



As Amended in.....
File No. 001/172-023-2
No. 110 Date 8/12/2024
Noted under Person

West. name
Assistant Director of Town Planning
Nanded Wagnala City Municipal
Corporation, Nanded.

AREA STATEMENT		SQ.MT.			
1. Area of plot (Minimum area of a, b, c to be considered) (a) As per ownership document (7/12, CTS extract) (b) as per measurement sheet (c) as per site		9757.00 9757.00 9757.00 9932.06 00.00			
2. Deductions for (a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening (b) Any D.P. Reservation area (Total a+b) 3. Balance area of plot (1-2) 4. Amenity Space (if applicable) (a) Required - (b) Adjustment of 2(b), if any - (c) Balance Proposed - 5. Net Plot Area (3-4 (c)) 6. Recreational Open space (if applicable) (a) Required - (b) Proposed - 7. Internal Road area 8. Plotable area (if applicable) 9. Built-up area with reference to Basic F.S.I. as per front road width (Sr.No. 5xbasic FSI) 9757/0 x1.10 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. 11. In-situ FSI / TDR loading (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 or1.85 x Sr. No. 4 (b)and (a)(c)]; (c) TDR Area (d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c)) 12. Additional FSI area under Chapter No. 7 13. Total entitlement of FSI in the proposal (a) [9 + 10(b)+(11(d)) or 12 whichever is applicable. (b) Ancillary Area FSI upto 80%with payment of charges. (c) Total entitlement (a+b) 14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 61 or 6.2 or 6.3 or 6.4 as applicable) 15. Total Built-up Area in proposal(excluding area at Sr.No17 b) (a) Existing Built-up Area. (b) Proposed Built-up Area (as per 'P-line') (c) Total (a+b) 16. F.S.I. Consumed (14/5) (should not be more than serial No.14 above.) 17. Area for Inclusive Housing, if any (a) Required (20% of Sr.No.5) (b) Proposed		9757.00 9757.00 9757.00 9932.06 00.00 00.00 9757.00 NIL NIL NIL NIL NIL NIL 9757.00 NIL NIL NIL NIL 0.0 NIL NIL 000 NIL NIL 8586.16 NIL 16719.95 00.00 16719.95 1.7135 NIL NIL NIL			
JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	DATE
101		1:200	E/MD MOHISH	E/MD ADIL (SHIKHAR INFRA)	-26 DEC 2023

OWNER/TRUSTEE ADDRESS:

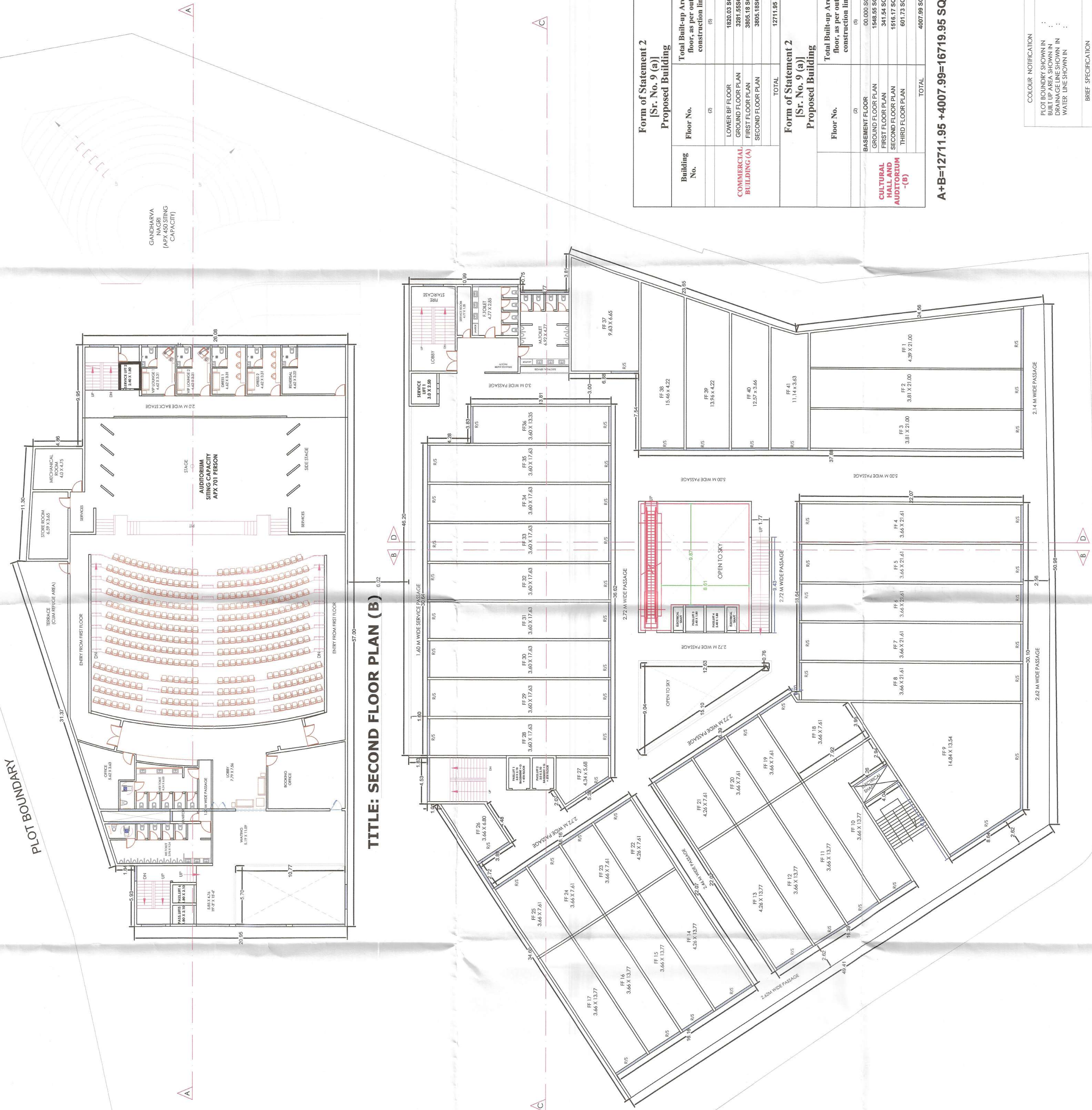
PROPOSED DEVELOPMENT OF LAND BEARING C.T.S. NO. 3419 BELONGING TO KALAMANDIR TRUST, NAMED INTO AUDITORIUM, CULTURAL HALL AND COMMERCIAL COMPLEX.

DEVELOPERS:

SHIKHAR INFRA NANDED

CERTIFICATE OF AREA :
 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 MAHESHWAR



TITLE : FIRST FLOOR (A)

SCALE 1:200



PROP LOCATION PLAN