



आजकल यांचे मान्यतेने

संस्कृतम् परम्परायातिभिः अटी व शती नुष्टा

Sanctioned under Permit No. 110 Date 8/11/2024
File No. 001172023-24
As Amended in.....

As To name
i.e. Assistant Director of Town Planning
Nanded, Waghale City Municipal
Corporation, Nanded.

AREA STATEMENT		SQ.MT.
1. Area of plot		
(Minimum area of a, b, c to be considered)		9757.00
(a) As per ownership document (7/12, CTS extract)		9757.00
(b) As per measurement sheet		9757.00
(c) as per site		932.06
2. Deductions for		
(a) Proposed D/E / P.D. Road widening Area/Service Road/ Highway widening		00.00
(b) Any D.P. Reservation area		00.00
(Total a+b)		00.00
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. Plottable area (if applicable)		NIL
9. Built-up area with reference to Basic F.S.I. as per front road width (Sr. No. 5/cbasc FSI/9757.0 x 110		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.		0.0
11. In-situ FSI / TDR loading		
(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 or 1.85 x Sr. No. 4 (b) and/or (c)].		NIL
(c) TDR Area		000
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))		00.00
12. Additional FSI area under Chapter No. 7		NIL
13. Total entitlement of FSI in the proposal		
(a) $9 + 10(b)+1(d)$ or 12 whichever is applicable.		NIL
(b) Ancillary Area FSI upto 80% with payment of charges.		8586.16
(c) Total entitlement (a+b)		8586.16
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.No17 b)		16719.95
(a) Existing Built-up Area.		
(b) Proposed Built-up Area (as per 'P-lac')		00.00
(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	E.M.D.MOHIN E.M.AJIL (SHIKAR INFR)

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

SHIKHAR INFRA NANDED

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/I.P. SCHEME RECORDS/LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.



SHIKHAR INFRA
PARTNER
SIDDHANT SATISH MAHESHWARI

Form of Statement 2 [Sr. No. 9 (a)] Proposed Building			Total Built-up Area of floor, as per outer construction line.
Buiding No.	Floor No.	(a)	(a)
COMMERICAL BUILDING (A)	LOWER BF FLOOR	1920.03 SQ.M	
	GROUND FLOOR PLAN	3291.55SQ.M	
	FIRST FLOOR PLAN	3905.18 SQ.M	
	SECOND FLOOR PLAN	3905.18SQ.M	
	TOTAL	12771.96 SQ.M	
Form of Statement 2 [Sr. No. 9 (a)] Proposed Building			Total Built-up Area of floor, as per outer construction line.
Buiding No.	Floor No.	(a)	(a)
CULTURAL HALL AND AUDITORIUM (B)	BASEMENT FLOOR	10.700 SQ.M	
	GROUND FLOOR PLAN	1548.55 SQ.M	
	FIRST FLOOR PLAN	341.54 SQ.M	
	SECOND FLOOR PLAN	1516.17 SQ.M	
	THIRD FLOOR PLAN	601.73 SQ.M	
TOTAL	TOTAL	4007.99 SQ.M	

COLOUR NOTIFICATION

PLOT BOUNDARY SHOWN IN
BUILT UP AREA SHOWN IN
DRAINAGE LINE SHOWN IN
WATER LINE SHOWN IN

BRIEF SPECIFICATION

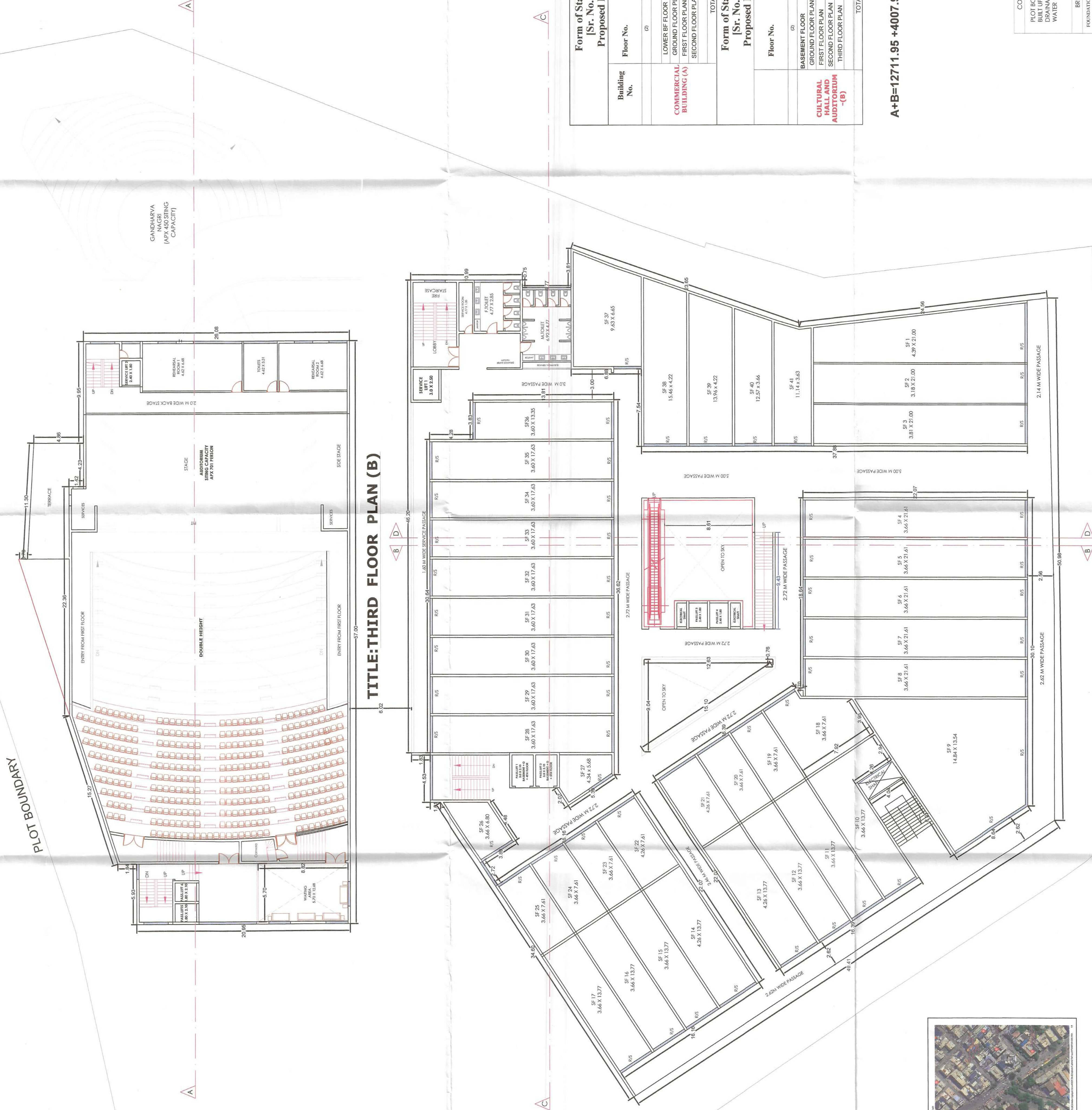
FOUNDATION	: R.C.C. FOOTING M:25
STRUCTURE	: R.C.C. FRAMED M:25

ROOF : R.C.C. SLAB IN 1:2:4 PROP.

PLASTER : DOUBLE PUNCH IN 1-6 PROP.
COLORING : WHITECEM
SELECT. 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	: 8584.16 SQ.M.
73732.70 X 80%	: (9318.86 SQ.M.)
TOTAL OF FSI + ANCILLARY	



TITLE : SECOND FLOOR (A)

SCALE 1:200

DP LOCATION PLAN
SCALE: 1"=100'