



सः जायते यांचे मान्यतेने

व्यावृत्तान् परवर्त्तनीय अटी व शक्ती नुसार

Sanctioned under Perm
No. 110 Date 8/1/2024
File No. 00117/2023-24

6. Assistant Director of Town Planning
Nanded Waghala 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		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 20b), 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. 5xbasic FSI) 9757/0 x 1.10		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.		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		
(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) Total in-situ		000
(d) TDR 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		NIL
(a) $9 + 10(b) + 11(d)$ or 12 whichever is applicable.		8586.16
(b) Ancillary Area FSI upto 80% with payment of charges.		NIL
(c) Total entitlement (a+b)		
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)		16719.95
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)		00.00
(a) Existing Built-up Area.		
(b) Proposed Built-up Area (as per 'P-line')		16719.95
(c) Total (a+b)		1.7135
16. F.S.I. Consumed (14/5) (should not be more than serial No.14 above)		NIL
17. Area for Inclusive Housing, if any		
(a) Required (20% of Sr.No.5)		
(b) Proposed		
18. JOB NO.	DRAWING NO.	CHECKED BY [DATE - 26 DEC 2023]
001	1-200	EC.M. ADIL SHIKHAR INFRA

OWNER /TRUSTEE ADDRESS :

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

DEVELOPERS:

SHIKHAR INFRA NANDED

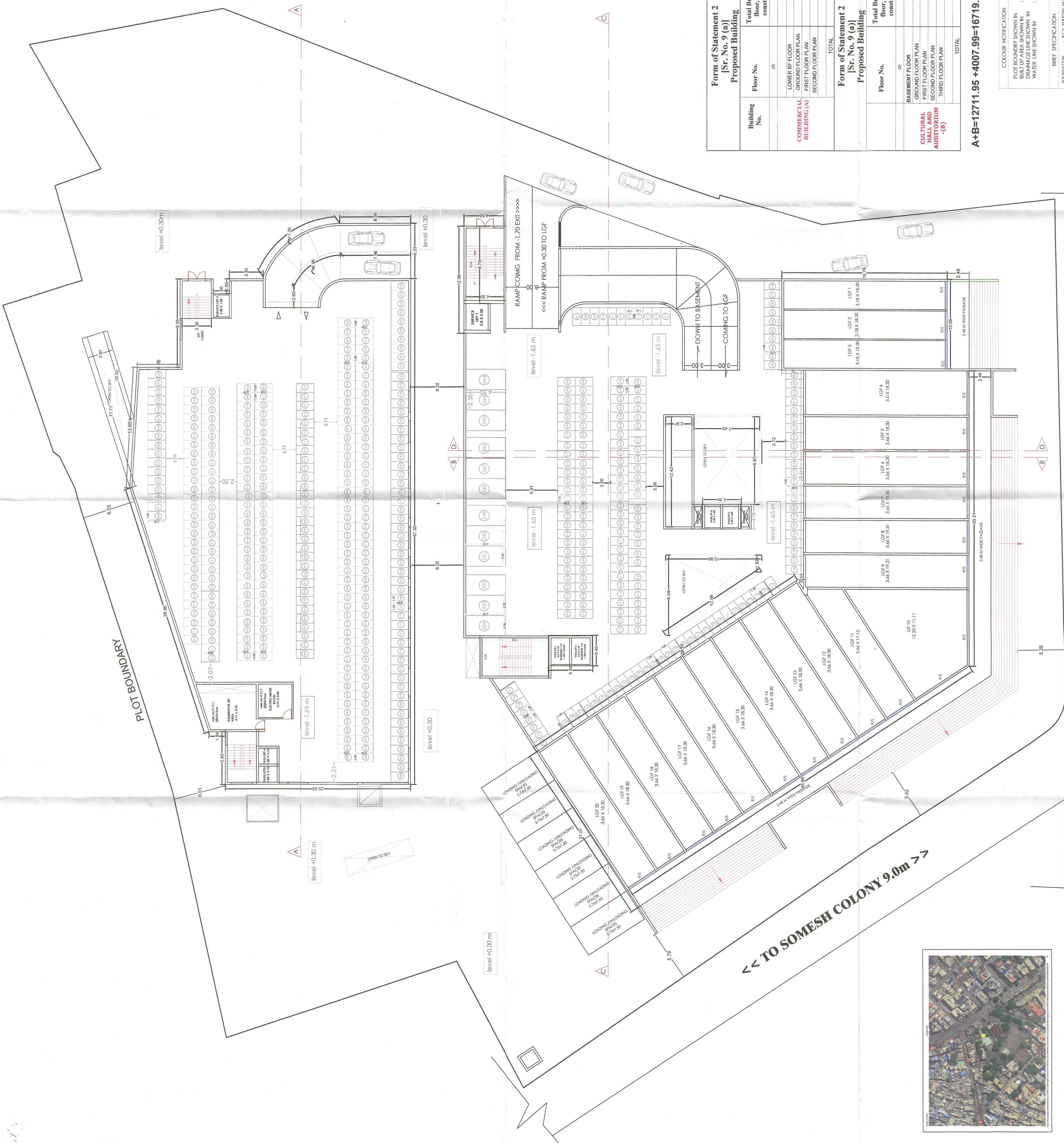
CERTIFICATE OF AREA : THE PLOT UNDER REFERENCE WAS SURVEYED BY MEASUREMENTS OF THE BOUNDARIES, DISTANCES, BEARINGS, ETC. OF PLOT STATED ON PLAN AS MEASURED. THE AREA OF THE PLOT IS STATED IN THE RECORDS OF THE RECORDS DEPARTMENT/CITY SURVEY RECORDS.



SHIKHAR INFRA

PARTNER
REDDHANT SATISH MAHESHWARI

Regd.No.APL/00265
(NAME OF LICENSED ENGINEER)



<< WORKSHOP ROAD 24.0m >>

**TITLE : LOWER GROUND FLOOR
(A AND B)
(FIRST BASEMENT)**



DP LOCATION PLAN
SCALE: 1"=100'