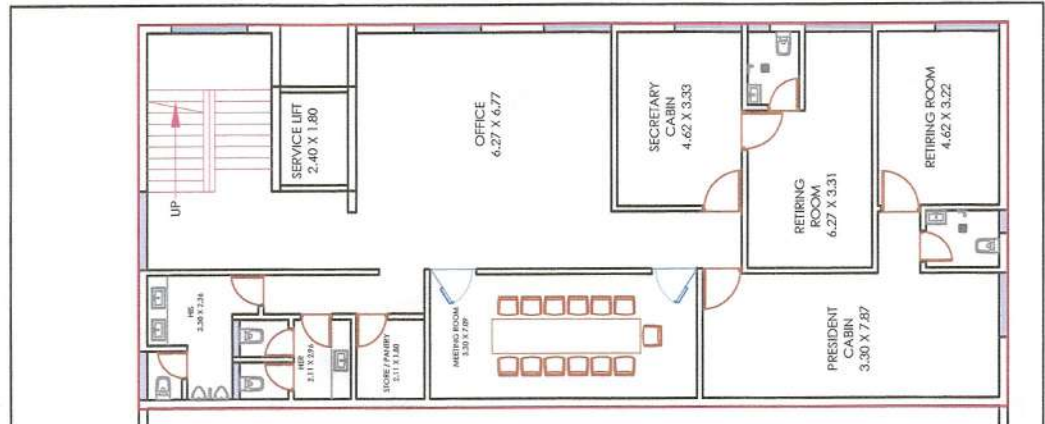




TITLE : GROUND FLOOR LAYOUT(A)

SCALE 1:200

<< WORKSHOP ROAD 24.0m >>

<< TO SOMESH COLONY 9.0m >>

GROUND FLOOR LAYOUT(A)

Form of Statement 2 [Sr. No. 9 (a)] Proposed Building	
Building No.	Floor No.
COMMERCIAL BUILDING (A)	LOWER BF FLOOR
	GROUND FLOOR PLAN
	FIRST FLOOR PLAN
	SECOND FLOOR PLAN
TOTAL	
12711.95 SQ.M	
Form of Statement 2 [Sr. No. 9 (a)] Proposed Building	
Building No.	Floor No.
CULTURAL HALL AND AUDITORIUM - (B)	BASMENT FLOOR
	GROUND FLOOR PLAN
	FIRST FLOOR PLAN
	THIRD FLOOR PLAN
TOTAL	
4007.99 SQ.M	

A+B=12711.95 +4007.99=16719.95 SQ.M.

COLOUR NOTIFICATION	
PLOT BOUNDARY SHOWN IN	---
BUILT UP AREA SHOWN IN	---
DRAINAGE LINE SHOWN IN	---
WATER LINE SHOWN IN	---
BRIEF SPECIFICATION	
FOUNDATION	: RCC FOOTING M25
STRUCTURE	: RCC FRAMED M25
ROOF STRUCTURE	: RCC SLAB WITH 8% RA.WALL M 15 PROP
ROOF	: RCC SLAB M 15.4 PROP.
PLASTER	: DOUBLE FLOORS IN 14 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 FS (1/1)	: 10732.70 SQ. M.
ANCILLARY AREA OF BASIC FS	: 8586.15 SQ.M.
1) TOTAL OF FS+ ANCILLARY	: (9184.86 SQ.M)

Proforma - I: Area Statement
(At Right Hand top Corner of Plans)

STAMPS OF APPROVAL :

 **श्री. आयुक्त यांचे मान्यतेने**
बुधवार १५ नोव्हेंबर २०२३ रोजी
१५/११/२०२३
File No. 001/1772-2023-24
As Amended In.....

 **Assistant Engineer**
Nanded, Nanded 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		9922.06
2. Deductions for		00.00
(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening		00.00
(b) Any D.P. Reservation area		00.00
(Total a+b)		9757.00
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)		10732.70
9. Built up area with reference to basic F.S.I. as per front road width (Sr. No. 5(basic FSI) 9757.0 X 1.10		
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		NIL
(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)] if any [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)],		0.0
(c) TDR area		00.00
(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)+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 FSI (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')		16719.95
(c) Total (a+b)		16719.95
16. F.S.I. Consumed (15S) (should not be more than serial No.14 above)		1.7135
17. Area for Inclusive Housing, if any (a) Required (20% of Sr.No.5)		NIL
(b) Proposed		NIL
JOB NO.	SCALE	1:200
DRAWN BY	ET.MD.MOHSIN	
CHECKED BY	DATE : 28 DEC 2023	
001		ET.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

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 05/01/2021 AND THE DIMENSIONS OF SITES 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 / P. SCHEME RECORDS / LAND RECORDS DEPARTMENT SURVEY RECORDS.

 **Shikhar Infra**
Consulting Engineer
Regd. No. AP/100255
(NAME OF LICENSED ENGINEER)

 **SATISH MAHESHWARI**
PARTNER