECT.WIRING	: MULTI STRAND CONCEALED WIRING

ALLOWABLE AREA STATEMENT IN SQ.M

TOTAL PLOT AREA	: 9757.00 SQ. M.
ALLOWABLE AREA OF BASIC FSI (1.1)	: 10732.70 SQ. M.
ANCILLARY AREA OF BASIC FSI 10732.70 X 80%	: 8586.16 SQ.M.
1) TOTAL OF FSI + ANCILLARY	:(19318.86 SQ.M.)

CERTIFICATE OF AREA :

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 05/01/2021 AND THE DIMENSIONS OF SIDES 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 RECORDS DEPARTMENT/CITY SURVEY RECORDS.

SHIKHAR INFRA
PARTNER
SIDDHANT SATISH MAHESHWARI

Shaikh Tajuddin
Consulting Engineer
SICS/APL/00265

(NAME OF LICENSED ENGINEER)